PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, October 27, 2025
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:** Final Plat Review of Minor Subdivision (2 Lots) – 130 Asbury Rd

Applicant: Craig Christopher, owner

Location: 130 Asbury Rd TPN 37.1-4-2.9

Project Description: Minor subdivision of lands located at 130 Asbury Rd into two parcels: "Parcel A"(1.601 acres), "Parcel B" (2.223-acre flag lot). This project is located in the R1 zoning district

SEQR: Unlisted Action - SEAF part 2 required

Anticipated Action: Public Hearing, complete SEQR pt. 2 form, issue conditions & approval

b. **Project:** Sketch Plan Review of Minor Subdivision (4 Lots) – 178 Wilson Rd

Applicant: Chuck Janvrin, owner

Location: 178 Wilson Rd TPN 27.-1-36.22

Project Description: Minor subdivision of lands located at 178 Wilson Rd into four parcels: "Parcel 1" (1.45-acres), "Parcel 2" (2.25-acres), "Parcel 3" (2.16-acres), "Parcel 4" (9.40-acres) This project is located in the RA zoning district

SEQR: Unlisted Action – SEAF part 2 required

Anticipated Action: Public Hearing, complete SEQR pt. 2 form, issue conditions & approval

c. **Project:** Sketch Plan Review of Minor Subdivision (2 Lots) – 118 Sharpsteen Rd

Applicant: George Gesslein, owner

Location: 118 Sharpsteen Rd TPN 5.-1-13

Project Description: Minor subdivision of lands located at 118 Sharpsteen Rd into two parcels: "Parcel 1" (118.21-acres), "Parcel 2" (5.22-acres), This project is located in the AG zoning district

SEQR: Unlisted Action – SEAF part 2 required

Anticipated Action: Sketch Plan review, Schedule Public Hearing for November

d. **Project:** Site Plan Review – 164 Auburn Road

Applicant: Andy Sciarabba, owners' agent

Location: 164 Auburn Road TPN 31.-1-15.21

Project Description: Site Plan Review of new professional office park and associated site work including new paving and stormwater management practices. This project is located in the IR zoning district

SEQR: Type I – further review required

Anticipated Action: Continue SEQR review, continue with SPR, Schedule Public Hearing (if necessary)

e. **Project:** Sketch Plan Review for Contractor Yard – 430 Peruville Rd

Applicant: Scott Pinney, owner

Location: 430 Peruville Rd TPN 30.-1-28.212

Project Description: Site Plan Review of contractor's yard and associated site work including hoop house, scales, office trailer and stormwater management practices. This project is located in the AG zoning district

SEQR: TBD

Anticipated Action: Sketch Plan review, discuss revisions, requirements for complete application

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.

LEGEND

△ –COMPUTED POINT
● –PIN SET WITH CAP
✱ –IRON PIN FOUND
⊠ –IRON PIPE FOUND
⊙ –UTILITY POLE
⊡ –TELEPHONE PEDESTAL
* –PROPOSED NEW DIVISION LINE
**–LINE PER REF. MAP 1

REFERENCE MAPS

1.) REFERENCE TO SURVEY MAP LANDS OF DONALD R. WERNER DATED MARCH 17, 1992 AND LAST AMENDED JULY 12, 2001 BY T.G. MILLER, P.C.
2.) REFERENCE TO SURVEY MAP "NO. 140 ASBURY ROAD..." DATED 7/22/2011 BY T.G. MILLER, P.C.

WERNER (R.O.)
BOOK 898, PAGE 155

74.79'
(p to p)

S 86°38'22" E 360.00'

58.0'±

WERNER (R.O.)
BOOK 898, PAGE 155

**N 08°07'37" E 172.40'

O.H.

CABIN

SHED

25.0'±

SHOP

PARCEL B
2.223 Acres
96827 Sq. Feet
(net to Rd. R/W)

S 08°07'37" W
69.50'

3" SPRUCE

* N 77°53'13" W 280.87'

87.2'±

S 77°42'08" E
30.45'

PARCEL A
69,730 Sq. Feet
1.601 Acres
(net to Rd. R/W)

LIBRITZ (R.O.)
580996–004

pavilion

shed
pool
deck
septic lid

PACETTI (R.O.)
2020–041871

S 08°14'54" W 228.09' TOTAL
(p to p)
197.77'

102.2'±

252.91' (p to p)

31.5'±

Gar.

HOUSE
NO. 130

walks

asphalt drive

well

* N 04°52'08" E 278.49' TOTAL

asphalt drive

S 04°25'28" W 500.13' TOTAL
469.79' (p to p)

R/W

30.32'

sign

TIE MEAS. 805'± TO PRES. ℄ INT. NORTH TRIPHAMMER ROAD

S 82°21'15" E 266.14'

O.H.

25.58'

30.34'

R/W

ASBURY ROAD
(ASSUMED 3 ROD RIGHT OF WAY=49.5')

PRESENT CENTERLINE

N 82°21'15" W
95.04'

"DEED TO CENTERLINE OF ROAD, EXCEPT & RESERVE ALL EXISTING PUBLIC ROAD & UTILITY RIGHT OF WAYS"

CERTIFICATION

I hereby certify to CRAIG J. & DIANE A. CHRISTOPHER that I am a licensed land surveyor, New York State License No.050096, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: Lee Dresser DATED: 7/7/2025

CURRENT TITLE INFORMATION
PARCEL A & B
CRAIG J. & DIANE A. CHRISTOPHER
DEED BOOK 578 PAGE 902
TAX MAP NO. 37.1–4–2.9

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

TITLE:

SUBDIVISION MAP

NO. 130 ASBURY ROAD

TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 7/7/2025

S25594

SCALE: 1"= 50'

REVISED

STATE OF NEW YORK
LEE DRESSER
050096
LICENSED LAND SURVEYOR

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: Craig Christopher

Mailing address: 130 Asbury Road Lansing, NY

B. Description of the proposed project: Minor two lot subdivision of lands at 130 Asbury

C. Project site address: 130 Asbury Road Town: Lansing

D. Project site tax map number: 37.1-4-2.9

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: 3.8

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.

There are none present within 500 feet of project site

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] Mason Molesso on behalf of Craig Christopher — 22 July 2025

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

Name of Action or Project:
130 Asbury Road Minor Subdivision

Project Location (describe, and attach a location map):
130 Asbury Road

Brief Description of Proposed Action:
Divide existing 4 acre parcel into two lots - Parcel A (1.5 acres) and Parcel B (2.223 acres)

Name of Applicant or Sponsor:	Telephone: 607
Craig Christopher	E-Mail:

Address:
130 Asbury Road

City/PO:	State:	Zip Code:
Lansing	NY	14882

	NO	YES
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.	☑	☐
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: TOL Planning Board	☐	☑

3. a. Total acreage of the site of the proposed action? 4 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? 4 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☑ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO		YES
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
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
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
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
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ private well _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ private septic _____	☑	☐

	NO	YES
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
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: _____ _____ _____		

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

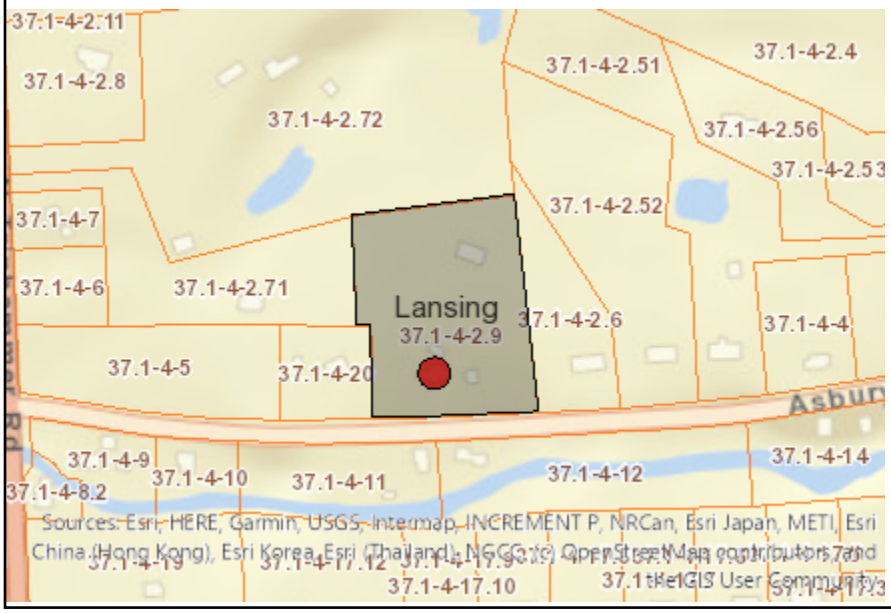
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: _____		
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: _____		
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: _____		
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: _____		

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

Applicant/sponsor/name: Craig Christopher Date: 7/22/2025

Signature: Craig Christopher Title: Property Owner

PRINT FORM



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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

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, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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

MAGNETIC NORTH
PER SEPT. 21, 2013 DAVISON MAP

REFERENCE MAP:
"SURVEY MAP LANDS OF CLIFFORD M. BUCK..."
MADE BY REAGAN LAND SURVEYING,
DATED FEB. 20, 2018. (JOB NO. 17-313)

CLIFFORD M. BUCK
~R.O.~
L.473/P.295
(REMAINDER)

FIELD

PIN

395.37'

PIN & CAP

200.69'

PIN & CAP

S 84°55'15" E
648.74'
(650.24')

PIN & CAP

302.21'

LOT 77

LOT 78

PIN & CAP

189.16'

PIN & CAP

CISTERN

195.00'

PIPE

25'

23'±

TIE

BOWER ROAD

APPROXIMATE LOCATION LOT LINE

HIGHWAY BOUNDARY

CONLON ROAD

LOT 82

LOT 83

MATTHEW & CHERIE L. SULLIVAN
~R.O.~
L.656/P.183

MATTHEW & CHERIE L. SULLIVAN
~R.O.~
L.589/P.927

CHARLES A. JANVRIN
~R.O.~
INSTRUMENT NO. 2014-07018

REFERENCE MAP:
"LANDS OF MATHEW & ALINE SHULMAN..."
MADE BY GARY BRUCE DAVISON, L.S.
DATED SEPT. 21, 2013.

PROPOSED PARCEL 4

9.40 ACRES±

TO CENTERLINE OF ROAD

CYNTHIA A. &
CORNELIUS A.
DAVIS
~R.O.~
INSTRUMENT NO. 2015-09400

REFERENCE MAP:
"LANDS OF CHRIS L. PETTOGRASSO &
TRACEY L. HOUK.."
MADE BY GARY BRUCE DAVISON, L.S.
DATED JULY 2, 2015.

N 04°50'24" E
888.42' P-P
914.42' TOTAL
(R,M)

APPROXIMATE LOCATION U/G
ELEC. TRANSFORMER
PER UTIL. EASEMENT
INSTRUMENT NO. 2022-05369

JAMES P. WRIGHT
~R.O.~
INSTRUMENT NO. 2015-07800

S 04°51'20" E
828.27' TOTAL
(828.71')

REFERENCE MAP:
"SURVEY MAP NO. 204 WILSON ROAD..."
MADE BY T.G. MILLER P.C.,
EDWARD RIPIC, JR., L.S.
DATED APRIL 28, 2015.

REFERENCE MAP: "CLARENCE BUCK FARM..."
MADE BY E.D. CRUMB, L.S.
DATED DEC. 10, 1947.

150.00'
PROPOSED DIVISION LINE

232.64'

S 84°57'11" E

570.48' TOTAL

187.84'

PROPOSED PARCEL 1

AREA:
1.36 ACRES±
TO ASSUMED ROAD BOUNDS

1.45 ACRES±
TO CENTERLINE OF ROAD

PROPOSED PARCEL 2

AREA:
2.11 ACRES±
TO ASSUMED ROAD BOUNDS

2.25 ACRES±
TO CENTERLINE OF ROAD

PROPOSED PARCEL 3

AREA:
2.01 ACRES±
TO ASSUMED ROAD BOUNDS

2.16 ACRES±
TO CENTERLINE OF ROAD

80.00'

420.88' TOTAL
390.88' P-P
S 04°50'24" W

420.76' TOTAL
390.76' P-P
S 04°50'24" W

420.57' TOTAL
390.57' P-P
S 04°50'24" W

S 04°51'20" E
828.71' TOTAL
798.71' P-P

U/G SERVICE

PIN & CAP

25.02'

30.00'

82.07'

150.00'

30.00'

232.64'

30.00'

ASSUMED ROAD BOUNDS

256.01'

30.00'

SUBJECT TO NYSEG POLE EASEMENT INSTRUMENT NO. 2022-12037

25.02'

PIN & CAP

51.19'

TIE: 710'± TO CENTERLINE CONLON ROAD

O/H E/TV

O/H E/TV/F.O.

NYSEG POLE EASEMENT
INSTRUMENT NO.
2015-10626

232.64'

N 85°00'00" W

260.32'

SUBJECT TO RIGHTS OF PUBLIC FOR HIGHWAY PURPOSES

WILSON ROAD

LEGEND:

- ● EXISTING IRON MONUMENT AS SHOWN
- ⊙ SET 3/4" REBAR AND SURVEY CAP
- ℘ UTILITY POLE
- R.O. REPUTED OWNER
- (....) RECORD DISTANCE
- (R,M) RECORD DISTANCE, MEASURED DISTANCE
- O/H OVERHEAD UTILITIES
- U/G UNDERGROUND UTILITIES
- ℄ PRESENT CENTERLINE OF PAVEMENT
- —×— REMNANTS OF WIRE FENCE

NOTE:

CONDITION OF SUBDIVISION APPROVAL:
ADDITIONAL SUBDIVISION OF PARENT PARCEL WILL BE CONSIDERED A LAND DEVELOPMENT ACTIVITY AND PART OF A COMMON PLAN OF DEVELOPMENT SUBJECT TO TOWN OF LANSING CHAPTER 225 STORMWATER MANAGEMENT.

PROPOSED SUBDIVISION PLAT
~ LANDS OF ~
CHARLES A. JANVRIN
BEING PART OF MILITARY LOT 82
TOWN OF LANSING ~ COUNTY OF TOMPKINS
STATE OF NEW YORK
TAX MAP NO. 27.-1-36.22
REFERENCE DEED: INSTRUMENT NO. 2014-07018

NOTE:
ABSTRACT OF TITLE NOT REVIEWED. PREMISES SURVEYED ARE SUBJECT TO ANY EASEMENTS, RIGHTS AND/OR RESTRICTIONS OF RECORD THAT AN UP TO DATE SEARCH MAY REVEAL.

0' 60' 120' 180'
GRAPHIC SCALE

REAGAN LAND SURVEYING
P.O. Box 1124
Dryden, New York 13053
Phone/Fax (607) 844-8837
EMAIL: office@reaganlandsurveying.com

NOTE: Any revisions to this map must comply with section 7209, Subdivision 2 of the New York State Education Law. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the embossed seal of the licensed land surveyor whose signature appears hereon. This map is not valid when used in conjunction with a "Survey Affidavit" or "Certificate of No-Change".

Date Surveyed: 5/2020	Drawn By: A. PUZO	Scale: 1"=60'	Job No.: 25-162

I hereby certify to: CHARLES A. JANVRIN:

that I am a licensed land surveyor, New York State License No. 049892 and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York State Association of Professional Land Surveyors; and that I found no visible encroachments either way across property lines except as shown hereon.

Signed: _____ Dated: JULY 31, 2025

PRELIMINARY
8/18/2025

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: Charles Janvrin
Mailing address: 178 Wilson road
Lansing ny 14882

B. Description of the proposed project: minor subdivision - creating 3 building lots

C. Project site address: 178 Wilson road Town: Lansing

D. Project site tax map number: 27.-1-36.22

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: 5.415

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.

- Clifford Buck, Judy Orasi, Debora Miller 2560 N. 152 West, China Grove. N.C. 28023
- Richard, Donna, John, Nocita Nygren 154 Wilson Rd. Lansing, N.Y. 14882
- Lawrence and Constance Conlon 56 Conlon Rd., Lansing, N.Y 14882

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.

Charles Janvrin
Name and Title of Person Completing Form

8/22/25
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

Charles Janvrin minor subdivision

Name of Action or Project:
3 building lots

Project Location (describe, and attach a location map):
178 Wilson Road, Lansing, NY

Brief Description of Proposed Action:
Creating 3 residential building lots

Name of Applicant or Sponsor:	Telephone: 607-351-0938
Charles Janvrin	E-Mail: cjayjazz@gmail.com

Address:
178 Wilson Road

City/PO:	State:	Zip Code:
Lansing	NY	14882

	NO	YES
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.	☑	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action? 5.45 acres
   b. Total acreage to be physically disturbed? 5.45 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 14.83 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☑ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☑ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES
5. Is the proposed action,		
a. A permitted use under the zoning regulations?	☐	☑
b. Consistent with the adopted comprehensive plan?	☐	☑
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
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?	☑	☐
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: _____ _____	☑	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: drilled wells _____	☑	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: private septic systems _____	☑	☐
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?	☑	☐
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: _____ _____ _____	☑	☐

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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____		
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: _____		
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: _____		
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: _____		

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

Applicant/sponsor/name: Charles Janvrin Date: 8/22/25

Signature: _____ Title: Owner

PRINT FORM

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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

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]	Digital mapping data are not available or are 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

SILL ROAD
R/W
PRESENT CENTERLINE
R/W

LEGEND
△ –COMPUTED POINT
● –PIN SET WITH CAP
⊠ –IRON PIN FOUND
⊗ –IRON PIPE FOUND
○ –UTILITY POLE
–FENCE & HEDGE
* –PROPOSED NEW DIVISION LINE
** –LINE PER MAP REF. No. 5

JENSEN (R.O.)
861/12
TAX MAP No. 5–1–3.4

SISSON (R.O.)
423838–001
TAX MAP No. 5–1–3.2

MUNSON (R.O.)
647/518
TAX MAP No. 5–1–3.5

TYRRELL (R.O.)
863/962
TAX MAP No. 5–1–4

"FIELD"

PER G.N.S.S. OBSERVATIONS

MEAS. 1599.9'± TO ℄ INT. OF SILL ROAD

1417.91' (P TO P)

30.03'

485.54' (P TO P)

N 87°19'52" E 2819.22' TOTAL

398.6' (P TO P)

SMALL PIN FOUND
1.6'± SLY OF LINE

**ARC=165.22'
CH=N 30°27'11" W
165.21'

**N 02°06'34" W
89.95'

**N 86°44'19" E
296.47'

S 03°33'07" E
485.64'

"DEED TO CENTERLINE OF ROAD, EXCEPT & RESERVE ALL EXISTING PUBLIC ROAD & UTILITY RIGHT OF WAYS"

PRESENT CENTERLINE

*S 85°18'19" W
441.68' TOTAL
414.74' (P TO P)

ARC=245.0'
ALONG PRESENT ℄ ROAD
CH=N 06°06'18" W
244.83'

ARC=272.3'
ALONG PRESENT ℄ ROAD
CH=N 17°40'44" W
271.58'

SHED
ASPHALT DRIVE
HOUSE No. 118
WELL
DECK
BARN
SEPTIC LID
FENCE
℄ LANE

245.00'
127.7'±

*S 01°36'59" E 510.00'

LOT 2
AREA=5.22 ACRES
TO ROAD R/W

285.00' (P TO P)

27.3'±

N 85°19'06" E
536.11' TOTAL
506.85' (P TO P)

GARAGE
GRAVEL DRIVE
HOUSE

SHARPSTEEN ROAD
(ASSUMED 3 ROD RIGHT OF WAY=49.5')

S 01°36'59" E 635.58'

NALLEY/VICEDOMINI (R.O.)
2024–07270
TAX MAP No. 5–1–12

HOUSE

AXTELL (R.O.)
528017–002
TAX MAP No. 5–1–24.2

ELKENDALE REALTY LLC (R.O.)
538646–001
TAX MAP No. 5–1–2.2

**N 02°00'43" W
427.24'

LOT 1
AREA=118.208 ACRES NET
TO ROAD R/W

"FIELD"

TITLE INFORMATION

GEORGE J. GESSLEIN
CAROL L. GESSLEIN
DEED BOOK 493, PAGE 43
DEED BOOK 498, PAGE 667
LIBER CD2508, PAGE 4875
TAX MAP No. 5–1–13

APPROX. LOCATION OF FORMER NEW YORK, AUBURN & LANSING RAILROAD CO.

N 87°23'18" E
514.76'

WHITE (R.O.)
573728–001
TAX MAP No. 5–1–16

"WOODS"

"WOODS"

N 03°28'18" W
514.31'

S 85°20'57" W
502.72'

493/43
498/667

DEED BOOK 493, PAGE 43
LIBER CD2508, PAGE 4875

S 86°44'42" W 977.92'

"WOODS & BRUSH"

S 02°50'29" E
426.21'

AXTELL (R.O.)
2019–12626
TAX MAP No. 5–1–23.1

"FIELD"

N 02°41'12" W 840.91'

DEED BOOK 493, PAGE 43
DEED BOOK 498, PAGE 667

LOT 47
LOT 48
APPROX. LOT LINE

WILLET DAIRY, LLC (R.O.)
2024–04466
TAX MAP No. 5–1–17

IRON "T" BAR FOUND

S 87°16'48" W 1616.52'

364.12' (P TO P)

"WOODS"

FARM LANE

HARDIE (R.O.)
887/210
TAX MAP No. 5–1–19

"FIELD"

WALNUT RIDGE PROPERTIES (R.O.)
425026–001
TAX MAP No. 5–1–20

EBERHARDT/ZIRBEL (R.O.)
517/44
TAX MAP No. 8–1–6

MAP REFERENCES:
1.) "SURVEY MAP LANDS OF ELIZABETH A. KELLY TO BE CONVEYED TO VICTORIA L. AND PATRICK MIKULA..." DATED 7/28/2003 BY MICHAEL JOHN REAGAN

2.) "SURVEY MAP OF PROPOSED LOT PORTION OF LANDS OF WILLET DAIRY, LLC..." DATED 9/11/2019 BY BRIAN M. KLUMP.

3.)"SURVEY MAP No. 92 SHARPSTEEN ROAD..." DATED 7/1/2024 BY T.G. MILLER P.C.

