



PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, March 25, 2024
6:30 PM

AGENDA

SUBJECT TO CHANGE

Meeting is open to the public and streamed live on YouTube.

VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

To find our YouTube Channel - Go to www.lansingtown.com, click on the “YouTube” Icon (red square) located on the bottom left corner of our Home Page.

1. Call Meeting to Order

2. Roll Call

3. Action Items

a. Project: Site Plan Review – DMF Mechanical new storage barn

Applicant: Dan Topoleski

Location: 390 Peruville Road, Tax Parcel Number 30.-1-28.213

Project Description: The applicant proposes to build/ install a new 30’ x 56’ pole barn to be used for dry storage. This property is in the AG zone

SEQR: This is a Type II action under SEQR 617.4 environmental review

Anticipated Action: Review of Application

b. Project: Site Plan Review – MPK- Wildlife Resolutions new storage barn

Applicant: Kerry Moore

Location: 35 Town Barn Road, Tax Parcel Number 30.-1-23

Project Description: The applicant proposes to build/ install a new 200’ x 32’ pole barn to be used for dry storage. This property is in the IR zone

SEQR: This is an Unlisted action under SEQR 617.4 environmental review

Anticipated Action: Review of Application, SEQR determination

c. Project: Review of Minor Subdivision

Applicant: Michael & Carrie Koplinka – Loher

Location: 118 Ross Road, Tax Parcel Number 23.-1-20

Project Description: The applicants propose a subdivision of 118 Ross Road into three (3) smaller, approximately 1.2-1.5 acre, labeled “Parcel A”, “Parcel B” and “Parcel C”. This property is in both L1 and RA zoning.

SEQR: This is an Unlisted action under SEQR 617.4 environmental review, requiring board to complete SEAF pt. 2

Anticipated Action: Review of Application, SEQR determination, set public hearing

4. Adjourn Meeting

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact the Town Clerk’s Office at 607-533-4142. Request should be made 72 hours prior to the meeting.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
DFM Mechanical Services, Inc. 390 Peruville Rd., Freeville, NY 13068 607-533-0284			
Name of Action or Project: Storage Barn			
Project Location (describe, and attach a location map): vacant land behind office building			
Brief Description of Proposed Action: Build of a Pole Barn on open land			
Name of Applicant or Sponsor: Daniel Topoleski		Telephone: 607-533-0284	
		E-Mail: dfmmechanical@gmail.com	
Address: 390 Peruville Rd			
City/PO: Freeville		State: New York	Zip Code: 13068
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Lansing			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ .03 acres	
b. Total acreage to be physically disturbed?		_____ .04 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 3 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

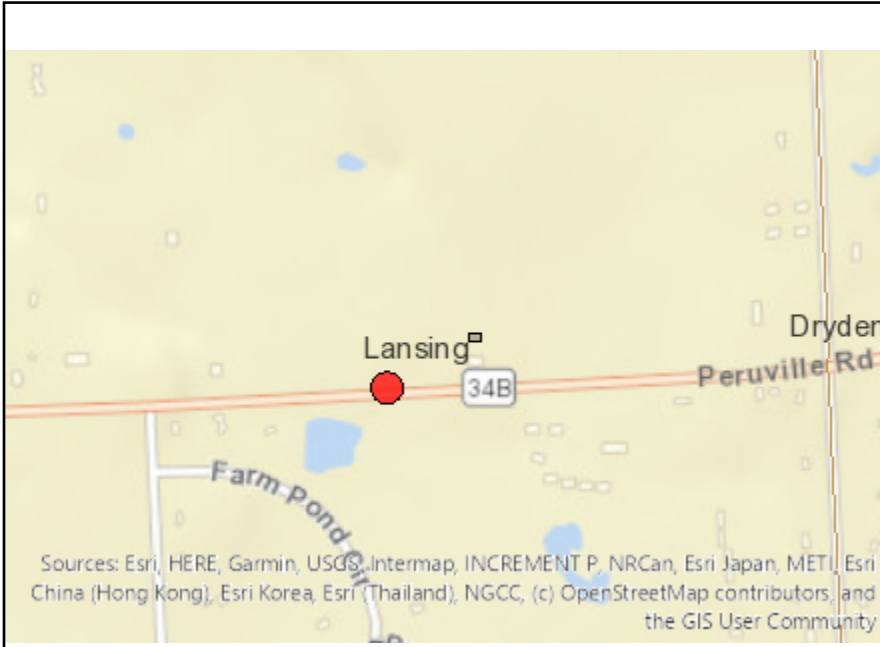
		Section 3, Item a.	
5. Is the proposed action,	NO		
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
_____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Daniel Topoleski, DFM Mechanical Services, Inc. Date: 1-24-24

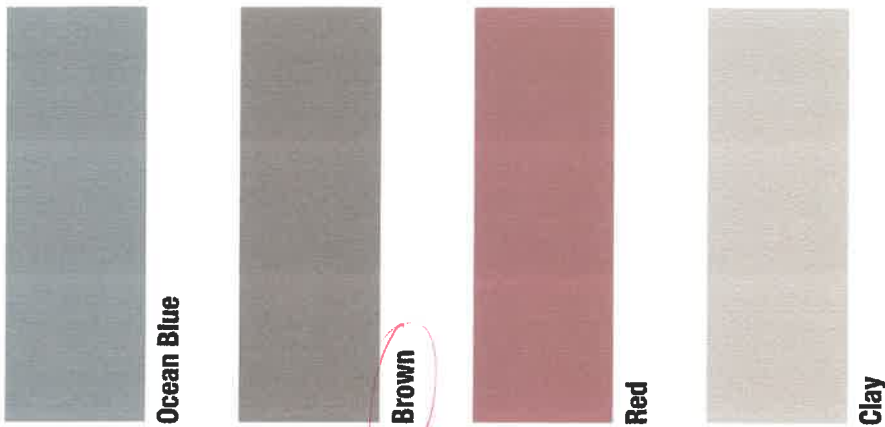
Signature: *Daniel Topoleski* Title: President



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



Section 3, Item a.

Slate

Bright White

Burgundy

Charcoal

Ash Gray

Black

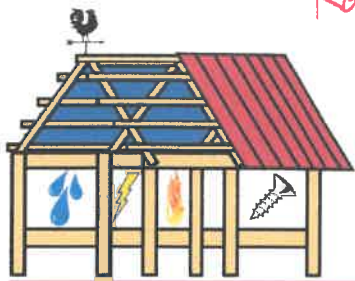
Bronze

Tan

Beige

Ivy

Roof



MIDLAKES
SALES LLC.

-METAL—LUMBER—HARDWARE-

6500 Log City Rd--Ovid, NY 14521 - 607-869-9483



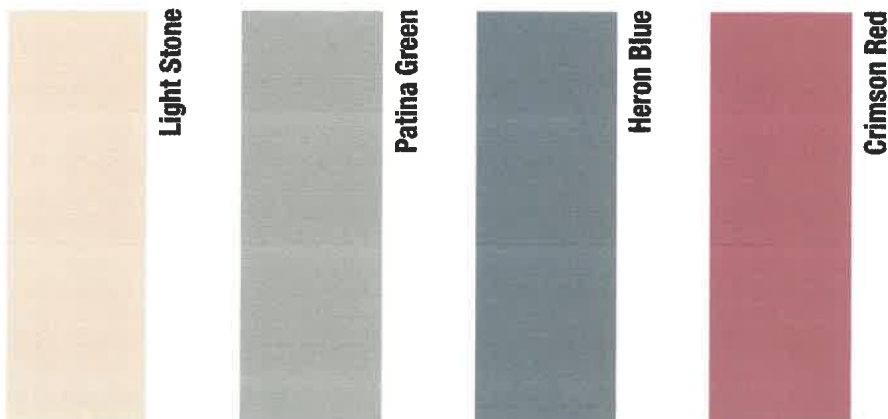
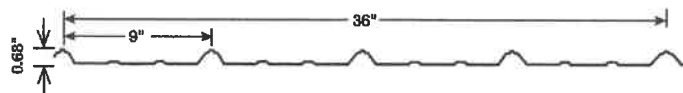
Using the highest Quality Steel coupled with the best coating technology Midlakes offers unbeatable performance and beauty, backed by a 40 year transferable limited warranty.

Colors may vary slightly from actual metal panels. Actual samples are available by request.

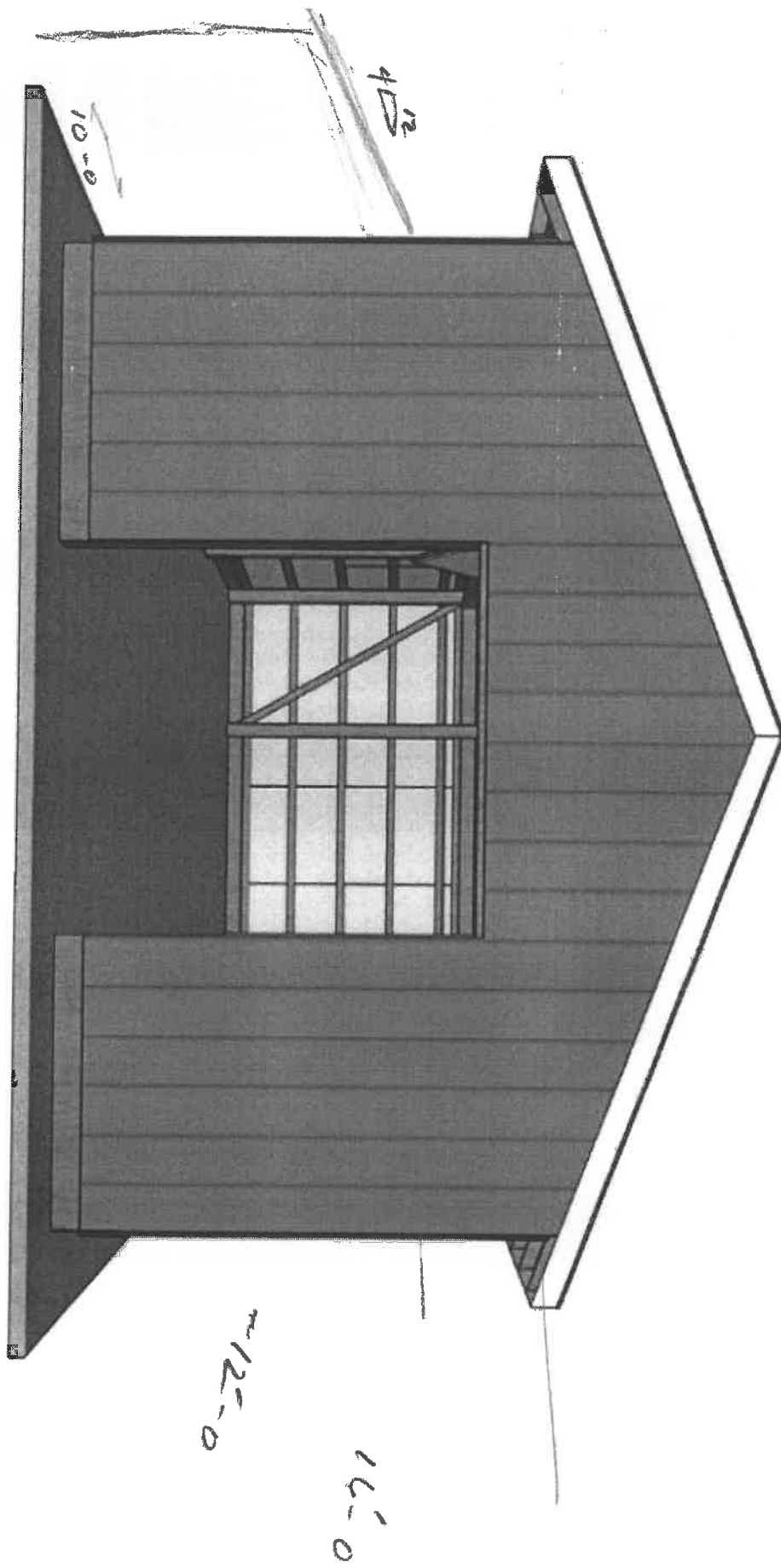
CERAM-A-STAR®

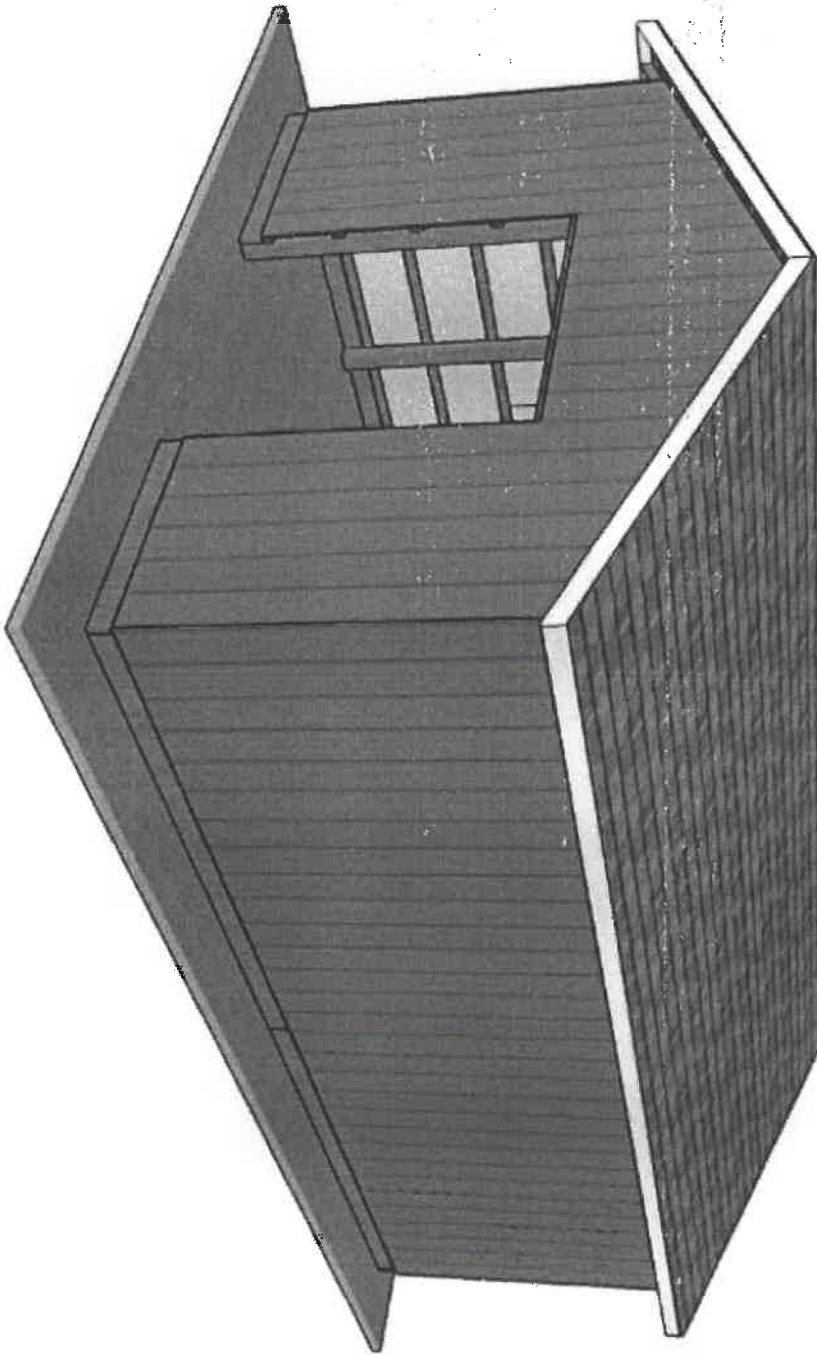
CERAM-A-STAR® is a registered trademark of AkzoNobel