4.)"SURVEY OF LANDS OF THE ESTATE OF WAVA FLYNN..."D ATED 6/25/1979 BY DENKENBERGER & ASSOC.

5.)"SURVEY MAP A PORTION OF LANDS OF JAMES & CAROL RIDALL.." DATED 2/6/1998 BY MICHAEL REAGAN.

6.)"LAND OF MR. ARLO R. WESCOTT IN LANSING..." DATED 11/14/1952 BY C.D. CORWIN.

7.)"SURVEY MAP No. 133 DECAMP ROAD..." DATED 10/4/2007 BY T.G. MILLER P.C.

8.)"SURVEY MAP SHOWING LANDS OF CATHERINE T. CLEMENT..." DATED 3/3/2011 BY T.G. MILLER P.C.

NOTES:
1.)THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.
2.)PARCEL SUBJECT TO N.Y.S.E&G. EASEMENT SEE 254/248

0' 200' 400' 600'
SCALE 1" =200'

CERTIFICATION

I hereby certify to GEORGE J. GESSLEIN, CAROL L. GESSLEIN that I am a licensed land surveyor, New York State License No.050096, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: Lee Dresser DATED: 8/19/2025

T.G. MILLER, P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET, SUITE A
ITHACA, NEW YORK 14850
WWW.TGMILLERPC.COM
607–272–6477

TITLE: SUBDIVISON MAP
SHOWING LANDS OF
GEORGE J. & CAROL L. GESSLEIN
LOCATED ON SHARPSTEEN ROAD
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 8/19/2025
S25714
SCALE: 1"=200'

REVISED

STATE OF NEW YORK
LEE DRESSER
050096
LICENSED LAND SURVEYOR

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: George J. Gesslein

Mailing address: 118 Sharpsteen Road
Locke, NY 13092

B. Description of the proposed project: Subdivide land into one agricultural lot and one building lot.

C. Project site address: 118 Sharpsteen Road Town: Lansing

D. Project site tax map number: 5.-1-13

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: 124

G. Is any portion of the project site currently being farmed?
☒ Yes. If yes, how many acres 80 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.

Elkendale Realty LLC, 384 Tupper Road, Locke, NY 13092

Irene Tyrrell, 180 Sharpsteen Road, Locke, NY 13092

Walnut Ridge Properties, 100 Brown Road, Lansing, NY 14882

Willet Dairy LLC, 2361 Genoa Lansing Townline Road, King Ferry 13081

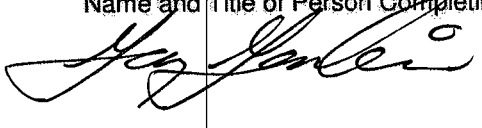
I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

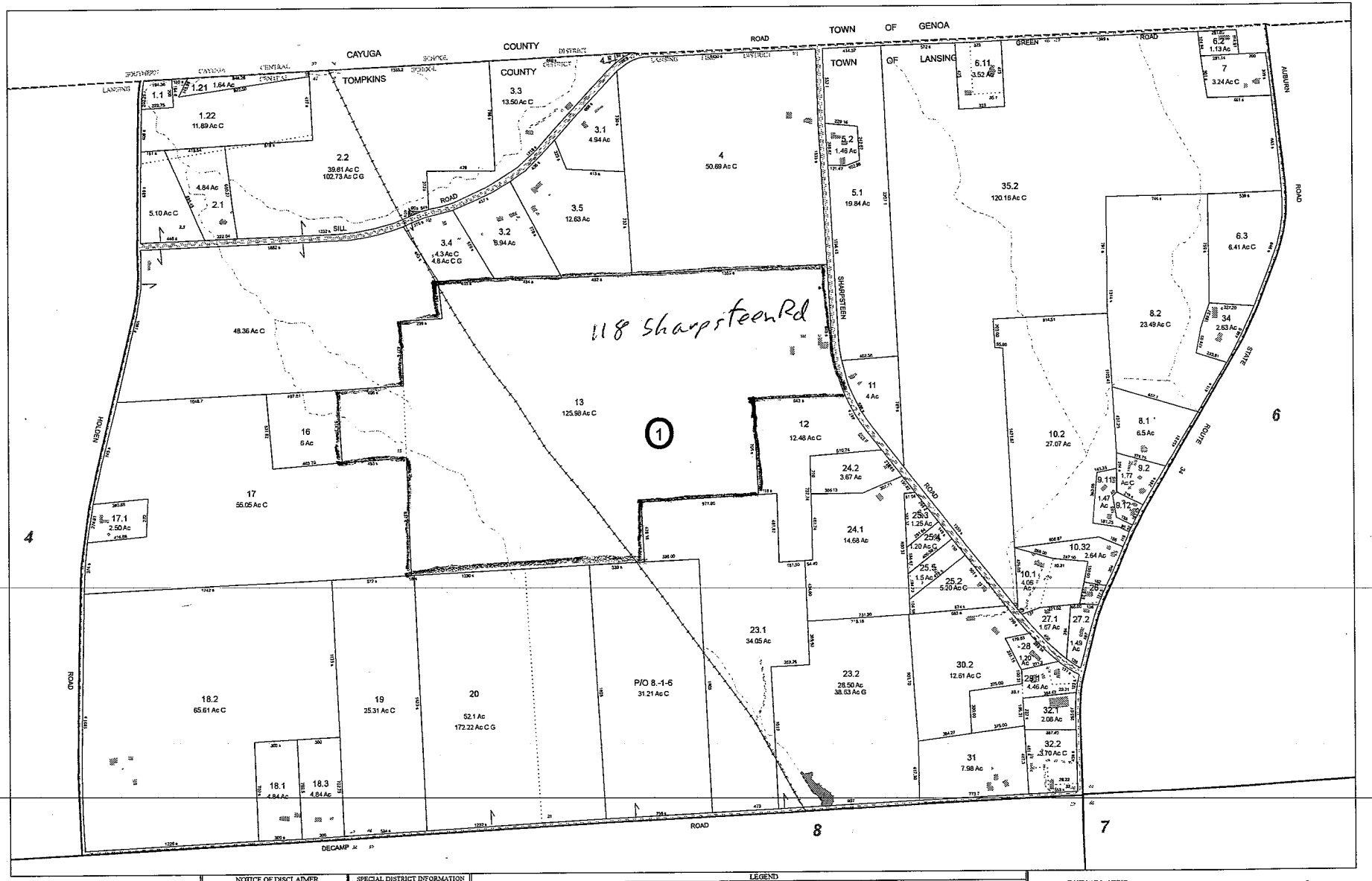
FARM NOTE

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.

George Gesslein, Owner — Name and Title of Person Completing Form

10/15/2025 — Date





FOR TAX PURPOSES ONLY

NOT TO BE USED FOR CONVEYANCE

All tax maps are referenced to the New York State Plane Central Coordinate System using the 1983 North American Datum. Property lines have been registered in 1991-92 Tompkins County Digital Planimetric Base Map, and, as a result, dimensional and acreage may vary from legal descriptions. For complete legal descriptions or conveyances, please refer to the appropriate deeds and surveys.

NOTICE OF DISCLAIMER

This map represents a compilation of graphical and textual information from deeds and surveys, a digital planimetric base map, and digital conversion of hand-drawn zoning maps. Errors and omissions can result from each of these sources, each source representing a large number of records and acquisition of information. As a result of entries, the County does not warrant the accuracy or completeness of the information portrayed. The use and or these maps agrees to accept the data "as is" with the full knowledge that errors and omissions may exist, and to hold harmless the County for any damages that may result from an unapparent use of these maps.

SPECIAL DISTRICT INFORMATION

Special Districts

Lansing Central School District
Lansing Fire District #1

LEGEND

- Building Footprint (1991-2025)
- Curb/Pavement Line
- Railroad
- Hydrography
- Leased Suffix Account
- Municipality
- 90 6-7-3 Military Tract/Watkins & Flint Lot Number
- Parcel Connector
- Property Line
- Former Property Line
- Current Year Changes
- Block Limit
- External Tax Map
- (1) Block Number
- 43.1 Parcel Lot Number
- 9 10 Previous Lot Number
- Subdivision Lot Number
- 5.6 Ac Deed/Survey Acreage
- 2.11 Ac C Computed Acreage
- 18.50 Ac G Grouped (Total) Acreage
- 100a Sealed (Calculated) Acreage
- 100d Deed Dimension

TOWN OF LANSING

TOWN OF LANSING

TOMPKINS COUNTY, N.Y.

North

150 0 150 300 Feet

MAP: 5

SCALE: 1 " = 300 '

MAP REVISED: 2-APRIL-2025

MAP PRINTED: 2-APRIL-2025

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

118 Sharpsteen Road, George J. Gesslein

Name of Action or Project:

Subdivision

Project Location (describe, and attach a location map):

118 Sharpsteen Road, Locke, NY 13092

Brief Description of Proposed Action:

Subdivide farm into one agricultural lot and one residential lot.

Name of Applicant or Sponsor:	Telephone: 607-533-7237
George Gesslein	E-Mail: george@gesslein.com

Address:

118 Sharpsteen Road

City/PO:	State:	Zip Code:
Locke	NY	13092

	NO	YES
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.	☑	☐
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, Exempt subdivision	☐	☑

3. a. Total acreage of the site of the proposed action? 124 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? 124 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☑ Forest ☑ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES
5. Is the proposed action,		
a. A permitted use under the zoning regulations?	☐	☑
b. Consistent with the adopted comprehensive plan?	☐	☑

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
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
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
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
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☑	☐

	NO	YES
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
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: _____ _____ _____		

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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: _____		
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: _____		
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: _____		
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: _____		

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

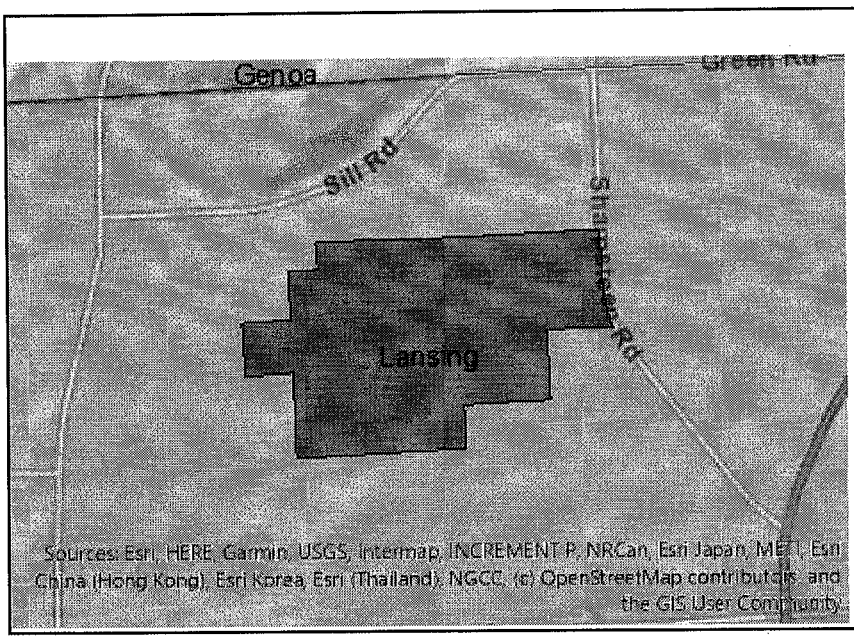
Applicant/sponsor/name: George J. Gesslein Date: 10/15/2025

Signature: _____ Title: Owner

PRINT FORM

EAF Mapper Summary Report

Thursday, October 16, 20



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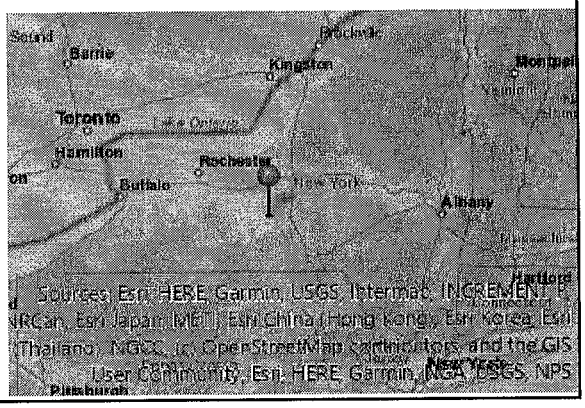

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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

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September 29, 2025

Mr. John Zepko
Director of Planning & Code Enforcement
Town of Lansing
29 Auburn Road
Lansing, NY 14882

RE: S.E.E. Associates
164 Auburn Road
Proposed Office Building
John Zepko Project Review Letter Dated 8-25-25

Dear John,

S.E.E. Associates is in receipt of your review letter dated August 25, 2025. You provided this letter following a developer's conference which was suggested by the Planning Board at their July 28, 2025, meeting. The developer's conference was held on August 5, 2025, and attended by you, Dean Shea – Planning Board Chairman, Eric Eisenhut – S.E.E. Associates, and myself. I have included the items from your review letter below as *italicized text* and have provided our responses in **bold** text.

1. *The application materials (NY CRIS Map & SEAF) show the project area falls within an area of potential archeological sensitivity. The applicant should provide a Letter of No Impact from the NYS Historic Preservation Office. See also §270-27 H. (12) of the zoning code.*
   A letter of No Impact was received from the NYS Historic Preservation Office on September 26, 2025, and is attached to this letter.

2. *The applicant should submit a Parcel Jurisdictional Determination Request to the NYS DEC to determine if an area meets the criteria for classification as a regulated freshwater wetland and/or adjacent area under the Freshwater Wetlands Act. If a positive parcel JD is received a wetland delineation or wetland permits may be required. The results of this communication to the NYS DEC should be provided to the Planning Board. See also §270-27 H. (12) of the zoning code.*
   Delta Engineers, Architects, & Surveyors completed a wetland delineation on September 3, 2025, and summarized their findings in a delineation report dated September 26, 2025. The report indicates Wetlands are present along the western and southern property boundaries which may be under the jurisdiction of the NYSDEC and/or the US Army Corps of Engineers. The wetland boundaries and a 100' buffer were added to the revised site plans and demonstrate that the project will not impact the delineated wetlands nor the 100' buffer to the delineated wetlands.

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3. *The applicant should provide AM/PM peak hour trips from the latest edition of the ITE Manual.*
   S.E.E. Associates submitted a Stage 1 Commercial Driveway application and sight distance calculations to the NYSDOT on September 18, 2025. The Stage 1 application requires an estimation of AM/PM peak hour trips based on similar development history, the ITE manual, or a Professional Engineer's estimate. A Professional Engineer's estimate was provided as part of the application. Based on that estimate, the NYSDOT has approved the driveway location and has not requested a trip generation based on the ITE manual. A copy of the Stage 1 application, sight distance calculations, and NYSDOT email approving the driveway location are attached to this letter.

4. Please provide a stormwater management plan that shows the quantity of and method by which stormwater will be attenuated. (§270-27 H. (1) and (2)).
   We presented a preliminary grading plan and calculations at the developer's conference for a stormwater attenuation basin to be located along the southern and western limits of the project. This basin will reduce runoff rates from the 1- and 10-year storms to below pre-developed conditions and reduce runoff from the 100-year storm by 8%. The basin has been further detailed on the revised drawing set, and a copy of the updated hydraulic calculations has been attached to this letter.

5. *§270-27 H. (5) requires provisions for parking facilities and sidewalks along public thoroughfares, unless applicant demonstrates that a sidewalk is not feasible due to site constraints. Please demonstrate how safe pedestrian and bicycle access and circulation have been accommodated. See also §270-27 H. (10).*
   There are no public sidewalks on NYS Rte 34 north of the property, nor across from the property, and the closest public sidewalk is located 2000' south of the property at the intersection of NYS Rte 34 and Louise Bement Lane. A sidewalk along the frontage of this project is not practical, nor safe, as it would have no connection to an adjoining walk or crosswalk. Even though there are no bike lanes along the highway, a bike rack has been added to the site plan as requested by the Planning Board at their June 23, 2025, meeting.

6. *Please provide a photometric lighting plan per the site plan application checklist § 270-40.7 and §270-27 H. (6) of the zoning code.*
   A photometric plan was prepared by Jademar Lighting and has been included in the revised drawing set.

7. *Please provide a landscaping plan per the site plan application checklist, § 270-40.1 and §270-27 H. (9). of the zoning code. Additional guidance can be found in §270 attachment 8 "Town of Lansing Buffer Chart".*
   Proposed plantings and a plant schedule were included on drawing C-103 "Site Plan and Details" as part of the original submission dated May 27, 2025. At the June 23, 2025, meeting the Planning Board requested additional plantings be added along the north property line to screen the parking lot from the neighbors to the north. They also requested low shrubs be

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added to the berm located east of the parking lot. Drawing C-106 "Planting Plan and Details" has been added to the drawing set showing the additional plantings.

8. *Please show the method by which solid waste receptacles will be screened §270-27 H (15).*
   Due to the small size of the building, exterior dumpsters will not be necessary. Tenants will use individual toters for trash and recycling that will be stored indoors, then rolled out to the parking lot on pickup days. A 7' x 18' paved area for these toters has been located at the north end of the parking lot and screening plantings have been shown.

9. *Please show the location building mechanicals and provide adequate screening. §270-27 H (16) & (17).*
   Mini-split condensers will be used for heating and cooling and will be located in the rear of the building out of view of the general public as shown on drawing A-1 "Proposed Floor Plan". No screening is proposed.

10. *Provide a response to GML 239 Letter dated 3 July 2025.*
    George Breuhaus, Architect, has provided a response letter providing documentation of the four energy elements, and S.E.E. Associates has submitted the previously mentioned Stage 1 NYSDOT application. A copy of the Architect's letter and the email from the NYSDOT approving the driveway location are attached to this letter.

Attached to this letter are the following documents:

- New York State Parks, Recreation and Historic Preservation no impact letter
- Delta wetland delineation report
- NYDOT stage 1 application
- Sciarabba Engineering sight distance calculations
- NYSDOT driveway location approval email
- HydroCAD attenuation basin calculations
- George Breuhause GML 239 response letter

We look forward to discussing these items with the Planning Board at the October 27, 2025, meeting.

Andrew J. Sciarabba, P.E.
Owner/Principal Engineer

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner Pro Tempore

September 26, 2025

ANDREW SCIARABBA
Sciarabba Engineering, PLLC
9664 Kingtown Road
TRUMANSBURG, NY, NY 14886

Re: SEQRA
164 Auburn Road Commercial Development
25PR08624

Dear ANDREW SCIARABBA:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Tamara Pilson at the following email address:

Tamara.Pilson@parks.ny.gov

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

September 26, 2025

Eric Eisenhut
S.E.E. Associates
11 Dandyview Heights
Lansing, New York 14882

RE: Wetland Delineation at the 164 Auburn Road Site, Town of Lansing,
Tompkins County, New York. **Delta Project No.: 2025.428.001**

Dear Mr. Eisenhut:

Delta Engineers, Architects, Land Surveyors, & Landscape Architects, DPC (Delta) conducted a wetland delineation on one parcel (Tax Id No. 31.-1-15.21) located west of Auburn Road in the Towns of Lansing, Tompkins County, New York (Figure 1). The site is approximately 5.62 acres. Delta conducted this wetland delineation on September 3, 2025. The wetland delineation was conducted following the methods outlined in the U.S. Army Corps of Engineers (Corps) Manual (Environmental Laboratory 1987), the Corps Regional Supplement (2012) and the 1995 New York State Department of Environmental Conservation (NYSDEC) Freshwater Wetland Delineation Manual.

This report includes a review of the background information, a methods section, results, which include site ecology, wetlands, and a summary of our findings.

Background Information

The US Geologic Survey (USGS) topographic map (Figure 1) shows that the site is located west of Auburn Road. The site slopes to the west.

The NYS Freshwater Wetlands map (Figure 2) shows one area of informational freshwater wetland mapping encroaching on the site in the southwest corner.

The National Wetlands Inventory (NWI) map (Figure 3) prepared by the United States Fish and Wildlife Service (USFWS) shows one wetland (R4SBC-Riverine, Intermittent, Stream Bed, Seasonally Flooded) is mapped on the site. The NWI map is intended as an advisory map and is not intended as a map of regulated wetlands.

The Soil Survey map (Figure 4) obtained from the Tompkins County Soil Survey shows that the site contains one (1) mapped soil type. The soil type, drainage class, and hydric rating are shown in Table 1 below.

Table 1. Soil Type with Drainage Class and Hydric Rating

Soil Type	Drainage Class	Hydric Rating (%)
Ovid silt loam, 0 to 6 percent slopes (OaA)	Somewhat poorly drained	10

Ovid silt loam is identified as hydric soils due to minor components of the soil series being hydric soils.

The Surface Water Classification map (Figure 5) prepared by the NYSDEC shows two mapped surface waters on the site. The streams are identified as a tributary of Salmon Creek (Item No. 898-234), a Class C streams with C Standards. These streams are not regulated under NYSDEC Article 15 Protection of Waters. The mapped stream on the northern

portion of the site was not present during the site investigation. This tributary may have been relocated along Auburn Road.

Methods

Flagging of the wetlands on the site and the data collection at the boundaries were conducted by Delta on September 3, 2025. The boundaries were delineated using the federal criteria for vegetation, soils, and hydrology (Environmental Laboratory 1987, U.S. Army Corps of Engineers 2012, U.S. Army Corps of Engineers 2023, USDA NRCS 2024, and NYSDEC 1995).

Surveyor's ribbon was placed along the wetland boundaries based on observations of vegetation, soils, and hydrology conditions. Wetland flags were located by Delta EAS Survey crew.

To further support the wetland boundaries, data on the vegetation, the soils, and hydrology were obtained from sample plots located within the wetland boundaries. Delta sampled five (5) plots and one stream data point in and around the wetland and upland sides of the flagged wetland boundaries. The plot data were recorded on data sheets that comply with those used in the regional supplement (Corps 2012).

Vegetation data were collected in all sample plots. Ocular estimates of the percent areal cover by plant species for each vegetation layer (tree, shrub, and herbaceous) were recorded. The sample plots varied in size according to the vegetation layer being sampled. The sizes were: 30-foot radius for the tree layer, 15-foot radius for the shrub, and 5-foot radius for the herbaceous layer.

The presence of wetland vegetation was determined when more than 50 percent of the dominant species in a sample plot had an indicator status of obligate (OBL), facultative-wet (FACW), or facultative (FAC). The dominant species for each layer in a plot were determined by ranking the species in decreasing order of percent cover and recording those species which, was cumulatively totaled, immediately exceeded 50 percent of the total cover of that layer. Additionally, any plant species that comprised 20 percent or more of the total cover for each layer was considered to be a dominant species.

Plant species were identified primarily using the *Manual of Vascular Plants of Northeastern United States and Adjacent Canada* (Gleason and Cronquist 1991), *New Britton and Brown Illustrated Flora* (Gleason 1952), and *Gray's Manual of Botany* (Fernald 1950). Scientific nomenclature follows the *2022 National Wetland Plant List* (U.S. Army Corps of Engineers 2023), *A Checklist of New York State Plants* (Mitchell and Tucker 1997), and *Catalogue of the Vascular Plants of New York State* (Werier 2017). The indicator status for each plant species was determined using the *2022 National Wetland Plant List* (U.S. Army Corps of Engineers 2023).

Soil and hydrology data were collected in soil pits or soil borer holes to a minimum depth of 18 inches within each sample plot. Soil characteristics were noted along the soil profile at the depth specified by the Corps criteria (USDA NRCS 2024). Procedures for identifying hydric soils as outlined in the *Field Indicators of Hydric Soils in the United States* (USDA NRCS 2024) were also followed. Soil colors were determined by using the Munsell color chart. Primary and secondary indicators of hydrology were also noted at each sample plot. The wetland boundaries were refined based on intermediate soil borer holes along each transect.

Wetland areas are described in the wetland section. Data sheets for wetlands on the site are included in Appendix A. Photographs of the wetlands on the site are included in Appendix B.

Site Ecology

The site consists of old field and scrub-shrub cover types (Figure 6). The old field contained European buckthorn (*Rhanmnus cathartica*), Morrow's honeysuckle (*Lonicera morowii*) in the shrub layer and, hedge bedstraw (*Gallium mollugo*), brown knapweed (*Centaurea jacea*), narrow leaf goldenrod (*Euthamia graminfolia*), tall goldenrod (*Solidago altissma*), Canada Goldenrod (*Solidago canadensis*) and rough goldenrod (*Solidago rugosa*) in the herbaceous layer. The scrub-shrub areas contained box elder (*Acer negundo*) in the tree layer. The shrub layer was dominated

Morrow's honeysuckle and box elder. The herbaceous layer was dominated by black raspberry (*Rubus occidentalis*) and rough goldenrod.

Wetlands and Waters

Delta located three (3) wetland/water on the site while conducting the wetland delineation (Figure 7). Delta identified these areas as Wetland A, Wetland B, and Swale 2. Wetland determination data sheets are found in Appendix A and photographs are shown in Appendix B. The location of the plots and photograph locations are shown on Figure 8.

Table 2. Wetlands Summary

Wetland [(a)]	Wetland Classification/Flow Regime [(b)]	Jurisdiction[(c)]
Wetland A	Scrub-shrub (PSS)	Jurisdictional (Federal and State)
Wetland B	Emergent (PEM)	Jurisdictional (Federal and State)
Swale 2	Intermittent	Jurisdictional (Federal and State)

(a) Wetlands/waters delineated by Delta on September 3, 2025.
(b) Flow Regime observed by Delta on September 3, 2025.
(c) Assumed jurisdiction based on map resource information and the field review by Delta.

Wetland A

Wetland A was a shrub/scrub wetland. Wetland A is approximately 0.08 acres (3749 sq ft) of wetlands on the site.

The shrub layer was dominated by European buckthorn and box elder. The herbaceous layer contained moneywort (*Lysimachia nummularia*), rough goldenrod and late goldenrod (*Solidago gigantea*).

Soil present in Wetland A was mapped as Ovid silt loam, 0 to 6 percent slopes (Figure 4). Soil sample displayed the Redox Dark surface (F6) Hydric Soil Indicator.

Wetland hydrology was indicated by Drainage Patterns (B10), Geomorphic Position (D2), Microtopographic Relief (D4) and FAC-Neutral Test (D5).

Jurisdiction would need to be determined by the NYSDEC and Corps.

Wetland B

Wetland B was an emergent wetland. Wetland B is approximately 0.23 acres.

Shrub present in this layer was European buckthorn. The herbaceous layer contained Reed canary grass (*Phalaris arundinacea*), rough goldenrod, narrowleaf goldenrod, tall goldenrod and wild carrot (*Daucus carota*).

Soil present in Wetland B was mapped as Ovid silt loam, 0 to 6 percent slopes (Figure 4). Soil sample displayed the Depleted Matrix (F3) Hydric Soil Indicator.

Wetland hydrology was indicated by Drainage Patterns (B10), Geomorphic Position (D2), and FAC-Neutral Test (D5).

Jurisdiction would need to be determined by the NYSDEC and Corps.

Swale 2

Swale 2 was an intermittent drainage swale located along a portion of the western boundary. Swale 2 is approximately 0.03 acres and approximately 186 feet long and ranges in width from 6 to 10 feet wide.

No vegetation was present in bed of the swale.

The substrate of the swale was silt loam.

Wetland hydrology was indicated by Water Marks (B1), Drainage Patterns (B10), and Geomorphic Position (D2).

Jurisdiction would need to be determined by the NYSDEC and Corps.

Summary

Delta was contracted to delineate the wetlands on a 5.62-acre site located on west side of Auburn Road in the Towns of Lansing (Tax Id No 31.-1-15.21), Tompkins County, New York.

Delta reviewed available background information maps prior to the field review. The NYSDEC freshwater wetlands mapping shows one informational freshwater wetland mapped on site. The NWI map shows one a riverine wetland along the south boundary of the site. One soil was mapped on the site: Ovid silt loam, 0 to 6 percent slopes (OaA) and is considered a hydric soil.

Delta delineated two wetlands (Wetland A and Wetland B) areas and a drainage swale (Swale 2) on the site. All delineated areas could be jurisdictional by the US Army Corps of Engineers and NYS Department of Environmental Conservation. The US Army Corps of Engineers and NYS Department of Environmental Conservation would have to make the final decision on their extent of jurisdiction.

I trust this letter report is sufficient for your needs currently. If you have any questions or need additional information, please contact me.

Respectfully,

DELTA ENGINEERS, ARCHITECTS, LAND SURVEYORS, & LANDSCAPE ARCHITECTS, DPC

Stephen L. Sheridan

Director of Ecological Services

Enc.

REFERENCES

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.

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Werier, D. 2017. Catalogue of the Vascular Plants of New York State. Memoirs of the Torrey Botanical Society: Volume 27. The Torrey Botanical Society. Bronx, New York.

FIGURES

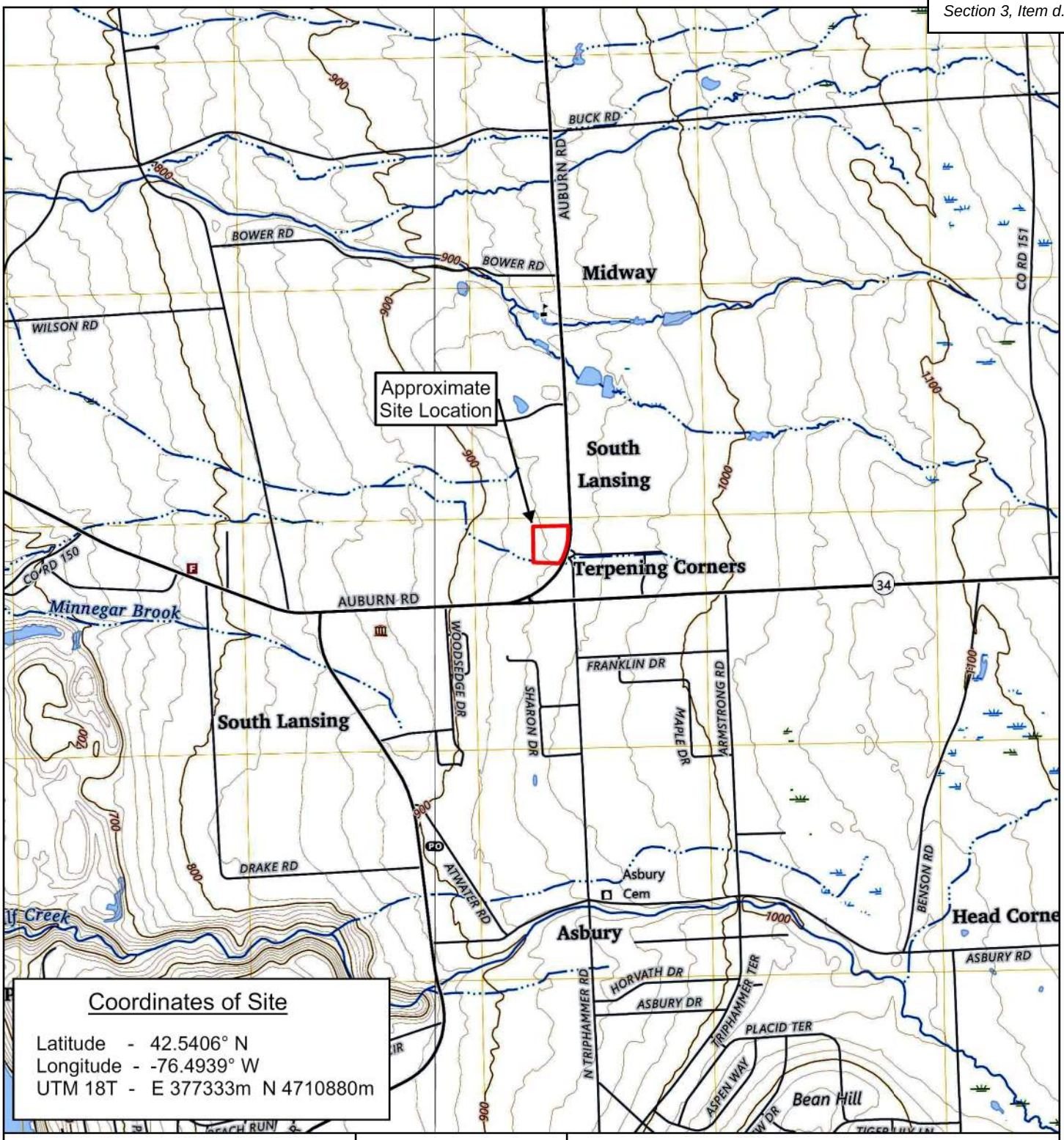
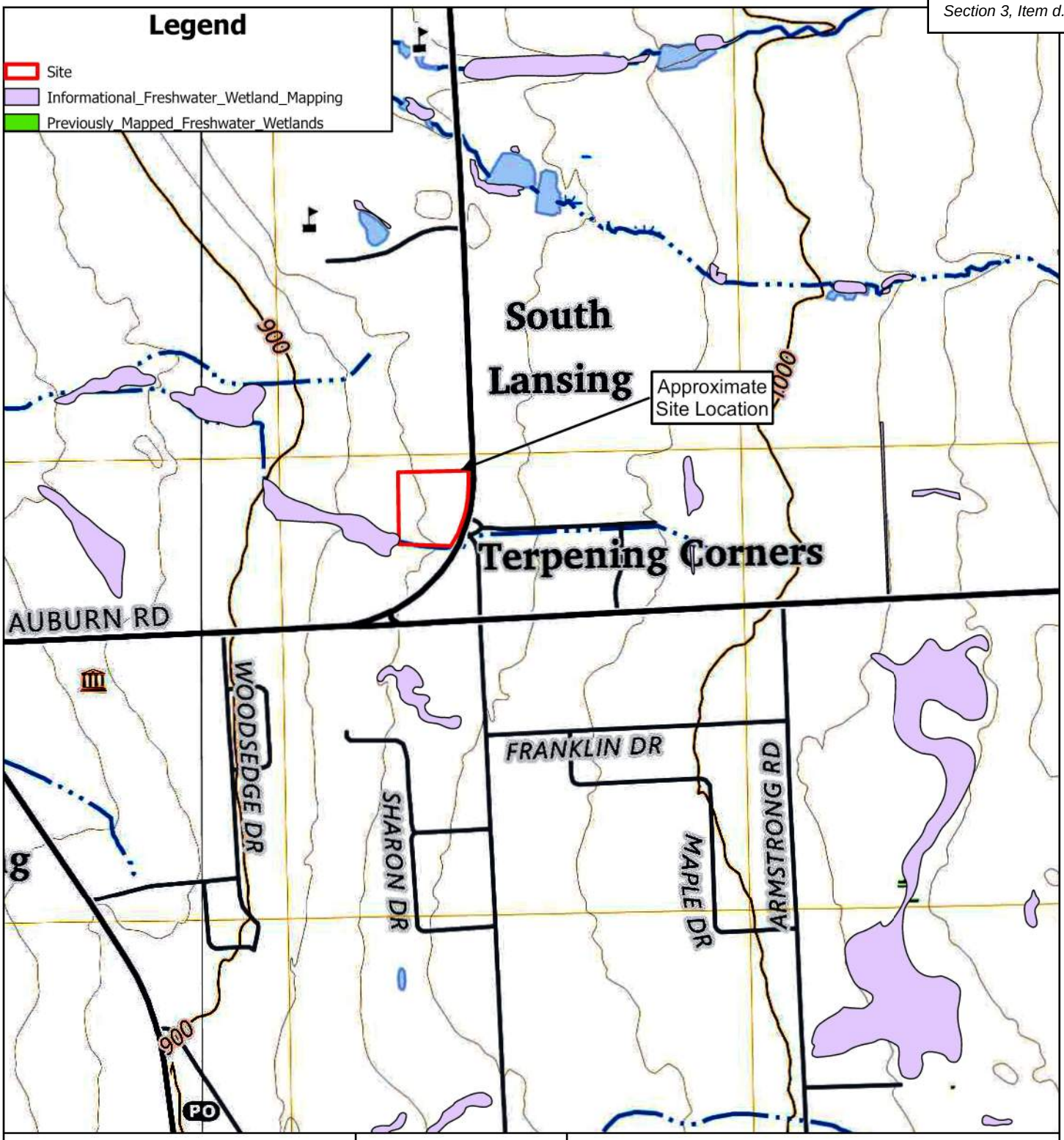


Figure 1. NYS DOT Topographic Map

Site Location

West Groton and Ludlowville Quadrangles 2023

Delta File: 2025.428.001-Fig1\9-2



N

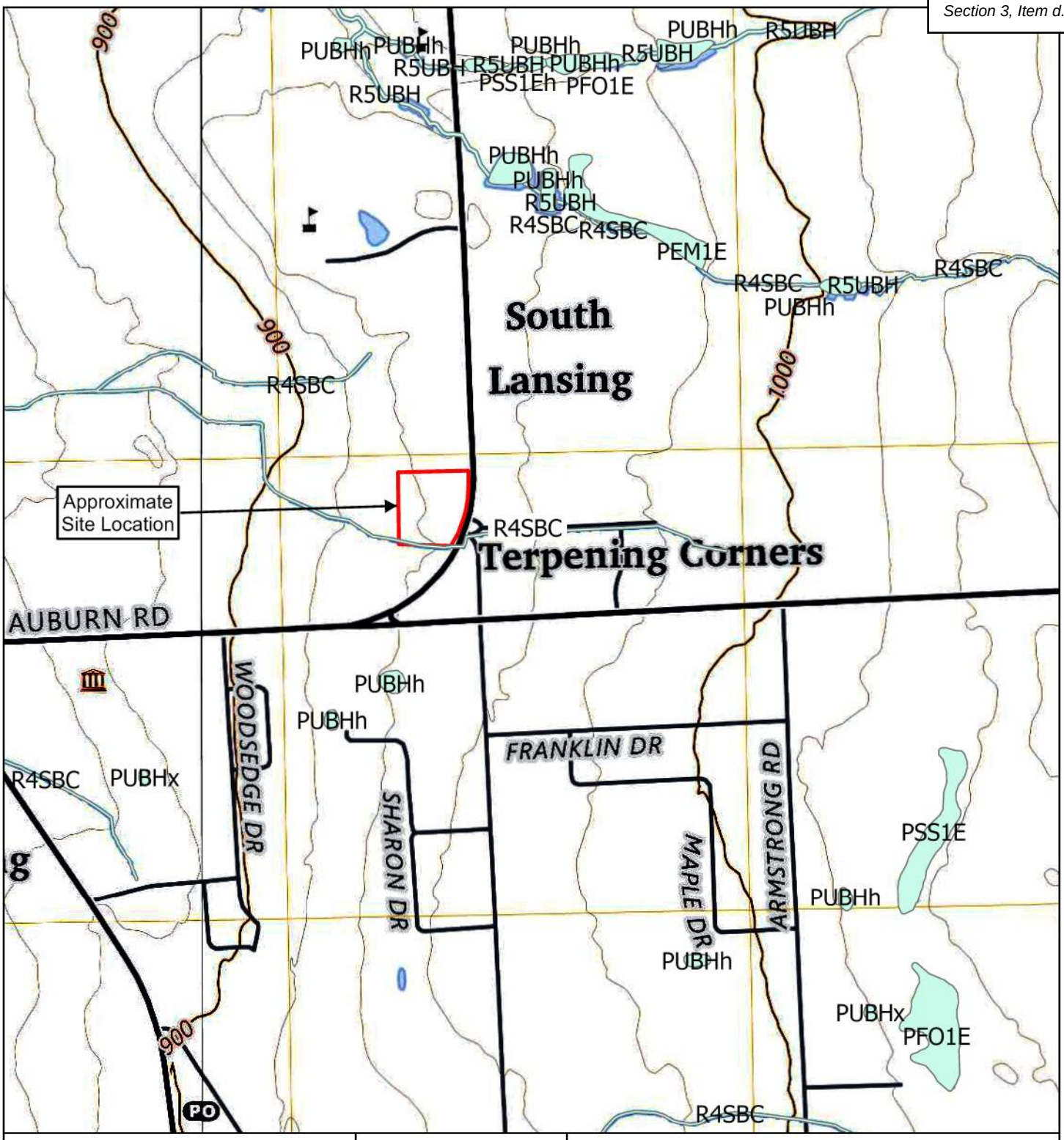
0 500 1,000
US Feet

Scale: 1:12,000

Figure 2. NYS Freshwater Wetlands Map

NYS Department of Environmental Conservation
cugir.mannlib.cornell.edu
Tompkins County

Delta File: 2025.428.001-Fig2\9-22



N

Figure 3. National Wetlands Inventory Map

U.S. Fish & Wildlife Service
www.fws.gov/nwi
West Groton and
Ludlowville Quadrangles
2023

Delta File: 2025.428.001-Fig3\9-23

N

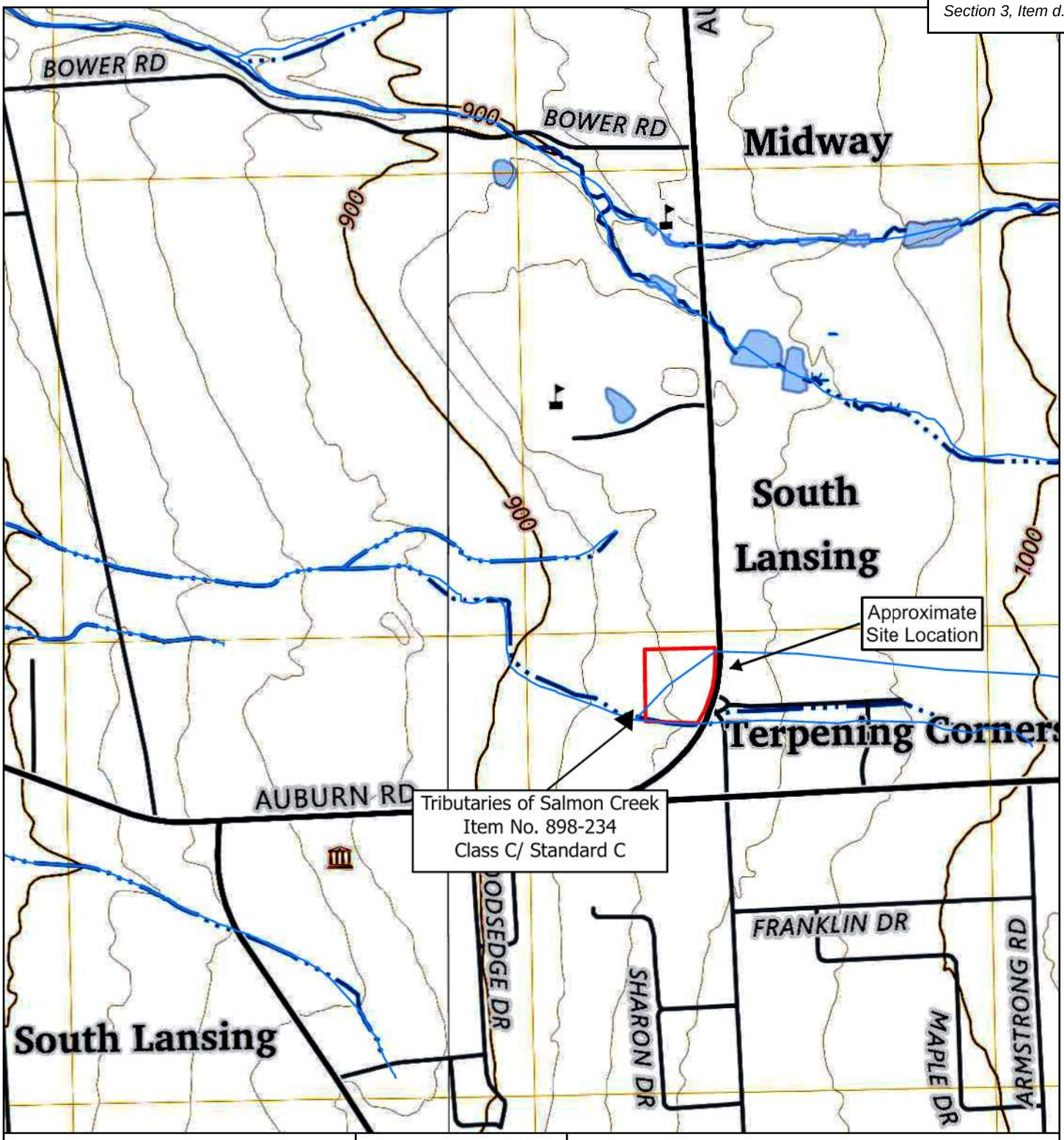
0 100 200
US Feet

Scale: 1:2,400

Figure 4. Soil Survey
Natural Resource Conservation Service
Soil Survey Geographic Database
(NRCS SSURGO)