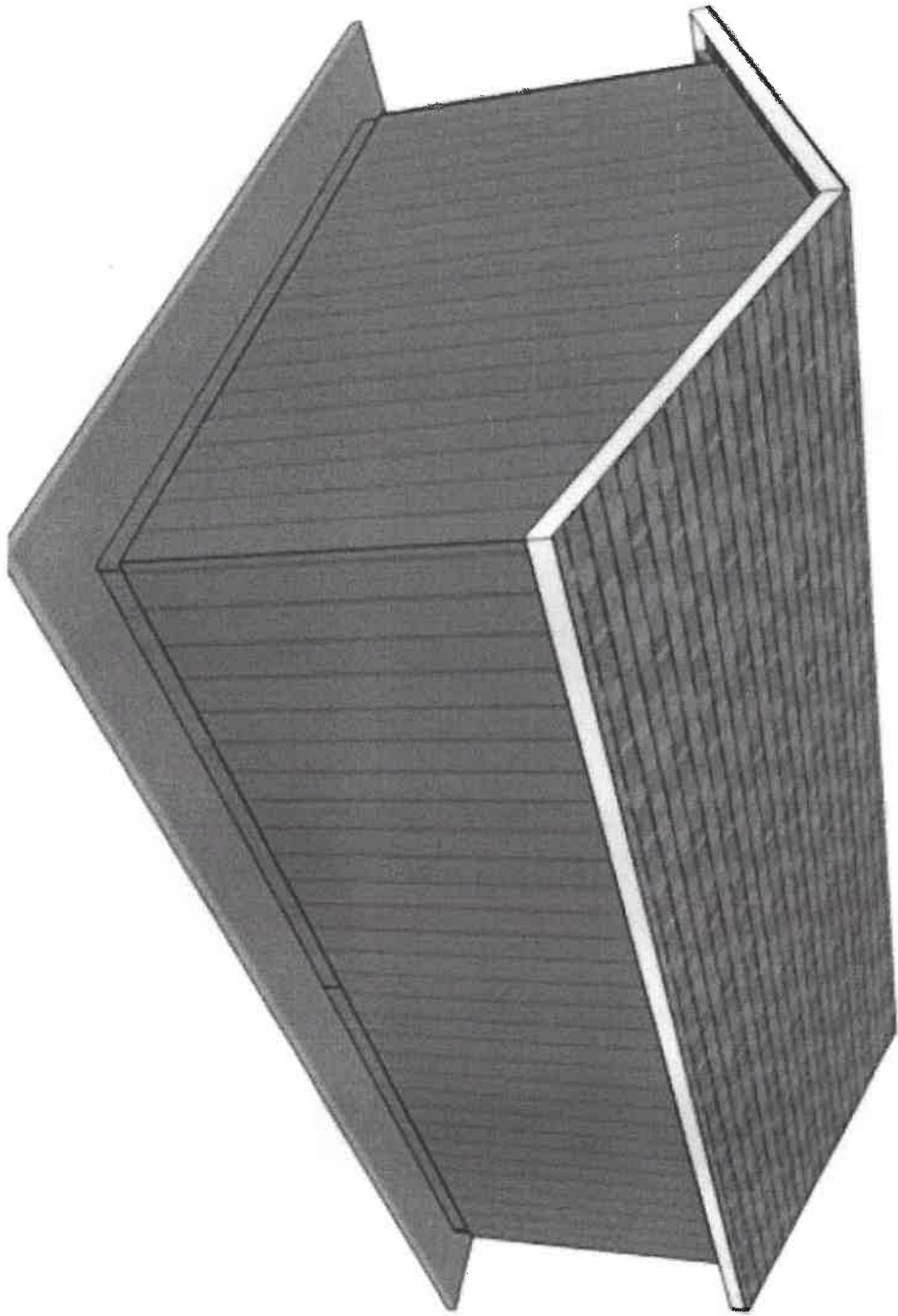
SIGNATURE PANEL

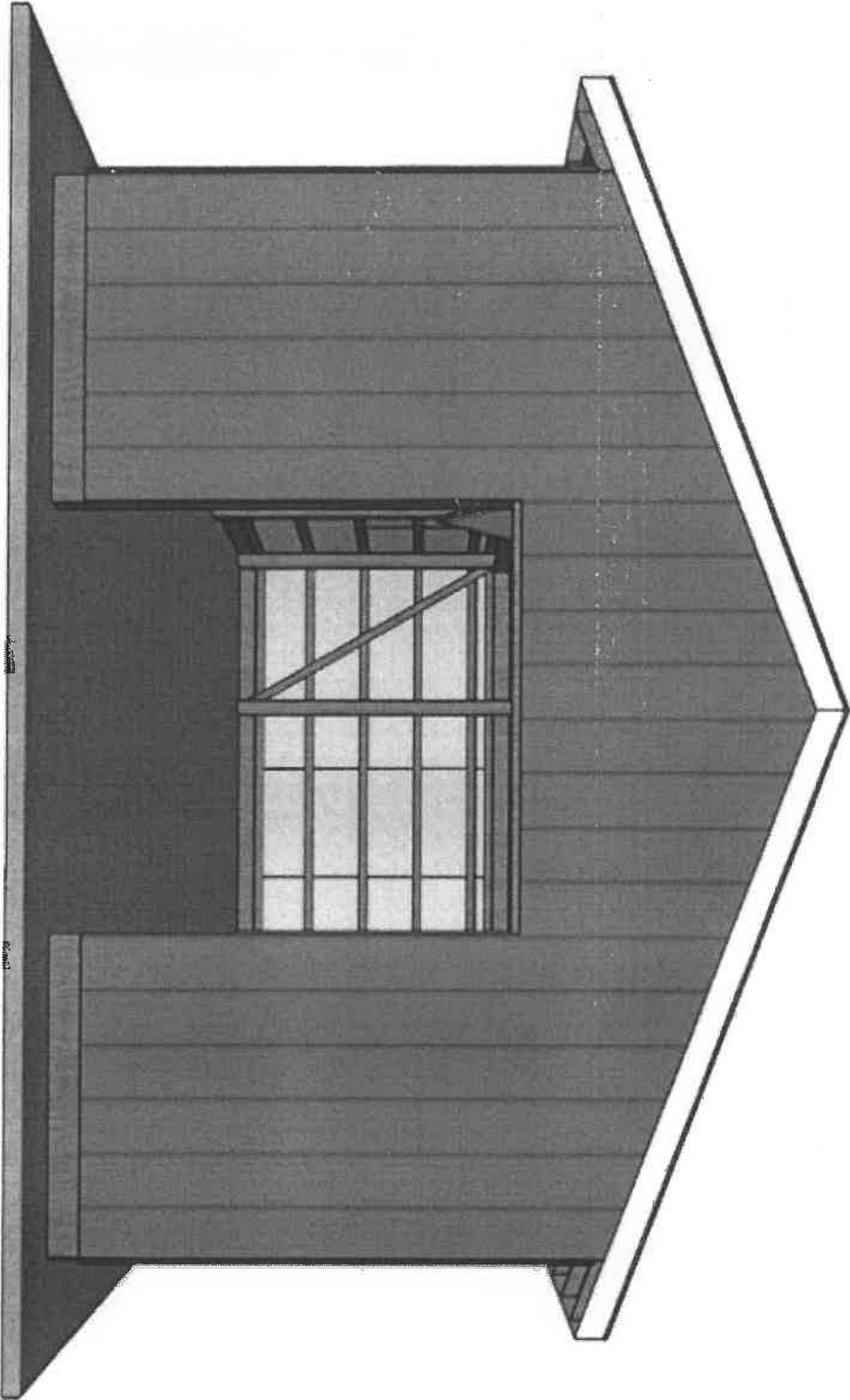












Notes:

30x50x14 garage.

Stone base: (owner does this.)

Drill 18" holes for posts, 42" below grade, set 3-ply 2x6 laminated posts, installed every 8' on centers, sitting on 6" thick precast concrete discs for footers. Back fill post holes with gravel, (recommended, and required when building is concreted within one year, owner supplies gravel)

Install 2x4 purlins every 24" on centers on sides and roof, double 2x12 headers installed, inside one notched into posts

Install pre-engineered roof trusses, 4/12 pitch, 48" on centers, and 12" overhangs on eave and gables. All required bracing installed.

White vinyl soffits and metal fascias installed on all overhangs. House wrap vapor barrier on sides before metal panels.

Panels fastened with 1.5" metal fasteners on roof.

All trims, dripedges, corners, vented ridge caps, ect, for metal Roofing installed.

Everlast lynx (40yr) Metal roof, sides, and fascia. Color to be determined.

1-36" 9-lite insulated entry door and 1-12x12 overhead door with windows installed.

Complete clean-up and disposal of all debris.

Price does not include for any required permits.

Price does not include interior work.

Site is to be levelled and graded and stone base installed prior to starting construction, (owner does grading)

AGRICULTURAL DATA STATEMENT

Section 3, Item a.

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: DFM Mechanical Services, Inc.
Mailing address: 390 Peruville Rd.
Freeville, NY 13068

B. Description of the proposed project: Build of a storage barn

C. Project site address: 390 Peruville Rd Town: Lansing

D. Project site tax map number: 30.-1-28.213

E: The project is located on property:
 within an Agricultural District containing a farm operation, or
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: .03

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres _____ or square feet _____ ?
 No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

N/A

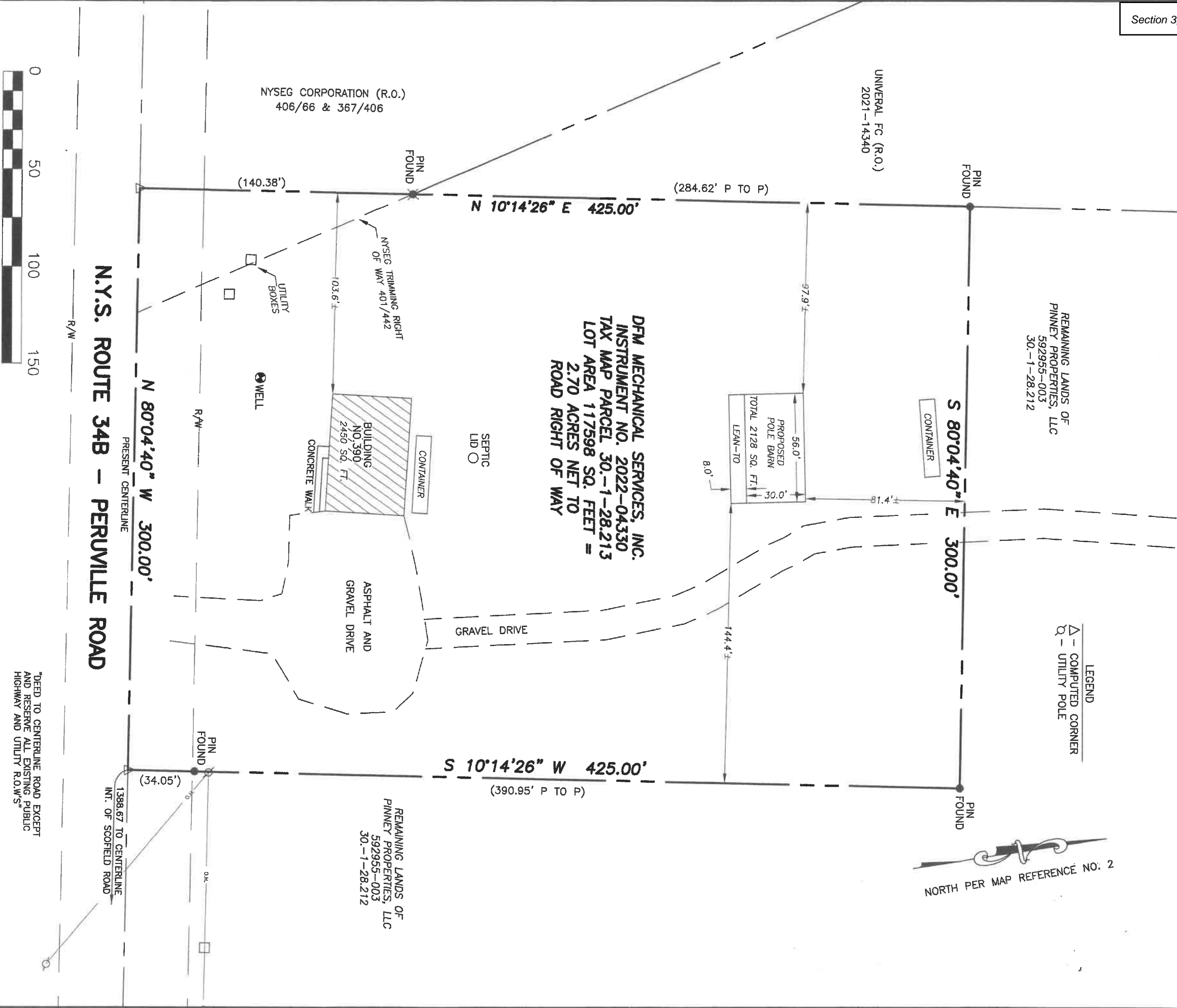
I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

~~~~~  
**FARM NOTE**

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

~~~~~  
Jennifer Suwara, office manager
Name and Title of Person Completing Form

1-24-24
Date



"DEED TO CENTERLINE ROAD EXCEPT AND RESERVE ALL EXISTING PUBLIC HIGHWAY AND UTILITY R.O.W.S."

- REFERENCE MAPS ENTITLED
- 1.) "RESURVEY MAP LANDS OF CHRISTOPHER MUKA..." DATED 9/3/2013 BY MICHAEL J. REAGAN
 - 2.) "SURVEY MAP SHOWING LANDS OF PINNEY PROPERTIES, LLC..." DATED 2/12/2015 BY SHEVIE LAND SURVEYING

SHEVIE LAND SURVEYING
165 WOOD ROAD
FREEVILLE, NY 13068
607-347-9800

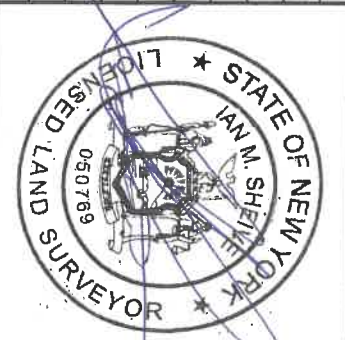
WARNING
ALTERNATION OF THIS MAP NOT CONSIDERED TO SECTION 7209, ENDOUSEMENT IN NEW YORK STATE BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