Tompkins County
2024

Delta File: 2022.119.056-Fig3.mxd\12-29



0 500 1,000
US Feet

Scale: 1:12,000

N

Title 6 NYCRR, Chapter X
Article 14, Part 898 (2022)

Maps (K-14sw and K-13se)

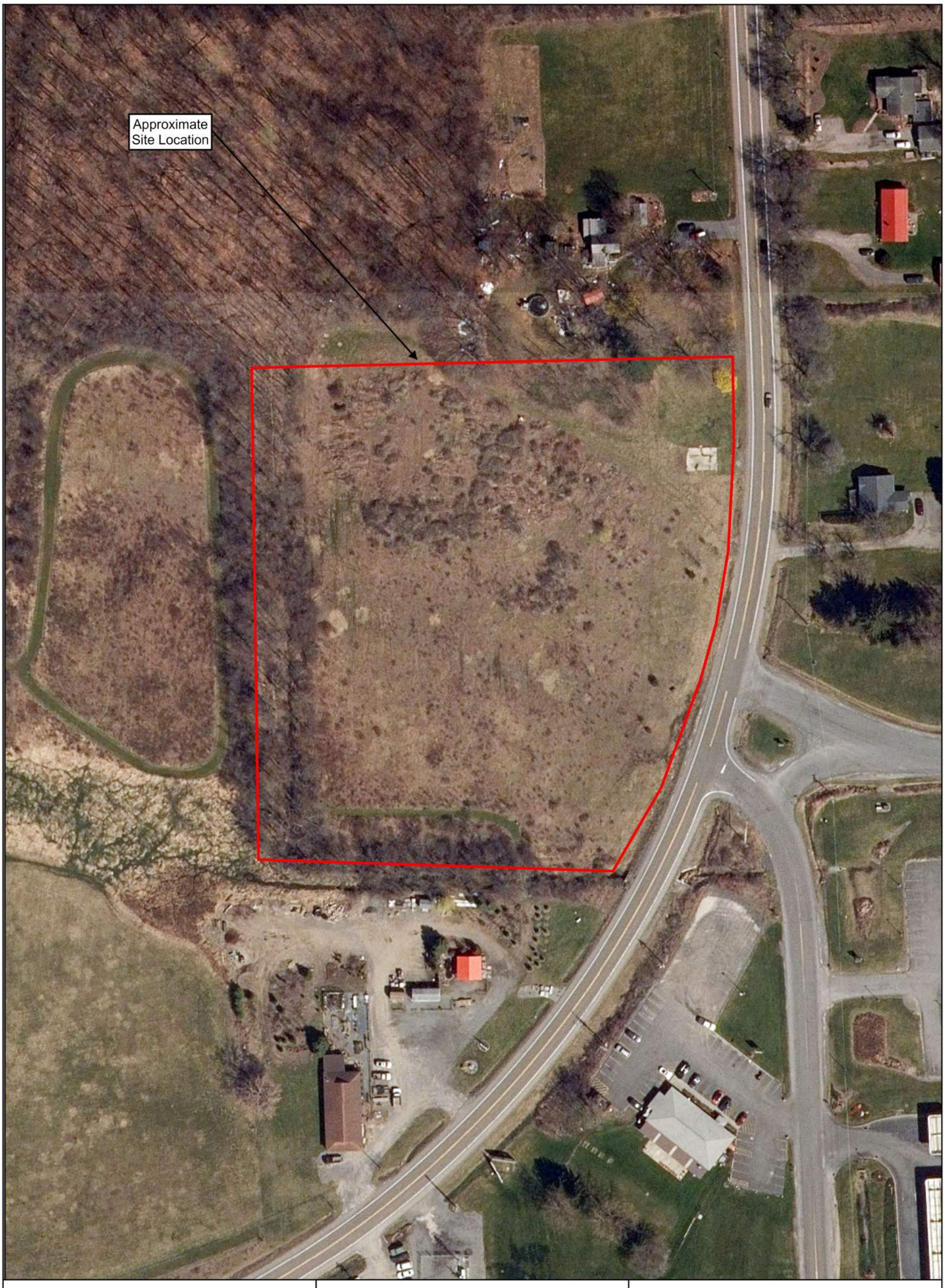
Figure 5. Surface Water Classification Map

NYS DEC

West Groton and
Ludlowville Quadrangle

Prepared by Delta Engineers Architects & Land Surveyors

Delta File: 2025.428.001-Fig5\9-2



N

0 50 100

US Feet

Scale: 1:1,200

Aerial Photograph obtained
from NYS GIS Clearinghouse
2023

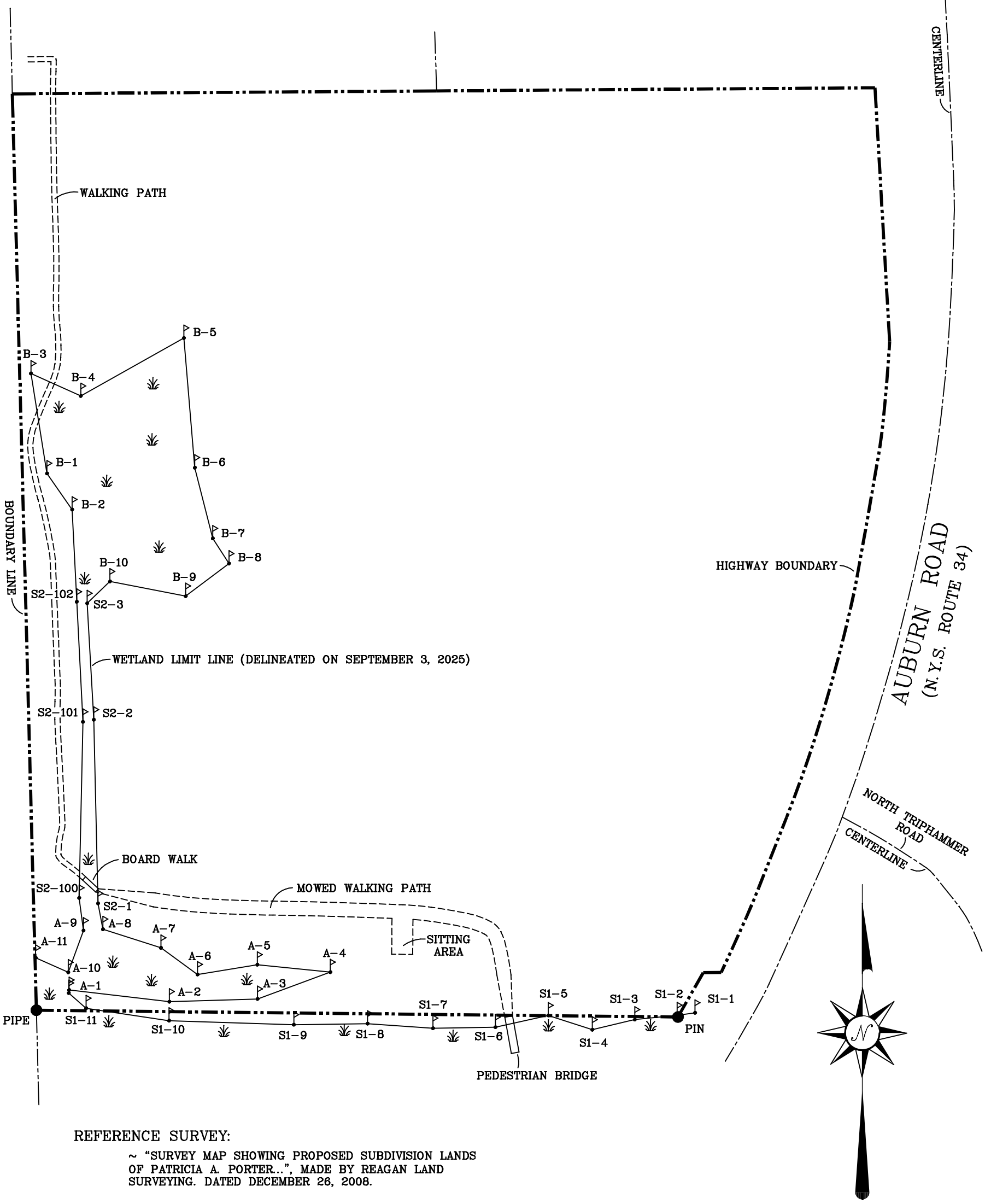
Figure Prepared by
Delta Engineers,
Architects & Land Surveyors

Figure 6.

**Aerial Photograph
of Site**

Delta File: 2025.428.001-Fig6-Aerial\9-2-25

SURVEY OF DELINEATED WETLANDS
LANDS OF
SEE ASSOCIATES HOLDINGS, LLC
TOWN OF LANSING ~ COUNTY OF TOMPKINS
STATE OF NEW YORK
TAX MAP NO.: 31.-1-15.21
REFERENCE DEED: INSTR. NO. 2021-00352



REFERENCE SURVEY:

~ "SURVEY MAP SHOWING PROPOSED SUBDIVISION LANDS OF PATRICIA A. PORTER...", MADE BY REAGAN LAND SURVEYING. DATED DECEMBER 26, 2008.

Figure 7.

Wetland Survey

LEGEND:

- ● EXISTING MONUMENT AS SHOWN
- ⚑ WETLAND FLAG
- WETLANDS

DATUM: STATE PLANE COORDINATE SYSTEM AT GRID
GROUND TO GRID SCALE FACTOR: 0.999898

DRAWING FILE: 25084.DWG
COORDINATE FILE: 21131.CRD

OWASCO LAND SURVEYING
52 HART DRIVE
FREEVILLE, NEW YORK 13068
PHONE: (607) 898-5051
email: owascols@outlook.com

JOB NO.: 25-084 SCALE: 1"=60'
DRAWN BY: BMK DATED: SEPT. 9, 2025

SIGNED: Brian M. Klumpp

STATE OF NEW YORK
BRIAN M. KLUMPP
NO. 050380
LICENSED LAND SURVEYOR

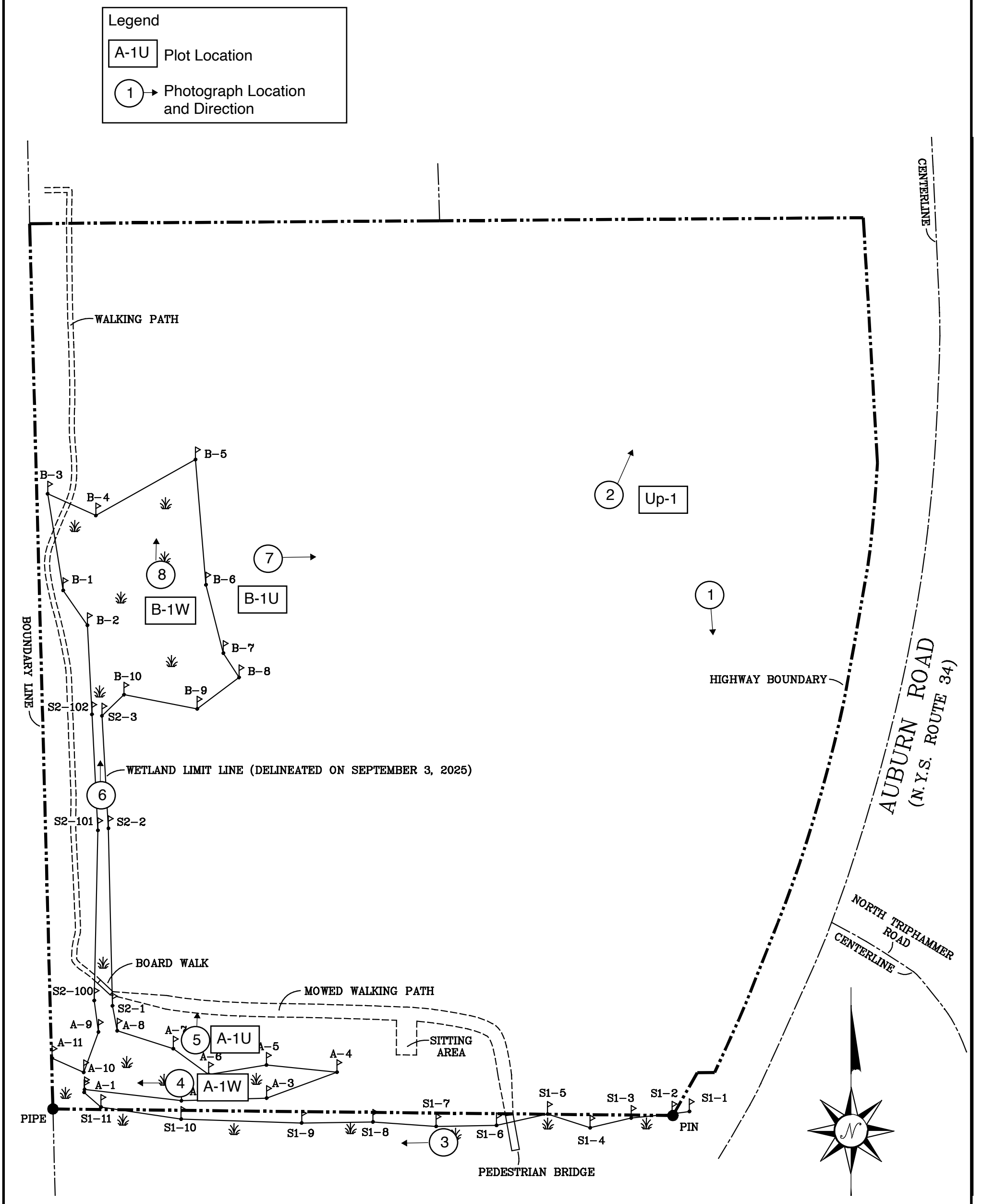


Figure prepared by Delta-EAS

Base figure provided by Owasco Land Surveying

Figure 8.

Plot and Photograph Locations on Wetland Survey

APPENDIX A – FIELD DATA SHEETS

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 164 Auburn Rd - Lansing City/County: Lansing/ Tompkins Sampling Date: 2025-09-03
Applicant/Owner: SEE Associates State: New York Sampling Point: A-1U
Investigator(s): S. Sheridan Section, Township, Range: 31.-1-15.21
Landform (hillside, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex Slope %: 4
Subregion (LRR or MLRA): R 140 Lat: 42.53997898 Long: -76.4944584 Datum: NAD83_2011
Soil Map Unit Name: Ovis silt loam, 0 to 6% slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No ____	**Is the Sampled Area within a Wetland?** Yes ____ No ✔
Hydric Soil Present?	Yes ____	No ✔	
Wetland Hydrology Present?	Yes ____	No ✔	If yes, optional Wetland Site ID: ____

Remarks: (Explain alternative procedures here or in a separate report.)

Photo 8

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No ✔	Depth (inches): ____
Water Table Present?	Yes ____	No ✔	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No ✔	Depth (inches): ____

Wetland Hydrology Present? Yes ____ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: A-15

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer negundo	5	✔	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	5	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Lonicera morrowii	30	✔	FACU
2. Acer negundo	15	✔	FAC
3. Rhus typhina	5		
4.			
5.			
6.			
7.			
	50	=Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Rubus occidentalis	55	✔	
2. Solidago rugosa	20	✔	FAC
3. Lysimachia nummularia	10		FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	85	=Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	40	x 3 =	120
FACU species	30	x 4 =	120
UPL species	0	x 5 =	0
Column Totals:	80 (A)		260 (B)

Prevalence Index = B/A = 3.25

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

✔ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ✔ **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point A-13

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 18	10YR 4/3	100					Silt Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**) Thin
- ___ Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 18

Hydric Soil Present? **Yes** ___ **No** ✔

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 164 Auburn Rd - Lansing City/County: Lansing/ Tompkins Sampling Date: 2025-09-03
Applicant/Owner: SEE Associates State: New York Sampling Point: A-1W
Investigator(s): S. Sheridan Section, Township, Range: 31.-1-15.21
Landform (hillside, terrace, etc.): Hillslope Local relief (concave, convex, none): Concave Slope %: 4
Subregion (LRR or MLRA): R 140 Lat: 42.539945 Long: -76.4945411 Datum: NAD83_2011
Soil Map Unit Name: Ovid silt loam, 0 to 6% slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No ____	**Is the Sampled Area within a Wetland?** Yes ✔ No ____
Hydric Soil Present?	Yes ✔	No ____	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes ✔	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)

Photo 7

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Water-Stained Leaves (B9)
- ____ Aquatic Fauna (B13)
- ____ Marl Deposits (B15)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres on Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Tilled Soils (C6)
- ____ Thin Muck Surface (C7)
- ____ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ____ Surface Soil Cracks (B6)
- ✔ Drainage Patterns (B10)
- ____ Moss Trim Lines (B16)
- ____ Dry-Season Water Table (C2)
- ____ Crayfish Burrows (C8)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ✔ Microtopographic Relief (D4)
- ✔ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No ✔	Depth (inches): ____
Water Table Present?	Yes ____	No ✔	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No ✔	Depth (inches): ____

Wetland Hydrology Present? Yes ✔ No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: A-TW

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	60	✔	FAC
2. Acer negundo	20	✔	FAC
3. Lonicera morrowii	5		FACU
4.			
5.			
6.			
7.			
	85	=Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Lysimachia nummularia	70	✔	FACW
2. Solidago rugosa	40	✔	FAC
3. Solidago gigantea	35	✔	FACW
4. Rhamnus cathartica	15		FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	160	=Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	105	x 2 =	210
FAC species	135	x 3 =	405
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column Totals:	245 (A)		635 (B)

Prevalence Index = B/A = 2.59

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

✔ 2 - Dominance Test is >50%

✔ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ✔ **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: [illegible]

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 11	10YR 3/1	95	10YR 3/3	5	D	M	Silt Loam	
11 - 18	10YR 4/1	90	10YR 4/6	10	D	M	Silt Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ✔ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**) Thin
- ___ Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: 18

Depth (inches): Rock

Hydric Soil Present? **Yes** ✔ **No** ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 164 Auburn Rd - Lansing City/County: Lansing/ Tompkins Sampling Date: 2025-09-03

Applicant/Owner: SEE Associates State: New York Sampling Point: B-1U

Investigator(s): S. Sheridan Section, Township, Range: 31.-1-15.21

Landform (hillside, terrace, etc.): Hillslope Local relief (concave, convex, none): Convex Slope %: 4

Subregion (LRR or MLRA): R 140 Lat: 42.5406446 Long: -76.4943476 Datum: NAD83_2011

Soil Map Unit Name: Ovid silt loam, 0 to 6% slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✔	**Is the Sampled Area within a Wetland?** Yes ____ No ✔
Hydric Soil Present?	Yes ✔	No ____	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes ____	No ✔	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No ✔	Depth (inches): ____
Water Table Present?	Yes ____	No ✔	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No ✔	Depth (inches): ____

Wetland Hydrology Present? Yes ____ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: B-10

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	33	✔	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	33	=Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Solidago altissima	40	✔	FACU
2. Solidago canadensis	25	✔	FACU
3. Solidago rugosa	25	✔	FAC
4. Rubus occidentalis	10		
5. Rhamnus cathartica	5		FAC
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	105	=Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	63	x 3 =	189
FACU species	65	x 4 =	260
UPL species	0	x 5 =	0
Column Totals:	128 (A)		449 (B)

Prevalence Index = B/A = 3.50

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No ✔

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point [illegible]

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 5	10YR 4/1	95	10YR 4/4	5	D	M	Silt Loam	
5 - 11	10YR 4/2	83	10YR 4/4	7	D	M	Silt Loam	
5 - 11			10YR 6/6	10	C	M	Silt Loam	
-								
-								
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ✔ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**) Thin
- ___ Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✔ **No** ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 164 Auburn Rd - Lansing City/County: Lansing/ Tompkins Sampling Date: 2025-09-03
Applicant/Owner: SEE Associates State: New York Sampling Point: B-1W
Investigator(s): S. Sheridan Section, Township, Range: 31.-1-15.21
Landform (hillside, terrace, etc.): Toeslope Local relief (concave, convex, none): Concave Slope %: 2
Subregion (LRR or MLRA): R 140 Lat: 42.5405968 Long: -76.4944490 Datum: NAD83_2011
Soil Map Unit Name: Ovid silt loam, 0 to 6% slopes NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No ____	**Is the Sampled Area within a Wetland?** Yes ✔ No ____
Hydric Soil Present?	Yes ✔	No ____	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes ✔	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)

GPS pt 40. Photos 11-14

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ✔ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Water-Stained Leaves (B9)
- ____ Aquatic Fauna (B13)
- ____ Marl Deposits (B15)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres on Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Tilled Soils (C6)
- ____ Thin Muck Surface (C7)
- ____ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ____ Surface Soil Cracks (B6)
- ✔ Drainage Patterns (B10)
- ____ Moss Trim Lines (B16)
- ____ Dry-Season Water Table (C2)
- ____ Crayfish Burrows (C8)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Microtopographic Relief (D4)
- ✔ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No ✔	Depth (inches): ____
Water Table Present?	Yes ____	No ✔	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No ✔	Depth (inches): ____

Wetland Hydrology Present? Yes ✔ No ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: B-TW

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	10	✔	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	10	=Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Phalaris arundinacea	45	✔	FACW
2. Solidago rugosa	40	✔	FAC
3. Euthamia graminifolia	35	✔	FAC
4. Solidago gigantea	20		FACW
5. Daucus carota	5		UPL
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	145	=Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	65	x 2 =	130
FAC species	85	x 3 =	255
FACU species	0	x 4 =	0
UPL species	5	x 5 =	25
Column Totals:	155 (A)		410 (B)

Prevalence Index = B/A = 2.64

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

✔ 2 - Dominance Test is >50%

✔ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ✔ **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: [illegible]

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 7	10YR 4/1	85	10YR 4/6	10	C	M	Silt Loam	
0 - 7			10YR 6/2	5	D	M	Silt Loam	
7 - 11	2.5Y 6/2	100					Silt Loam	gravelly
-								
-								
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ✔ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**) Thin
- ___ Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Rock

Depth (inches): 11

Hydric Soil Present? **Yes** ✔ **No** ___

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)

Project/Site: 164 Auburn Rd - Lansing City/County: Lansing/ Tompkins Sampling Date: 2025-09-03

Applicant/Owner: SEE Associates State: New York Sampling Point: Up1

Investigator(s): S. Sheridan Section, Township, Range: 31.-1-15.21

Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): Convex Slope %: 2

Subregion (LRR or MLRA): R 140 Lat: 42.5406680 Long: -76.4933106 Datum: NAD83_2011

Soil Map Unit Name: Ovid silt loam, 0 to 6% slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✔	**Is the Sampled Area within a Wetland?** Yes ____ No ✔
Hydric Soil Present?	Yes ____	No ✔	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes ____	No ✔	

Remarks: (Explain alternative procedures here or in a separate report.)

Photos 1-4

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No ✔	Depth (inches): ____
Water Table Present?	Yes ____	No ✔	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No ✔	Depth (inches): ____

Wetland Hydrology Present? Yes ____ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants. Sampling Point: Up1

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rhamnus cathartica	10	✔	FAC
2. Lonicera morrowii	5	✔	FACU
3.			
4.			
5.			
6.			
7.			
	15	=Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Galium mollugo	60	✔	FACU
2. Centaurea jacea	50	✔	FACU
3. Euthamia graminifolia	40	✔	FAC
4. Solidago rugosa	30		FAC
5. Daucus carota	20		UPL
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	200	=Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 40.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	80	x 3 =	240
FACU species	115	x 4 =	460
UPL species	20	x 5 =	100
Column Totals:	215 (A)		800 (B)

Prevalence Index = B/A = 3.72

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No ✔

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: Up1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 11	2.5Y 4/3	100					Silt Loam	gravel hard pan below
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**) Thin
- ___ Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: 11

Depth (inches): Gravel hardpan

Hydric Soil Present? **Yes** ___ **No** ✔

Remarks:

APPENDIX B – PHOTOGRAPHS

Photo 1.

Photo 2. Plot Up-1

Photo 3. Stream 1

fr

Photo 4. Plot A-1W

Photo 5. Plot A-1U

Photo 6. Swale2

Photo 7. Plot B-1U

Photo 8. Plot B-1W

New York State Department of Transportation

Commercial Access Highway Work Permit Application and Checklist

INSTRUCTIONS FOR USE

The PERM 33-COM Application and Checklist is used to apply for a Commercial Access Highway Work Permit. It is designed to provide applicants with step-by-step design guidance and other information needed to generate a complete and accurate plan submission at each stage of the permit review process. A complete and accurate plan submission will allow NYSDOT to review and approve the permit more quickly.

Applicants should complete the required section(s) of this application/checklist at each of the three stages of the review process, and it should be submitted along with plans to the appropriate Regional Permit Coordinator (RPC). The RPC will review the plan submission and notify the applicant when the submission is complete and ready to move into the next stage of review, or may respond with comments and recommendations that the applicant must address before resubmitting.

Contact information for Regional Permit Coordinators can be found at Regional Permit Coordinators.

Any exceptions to the standards or requirements identified here must be noted in the comments section, with any justification attached. The checklist must be printed and signed, and submitted with plans. It is recommended that applicants save the document on their computer to be updated with each submission.

Stage 1:	Initial Proposal Review	Questions 1.1 to 1.7	Pages 3-6
Stage 2:	Design Review	Questions 2.1 to 2.14	Pages 7-15
Stage 3:	Final Submission Review	Questions 3.1 to 3.10	Pages 16-19

EXPEDITED REVIEW FOR A COMMERCIAL ACCESS HIGHWAY WORK PERMIT

If your proposed commercial access project meets certain criteria, an Expedited Review of the application may be available. Go to www.dot.ny.gov/permits-expeditedreview to find out if your project meets the criteria necessary to be processed as an Expedited Review. If your project meets these criteria, contact the Regional Permit Coordinator for further guidance on developing your submission.

Review Stage *Applicant to check one*	**Date Submitted** *Applicant to identify date*	**Date Received** *NYSDOT to identify date*
☐ Initial Proposal Review		
☐ Design Review		
☐ Final Submission		

- OR -

☐ Expedited Review		

Stage 1: Initial Proposal Review

In the Initial Proposal Review, an applicant should provide the following basic information about the proposed project concept and scope. A face-to-face meeting with the applicant is typically held during this review, and a representative of the impacted municipality is invited to attend. Your NYSDOT Regional Permit Coordinator can provide answers to any questions concerning the driveway design and the permit review process.

Complete questions 1.1 through 1.7 and submit this application/checklist, along with plans to the Regional Permit Coordinator. The Department will review the submission and respond with comments and recommendations that need to be addressed before continuing to Stages 2 (Design Review) and 3 (Final Submission).

1.1 Contact Information

A.	**Name of Applicant**		
	Number and Street (mailing address)		
	City	Zip Code	
	Daytime phone	E-mail address	
B.	**Name of Property Owner** *(if different)*		☐ Same as Applicant
	Number and Street (mailing address)		
	City	Zip Code	
	Daytime phone	E-mail address	
C.	**Firm Name of Consultant** (*if applicable)*		☐ Agent for Applicant
	Contact Name		
	Number and Street (mailing address)		
	City	Zip Code	
	Daytime phone	E-mail address	

1.2 Property Location Information

Number and Street *(include State Route Number)*

City/Town/Village **Zip Code**

Nearest Cross Street with Distance and Direction:

Between State Highway Reference Markers:

to

NYSDOT Reference Marker Manual

Approximate Latitude and Longitude of Proposed Driveway:

Find Latitude and Longitude

Comment:

1.3 Project Name and Brief Description of Proposed Work

Project or Development Name

State Highway Number **Municipality**

Brief Description of Proposed Work

1.4 Anticipated Permit Type and Fees

Permit fees are payable at Final Submision (except 5a4).

Comment:

MINOR COMMERCIAL: Less than 100 vehicles/hour entering volume and no anticipated mitigation on state highway:

5a2 Minor Commercial - Permit Fee $550

5a2a Minor Commercial (Home Business) - Permit Fee $100

MAJOR COMMERCIAL: 100 + vehicles/hour entering volume and/or anticipated mitigation on state highway:

5a3 Major Commercial (<100K sq. ft. GBA) - Permit Fee $1,400

5a4 Major Commercial (100K sq. ft.+ GBA) - Permit Fee $2,000
$2,000 fee due at time of application, with balance of actual design review costs payable when billed.

SUBDIVISION STREET:

5a5 Permit Fee $900

1.5 Maps and Plans

The following maps and plan information should be submitted. Check all that are included with the Initial Proposal Review Submission:

Comment:

- ☐ Location map with subject property identified (Google or Bing mapping is suitable)
- ☐ Tax map showing the subject parcel and all parcels immediately adjacent to it
- ☐ Survey of property (a plat is acceptable)
  - ☐ Right-of-way acquisition or donation is anticipated
- ☐ Available record plans
- ☐ Limits and legal description of any easements on the property, as well as on any adjacent parcels, must be clearly depicted on the submitted plans.
- ☐ Initial Proposal Plan (sketch)

  It is recommended that this be shown on an aerial photo. The sketch should show the following, with labels:
  - proposed driveways
  - type of driveway (one-way or two-way)
  - existing and proposed parking areas
  - existing and proposed buildings
  - dimensions for building offsets from property lines
  - distances from proposed driveway(s) to any intersection within 1000 ft. (300 m)
  - distances to any other driveways within 500 ft. (150 m)
  - streets, roads and properties opposite the subject property

1.6	Traffic Impacts	
A.	**Briefly describe the type of development that will be served by the driveway(s):**	**Comment:**
B.	**Average Annual Daily Traffic (AADT) for the highway:** *AADT is available online through the* NYSDOT Traffic Data Viewer.	**Comment:**
C.	**Posted speed on state highway where entrance will be placed:**	**Comment:**
D.	**Number of one-way vehicular trips for the proposed driveway:** AM Peak Hour: : to : AM Peak Volume: PM Peak Hour: : to : PM Peak Volume: **If the proposed access is for retail use, please provide:** Saturday Peak Hour: : to : Saturday Peak Volume: *Trips generated should not be reduced by pass-by or other credits.*	**Comment:**
E.	**How was the number of vehicular trips determined?** ☐ Similar development history ☐ ITE *Trip Generation Manual* ☐ Estimate from a NYS Licensed Professional Engineer	**Comment:**
F.	**Is a Traffic Impact Study (TIS) required?** ☐ A TIS is not required ☐ A TIS is required, and is in progress ☐ A TIS is required, and is attached ☐ Not sure if a TIS is required, need more information *Guidance on how to determine if a Traffic Impact Study is needed, and what elements should be included, can be found at https://www.dot.ny.gov/CommercialHWP/traffic-impact.*	**Comment:**

1.7 Environmental Impact		
A.	**State Environmental Quality Review (SEQR) Lead Agency:**	**Comment:**
B.	**SEQR Type** *Select one*: ☐ Type I ☐ Type II ☐ Unlisted	**Comment:**
C.	**SEQR Status:** *SEQR (State Environmental Quality Review) documentation must be complete before a permit will be issued.* ☐ The lead agency has not yet been notified of the action ☐ The lead agency has been notified of the action and the SEQR process is underway ☐ The SEQR process is complete and the lead agency has made a declaration (*Attach a copy of the determination, if available*) Highway Design Manual (HDM) Section 5A.2.1.3 – SEQRA Coordination	**Comment:**

ACKNOWLEDGMENT: I HEREBY REQUEST A HIGHWAY WORK PERMIT, AND DO ACKNOWLEDGE AND AGREE TO THE RESPONSIBILITIES OF PERMITTEE AND OTHER OBLIGATIONS SET FORTH IN THIS PERMIT AND WARRANT COMPLIANCE THEREWITH.

Eric Eisenhut — 9-18-25

APPLICANT SIGNATURE — DATE

Eric Eisenhut - Partner S.E.E. Associates

PRINTED APPLICANT NAME

STOP HERE for an Initial Proposal Review Stage Submission

Print this application/checklist, sign above and submit along with plans to the Regional Permit Coordinator. Save this document on your computer to update for future stage submissions.

S.E.E. Associates
164 Auburn Road
Commercial Development

NYSDOT Sight Distance Requirements and Measurements
9-17-25

Requirements
Must provide adequate Intersection and Stopping Sight Distance.

Intersection Site Distance
Per Highway Design Manual (HDM) Chapters 5 and 7
PERM 33-COM for Commercial Driveways points to:
HDM Section 5.9.5 - Intersection Sight Distances and
HDM Appendix 5C - Intersection Sight Distance Charts

HDM Section 5.9.5 - Intersection Sight Distances

5.9.5 Intersection Sight Distance

Each intersection has the potential for several different types of vehicular conflict. Providing sight distance at intersections allows drivers to perceive potentially conflicting vehicles. Intersection sight distance should allow drivers sufficient time to stop or adjust their spee d, as needed, to avoid a collision in the intersection. The driver of a vehicle approaching an intersection should have an unobstructed view of the entire intersection, including traffic control devices, and sufficient lengths along the intersecting highway to permit the driver to anticipate and avoid potential collisions. Sight distance also allows the drivers of stopped vehicles a sufficient view of the intersecting highway to decide when to enter the intersecting highway or cross it. Sufficient sight distance for motor vehicles also provides sight distances for bicyclists and pedestrians.

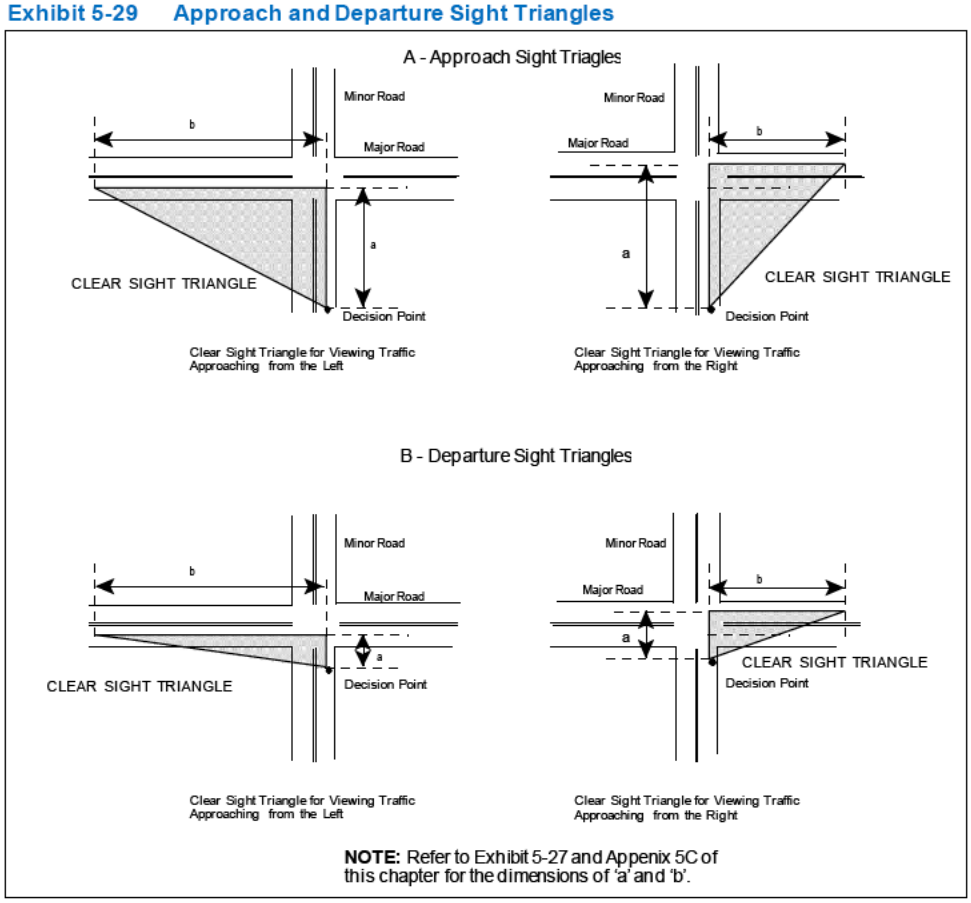
Note: If the Intersection Sight Distance cannot be met, consideration should be given to adding warning signs or signaling.

5.9.5.1 Sight Triangles

Each quadrant of an intersection should contain a triangular area free of obstructions that might block an approaching driver's view of potentially conflicting vehicles and the presence of pedestrians. These areas are known as clear sight triangles. The intersection sight distance is measured along the "a" and "b" legs of the sight triangle, not the hypotenuse.

The dimensions of the legs of the sight triangles depend on the design speeds of the intersecting roadways and the type of traffic control used at the intersectio n. Two types of clear sight triangles are considered in intersection design, approach sight triangles and departure sight triangles. The length of the legs of this triangular area, along both intersecting roadways, should be such that the drivers can see any potentially conflicting vehicles in sufficient time to slow or stop before colliding within the intersection. Exhibit 5-29 depicts typical approach and departure sight triangles.

Exhibit 5-29 Approach and Departure Sight Triangles



NOTE: Refer to Exhibit 5-30 and Appendix 5C of this chapter for the dimensions of 'a' and 'b'.

Approach Sight Triangle - The vertex of the sight triangle on a minor-road approach (or an uncontrolled approach) represents the decision point for a minor-road driver. The decision point is the location at which the minor-road driver should begin to brake and stop if another vehicle is present on an intersecting approach. Although desirable at high-volume intersections, approach sight triangles like those shown in Exhibit 5-29-A are not needed for intersection approaches controlled by stop signs or traffic signals.

Departure Sight Triangle - A second type of clear sight triangle provides sight distance sufficient for a stopped driver on a minor-road approach to depart from the intersection and enter or cross the major road. Departure sight triangles shown in Exhibit 5-29-B should be provided for stop-controlled and some signalized intersection approaches as discussed in Case D - Intersections with Traffic Signal Control.

The profiles of the intersecting roadways should be designed to provide recommended sight distances for drivers on the intersection approaches. Within a sight triangle, any object that would obstruct the driver's view should be removedor lowered, if practical. Particular attention should be given to the evaluation of clear sight triangles at interchang e ramps/crossroad intersections where features such as bridge railings, piers, and abutments are potential sight obstructions. The determination of whether an object constitutes a sight obstruction should consider both the horizontal and vertical alignment of both intersecting roadways, the motorist eye height, and the object height, as shown below:

Vehicle Type	Eye Height	Object Height
Passenger Car	3.5 ft (1080 mm)	3.5 ft (1080 mm)
Single Unit or Combination Truck	7.6 ft (2330 mm)	1.5

5.9.5.2 Intersection Movements

The recommended dimensions of the sight triangles vary with the type of traffic control used at an intersection. Exhibit 5-30 provides a quick reference to the procedures for intersection sight distance. Detailed procedures for determining intersection sight distance follow.

5.9.5.3 Intersection Sight Distance Design Guidance

Intersection skew is more of a concern at unsignalized intersections than signalized ones. A traffic signal should not, however, be installed to compensate for intersection skew unless the Regional Transportation Systems Operations Engineer determines that it is warranted (refer to Section 5.9.7). Sight lines between the intersecting highways, even at signalized intersections, are a concern because of right-turn-on-red, flashing signal operation, and power failure.

The intersection sight distance values may be adjusted for intersections skewed at an angle of less than 60 degrees. This adjustment can be made by assuming a greater number of lanes being crossed.

The sight distance of intersections adjacent to bridges can be obstructed or severely limited by bridge railing or approach guide railing. In such cases, sight distance may be improved by relocating the intersection, offsetting the railing by providing a wider shoulder on the bridge and approach or, if practicable, changing to an alternative railing design which optimizes sight distance. Ramp terminal intersections should be designed in the same manner as any other at-grade intersection with the corresponding traffic control.

Exhibit 5-30 Intersection Sight Distance Quick Reference

Traffic Control & Maneuver		Traffic Control & Maneuver	Appendix 5C Tables	How to Use Tables in Appendix 5C of this Chapter
Class A - Intersection with no control		approach	A & G	Use table distances for "a" dimension on minor approach legs and "b" dimension on major approaches. Adjust for grade on all approaches using Table G. There are no correction factors for vehicle type.
Class B - Intersection with stop control on the minor road	Case B1- Left turn from the minor road	departure*	B1	Use table to determine "b" dimension along major road. The "a" dimension is half the receiving travel lane width, plus any median, plus the lane widths being crossed, plus a minimum of 14.5' (4.4 m) for the distance between the driver's eye and edge of traveled way. No adjustment for grade.
	Case B2 - Right turn from the minor road	departure	B23	Use table to determine "b" dimension along major road. The "a" dimension is half the receiving travel lane width plus a minimum of 14.5' (4.4 m) for the distance between the driver's eye and edge of traveled way. No adjustment for grade.
	Case B3 - Crossing maneuver from the minor road	departure*	B23	Use table to determine "b" dimension along major road. The "a" dimension is the distance from the middle of the furthest lane crossed to the outside edge of the traveled way nearest the stopped vehicle plus a minimum of 14.5' (4.4 m) for the distance between the driver's eye and edge of traveled way. No adjustment for grade.
Case C - Intersections with yield control on the minor road	Case C1 - Crossing maneuver from the minor road	approach*	C1 & G	Use table to determine the "a" dimension along the minor road and the "b" dimension along undivided major roads. Use Table G to adjust for grade. For divided roadways, the "b" dimension is based on case B3 for wide medians and B1 for narrow medians.
	Case C2 - Left or right turn from the minor road	approach*	C2	Use table to determine "b" dimension along major road. Use 80' (25 m) for the "a" dimension on the minor road assuming the vehicle enters the intersection at a turning speed of 10 mph (16 km/h) and for left turns, the major road is only 2 lanes wide. (Note that if a stop is occurs, the distance "b" based on cases B1, B2, or B3 result in lower values and, therefore, do not need to be checked.) No adjustment for grade.
Case D - Intersections with traffic signal control		8' (2.4 m) from the stop bar on all approaches	Normally none	First vehicle stopped on one approach should be viewable by first vehicle stopped on all others. Permissive left turners should have sufficient sight distance to select gaps. For flashing yellow, use cases B1 and B2 for the minor road approaches. For approaches with right-turn-on-red, use case B2.
Case E - Intersections with all-way stop control		8' (2.4 m) from the stop bar on all approaches	Normally none	First vehicle stopped on one approach should be viewable by first vehicle stopped on all others.
Case F - Left turns from the major road		departure	F	Applies to intersections and left turns into driveways. Check at three-legged intersections and driveways on horizontal curves or crest vertical curves. The "b" dimension is along the major roadway travel lanes being crossed. The "a" dimension is from the eye of the turning motorist to the middle of the furthest travel lane being crossed. Use case B3 when the median width can store the design vehicle length plus 6' (2 m).