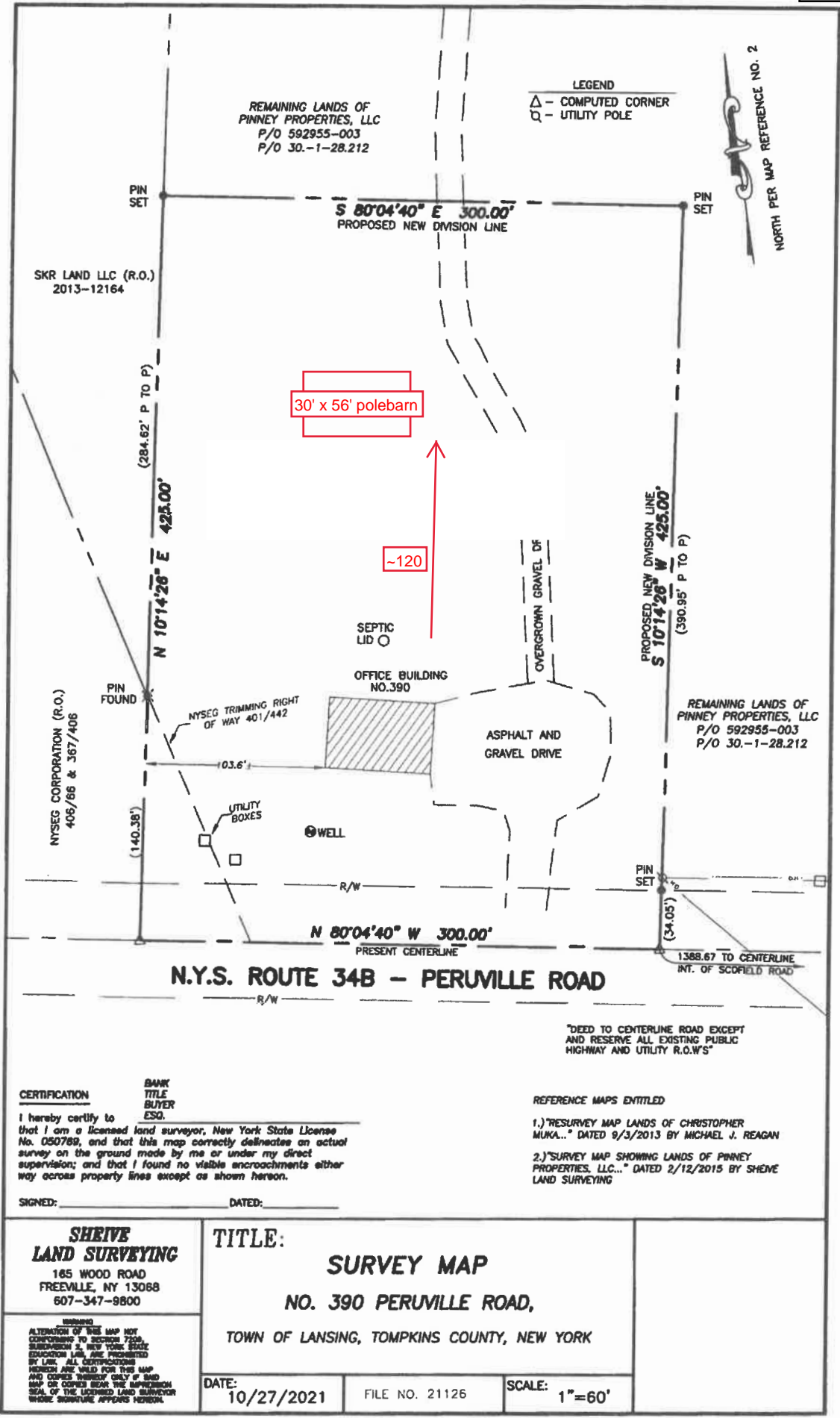
TITLE:
SITE PLAN

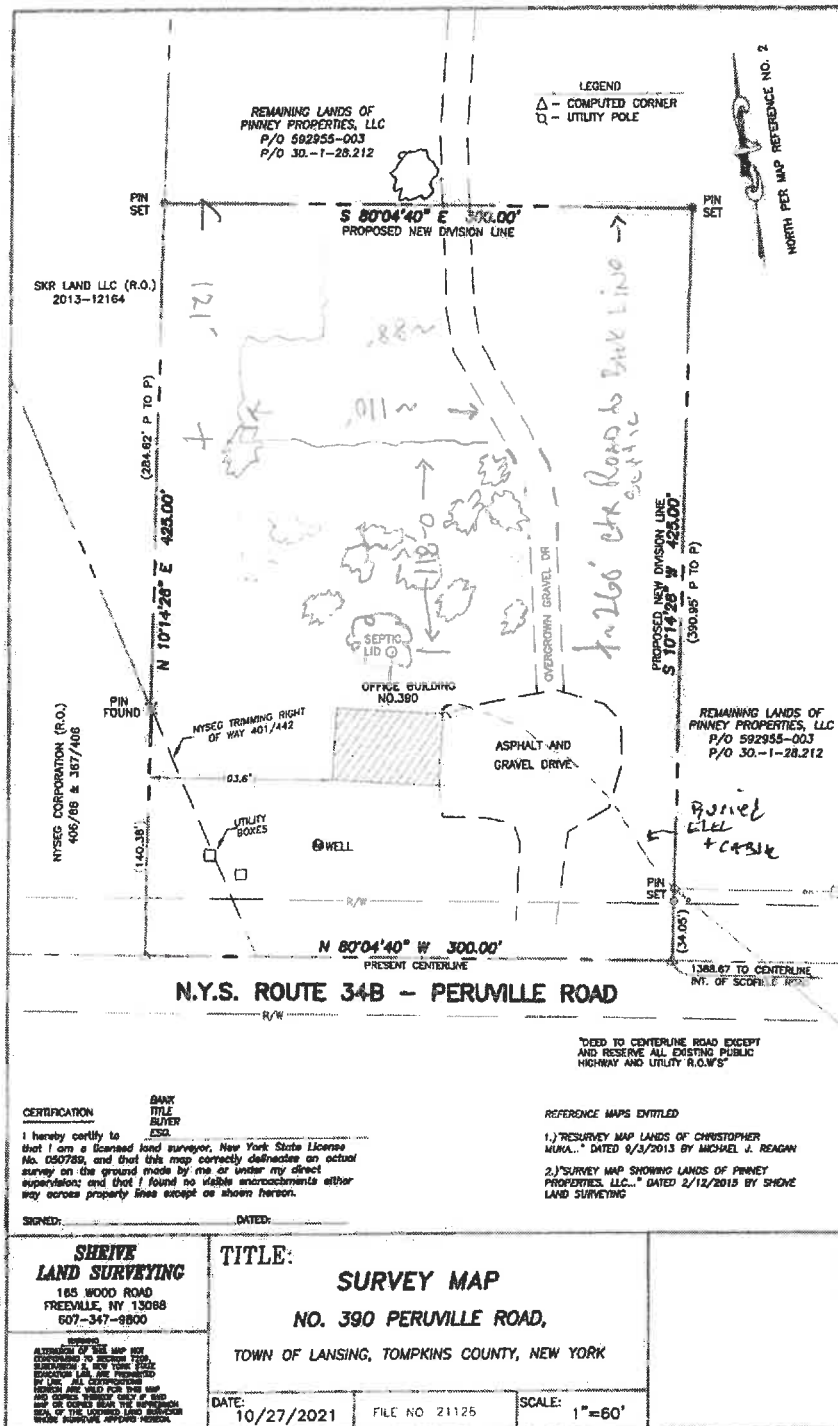
NO. 390 PERUVILLE ROAD,
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 02/05/2024
FILE NO. 24008
SCALE: 1"=50'

REVISED







Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Wildlife Resolutions Storage Buidling			
Project Location (describe, and attach a location map): 35 Town Barn Road, Lansing, NY			
Brief Description of Proposed Action: Constructon of a 32'x200' 3-Sided Storage Barn on the property located at 35 Town Barn Road in Lansing, NY.			
Name of Applicant or Sponsor: John Hatfield		Telephone: E-Mail: john@wildliferesolutions.com	
Address: 757 Warren Road (Unit 4465)			
City/PO: Ithaca	State: NY	Zip Code: 14852	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		7.43 acres	
b. Total acreage to be physically disturbed?		0.56 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		8.0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Building to be constructed within compliance of the NYS Building Code. No utility connections are warranted for the building as it will be used for equipment storage.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ No utilities required for storage only facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ No utilities required for storage only facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Drainage to existing conveyance systems on-site through series of swales following existing ditches along Town Barn Rd.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>John B. Hatfield</u> Date: <u>02/26/2024</u> Signature: <u>[Signature]</u> Title: <u>Owner & President (Wildlife Resolutions)</u>		

EAF Mapper Summary Report

Tuesday, February 27, 2024 9:31 PM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

WILDLIFE RESOLUTIONS EQUIPMENT STORAGE BUILDING

35 TOWN BARN RD.
LANSING, NY 14882

CLIENT:

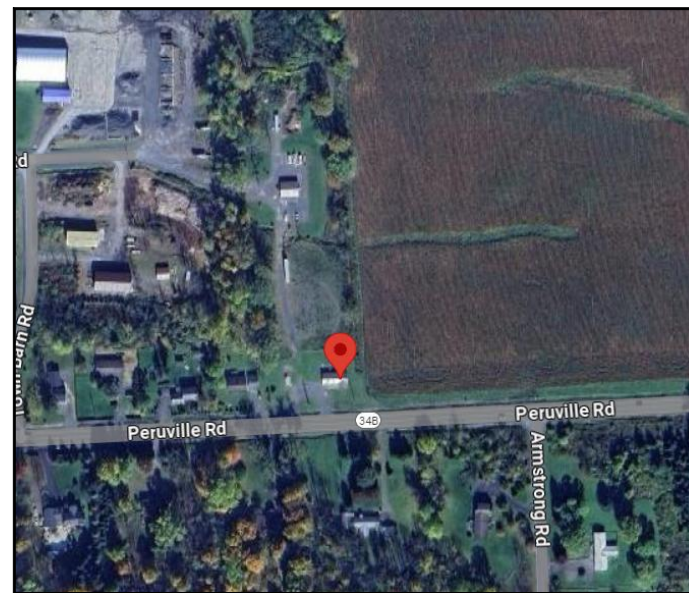
MR. JOHN HATFIELD
WILDLIFE RESOLUTIONS
757 WARREN ROAD, UNIT 4465
ITHACA, NY 14852

ENGINEER:

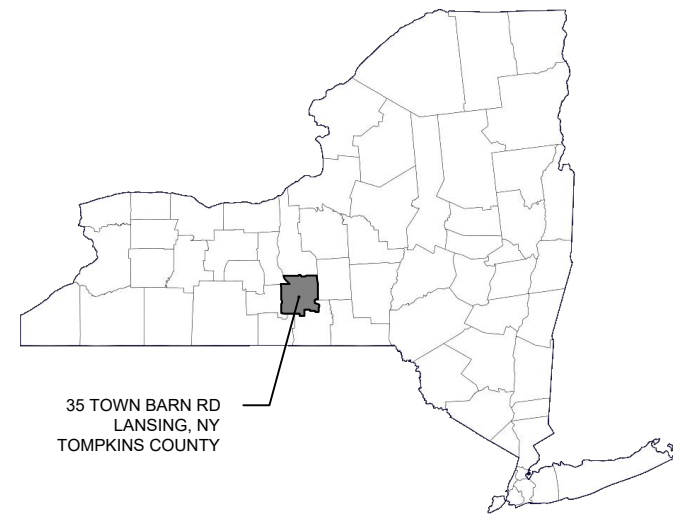
LAKESIDE ENGINEERING
83 FALL STREET
SENECA FALLS, NY 13148



GENERAL/CIVIL DRAWINGS INDEX	
SHEET NUMBER	SHEET NAME
T-100	TITLE SHEET
S-100	PROPOSED BUILDING LAYOUT
S-200	ROOF FRAMING PLAN
S-300	BUILDING CROSS SECTION
S-400	ELEVATIONS
S-500	SECTION & DETAILS
S-501	DETAILS & SCHEDULE



PROJECT LOCATION
AERIAL VIEW



COUNT MAP
NONE



LAKESIDE ENGINEERING
Robert G. Harner, PE, PLLC
83 Fall Street
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Robert@LakesideEng.com
www.LakesideEng.com
607-725-5824

STORAGE BUILDING
WILDLIFE RESOLUTIONS
757 WARREN ROAD (UNIT 4465)
ITHACA, NY 14853

MARK	DATE	DESCRIPTION

REVISIONS

PROJECT NO: 20240207
DATE: 02/28/2024
SCALE: AS SHOWN

UNAUTHORIZED ALTERATION OR ADDITION TO PLANS BEARING A LICENSED ENGINEER'S OR ARCHITECT'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

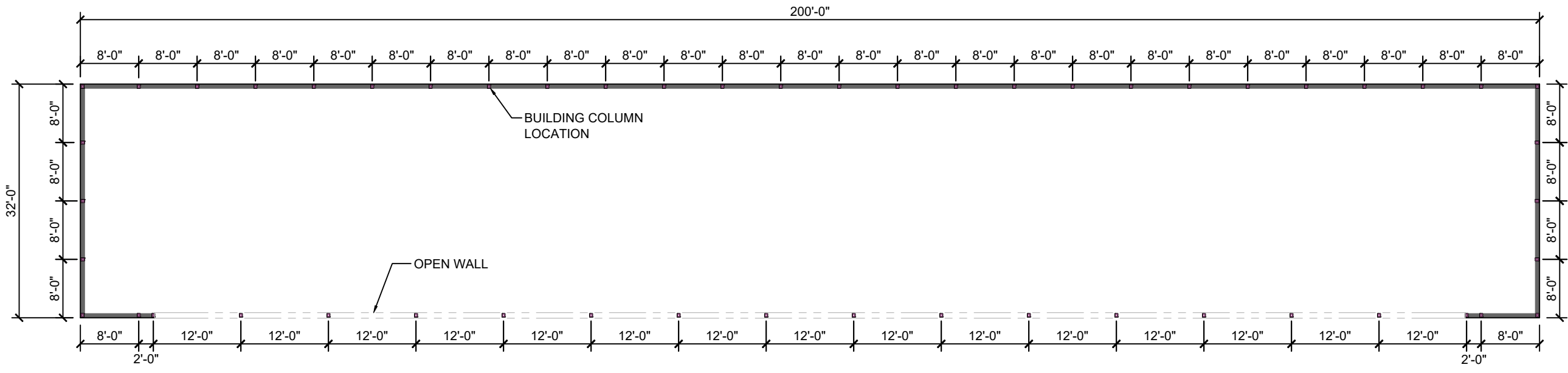
TITLE SHEET

T100



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S1 PROPOSED BUILDING LAYOUT
 SCALE: 1/16"=1'-0"



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PROPOSED
 BUILDING
 LAYOUT

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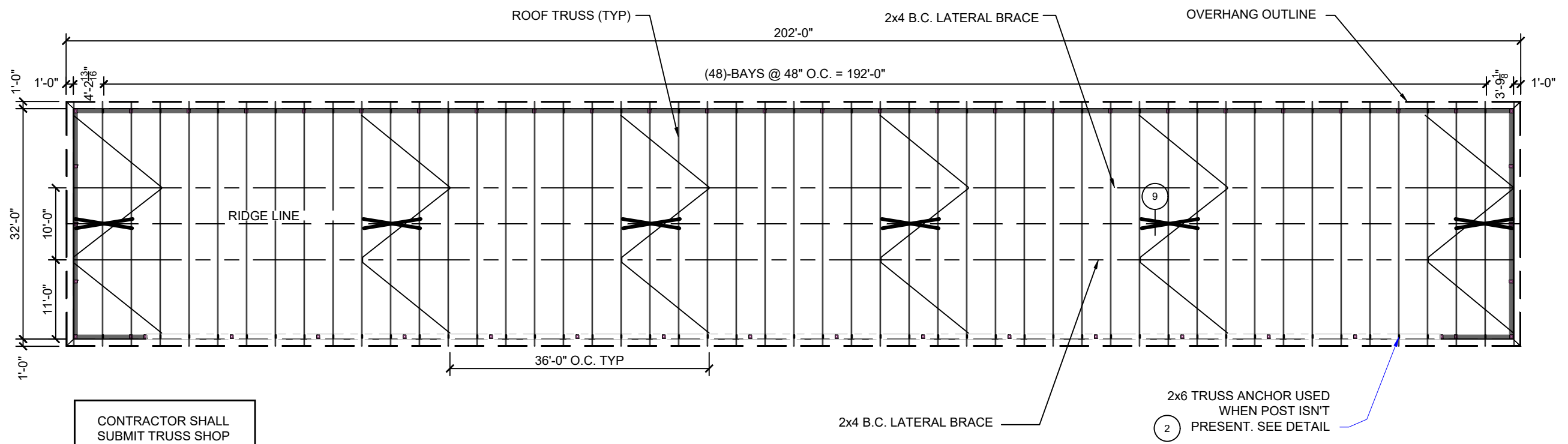
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ROOF FRAMING PLAN

S200



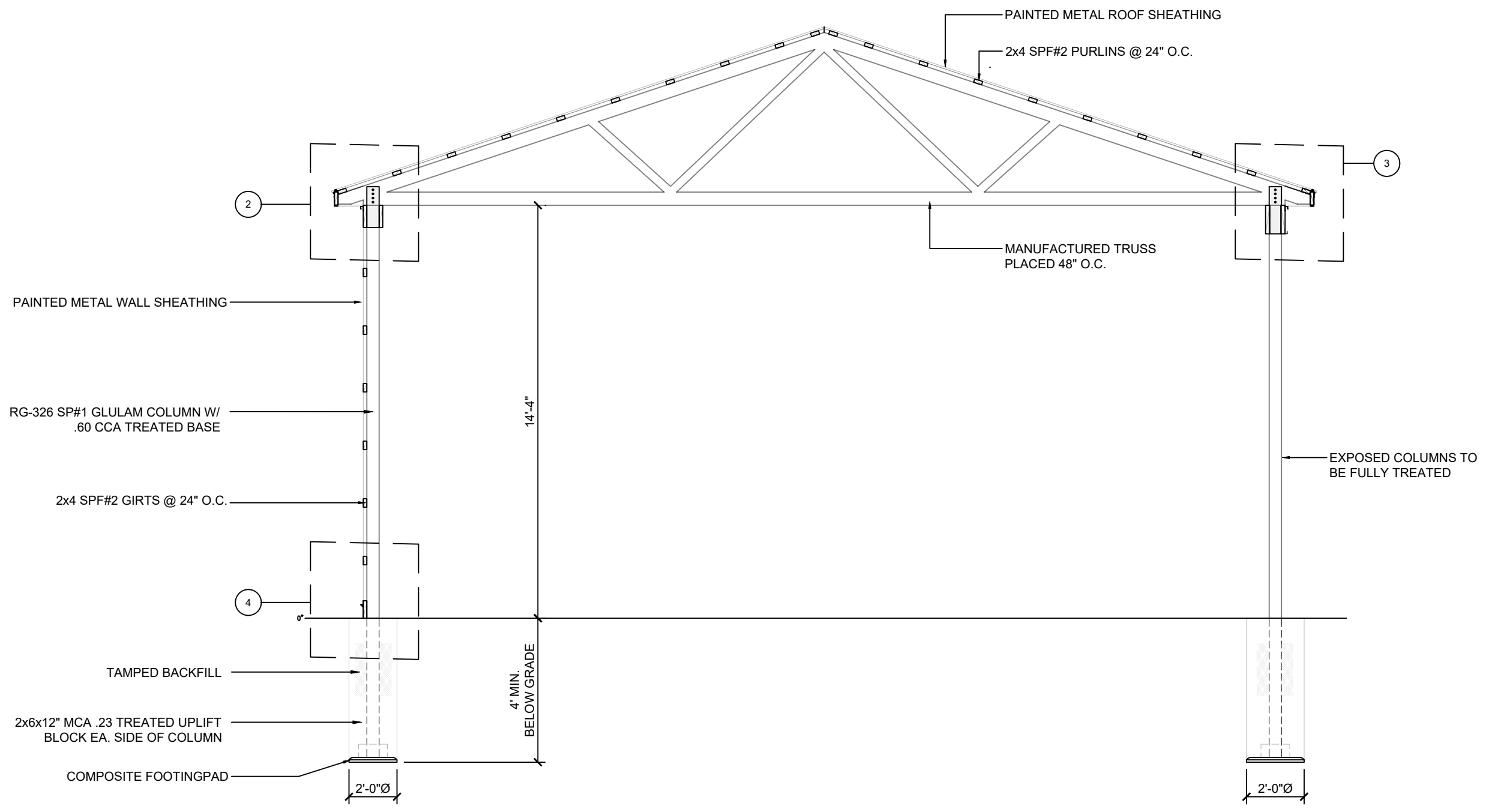
CONTRACTOR SHALL SUBMIT TRUSS SHOP DRAWINGS AND CERTIFICATE OF EXACT TRUSS CONFIGURATION TO THE ENGINEER FOR REVIEW