Commercial driveway will be a Class B – Intersection with stop control. **Use Appendix 5C Table 5C-3 for left turns and Table 5C-4 for right turns.**

HDM Appendix 5C - Intersection Sight Distance Charts

APPENDIX 5C
INTERSECTION SIGHT DISTANCE CHARTS

Table 5C-3 Design Intersection Sight Distance (in feet) - Case B1 - Left Turn From Stop

Design speed (mph)	Passenger Car Lanes Crossed			Single-Unit Truck Lanes Crossed			Combination Truck Lanes Crossed		
	1	2	3	1	2	3	1	2	3
15	170	180	190	210	225	245	255	270	285
20	225	240	250	280	300	325	340	360	380
25	280	295	315	350	375	405	425	450	475
30	335	355	375	420	450	485	510	540	570
35	390	415	440	490	525	565	595	630	665
40	445	475	500	560	600	645	680	720	760
45	500	530	565	630	675	725	765	810	855
50	555	590	625	700	750	805	850	900	950
55	610	650	690	770	825	885	930	990	1045
60	665	710	750	840	900	965	1015	1080	1140
65	720	765	815	910	975	1045	1100	1170	1235
70	775	825	875	980	1050	1125	1185	1260	1330

Table 5C-4 Design Intersection Sight Distance (in feet) - Case B2 - Right Turn From Stop and - Case B3 - Crossing Maneuver

Design Speed (mph)	Passenger Car Case B2-- Lane Entered Case B3 – Lanes Crossed			Single-Unit Truck Case B2-- Lane Entered Case B3 – Lanes Crossed			Combination Truck Case B2-- Lane Entered Case B3 – Lanes Crossed		
	1	2	3	1	2	3	1	2	3
15	145	155	170	190	205	220	235	250	265
20	195	210	225	250	275	295	310	330	350
25	240	260	280	315	340	365	390	415	440
30	290	310	335	375	410	440	465	495	525
35	335	365	390	440	475	510	545	580	615
40	385	415	445	500	545	585	620	660	700
45	430	465	500	565	610	655	695	745	790
50	480	515	555	625	680	730	775	825	875
55	530	570	610	690	745	805	850	910	965
60	575	620	665	750	815	875	930	990	1050
65	625	670	720	815	880	950	1005	1075	1140
70	670	725	775	875	950	1020	1085	1155	1225

Driveway

- Left Turn (Table 5C-3) Design Speed = 55 MPH Therefore Intersection Sight Distance is 610 ft. **Required Intersection Sight Distance Looking North = 610 ft**
- Right Turn (Table 5C-4) Design Speed = 55 MPH Therefore Intersection Sight Distance is 530 ft. **Required Intersection Sight Distance Looking South = 530 ft**

Stopping Site Distance

Per Highway Design Manual (HDM) Chapters 5 and 7
PERM 33-COM for Commercial Driveways points to:
HDM Exhibit 7-7 – Minimum Stopping Sight Distances and
HDM Appendix 5B - Vertical Highway Alignment Sight Distance Charts

HDM Exhibit 7-7 – Minimum Stopping Sight Distances

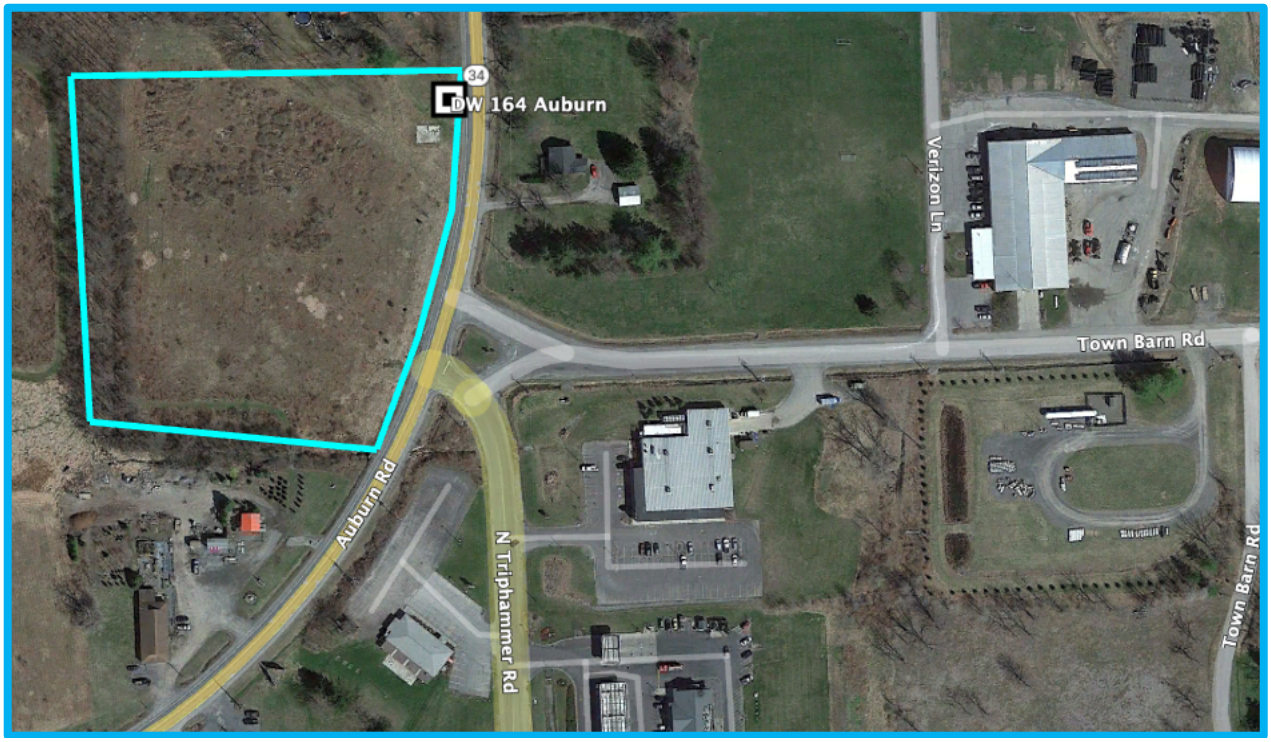
Exhibit 7-7 Minimum Stopping Sight Distance (SSD)

Horizontal SSD				Vertical SSD		
Recommended Speed or Design Speed, whichever is lower (mph)	Minimum Horizontal SSD (ft)			Design Speed (mph)	Is there an operational or safety problem associated with poor sight distances, or is the AADT greater than 1500 vpd with major hazards hidden from view (e.g. intersections, sharp horizontal curves or narrow bridges)?	Minimum Vertical SSD based on Design Speed minus 20 mph (NHS Values) (ft) [1]
	NHS	Non-NHS Rural	Non-NHS Urban			
20	115	105	95	All	NO	No Minimum Value
25	155	140	130	25		21
30	200	180	165	30		46
35	250	225	205	35		80
40	305	280	245	40		115
45	360	335	295	45		155
50	425	390	-	50	YES	200
55	495	455	-	55		250
60	570	525	-	60		305

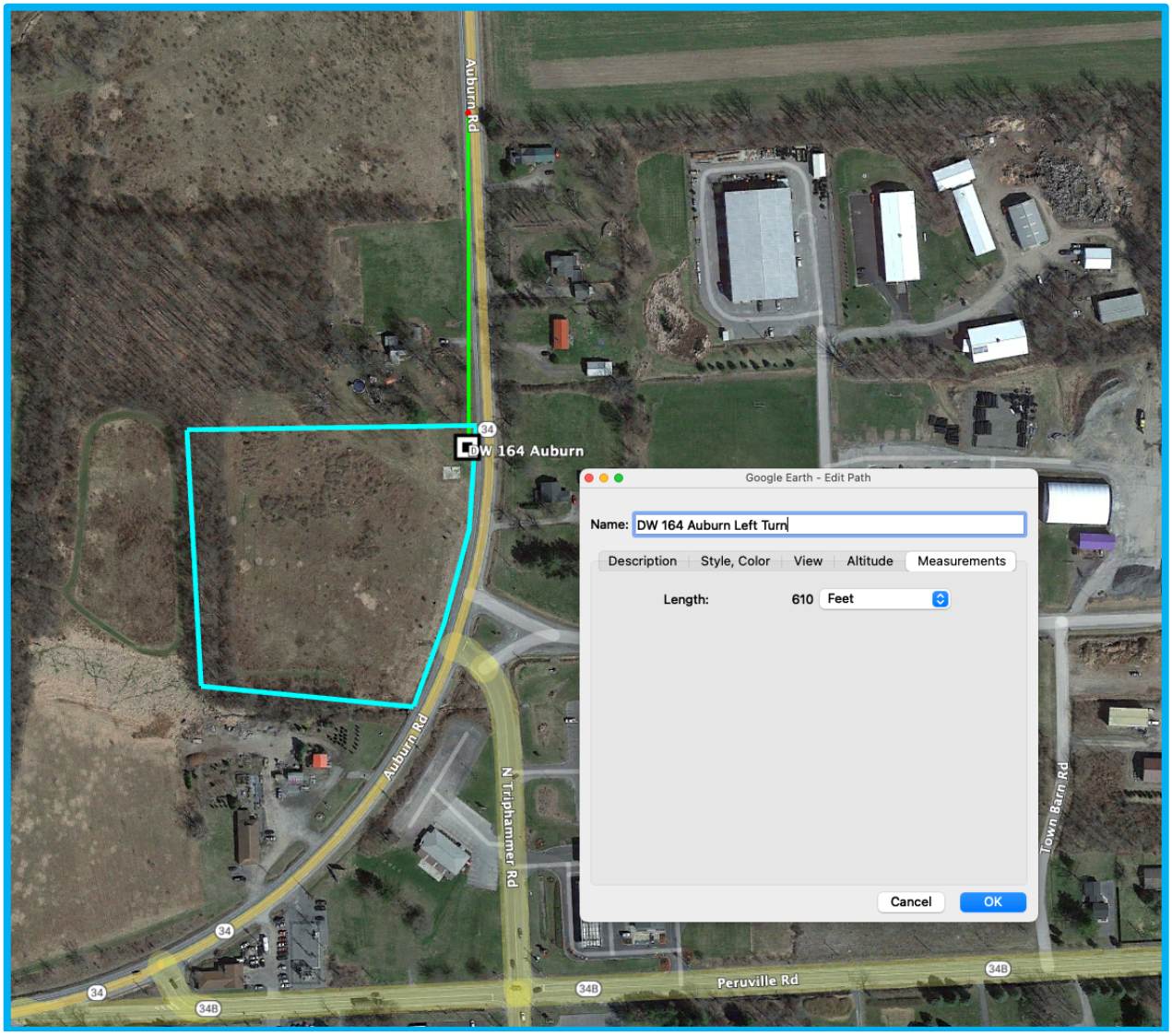
Notes:
1. The minimum values are based on AASHTO's "A Policy on the Geometric Design of Highways and Streets," 2011.

Auburn Road is a Non-National Highway System (NHS) Rural roadway with a design speed of 55 MPH for the proposed driveway. Therefore, the Horizontal Stopping Sight Distance is 455 ft for the driveway. Auburn Road has limited sight distances due to the curve. Therefore, the Vertical Stopping Sight Distance is 250 feet for the driveway

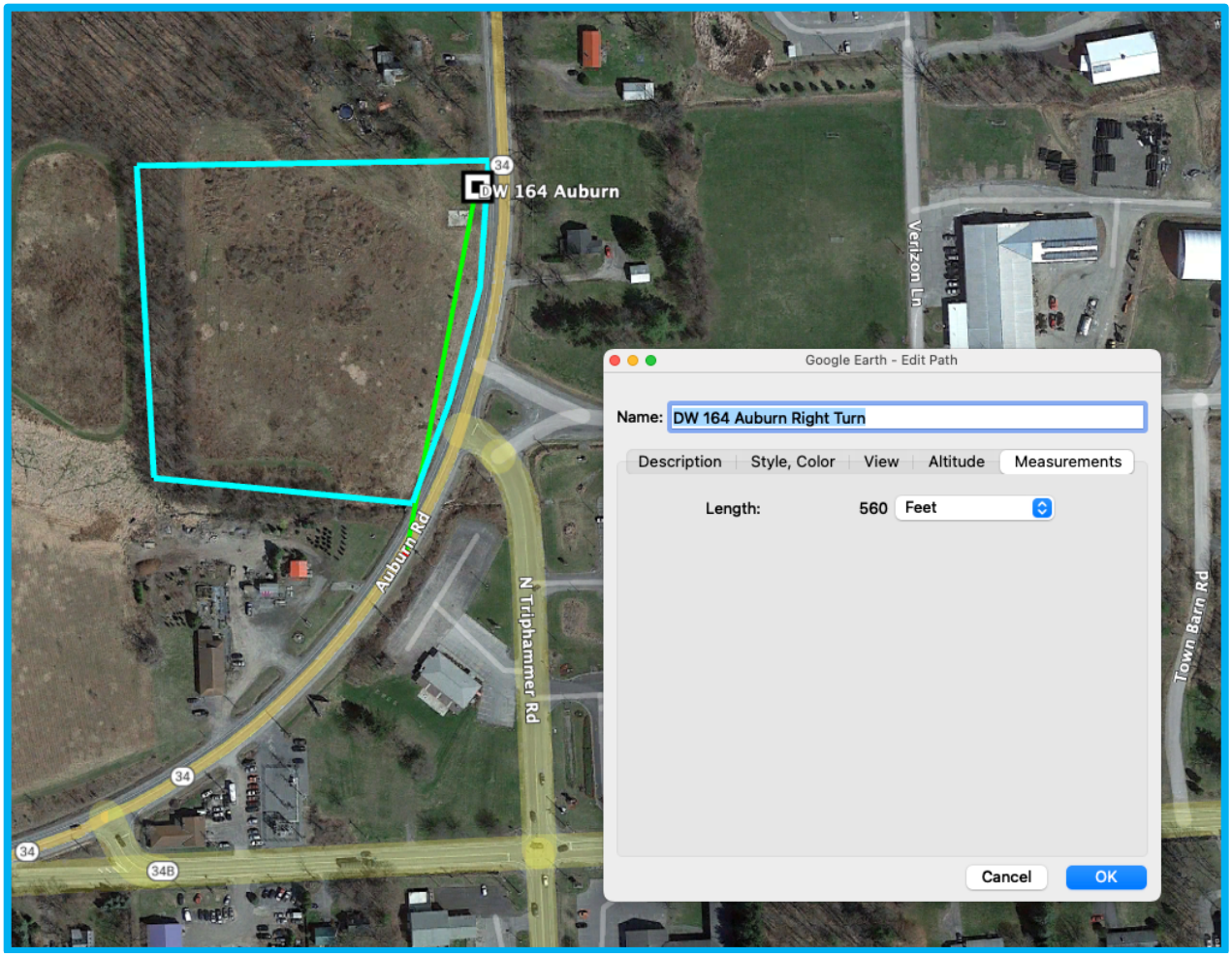
Driveway
Required Stopping Sight Distance Horizontal = 455 ft
Required Stopping Sight Distance Vertical = 250 ft



Sight Distances for Proposed Driveway in Location Shown Above
Measured in Field on 5-9-25 and Graphically Represented Below



Measured Sight Distance Looking North (Left Turn) = 610’



Measured Sight Distance Looking South (Right Turn) = 560'

Required Intersection Sight Distance Looking North (Left Turn) = 610 ft
Measured Intersection Sight Distance Looking North (Left Turn) = 610 ft

Required Intersection Sight Distance Looking South (Right Turn) = 530 ft
Measured Intersection Sight Distance Looking South (Right Turn) = 560 ft

Required Stopping Sight Distance Horizontal = 455 ft
Required Stopping Sight Distance Vertical = 250 ft
Measured Stopping Sight Distance Are the Same as Intersection Sight Distances 560 ft and 610 ft

<u>Driveway Meets/Exceeds Both Intersection and Stopping Sight Distances</u>

Andrew Sciarabba **Friday, September 26, 2025 at 1:20:54 PM Eastern Daylight Time**

Subject: RE: Perm33-COM Office Space 164 SR 34 Lansing
Date: Friday, September 26, 2025 at 1:18:30 PM Eastern Daylight Time
From: Stevens, Richard D. (DOT) <Richard.Stevens@dot.ny.gov>
To: Andrew Sciarabba <ajs@sciarabbaengplus.com>
CC: Eric Eisenhut <eeisenhut20@gmail.com>
Attachments: image001.jpg

Andy,

We have completed review of your stage 1 submission. The proposed driveway location on your 9/18/2025 submission looks fine. Please proceed with a stage 2 submission at your earliest convenience. If the Town requires an official letter, I can work on that but it will likely be a few weeks.

Thank you
Rick

RICHARD STEVENS
Transportation Analyst/Permits

New York State Department of Transportation
333 E. Washington Street, Syracuse, NY 13202
(315) 428-4640 | richard.stevens@dot.ny.gov
www.dot.ny.gov

From: Andrew Sciarabba <ajs@sciarabbaengplus.com>
Sent: Thursday, September 18, 2025 2:36 PM
To: Stevens, Richard D. (DOT) <Richard.Stevens@dot.ny.gov>
Cc: Eric Eisenhut <eeisenhut20@gmail.com>
Subject: Perm33-COM Office Space 164 SR 34 Lansing

Rick,

In May of this year I submitted a Stage 1 Perm33-COM for the 164 Rte 34 (Auburn Road) project on behalf of SEE Associates. We wish to withdraw that submission and ask that you review this new submission for a single building and commercial driveway.

We are planning to submit documents for consideration of site plan approval to the Town of Lansing in mid-October and we hope to provide the Town an email indicating your

acceptance of the new driveway location in concept. We understand that if we get through the Stage 1 review process, we will need to submit the Stage 2 and 3 forms and materials prior to issuance of a formal permit.

I'm sure you are buried, so please let me know if receiving input on the driveway location by mid-October is realistic or not.

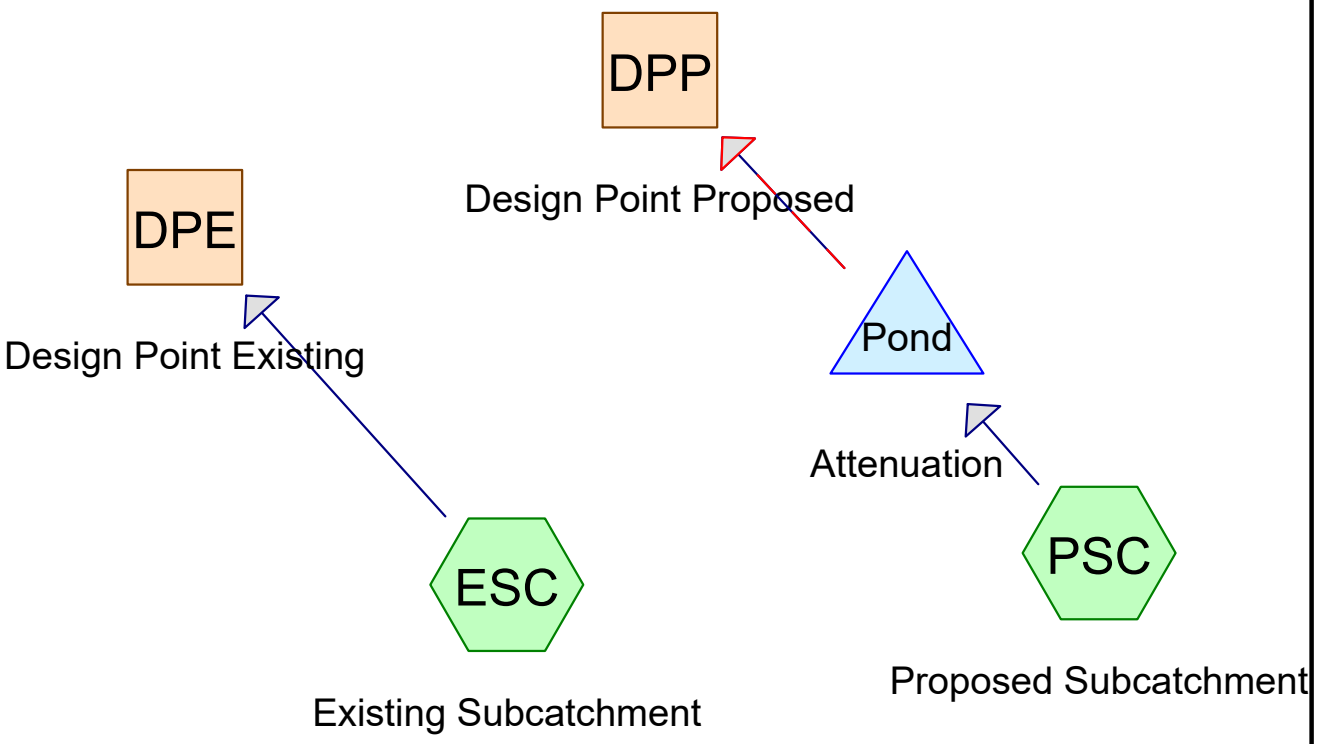
Best,

Andy

Andrew J. Sciarabba, P.E.
Owner/Principal Engineer

Sciarabba Engineering, PLLC
9664 Kingtown Road, Trumansburg, NY 14886

607-327-0578
ajs@sciarabbaengplus.com
www.sciarabbaengplus.com



Subcat Reach Pond Link

Routing Diagram for 164Auburn
Prepared by {enter your company name here}, Printed 9/26/2025
HydroCAD® 10.00-26 s/n 01939 © 2020 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.565	74	>75% Grass cover, Good, HSG C (PSC)
0.945	70	Brush, Fair, HSG C (ESC)
0.019	98	Existing Concrete Pad (ESC)
0.399	98	Paved parking & Roof, HSG C (PSC)
1.928	**77**	**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.565	0.000	0.000	0.565	>75% Grass cover, Good	PSC
0.000	0.000	0.945	0.000	0.000	0.945	Brush, Fair	ESC
0.000	0.000	0.000	0.000	0.019	0.019	Existing Concrete Pad	ESC
0.000	0.000	0.399	0.000	0.000	0.399	Paved parking & Roof	PSC
0.000	**0.000**	**1.909**	**0.000**	**0.019**	**1.928**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	Pond	944.00	943.75	43.0	0.0058	0.013	4.0	0.0	0.0

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment ESC: Existing Subcatchment Runoff Area=41,995 sf 1.96% Impervious Runoff Depth>0.22"
Flow Length=239' Tc=18.3 min CN=71 Runoff=0.19 cfs 0.018 af

Subcatchment PSC: Proposed Runoff Area=41,995 sf 41.38% Impervious Runoff Depth>0.67"
Flow Length=240' Tc=4.7 min CN=84 Runoff=1.29 cfs 0.054 af

Reach DPE: Design Point Existing Inflow=0.19 cfs 0.018 af
Outflow=0.19 cfs 0.018 af

Reach DPP: Design Point Proposed Inflow=0.00 cfs 0.000 af
Outflow=0.00 cfs 0.000 af

Pond Pond: Attenuation Peak Elev=1.37' Storage=2,226 cf Inflow=1.29 cfs 0.054 af
Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.000 af

Total Runoff Area = 1.928 ac Runoff Volume = 0.072 af Average Runoff Depth = 0.45"
78.33% Pervious = 1.510 ac 21.67% Impervious = 0.418 ac