S1 ROOF FRAMING PLAN
 SCALE: 1/16"=1'-0"





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BUILDING CROSS SECTION

S300

S1 BUILDING CROSS SECTION
 SCALE: 1/16"=1'-0"



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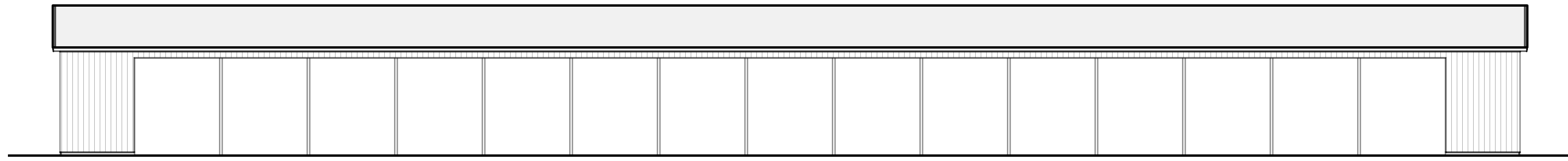
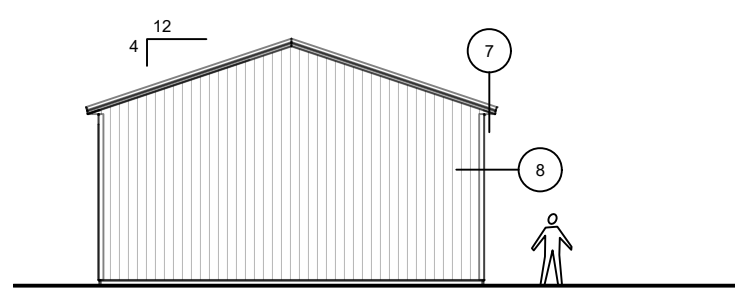
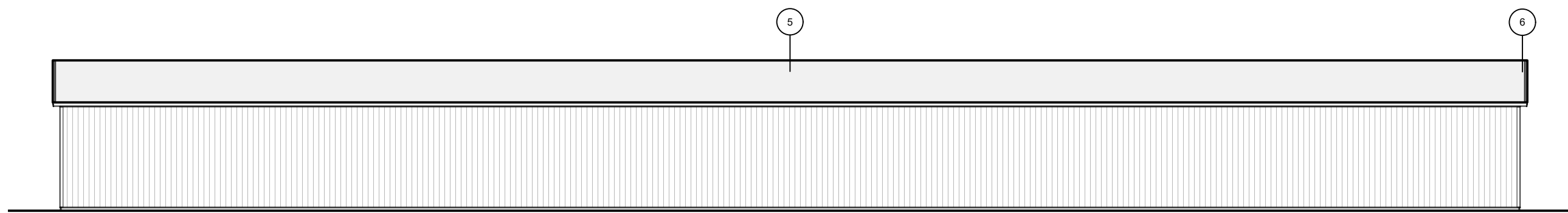
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ELEVATIONS

S400



S1 ELEVATIONS
 SCALE: 1/16"=1'-0"



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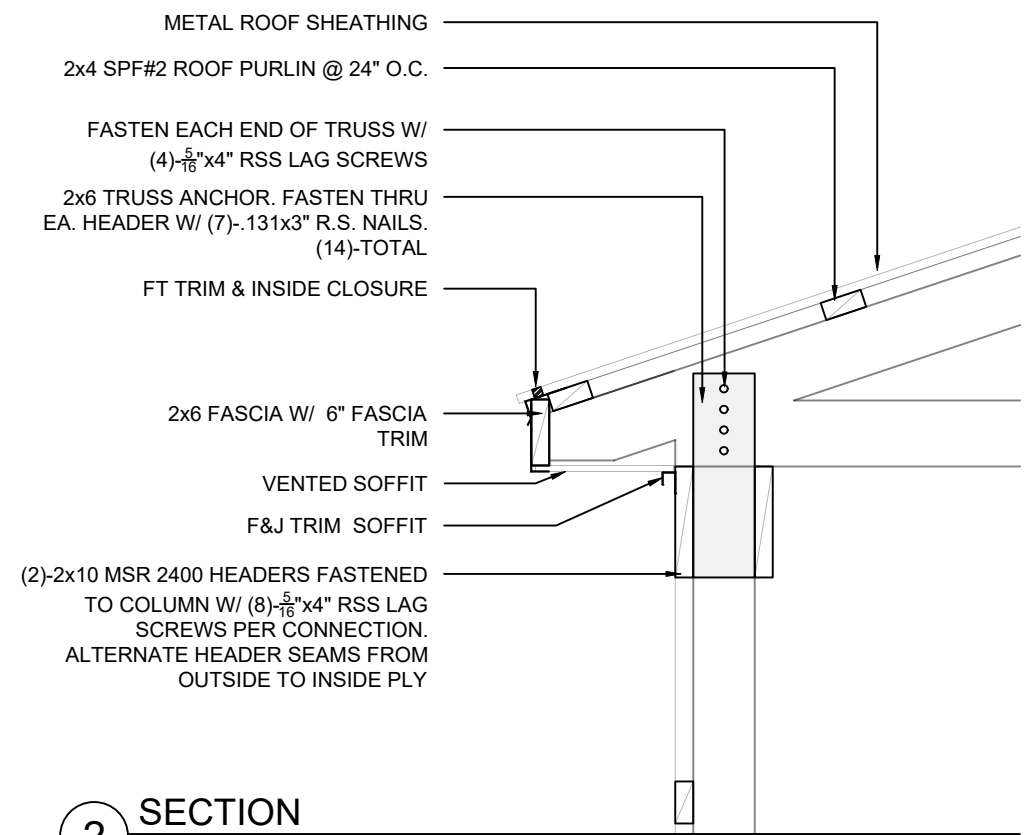
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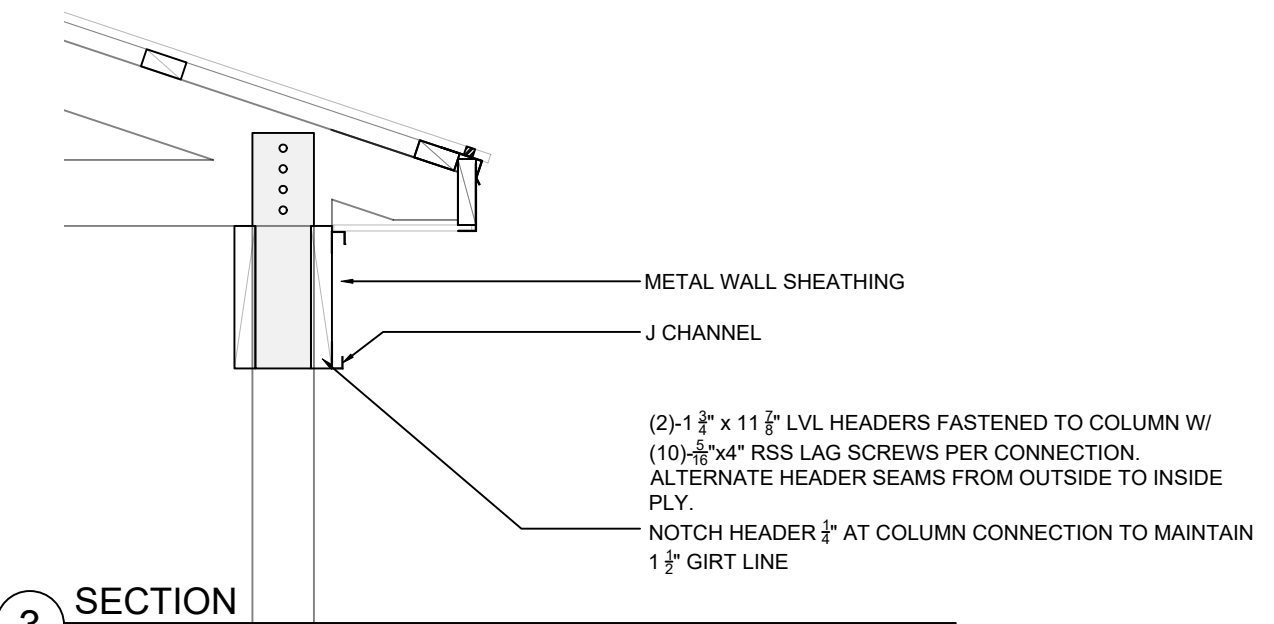
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SECTION & DETAILS

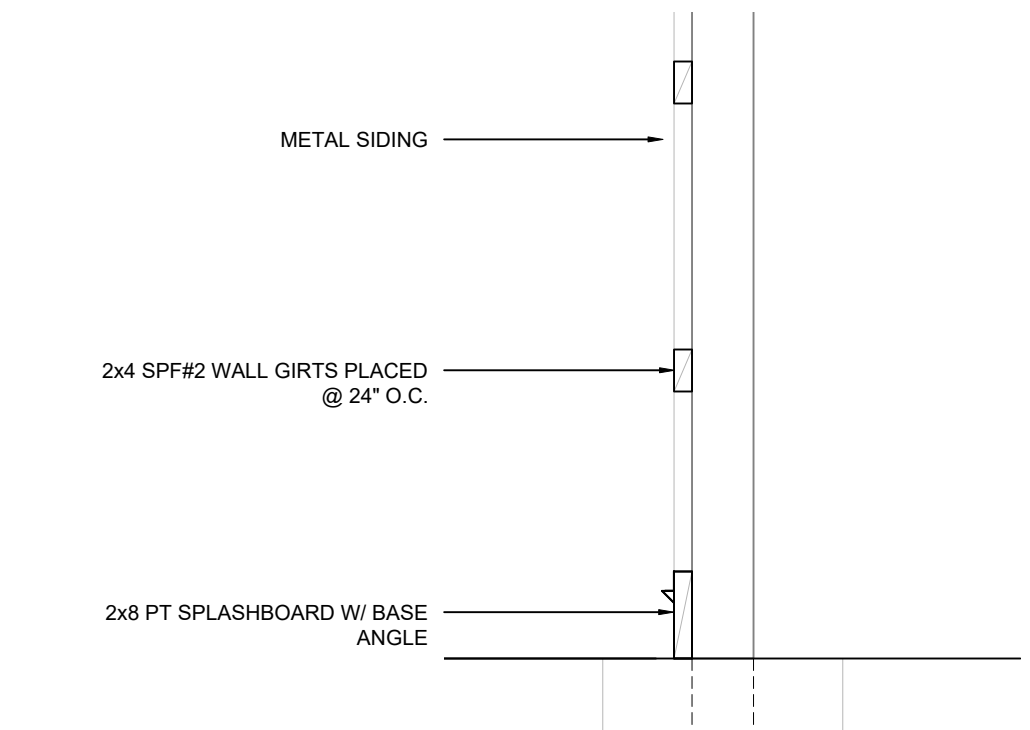
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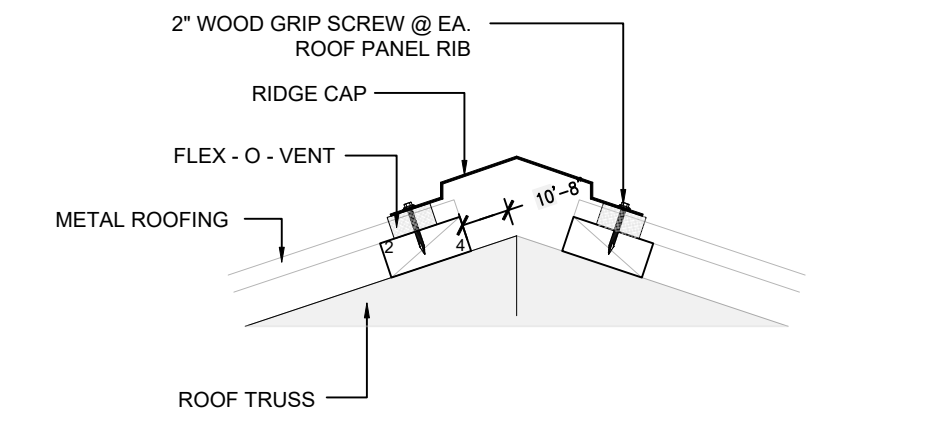
2 SECTION
 0'-0 3/4" = 1'-0"



3 SECTION
 0'-0 3/4" = 1'-0"



4 SECTION
 0'-0 3/4" = 1'-0"

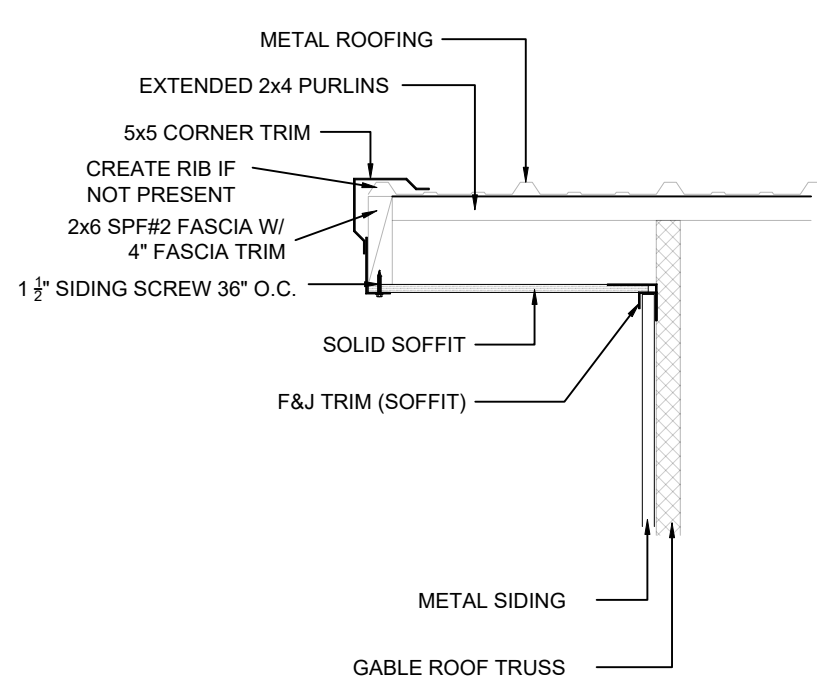


5 RIDGE DETAIL
 1-1/2" = 1'-0"

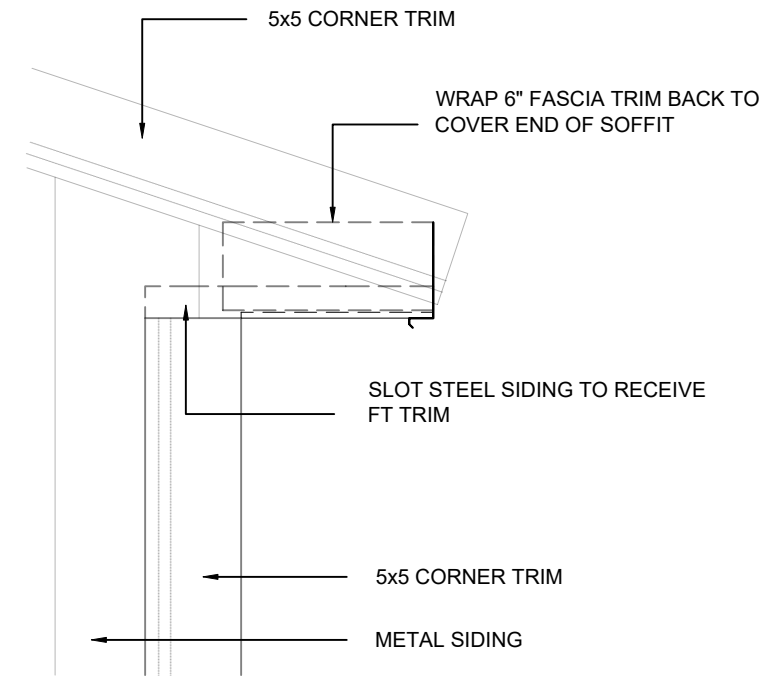


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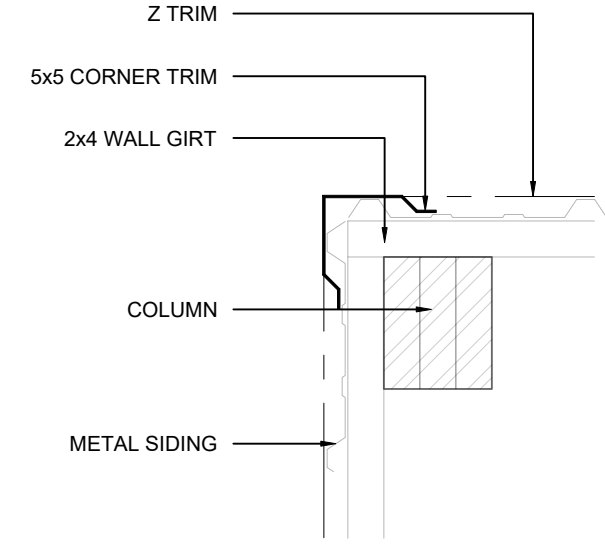
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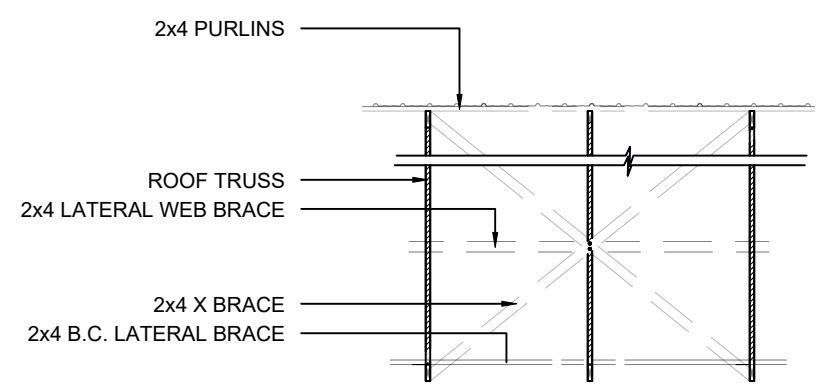
6 GABLE OHG DETAIL
 1" = 1'-0"



7 EAVE CORNER DETAIL
 1" = 1'-0"



8 CORNER DETAIL
 1-1/2" = 1'-0"



9 X-BRACE DETAIL
 3/16" = 1'-0"

FASTENER SCHEDULE			
ITEM	QTY	FASTENER	COMMENTS
SPLASHBOARD	6	3" x .131 RS HDG	PER POST
FASCIA	3	3" x .131 RS HDG	PER CONNECTION
EXT. WALL GIRTS	4	3" x .131 RS HDG	PER POST
INTERIOR GIRTS	2	3" x .131 RS HDG	PER CONNECTION
2x2 FIRE BLOCKING	2	3" x .131 RS HDG	PER CONNECTION
PURLINS	3	3" x .131 RS HDG	PER CONNECTION
TRUSS BRACING	2	3" x .131 RS HDG	PER CONNECTION
48" Y BRACE BLOCKS	8	3" x .131 RS HDG	PER CONNECTION
12" Y BRACE BLOCKS	8	3" x .131 RS HDG	PER CONNECTION
UPLIFT BLOCKS	8	3" x .131 RS HDG	PER BLOCK
STUDS	2	3" x .131 RS HDG	PER CONNECTION
PT SILL PLATE	1	1/4"x 3 1/4" TAPCON	48" O.C.
1x3 FURRING STRIPS	1	2" x .113 RS HDG	PER CONNECTION
7/16" OSB	1	2" x .113 RS HDG	6" O.C.

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DETAILS & SCHEDULE

S501

WILDLIFE RESOLUTIONS EQUIPMENT STORAGE BUILDING

35 TOWN BARN RD.
LANSING, NY 14882

CLIENT:

MR. JOHN HATFIELD
WILDLIFE RESOLUTIONS
757 WARREN ROAD, UNIT 4465
ITHACA, NY 14852

ENGINEER:

LAKESIDE ENGINEERING
83 FALL STREET
SENECA FALLS, NY 13148



GENERAL/CIVIL DRAWINGS INDEX	
SHEET NUMBER	SHEET NAME
T-100	TITLE SHEET
C-001	EXISTING SITE SURVEY
C-002	EXISTING SITE TOPOGRAPHY
C-100	EXISTING AERIAL SITE PLAN
C-101	EXISTING SITE PLAN
C-200	PROPOSED AERIAL SITE PLAN
C-201	PROPSOED SITE PLAN
C-300	EROSION & SEDIMENT CONTROL PLAN



PROJECT LOCATION
AERIAL VIEW



COUNTY MAP
NONE



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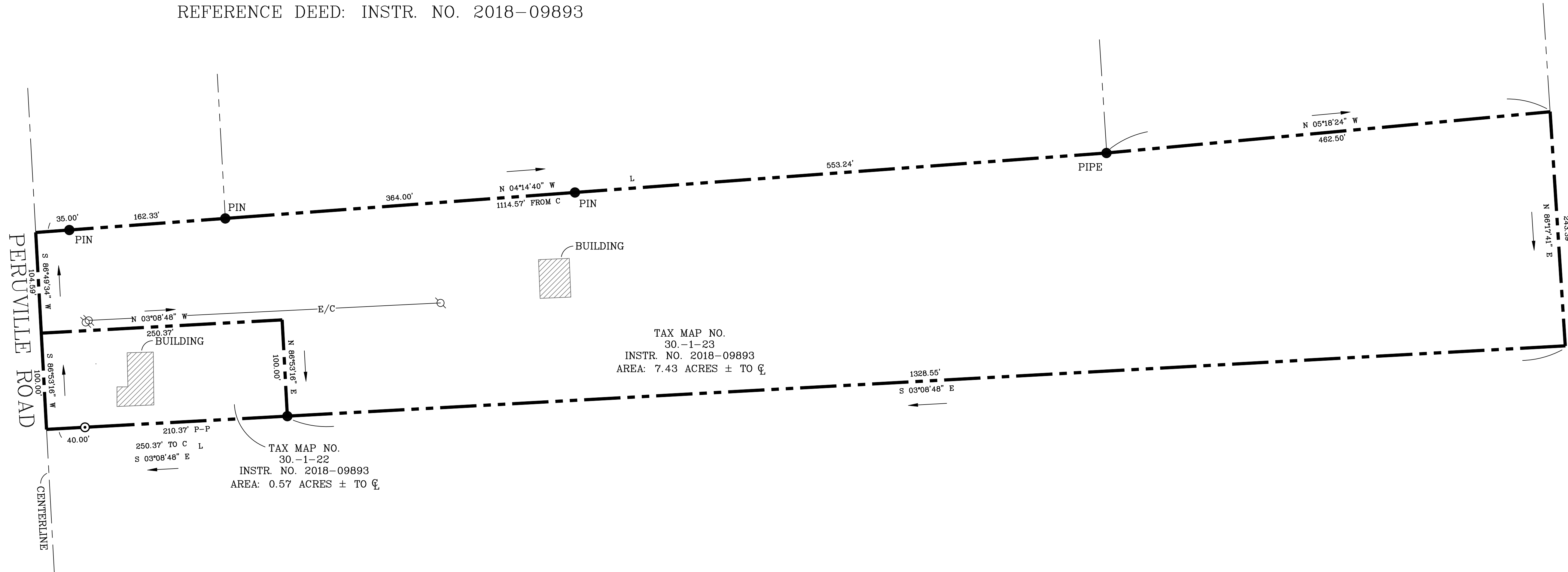
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T-100

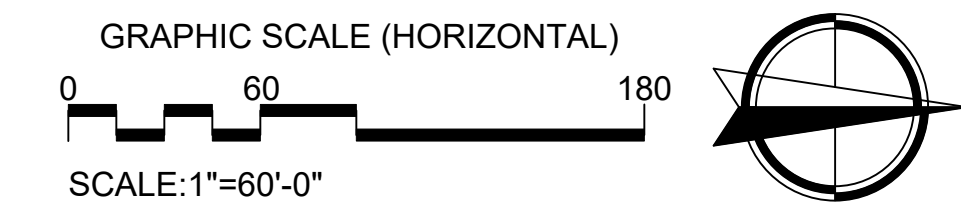


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JOHN B. HATFIELD AND SARA M. L. HATFIELD
TOWN OF LANSING ~ COUNTY OF TOMPKINS
STATE OF NEW YORK
TAX MAP NOS. 30.-1-22 AND 30.-1-23
REFERENCE DEED: INSTR. NO. 2018-09893



C1 EXISTING SITE SURVEY
SCALE: 1"=60'



STORAGE BUILDING
WILDLIFE RESOLUTIONS
757 WARREN ROAD (UNIT 4465)
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LOT DETAILS		
LOCATION	EXISTING	PROPOSED
FRONT SETBACK	519 FT	162 FT
REAR SETBACK	1,033 FT	1,033 FT
SIDE (NORTH) SETBACK	66 FT	15 FT
SIDE (SOUTH) SETBACK	107 FT	107 FT
FRONTAGE	104 FT	104 FT
LOT SIZE	7.43 AC	7.43 AC
LOT COVERAGE	7.6 %	9.3 %
BUILDING HEIGHT	23 FT	29 FT
OPEN SPACE	92.4 %	90.7 %

- FRONT SETBACK LESS THAN 60 FT WITH SITE PLAN APPROVAL FOR IR ZONED PARCEL.
- SIDE SETBACK LESS THAN 10 FT WITH SITE PLAN APPROVAL FOR IR ZONED PARCEL.
- PER §270-20 LOT IN TWO DISTRICTS: WHEN LOT IS DIVIDED BY A DISTRICT BOUNDARY LINE, THE REGULATIONS OF EITHER DISTRICT MAY BE EXTENDED FOR A DISTANCE OF 50 FEET INTO THE OTHER DISTRICT, AT THE LOT OWNER'S DISCRETION.

R1 ZONING REQUIREMENTS	
LOT ITEM	ORDINANCE
FRONT SETBACK (FROM CL OF ROAD)	60 FT
REAR SETBACK	25 FT
SIDE SETBACK	15 FT
MIN. FRONTAGE	150 FT
MAX LOT AREA	40,000 SF
MAX LOT COVERAGE	25 %
MAX BUILDING HEIGHT	35 FT
MIN. OPEN SPACE	75 %

IR ZONING REQUIREMENTS	
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SIDE SETBACK	10 FT
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MAX LOT COVERAGE	80 %
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LEGEND	
EXISTING STRUCTURE	
PROPOSED STRUCTURE	
EXISTING ASPHALT	
EXISTING LANDSCAPING	
PROPERTY LINES	
SILT FENCE	
MAJOR CONTOUR (2.5' INTERVAL)	
MINOR CONTOUR (0.5' INTERVAL)	
TREE/SHRUB/PLANTING	

EXISTING
SITE
SURVEY

C-001

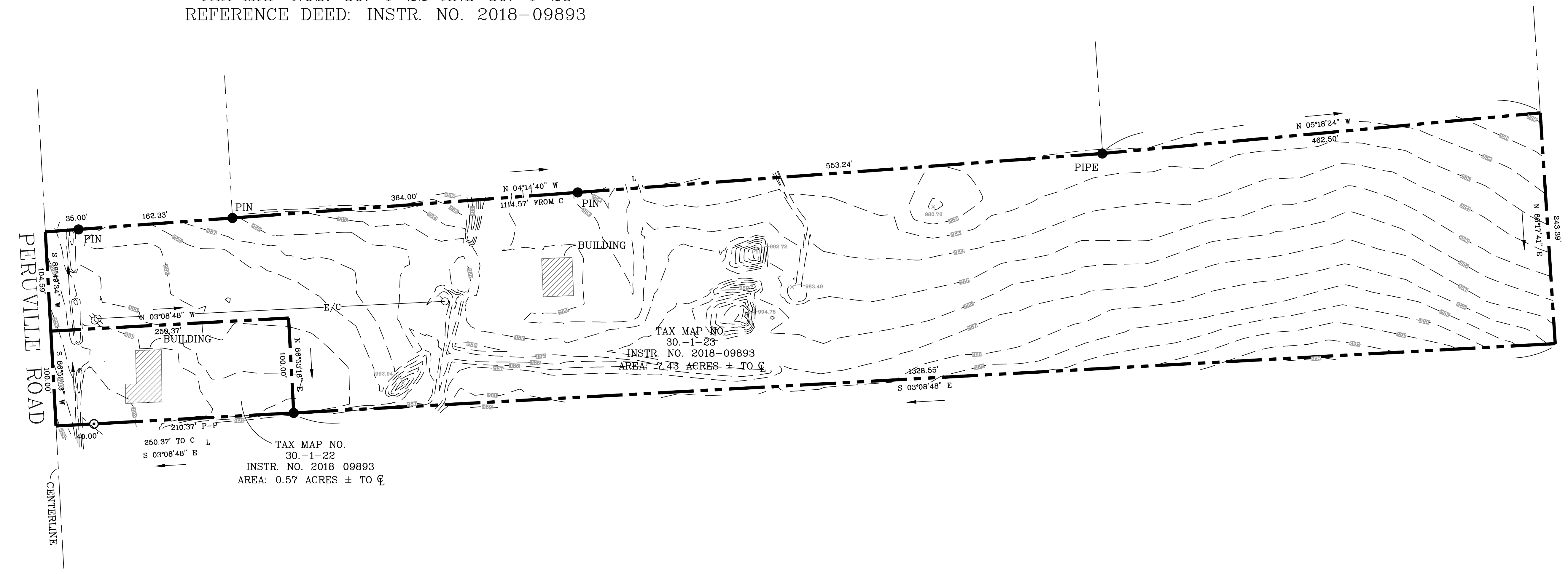


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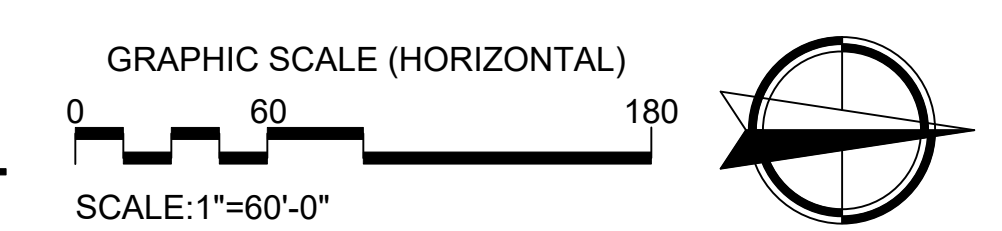
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JOHN B. HATFIELD AND SARA M. L. HATFIELD
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 TAX MAP NOS. 30.-1-22 AND 30.-1-23
 REFERENCE DEED: INSTR. NO. 2018-09893



C1 EXISTING SITE TOPOGRAPHY
 SCALE: 1"=60'



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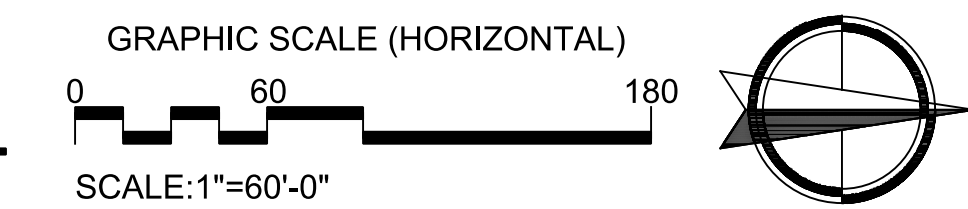
EXISTING
 SITE
 TOPOGRAPHY

C-002

STORAGE BUILDING
WILDLIFE RESOLUTIONS
757 WARREN ROAD (UNIT 4465)
ITHACA, NY 14853



C1 EXISTING AERIAL SITE PLAN
SCALE: 1"=60'



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MAJOR CONTOUR (2.5' INTERVAL)	
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TREE/SHRUB/PLANTING	