Summary for Subcatchment ESC: Existing Subcatchment

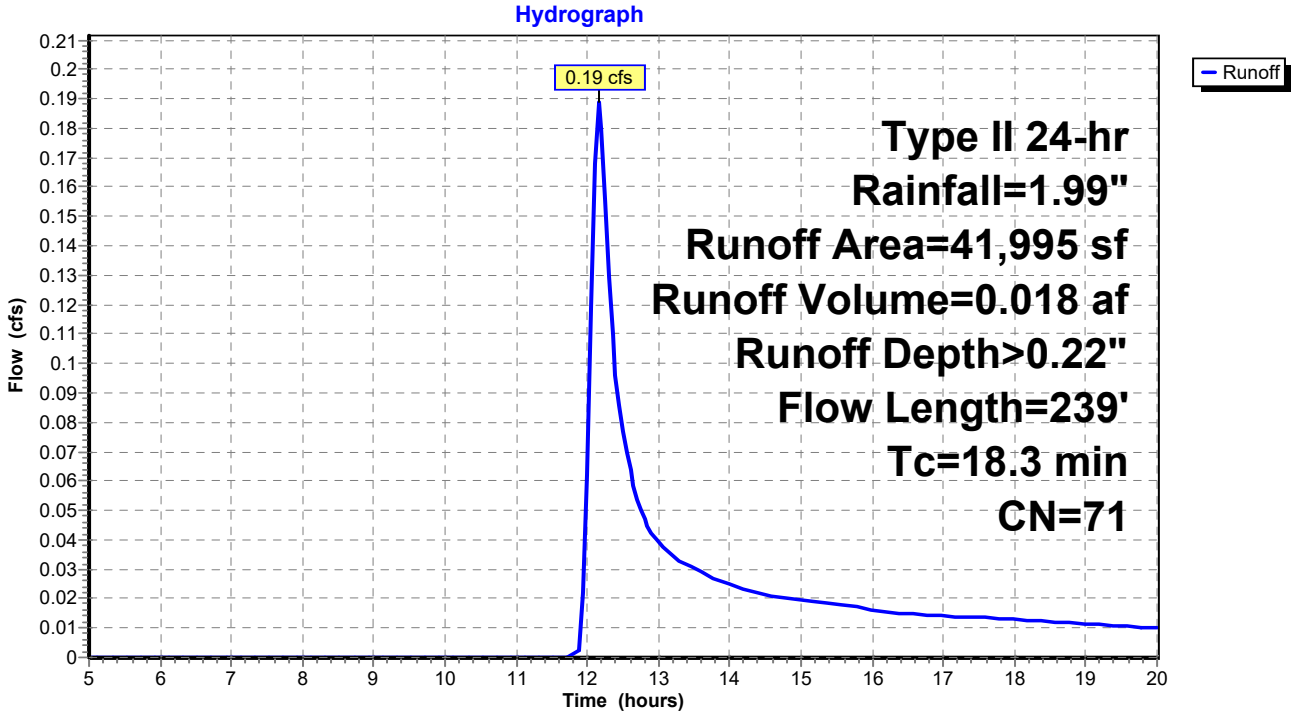
Runoff = 0.19 cfs @ 12.16 hrs, Volume= 0.018 af, Depth> 0.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr Rainfall=1.99"

	Area (sf)	CN	Description
	41,171	70	Brush, Fair, HSG C
*	824	98	Existing Concrete Pad
	41,995	71	Weighted Average
	41,171		98.04% Pervious Area
	824		1.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	100	0.0150	0.10		**Sheet Flow, First 100' Flowpath** Grass: Dense n= 0.240 P2= 2.70"
0.9	139	0.0330	2.72		**Shallow Concentrated Flow, Balance of Longest Flowpath** Grassed Waterway Kv= 15.0 fps
18.3	239	Total			

Subcatchment ESC: Existing Subcatchment



Summary for Subcatchment PSC: Proposed Subcatchment

[49] Hint: Tc<2dt may require smaller dt

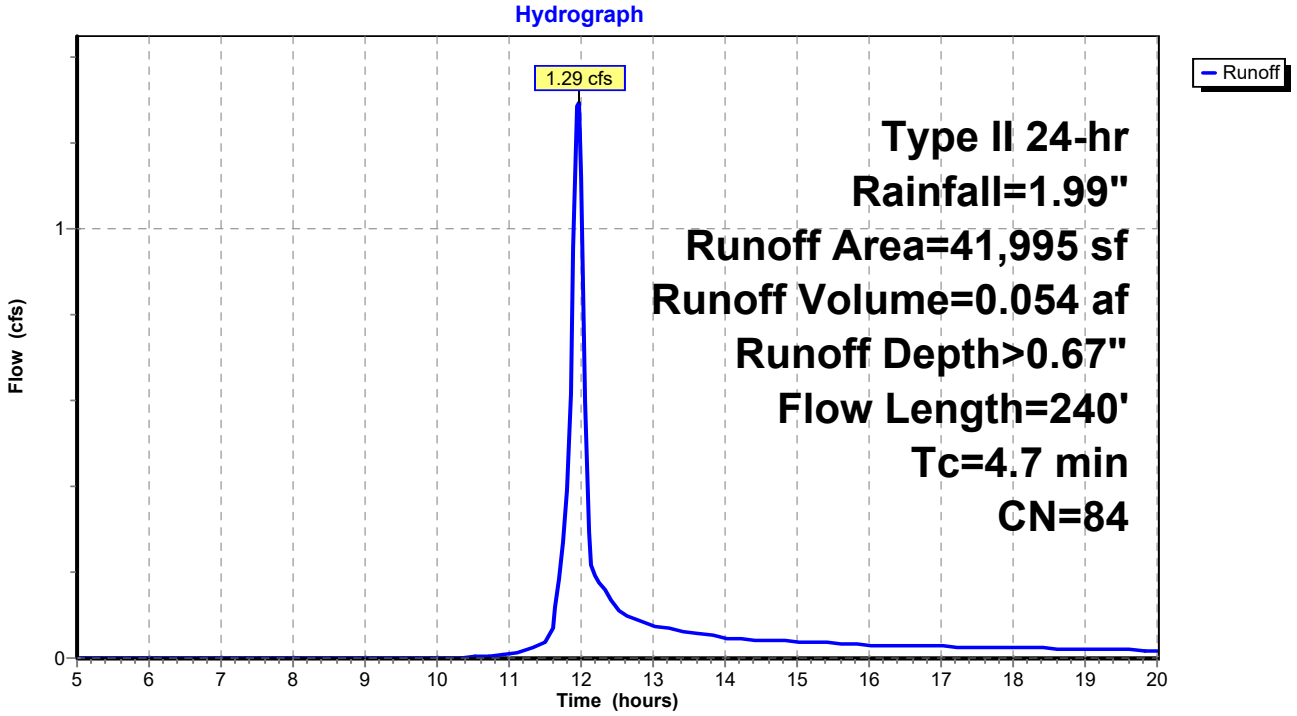
Runoff = 1.29 cfs @ 11.96 hrs, Volume= 0.054 af, Depth> 0.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr Rainfall=1.99"

	Area (sf)	CN	Description
*	17,377	98	Paved parking & Roof, HSG C
	24,618	74	>75% Grass cover, Good, HSG C
	41,995	84	Weighted Average
	24,618		58.62% Pervious Area
	17,377		41.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.7	40	0.1000	0.25		**Sheet Flow, First 100' Flowpath** Grass: Short n= 0.150 P2= 2.70"
1.2	60	0.0100	0.86		**Sheet Flow, Balance of 100' Flowpath** Smooth surfaces n= 0.011 P2= 2.70"
0.7	83	0.0100	2.03		**Shallow Concentrated Flow, Balance of Flow to Drain** Paved Kv= 20.3 fps
0.1	57	0.0520	11.98	191.67	**Trap/Vee/Rect Channel Flow, Balance of Longest Flowpath** Bot.W=2.00' D=2.00' Z= 3.0 '/' Top.W=14.00' n= 0.030
4.7	240	Total			

Subcatchment PSC: Proposed Subcatchment



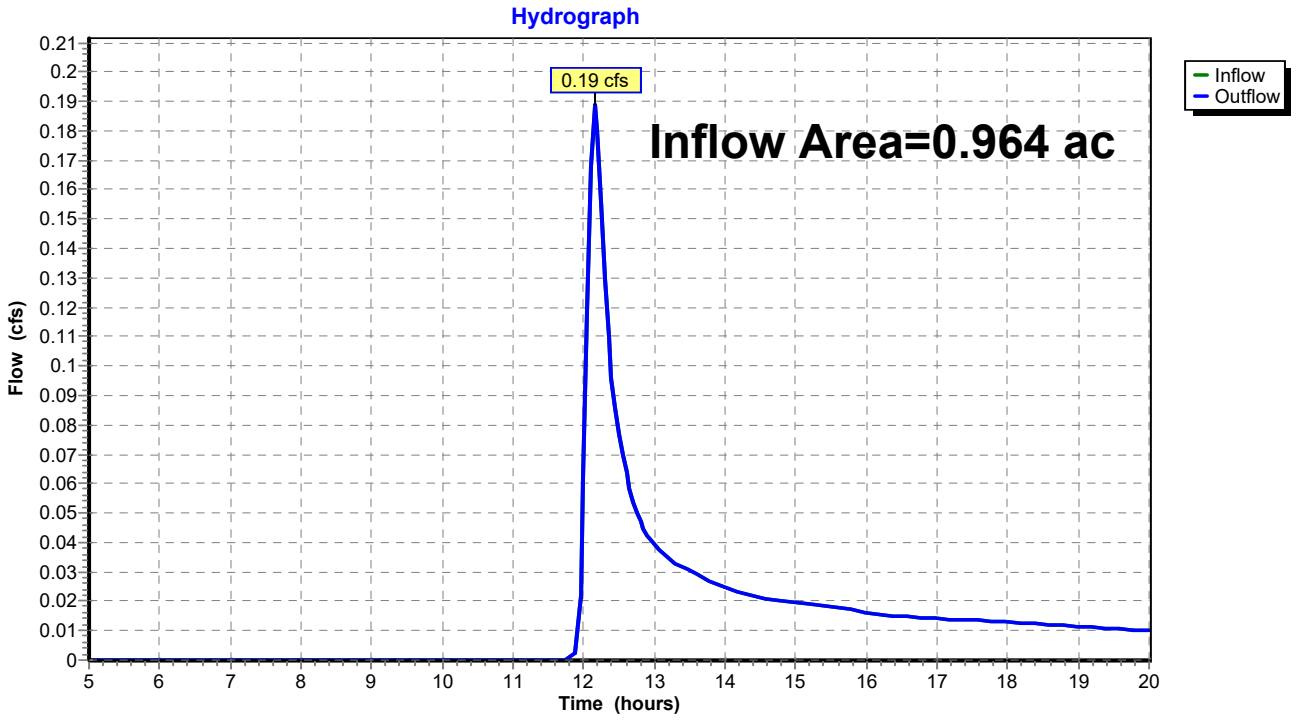
Summary for Reach DPE: Design Point Existing

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.964 ac, 1.96% Impervious, Inflow Depth > 0.22"
Inflow = 0.19 cfs @ 12.16 hrs, Volume= 0.018 af
Outflow = 0.19 cfs @ 12.16 hrs, Volume= 0.018 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach DPE: Design Point Existing



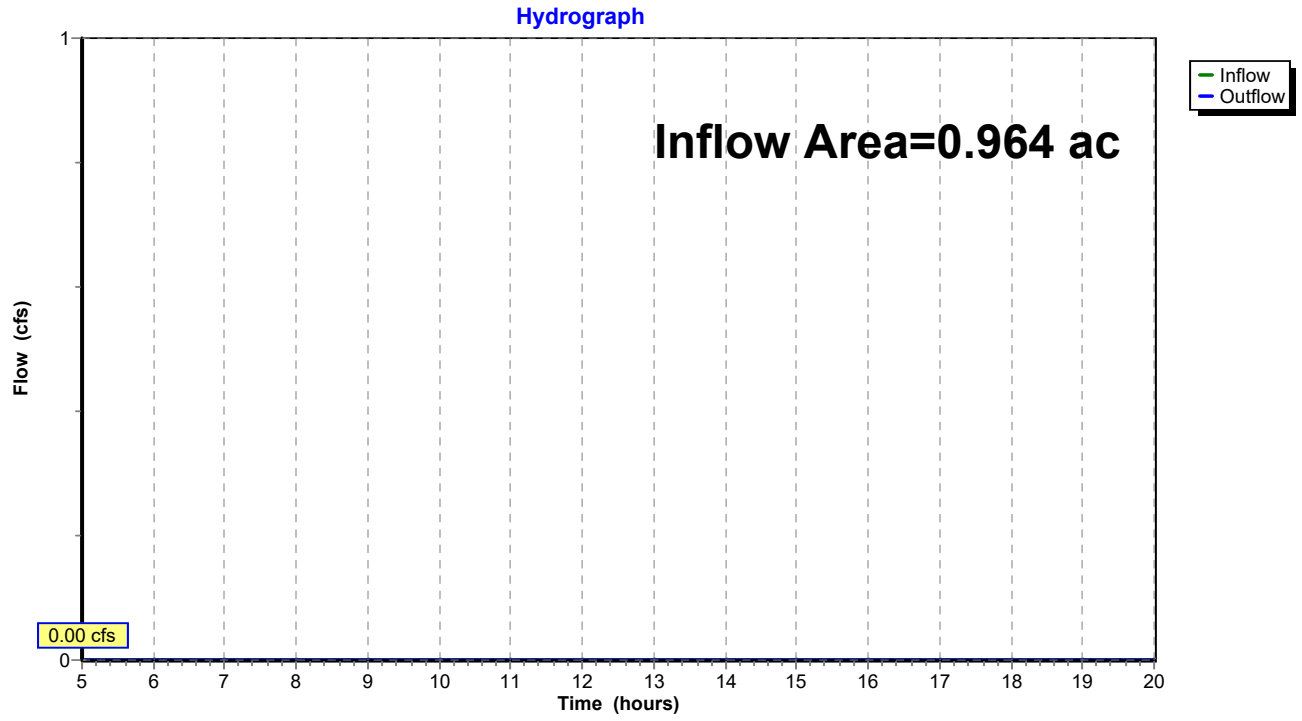
Summary for Reach DPP: Design Point Proposed

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.964 ac, 41.38% Impervious, Inflow Depth = 0.00"
Inflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach DPP: Design Point Proposed



Summary for Pond Pond: Attenuation

[92] Warning: Device #1 is above defined storage
[92] Warning: Device #2 is above defined storage

Inflow Area = 0.964 ac, 41.38% Impervious, Inflow Depth > 0.67"
Inflow = 1.29 cfs @ 11.96 hrs, Volume= 0.054 af
Outflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 1.37' @ 20.00 hrs Surf.Area= 2,253 sf Storage= 2,226 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	3,994 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

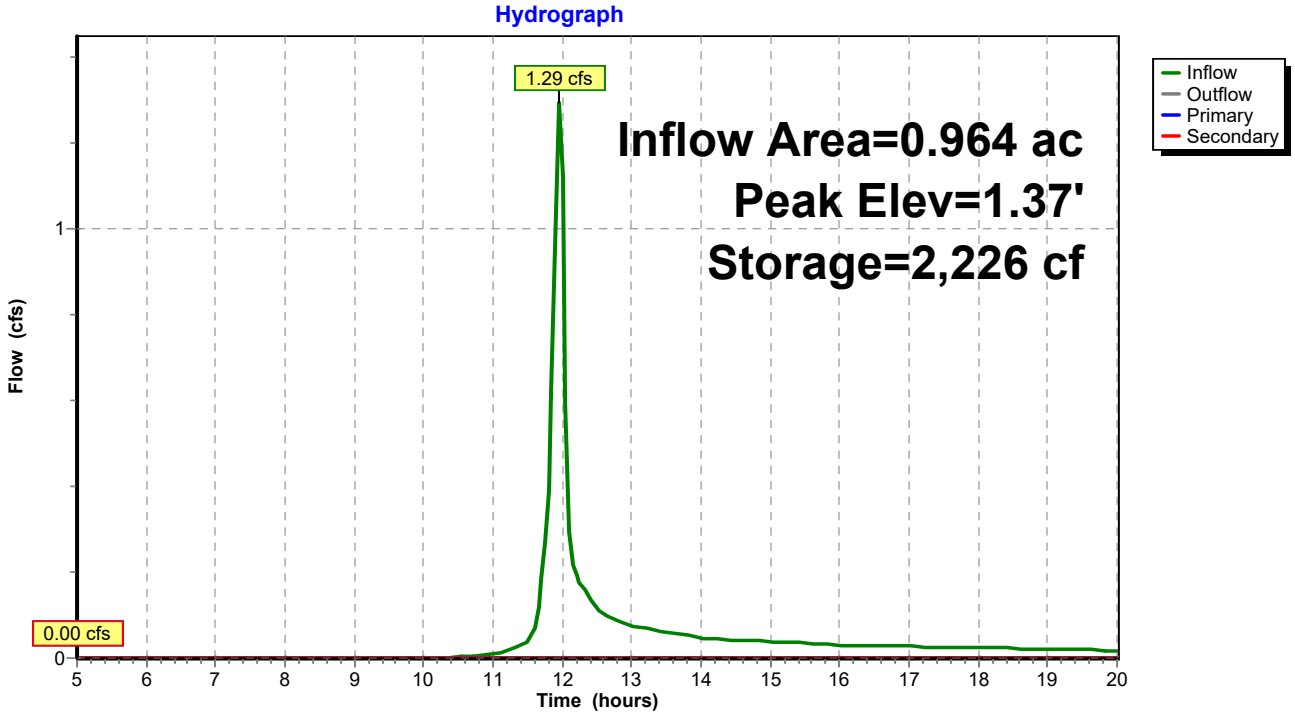
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
0.00	1,041	0	0
1.00	1,890	1,466	1,466
2.00	2,879	2,385	3,850
2.10	0	144	3,994

Device	Routing	Invert	Outlet Devices
#1	Secondary	944.65'	**12.0' long x 4.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32
#2	Primary	944.00'	**4.0" Round Culvert** L= 43.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 944.00' / 943.75' S= 0.0058 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=0.00' (Free Discharge)
2=Culvert (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=0.00' (Free Discharge)
1=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond Pond: Attenuation



164Auburn

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.565	74	>75% Grass cover, Good, HSG C (PSC)
0.945	70	Brush, Fair, HSG C (ESC)
0.019	98	Existing Concrete Pad (ESC)
0.399	98	Paved parking & Roof, HSG C (PSC)
1.928	**77**	**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.565	0.000	0.000	0.565	>75% Grass cover, Good	PSC
0.000	0.000	0.945	0.000	0.000	0.945	Brush, Fair	ESC
0.000	0.000	0.000	0.000	0.019	0.019	Existing Concrete Pad	ESC
0.000	0.000	0.399	0.000	0.000	0.399	Paved parking & Roof	PSC
0.000	**0.000**	**1.909**	**0.000**	**0.019**	**1.928**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	Pond	944.00	943.75	43.0	0.0058	0.013	4.0	0.0	0.0

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment ESC: Existing Subcatchment Runoff Area=41,995 sf 1.96% Impervious Runoff Depth>0.89"
Flow Length=239' Tc=18.3 min CN=71 Runoff=1.05 cfs 0.072 af

Subcatchment PSC: Proposed Runoff Area=41,995 sf 41.38% Impervious Runoff Depth>1.71"
Flow Length=240' Tc=4.7 min CN=84 Runoff=3.24 cfs 0.137 af

Reach DPE: Design Point Existing Inflow=1.05 cfs 0.072 af
Outflow=1.05 cfs 0.072 af

Reach DPP: Design Point Proposed Inflow=0.33 cfs 0.046 af
Outflow=0.33 cfs 0.046 af

Pond Pond: Attenuation Peak Elev=944.65' Storage=3,994 cf Inflow=3.24 cfs 0.137 af
Primary=0.19 cfs 0.042 af Secondary=0.14 cfs 0.004 af Outflow=0.33 cfs 0.046 af

Total Runoff Area = 1.928 ac Runoff Volume = 0.209 af Average Runoff Depth = 1.30"
78.33% Pervious = 1.510 ac 21.67% Impervious = 0.418 ac

164Auburn
Prepared by {enter your company name here}

Summary for Subcatchment ESC: Existing Subcatchment

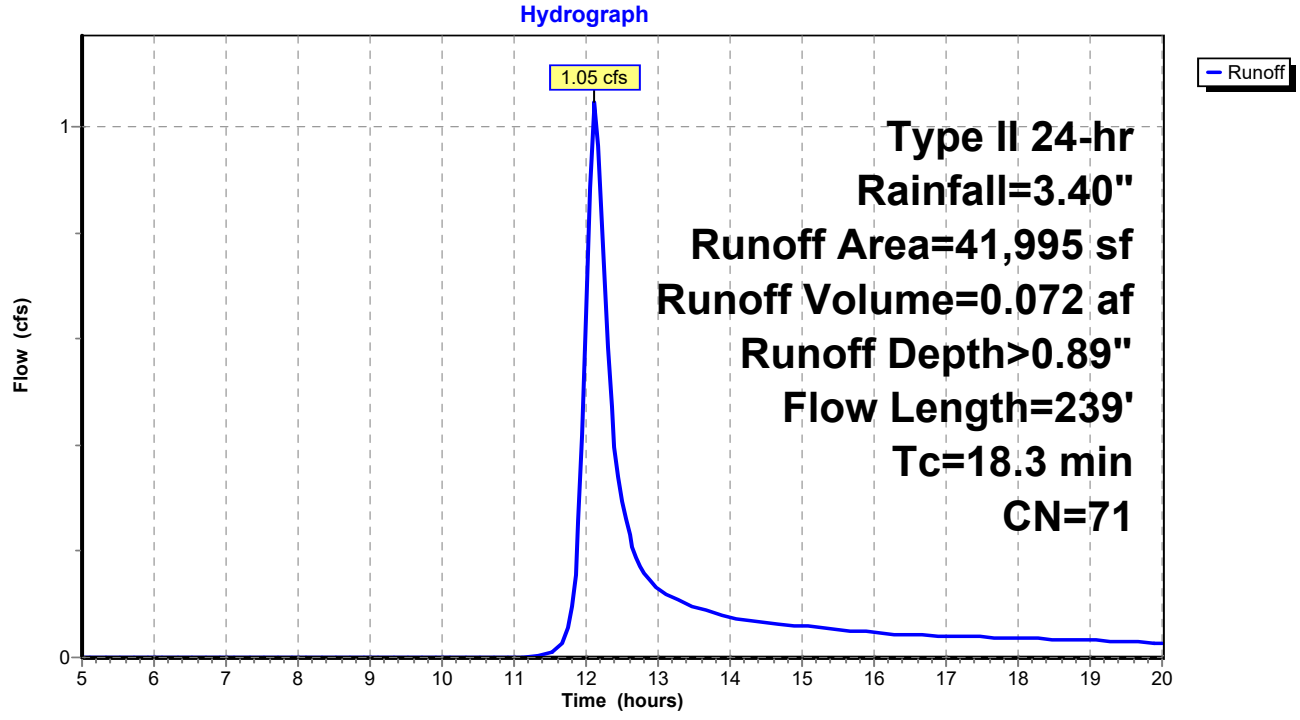
Runoff = 1.05 cfs @ 12.12 hrs, Volume= 0.072 af, Depth> 0.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr Rainfall=3.40"