REVISIONS		
MARK	DATE	DESCRIPTION

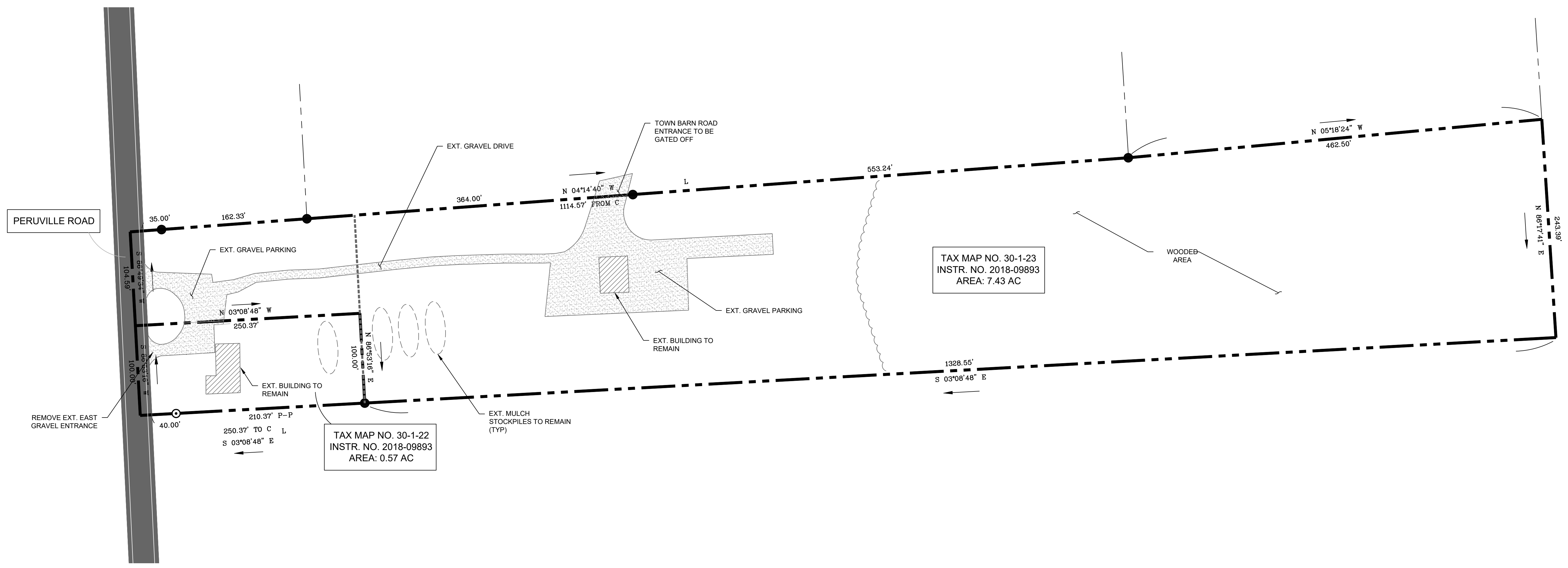
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EXISTING AERIAL SITE PLAN

C-100



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C1 EXISTING SITE PLAN
 SCALE: 1"=60'

STORAGE BUILDING
 WILDLIFE RESOLUTIONS
 757 WARREN ROAD (UNIT 4465)
 ITHACA, NY 14853

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BUILDING HEIGHT	23 FT	29 FT
OPEN SPACE	92.4 %	90.7 %

- FRONT SETBACK LESS THAN 60 FT WITH SITE PLAN APPROVAL FOR IR ZONED PARCEL.
- SIDE SETBACK LESS THAN 10 FT WITH SITE PLAN APPROVAL FOR IR ZONED PARCEL.
- PER §270-20 LOT IN TWO DISTRICTS: WHEN LOT IS DIVIDED BY A DISTRICT BOUNDARY LINE, THE REGULATIONS OF EITHER DISTRICT MAY BE EXTENDED FOR A DISTANCE OF 50 FEET INTO THE OTHER DISTRICT, AT THE LOT OWNER'S DISCRETION.

R1 ZONING REQUIREMENTS	
LOT ITEM	ORDINANCE
FRONT SETBACK (FROM CL OF ROAD)	60 FT
REAR SETBACK	25 FT
SIDE SETBACK	15 FT
MIN. FRONTAGE	150 FT
MAX LOT AREA	40,000 SF
MAX LOT COVERAGE	25 %
MAX BUILDING HEIGHT	35 FT
MIN. OPEN SPACE	75 %
IR ZONING REQUIREMENTS	
LOT ITEM	ORDINANCE
FRONT SETBACK (FROM CL OF ROAD)	60 FT
REAR SETBACK	10 FT
SIDE SETBACK	10 FT
MIN. FRONTAGE	50 FT
MAX LOT AREA	NONE
MAX LOT COVERAGE	80 %
MAX BUILDING HEIGHT	35 FT
MIN. OPEN SPACE	20 %

LEGEND	
EXISTING STRUCTURE	
PROPOSED STRUCTURE	
EXISTING ASPHALT	
EXISTING LANDSCAPING	
PROPERTY LINES	
SILT FENCE	
MAJOR CONTOUR (2.5' INTERVAL)	
MINOR CONTOUR (0.5' INTERVAL)	
TREE/SHRUB/PLANTING	

MARK	DATE	DESCRIPTION

REVISIONS

PROJECT NO. 20240207
 DATE: 02/28/2024
 SCALE: AS SHOWN

UNAUTHORIZED ALTERATION OR ADDITION TO PLANS BEARING A LICENSED ENGINEER'S OR ARCHITECT'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

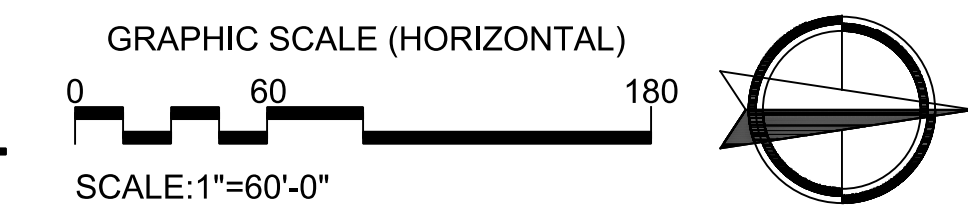
EXISTING SITE PLAN

C-101



STORAGE BUILDING
WILDLIFE RESOLUTIONS
757 WARREN ROAD (UNIT 4465)
ITHACA, NY 14853

C1 PROPOSED SITE AERIAL PLAN
SCALE: 1"=60'



GENERAL NOTES	
1.	CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES OR UNFORESEEN CONDITIONS OBSERVED IN THE FIELD SHALL BE REPORTED TO THE ENGINEER FOR REVIEW.
2.	CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE.
3.	CONTRACTOR SHALL OBTAIN ALL BUILDING PERMITS AND COORDINATE WITH APPLICABLE AGENCIES PRIOR TO THE START OF WORK.
4.	CONTRACTOR SHALL CONTACT UDIG NEW YORK FOR UTILITY LOCATING PRIOR TO THE START OF WORK.
5.	CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING STRUCTURES NOT INCLUDED IN THE SCOPE OF WORK.
6.	ALL PROPERTY LINES SHALL BE VERIFIED PRIOR TO START OF WORK. PROPERTY LINES ARE APPROXIMATE AND REFERENCED FROM LAND SURVEY PROVIDED OWASCO LAND SURVEYING DATED 01/15/2024.

LOT DETAILS			
LOCATION	EXISTING	PROPOSED	
FRONT SETBACK	519 FT	162 FT	
REAR SETBACK	1,033 FT	1,033 FT	
SIDE (NORTH) SETBACK	66 FT	15 FT	
SIDE (SOUTH) SETBACK	107 FT	107 FT	
FRONTAGE	104 FT	104 FT	
LOT SIZE	7.43 AC	7.43 AC	
LOT COVERAGE	7.6 %	9.3 %	
BUILDING HEIGHT	23 FT	29 FT	
OPEN SPACE	92.4 %	90.7 %	

- FRONT SETBACK LESS THAN 60 FT WITH SITE PLAN APPROVAL FOR IR ZONED PARCEL.
- SIDE SETBACK LESS THAN 10 FT WITH SITE PLAN APPROVAL FOR IR ZONED PARCEL.
- PER §270-20 LOT IN TWO DISTRICTS: WHEN LOT IS DIVIDED BY A DISTRICT BOUNDARY LINE, THE REGULATIONS OF EITHER DISTRICT MAY BE EXTENDED FOR A DISTANCE OF 50 FEET INTO THE OTHER DISTRICT, AT THE LOT OWNER'S DISCRETION.

R1 ZONING REQUIREMENTS	
LOT ITEM	ORDINANCE
FRONT SETBACK (FROM CL OF ROAD)	60 FT
REAR SETBACK	25 FT
SIDE SETBACK	15 FT
MIN. FRONTAGE	150 FT
MAX LOT AREA	40,000 SF
MAX LOT COVERAGE	25 %
MAX BUILDING HEIGHT	35 FT
MIN. OPEN SPACE	75 %

IR ZONING REQUIREMENTS	
LOT ITEM	ORDINANCE
FRONT SETBACK (FROM CL OF ROAD)	60 FT
REAR SETBACK	10 FT
SIDE SETBACK	10 FT
MIN. FRONTAGE	50 FT
MAX LOT AREA	NONE
MAX LOT COVERAGE	80 %
MAX BUILDING HEIGHT	35 FT
MIN. OPEN SPACE	20 %

LEGEND	
EXISTING STRUCTURE	
PROPOSED STRUCTURE	
EXISTING ASPHALT	
EXISTING LANDSCAPING	
PROPERTY LINES	
SILT FENCE	
MAJOR CONTOUR (2.5' INTERVAL)	
MINOR CONTOUR (0.5' INTERVAL)	
TREE/SHRUB/PLANTING	

MARK	DATE	DESCRIPTION
REVISIONS		

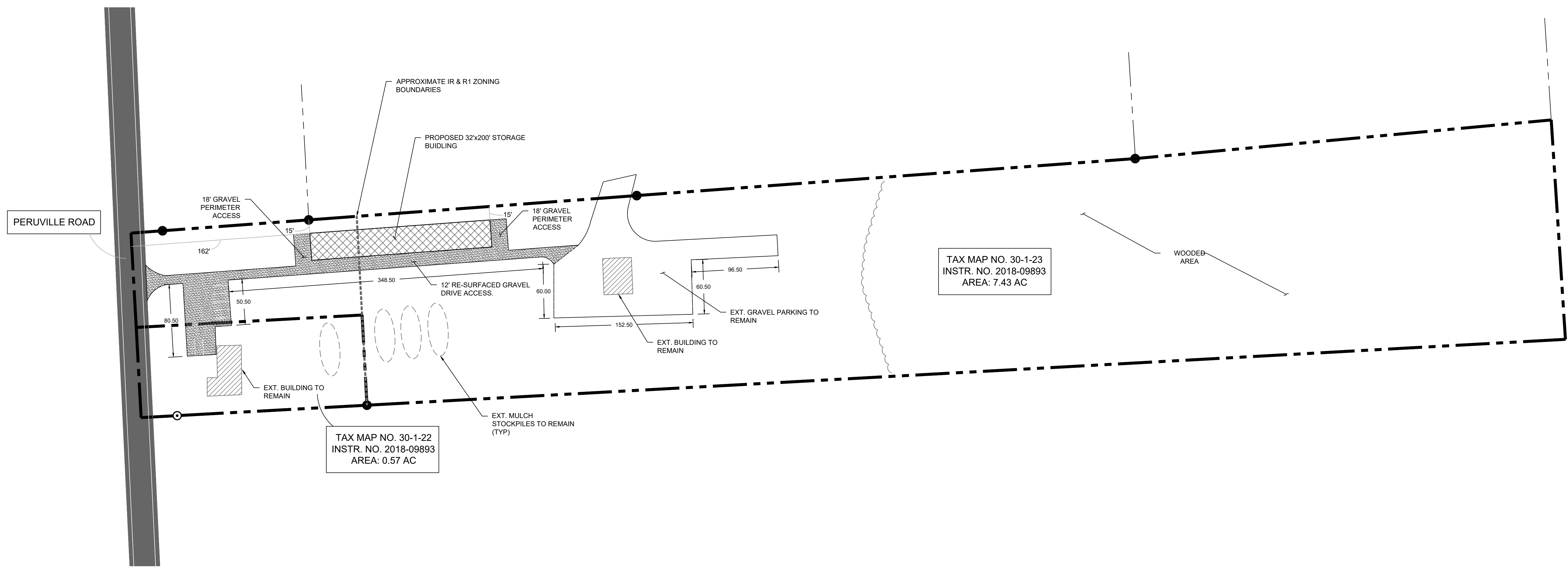
PROJECT NO.: 20240207
DATE: 02/28/2024
SCALE: AS SHOWN
UNAUTHORIZED ALTERATION OR ADDITION TO PLANS BEARING A LICENSED ENGINEER'S OR ARCHITECT'S SEAL, IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

PROPOSED SITE AERIAL PLAN

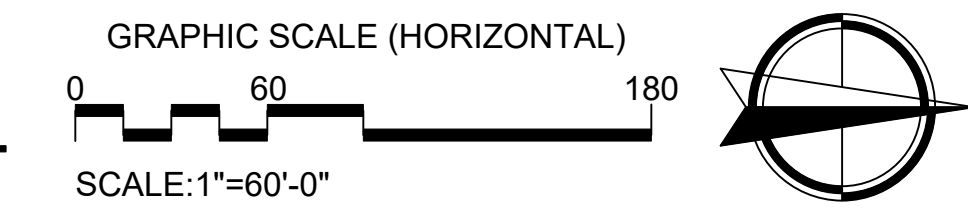
C-200



LAKESIDE ENGINEERING
 Robert G. Harner, PE, PLLC
 83 Fall Street
 Seneca Falls, NY 13148
 Robert@LakesideEng.com
 www.LakesideEng.com
 607-725-5824



C1 PROPOSED SITE PLAN
 SCALE: 1"=60'



- GENERAL NOTES**
- CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS PRIOR TO THE START OF WORK.
 - ANY DISCREPANCIES OR UNFORESEEN CONDITIONS OBSERVED IN THE FIELD SHALL BE REPORTED TO THE ENGINEER FOR REVIEW.
 - CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE.
 - CONTRACTOR SHALL OBTAIN ALL BUILDING PERMITS AND COORDINATE WITH APPLICABLE AGENCIES PRIOR TO THE START OF WORK.
 - CONTRACTOR SHALL CONTACT UDIG NEW YORK FOR UTILITY LOCATING PRIOR TO THE START OF WORK.
 - CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING STRUCTURES NOT INCLUDED IN THE SCOPE OF WORK.
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LOT DETAILS		
LOCATION	EXISTING	PROPOSED
FRONT SETBACK	519 FT	162 FT
REAR SETBACK	1,033 FT	1,033 FT
SIDE (NORTH) SETBACK	66 FT	15 FT
SIDE (SOUTH) SETBACK	107 FT	107 FT
FRONTAGE	104 FT	104 FT
LOT SIZE	7.43 AC	7.43 AC
LOT COVERAGE	7.6 %	9.3 %
BUILDING HEIGHT	23 FT	29 FT
OPEN SPACE	92.4 %	90.7 %

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R1 ZONING REQUIREMENTS	
LOT ITEM	ORDINANCE
FRONT SETBACK (FROM CL OF ROAD)	60 FT
REAR SETBACK	25 FT
SIDE SETBACK	15 FT
MIN. FRONTAGE	150 FT
MAX LOT AREA	40,000 SF
MAX LOT COVERAGE	25 %
MAX BUILDING HEIGHT	35 FT
MIN. OPEN SPACE	75 %

IR ZONING REQUIREMENTS	
LOT ITEM	ORDINANCE
FRONT SETBACK (FROM CL OF ROAD)	60 FT
REAR SETBACK	10 FT
SIDE SETBACK	10 FT
MIN. FRONTAGE	50 FT
MAX LOT AREA	NONE
MAX LOT COVERAGE	80 %
MAX BUILDING HEIGHT	35 FT
MIN. OPEN SPACE	20 %

LEGEND	
EXISTING STRUCTURE	
PROPOSED STRUCTURE	
EXISTING ASPHALT	
EXISTING LANDSCAPING	
PROPERTY LINES	
SILT FENCE	
MAJOR CONTOUR (2.5' INTERVAL)	
MINOR CONTOUR (0.5' INTERVAL)	
TREE/SHRUB/PLANTING	

STORAGE BUILDING
 WILDLIFE RESOLUTIONS
 757 WARREN ROAD (UNIT 4465)
 ITHACA, NY 14853

MARK	DATE	DESCRIPTION

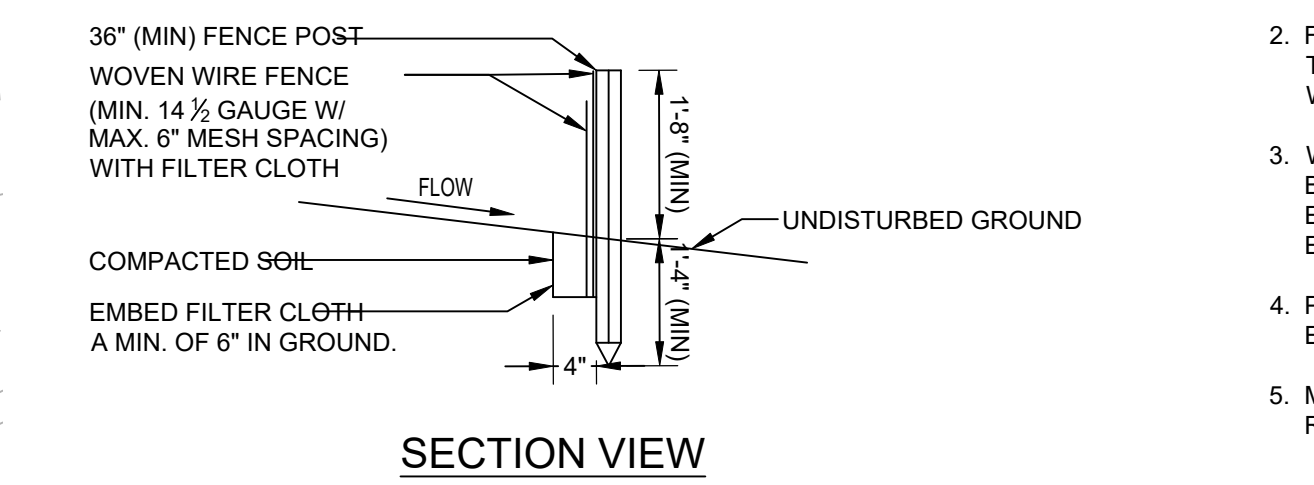
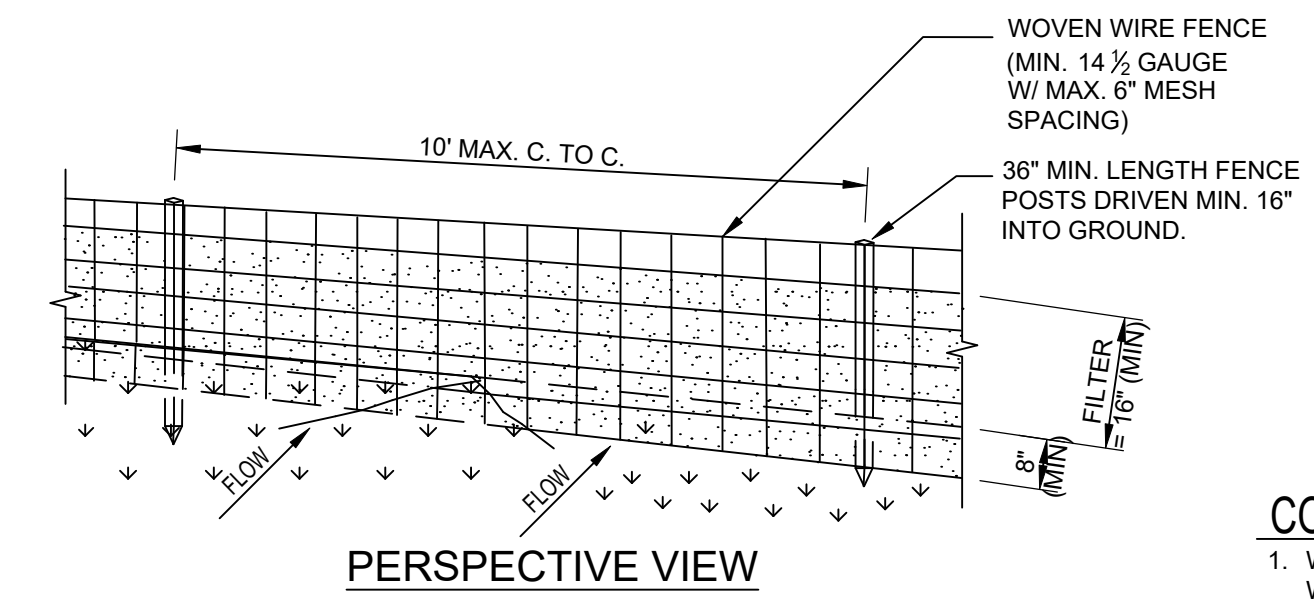
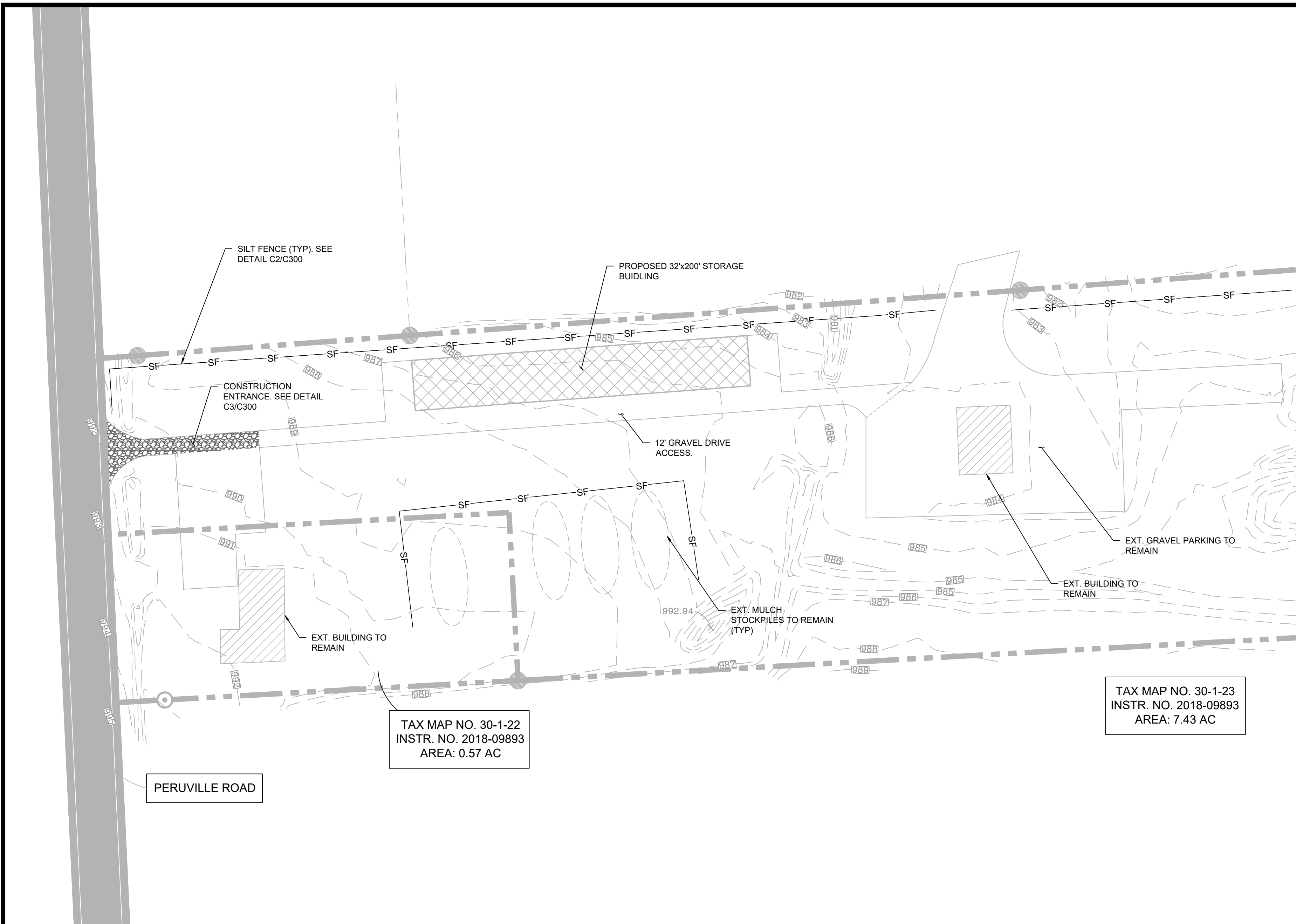
REVISIONS

PROJECT NO: 20240207
 DATE: 02/28/2024
 SCALE: AS SHOWN

UNAUTHORIZED ALTERATION OR ADDITION TO PLANS BEARING A LICENSED ENGINEER'S OR ARCHITECT'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

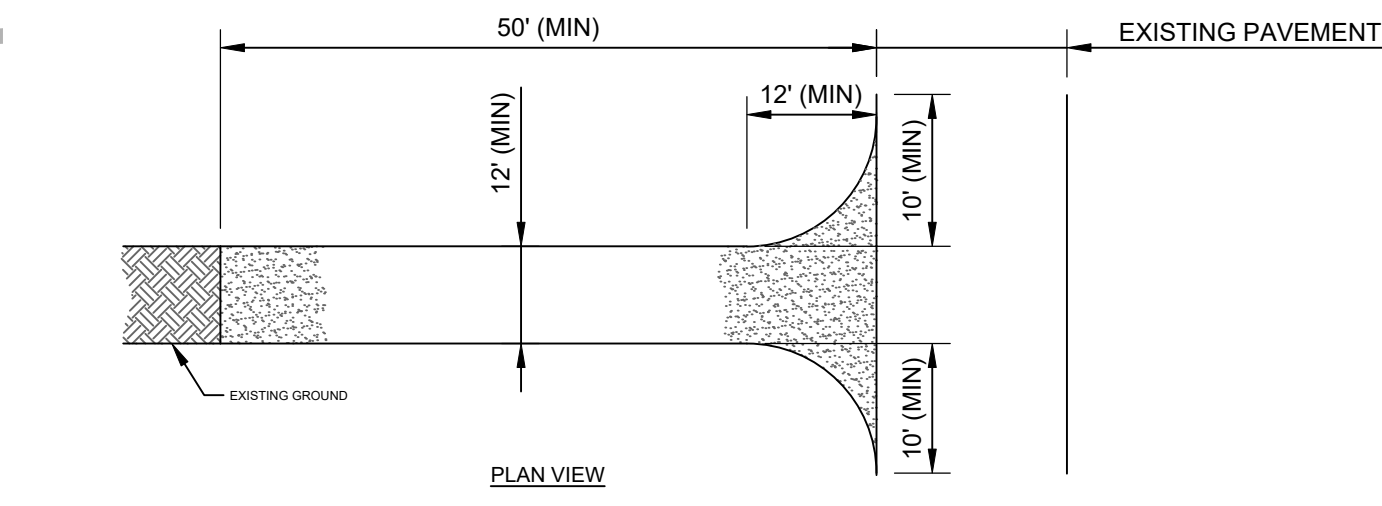
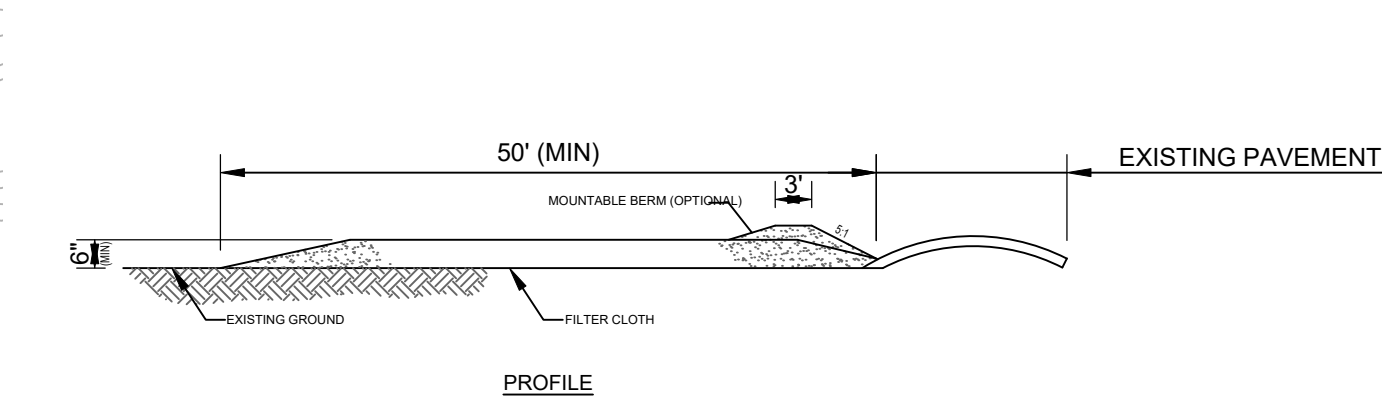
**PROPOSED
 SITE
 PLAN**

C-201



C2 SILT FENCE
SCALE: NTS

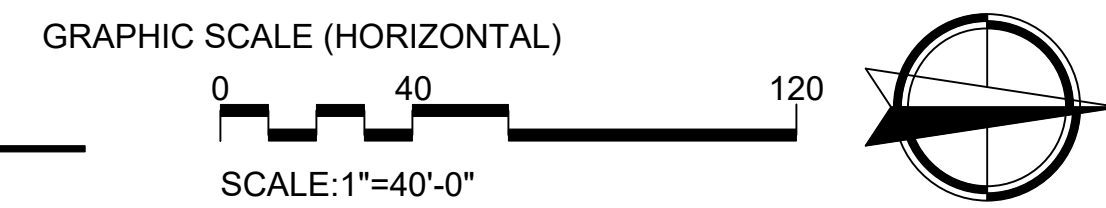
- CONSTRUCTION SPECIFICATIONS:**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
 - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



C3 CONSTRUCTION ENTRANCE
SCALE: NTS

- CONSTRUCTION SPECIFICATIONS:**
- STONE SIZE: USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 - THICKNESS: NOT LESS THAN SIX (6) INCHES.
 - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH: WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER: ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

C1 EROSION & SEDIMENT CONTROL PLAN
SCALE: 1"=40'



- GENERAL NOTES**
- CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS PRIOR TO THE START OF WORK.
 - ANY DISCREPANCIES OR UNFORESEEN CONDITIONS OBSERVED IN THE FIELD SHALL BE REPORTED TO THE ENGINEER FOR REVIEW.
 - CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE.
 - CONTRACTOR SHALL OBTAIN ALL BUILDING PERMITS AND COORDINATE WITH APPLICABLE AGENCIES PRIOR TO THE START OF WORK.
 - CONTRACTOR SHALL CONTACT UDIG NEW YORK FOR UTILITY LOCATING PRIOR TO THE START OF WORK.
 - CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING STRUCTURES NOT INCLUDED IN THE SCOPE OF WORK.
 - ALL PROPERTY LINES SHALL BE VERIFIED PRIOR TO START OF WORK. PROPERTY LINES ARE APPROXIMATE AND REFERENCED FROM LAND SURVEY PROVIDED OWASCO LAND SURVEYING DATED 01/15/2024.

LOT DETAILS		
LOCATION	EXISTING	PROPOSED
FRONT SETBACK	519 FT	162 FT
REAR SETBACK	1,033 FT	1,033 FT
SIDE (NORTH) SETBACK	66 FT	15 FT
SIDE (SOUTH) SETBACK	107 FT	107 FT
FRONTAGE	104 FT	104 FT
LOT SIZE	7.43 AC	7.43 AC
LOT COVERAGE	7.6 %	9.3 %
BUILDING HEIGHT	23 FT	29 FT
OPEN SPACE	92.4 %	90.7 %

R1 ZONING REQUIREMENTS	
LOT ITEM	ORDINANCE
FRONT SETBACK (FROM CL OF ROAD)	60 FT
REAR SETBACK	25 FT
SIDE SETBACK	15 FT
MIN. FRONTAGE	150 FT
MAX LOT AREA	40,000 SF
MAX LOT COVERAGE	25 %
MAX BUILDING HEIGHT	35 FT
MIN. OPEN SPACE	75 %

IR ZONING REQUIREMENTS	
LOT ITEM	ORDINANCE
FRONT SETBACK (FROM CL OF ROAD)	60 FT
REAR SETBACK	10 FT
SIDE SETBACK	10 FT
MIN. FRONTAGE	50 FT
MAX LOT AREA	NONE
MAX LOT COVERAGE	80 %
MAX BUILDING HEIGHT	35 FT
MIN. OPEN SPACE	20 %

LEGEND	
EXISTING STRUCTURE	[Hatched Pattern]
PROPOSED STRUCTURE	[Cross-hatched Pattern]
EXISTING ASPHALT	[Dotted Pattern]
EXISTING LANDSCAPING	[Solid Grey Pattern]
PROPERTY LINES	[Dashed Line]
SILT FENCE	[Line with 'SF' labels]
MAJOR CONTOUR (2.5' INTERVAL)	[Solid Line]
MINOR CONTOUR (0.5' INTERVAL)	[Dashed Line]
TREE/SHRUB/PLANTING	[Tree Symbol]

STORAGE BUILDING
WILDLIFE RESOLUTIONS
757 WARREN ROAD (UNIT 4465)
ITHACA, NY 14853

MARK	DATE	DESCRIPTION

REVISIONS

PROJECT NO: 20240207
DATE: 02/28/2024
SCALE: AS SHOWN

UNAUTHORIZED ALTERATION OR ADDITION TO PLANS BEARING A LICENSED ENGINEER'S OR ARCHITECTS SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

EROSION & SEDIMENT CONTROL PLAN

C-300

AGRICULTURAL DATA STATEMENT

Section 3, Item b.

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: JOHN HATFIELD
Mailing address: 757 WARREN ROAD # 4465
ITHACA, N.Y 14852

B. Description of the proposed project: 32'x 200' ONE SIDE OPEN Pole BARN.
FOR EQUIPMENT STORAGE.

C. Project site address: 35 TOWN BARN ROAD Town: LANESBORO

D. Project site tax map number: 30-1-23

E. The project is located on property:
 within an Agricultural District containing a farm operation, or
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: .56

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres _____ or square feet _____ ?
 No.

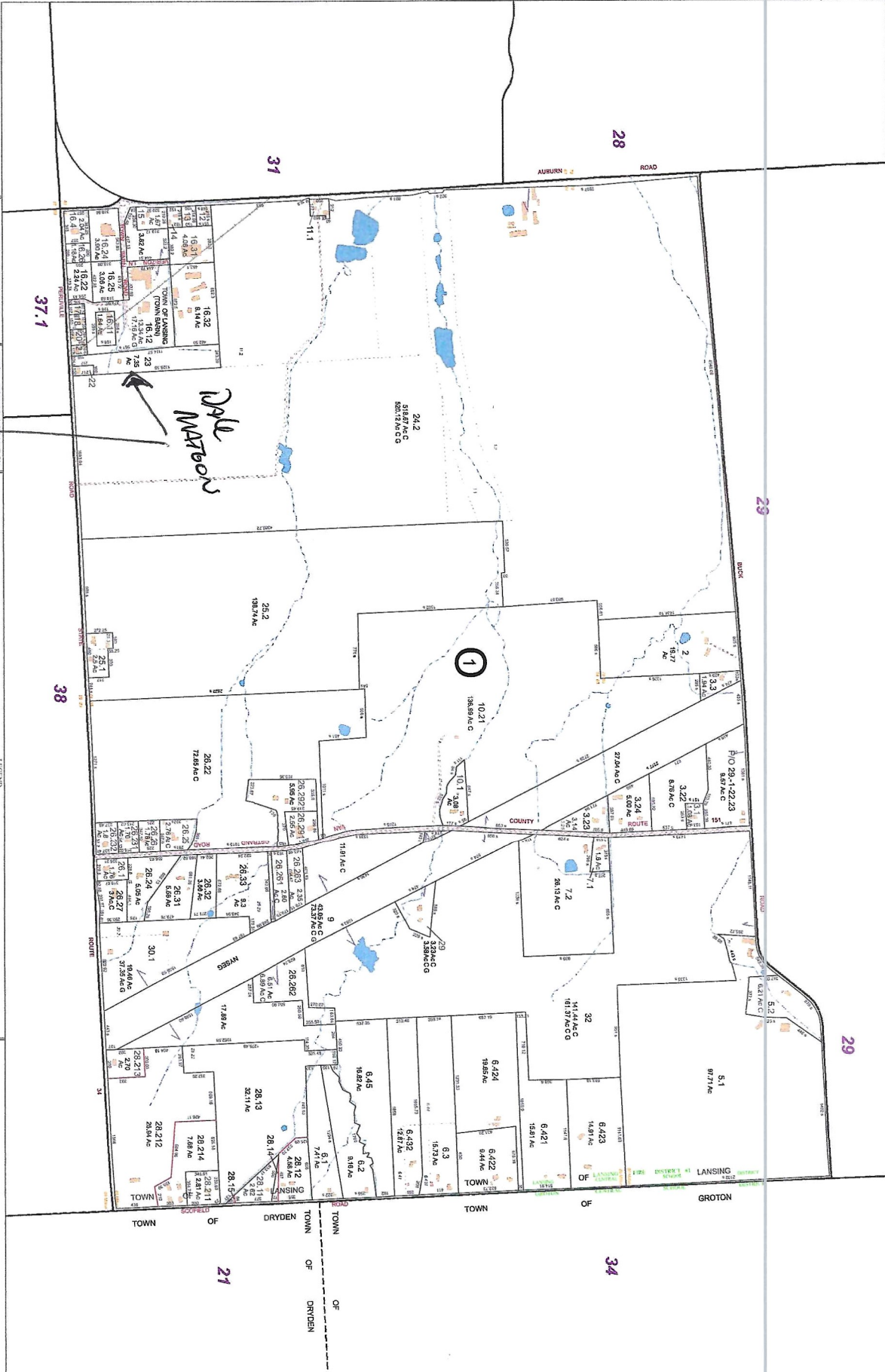
H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.
DAVE MATTOON - 1118 EAST VENTURE ROAD LOCKE NY 13092
(520.12 ACRES)

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

[Signature] KERRY P. MOORE P.M. 2/28/24
Name and Title of Person Completing Form Date



FOR TAX PURPOSES ONLY
 NOT TO BE USED FOR CONVEYANCE

This map is a reproduction of the official map of Lansing Township, New York, showing the location of the property described in the accompanying deed. It is not intended for use as a deed or for any other purpose. The map is subject to change without notice and does not constitute a warranty of any kind. The map is prepared by the Town of Lansing, New York, and is the property of the Town of Lansing, New York. All rights are reserved.

NOTICE OF DISCLAIMER

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SPECIAL DISTRICT INFORMATION

Building Footprint (199-2023)
 Current Parcel Line
 External Tax Map
 Block Number

LEGEND

Building Footprint (199-2023)
 Current Parcel Line
 External Tax Map
 Block Number

TOWN OF LANSING
 TOWN OF LANSING
 TOWN OF LANSING

TOWN OF LANSING
 TOWN OF LANSING

MAP
 SCALE: 1" = 450'
 DATE: 12/17/2024
 MAP PREPARED BY: [Name]

Proffers State

CARGILL INC. (R.O.)
589806-001
TAX MAP # 23-1-6.2

Remaining lands of
MICHAEL & CARRIE KOPLINKA-LOEHR
INSTRUMENT NO. 527872-001
& INDEX 2010-0888
consists of House #118 and 47.2 acres.
see map reference 1.
see Lansing Tax Map #23-1-20.

NAD 1983

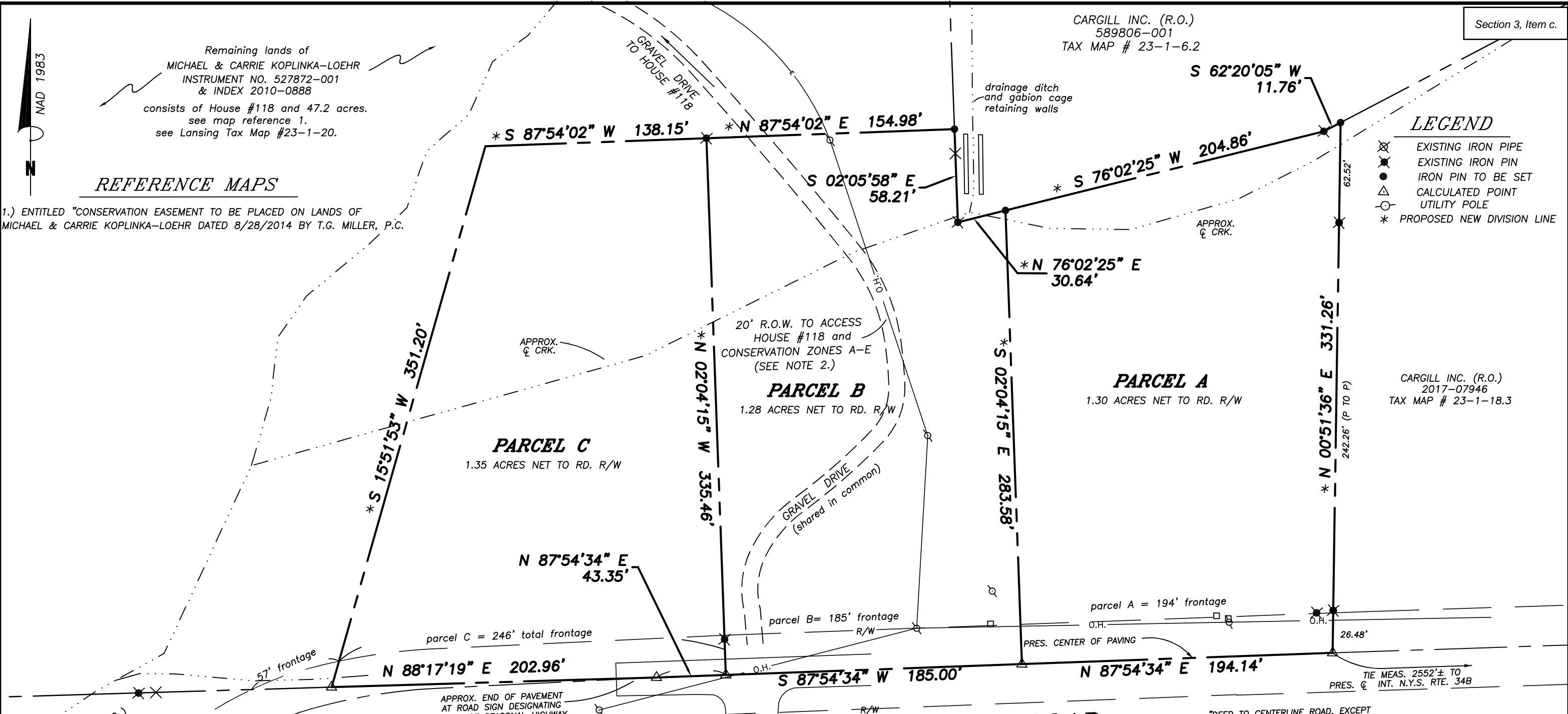
REFERENCE MAPS

1.) ENTITLED "CONSERVATION EASEMENT TO BE PLACED ON LANDS OF MICHAEL & CARRIE KOPLINKA-LOEHR DATED 8/28/2014 BY T.G. MILLER, P.C.

LEGEND

- EXISTING IRON PIPE
- EXISTING IRON PIN
- IRON PIN TO BE SET
- CALCULATED POINT
- UTILITY POLE
- PROPOSED NEW DIVISION LINE

CARGILL INC. (R.O.)
2017-07946
TAX MAP # 23-1-18.3

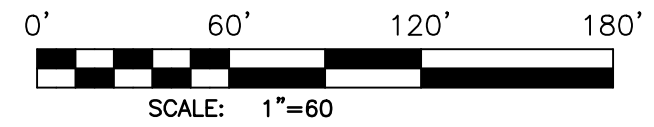


DAVIS (R.O.)
443217-001
TAX MAP # 23-1-28.4
PRES. CENTER
GRAVEL ROAD
(SEASONAL MAINTENANCE)

TITLE INFORMATION
PARCEL "A,B&C"
MICHAEL & CARRIE KOPLINKA-LOEHR
PART OF INSTRUMENT NO. 527872-001
PART OF TAX MAP PARCEL NO. 23-1-20

NOTES

- 1.) Parcel A includes 0.283 acres to be consolidated from lands of "Cargill"
- 2.) Parcel B subject to rights reserved to benefit remaining lands of Koplinka-loehr for an access right-of-way along existing gravel drive and utility connection easements.
- 3.) Parcel C has 246' of total frontage on Ross Road R.O.W. (180' along seasonal section)
- 4.) Remaining portion of lands of "Koplinka-Loehr" consist of House #118 and 47.2 acres. this area is further shown on map reference 1. and is known as Lansing Tax Map #23-1-20.



WARNING
ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

T G M
T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET
ITHACA, NEW YORK 14850
TEL (607)272-6477

TITLE: PRELIMINARY PLAT
SHOWING SUBDIVISION OF A PORTION OF LANDS OF MICHAEL & CARRIE KOPLINKA-LOEHR LOCATED AT NO. 118 ROSS ROAD
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK
DATE: 12/21/2023
SCALE: 1"=60
S23968-LOTS

REVISED

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: MIKE A. & CARRIE A. KOPLINKA-LOEHR
Mailing address: 118 ROSS ROAD
LANSING, NY 14882

B. Description of the proposed project: MINOR SUBDIVISION: 3 LOTS

C. Project site address: 118 ROSS ROAD Town: LANSING, NY 14882

D. Project site tax map number: 23-1-20

E. The project is located on property:
 within an Agricultural District containing a farm operation, or RA
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: ~5 ACRES

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres _____ or square feet _____ ?
 No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.
NONE

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

Michael A. Koplinka-Loehr 2/7/24
Name and Title of Person Completing Form Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Minor Subdivision application, Koplinka-Loehr			
Name of Action or Project: Minor Subdivision application			
Project Location (describe, and attach a location map): 118 Ross Road, Lansing, NY 14882			
Brief Description of Proposed Action: Propose to subdivide ~ 5 acres, which are outside of the Conservation Easement area, along Ross Road, into 3 residential parcels; the 5 acres are part of Town of Lansing Tax Parcel # 23.-1-20			
Name of Applicant or Sponsor: Michael A. and Carrie A. Koplinka-Loehr		Telephone: 607-692-8437	
		E-Mail: mak11@cornell.edu	
Address: 118 Ross Road			
City/PO: Lansing		State: NY	Zip Code: 14882
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 5 acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 52 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?
 Lake Sturgeon

	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?
 If Yes,

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Will storm water discharges flow to adjacent properties?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
 If Yes, briefly describe:

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
 If Yes, explain the purpose and size of the impoundment:

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
 If Yes, describe:

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
 If Yes, describe:

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

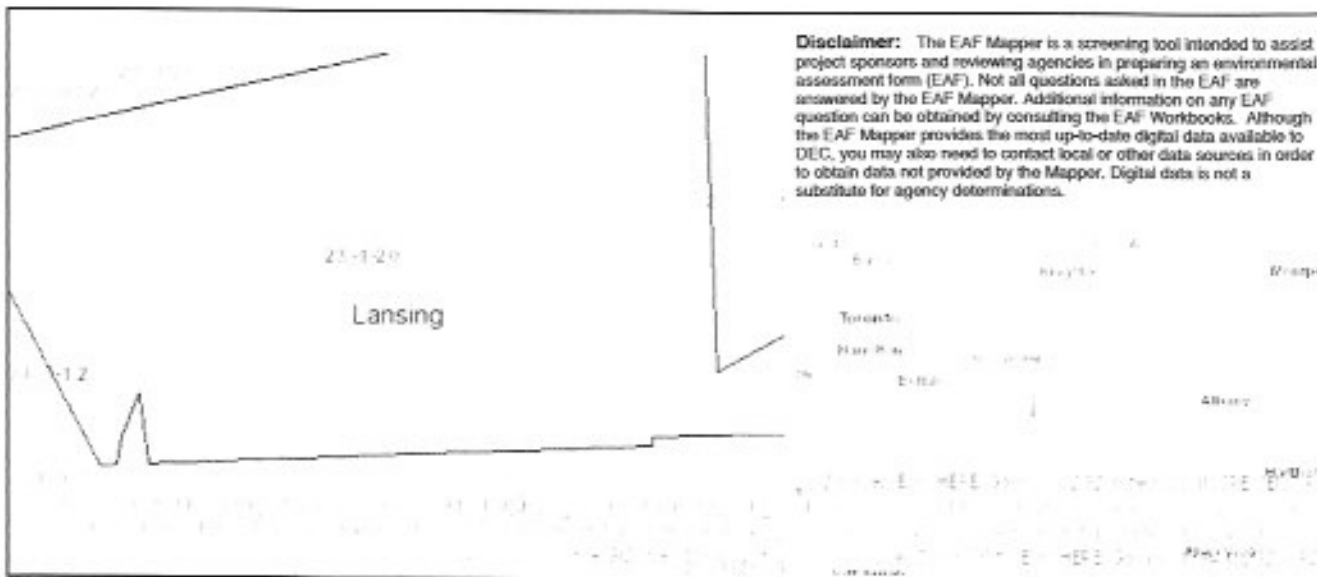
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Applicant/sponsor/name: Michael A. and Carrie A. Koplinka-Loehr Date: 2/7/2024
 Signature: *Michael A. Koplinka-Loehr* Title: Owners

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EAF Mapper Summary Report

Wednesday, February 7, 2024 10:42 PM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Lake Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No