	Area (sf)	CN	Description
	41,171	70	Brush, Fair, HSG C
*	824	98	Existing Concrete Pad
	41,995	71	Weighted Average
	41,171		98.04% Pervious Area
	824		1.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	100	0.0150	0.10		**Sheet Flow, First 100' Flowpath** Grass: Dense n= 0.240 P2= 2.70"
0.9	139	0.0330	2.72		**Shallow Concentrated Flow, Balance of Longest Flowpath** Grassed Waterway Kv= 15.0 fps
18.3	239	Total			

Subcatchment ESC: Existing Subcatchment



Summary for Subcatchment PSC: Proposed Subcatchment

[49] Hint: Tc<2dt may require smaller dt

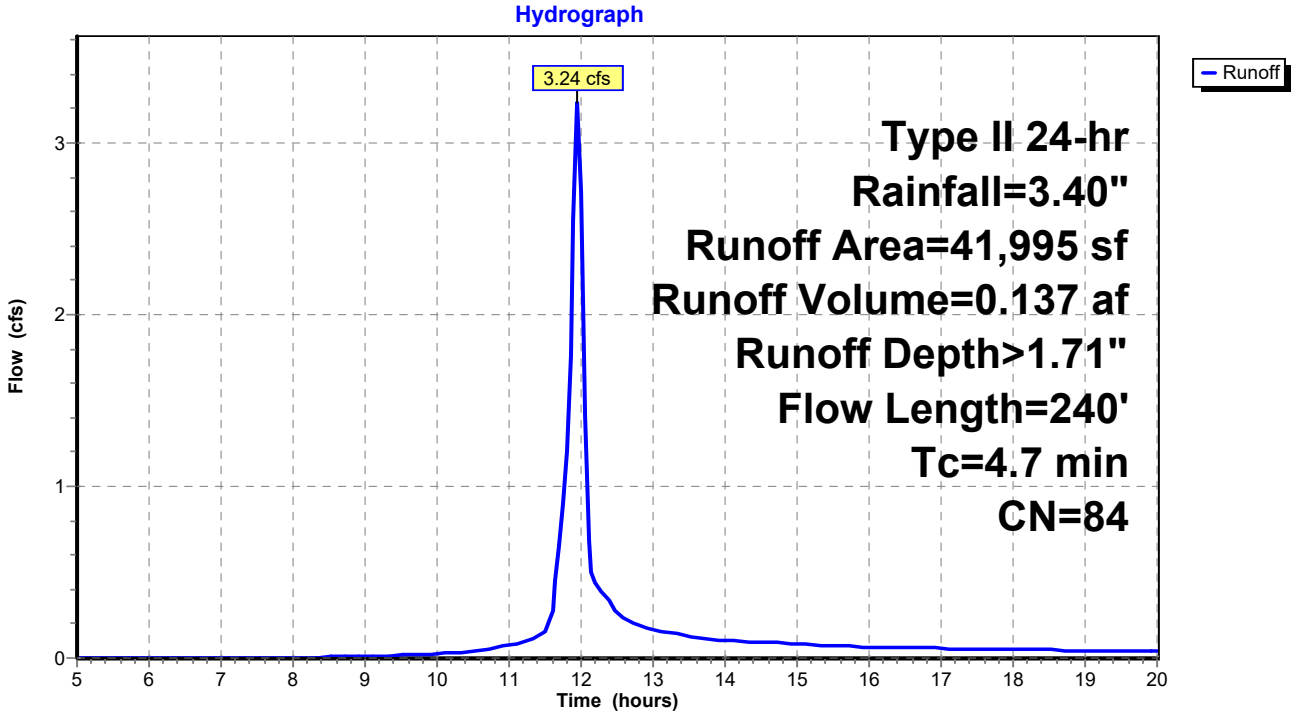
Runoff = 3.24 cfs @ 11.95 hrs, Volume= 0.137 af, Depth> 1.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr Rainfall=3.40"

	Area (sf)	CN	Description
*	17,377	98	Paved parking & Roof, HSG C
	24,618	74	>75% Grass cover, Good, HSG C
	41,995	84	Weighted Average
	24,618		58.62% Pervious Area
	17,377		41.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.7	40	0.1000	0.25		**Sheet Flow, First 100' Flowpath** Grass: Short n= 0.150 P2= 2.70"
1.2	60	0.0100	0.86		**Sheet Flow, Balance of 100' Flowpath** Smooth surfaces n= 0.011 P2= 2.70"
0.7	83	0.0100	2.03		**Shallow Concentrated Flow, Balance of Flow to Drain** Paved Kv= 20.3 fps
0.1	57	0.0520	11.98	191.67	**Trap/Vee/Rect Channel Flow, Balance of Longest Flowpath** Bot.W=2.00' D=2.00' Z= 3.0 '/' Top.W=14.00' n= 0.030
4.7	240	Total			

Subcatchment PSC: Proposed Subcatchment



164Auburn
Prepared by {enter your company name here}

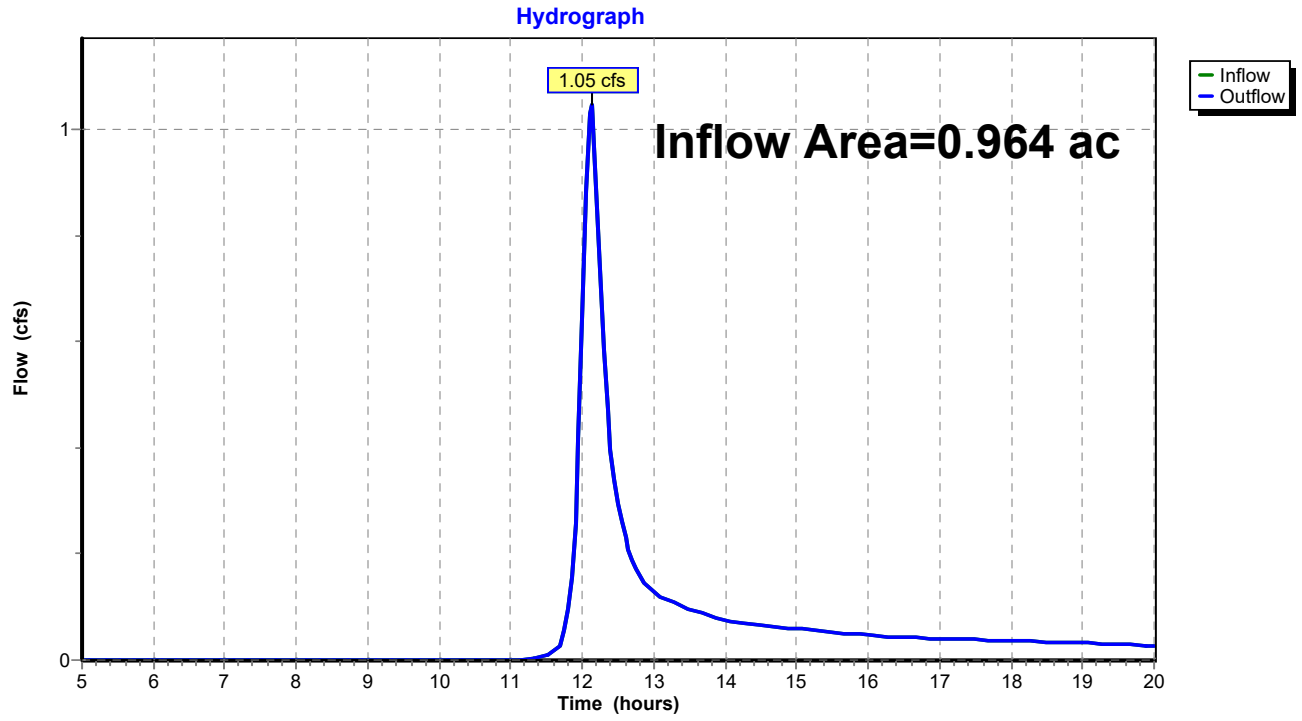
Summary for Reach DPE: Design Point Existing

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.964 ac, 1.96% Impervious, Inflow Depth > 0.89"
Inflow = 1.05 cfs @ 12.12 hrs, Volume= 0.072 af
Outflow = 1.05 cfs @ 12.12 hrs, Volume= 0.072 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach DPE: Design Point Existing



164Auburn
Prepared by {enter your company name here}

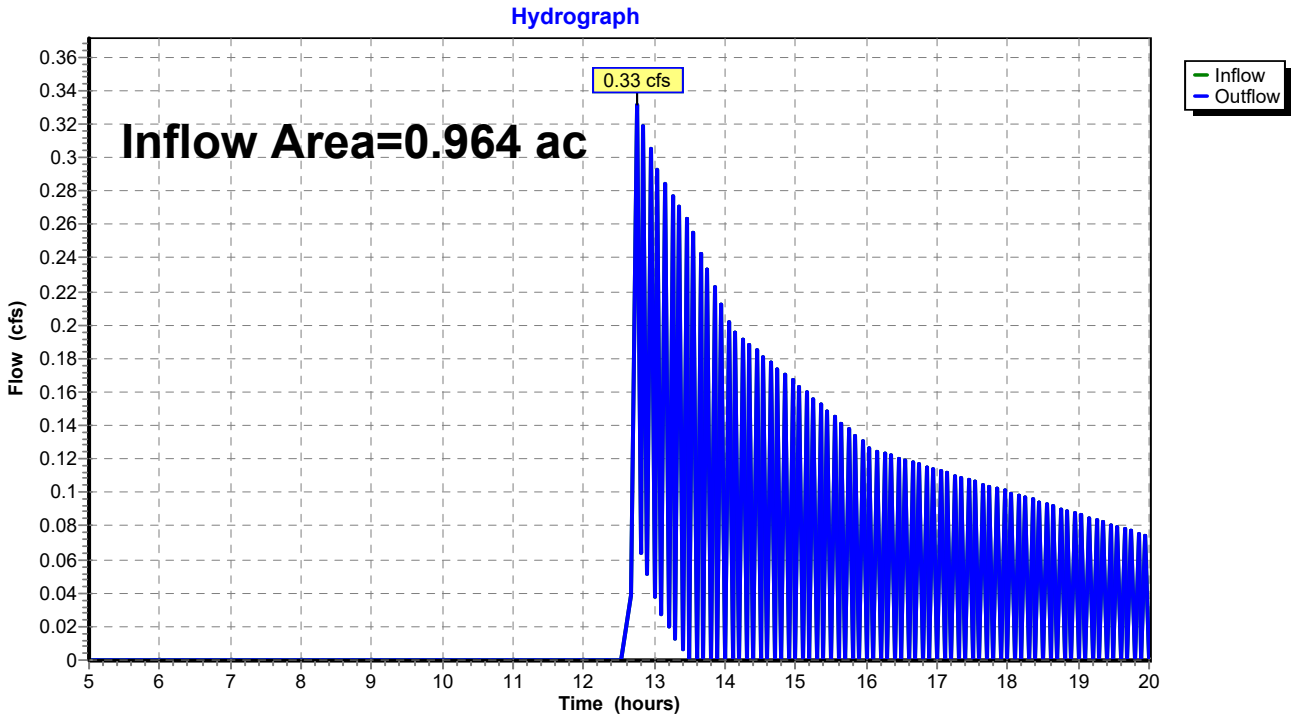
Summary for Reach DPP: Design Point Proposed

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.964 ac, 41.38% Impervious, Inflow Depth > 0.57"
Inflow = 0.33 cfs @ 12.75 hrs, Volume= 0.046 af
Outflow = 0.33 cfs @ 12.75 hrs, Volume= 0.046 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach DPP: Design Point Proposed



Summary for Pond Pond: Attenuation

[92] Warning: Device #1 is above defined storage
[92] Warning: Device #2 is above defined storage
[93] Warning: Storage range exceeded by 942.55'
[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=70)

Inflow Area = 0.964 ac, 41.38% Impervious, Inflow Depth > 1.71"
Inflow = 3.24 cfs @ 11.95 hrs, Volume= 0.137 af
Outflow = 0.33 cfs @ 12.75 hrs, Volume= 0.046 af, Atten= 90%, Lag= 47.8 min
Primary = 0.19 cfs @ 12.75 hrs, Volume= 0.042 af
Secondary = 0.14 cfs @ 12.75 hrs, Volume= 0.004 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 944.65' @ 12.75 hrs Surf.Area= 0 sf Storage= 3,994 cf

Plug-Flow detention time= 230.2 min calculated for 0.046 af (33% of inflow)
Center-of-Mass det. time= 142.4 min (924.3 - 781.9)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	3,994 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
0.00	1,041	0	0
1.00	1,890	1,466	1,466
2.00	2,879	2,385	3,850
2.10	0	144	3,994

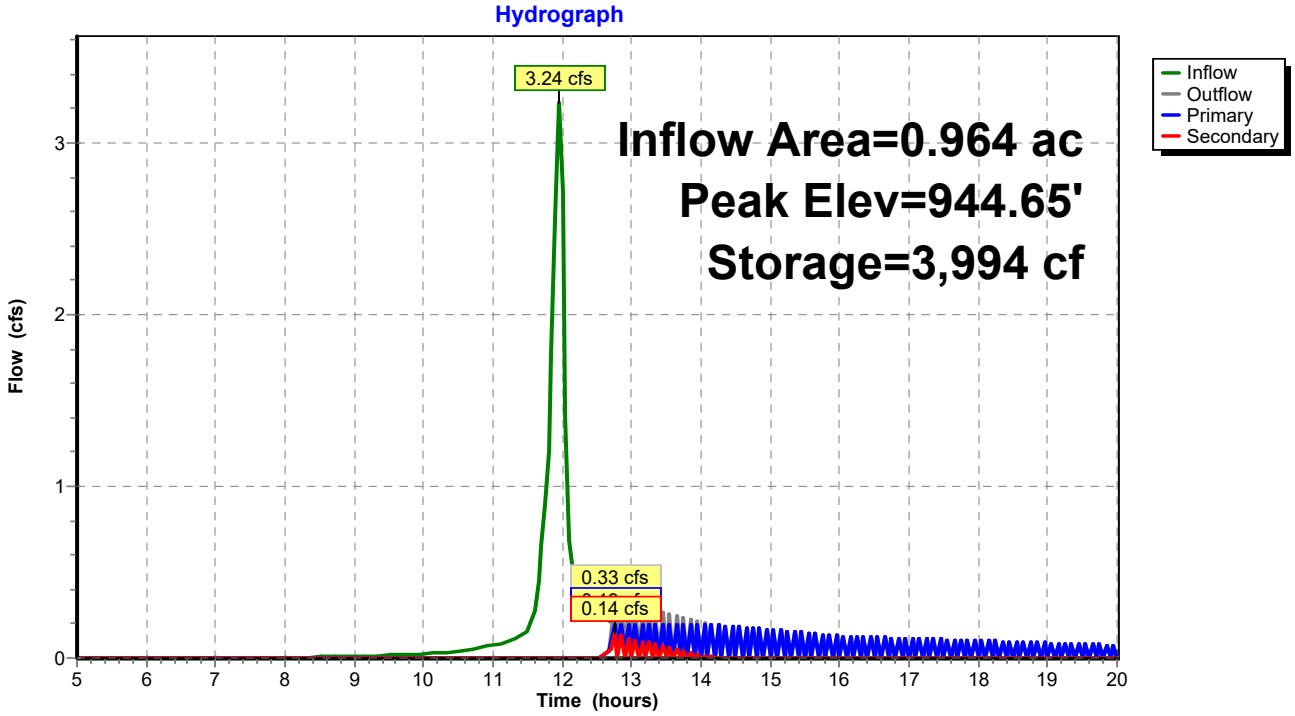
Device	Routing	Invert	Outlet Devices
#1	Secondary	944.65'	**12.0' long x 4.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32
#2	Primary	944.00'	**4.0" Round Culvert** L= 43.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 944.00' / 943.75' S= 0.0058 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf

Primary OutFlow Max=0.19 cfs @ 12.75 hrs HW=944.65' (Free Discharge)
↑—**2=Culvert** (Barrel Controls 0.19 cfs @ 2.17 fps)

Secondary OutFlow Max=0.00 cfs @ 12.75 hrs HW=944.65' (Free Discharge)
↑—**1=Broad-Crested Rectangular Weir** (Weir Controls 0.00 cfs @ 0.08 fps)

164Auburn
Prepared by {enter your company name here}

Pond Pond: Attenuation



164Auburn

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.565	74	>75% Grass cover, Good, HSG C (PSC)
0.945	70	Brush, Fair, HSG C (ESC)
0.019	98	Existing Concrete Pad (ESC)
0.399	98	Paved parking & Roof, HSG C (PSC)
1.928	**77**	**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.565	0.000	0.000	0.565	>75% Grass cover, Good	PSC
0.000	0.000	0.945	0.000	0.000	0.945	Brush, Fair	ESC
0.000	0.000	0.000	0.000	0.019	0.019	Existing Concrete Pad	ESC
0.000	0.000	0.399	0.000	0.000	0.399	Paved parking & Roof	PSC
0.000	**0.000**	**1.909**	**0.000**	**0.019**	**1.928**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	Pond	944.00	943.75	43.0	0.0058	0.013	3.0	0.0	0.0

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment ESC: Existing Subcatchment Runoff Area=41,995 sf 1.96% Impervious Runoff Depth>2.52"
Flow Length=239' Tc=18.3 min CN=71 Runoff=3.09 cfs 0.203 af

Subcatchment PSC: Proposed Runoff Area=41,995 sf 41.38% Impervious Runoff Depth>3.77"
Flow Length=240' Tc=4.7 min CN=84 Runoff=6.83 cfs 0.303 af

Reach DPE: Design Point Existing Inflow=3.09 cfs 0.203 af
Outflow=3.09 cfs 0.203 af

Reach DPP: Design Point Proposed Inflow=6.29 cfs 0.213 af
Outflow=6.29 cfs 0.213 af

Pond Pond: Attenuation Peak Elev=944.70' Storage=3,994 cf Inflow=6.83 cfs 0.303 af
Primary=0.10 cfs 0.036 af Secondary=6.19 cfs 0.177 af Outflow=6.29 cfs 0.213 af

Total Runoff Area = 1.928 ac Runoff Volume = 0.506 af Average Runoff Depth = 3.15"
78.33% Pervious = 1.510 ac 21.67% Impervious = 0.418 ac

164Auburn
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Summary for Subcatchment ESC: Existing Subcatchment

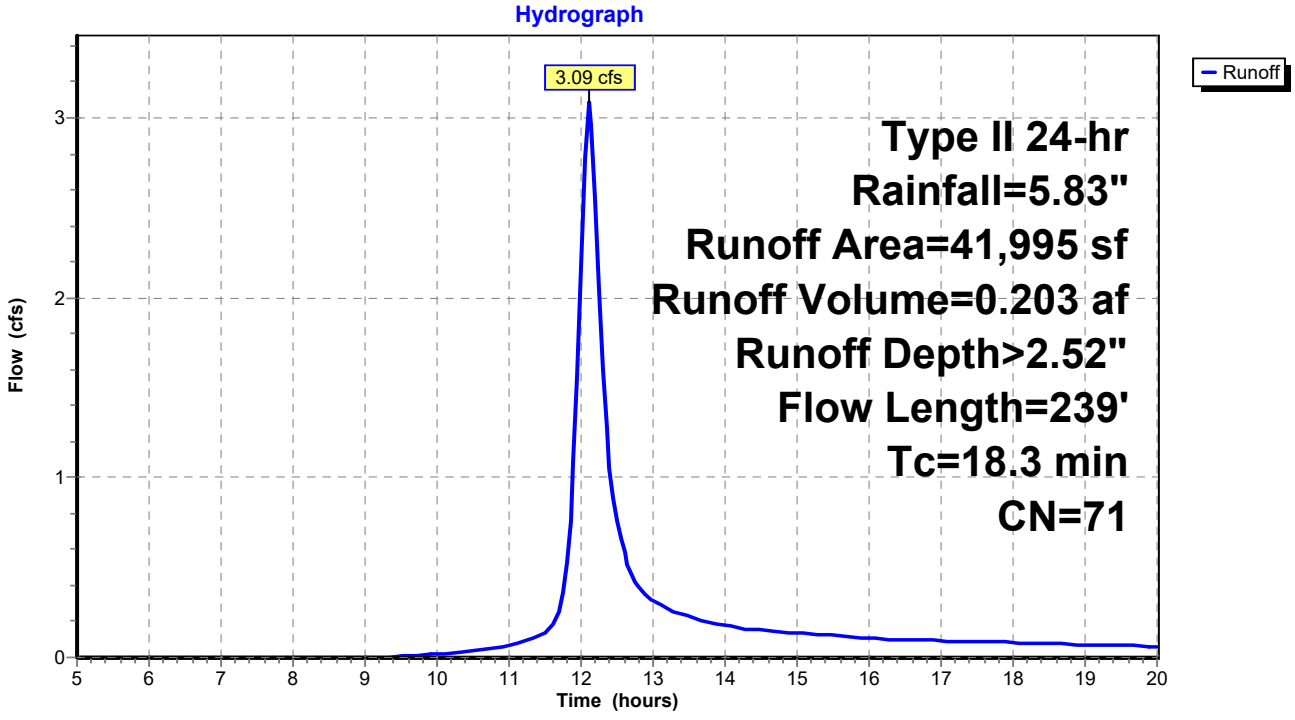
Runoff = 3.09 cfs @ 12.11 hrs, Volume= 0.203 af, Depth> 2.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr Rainfall=5.83"

	Area (sf)	CN	Description
	41,171	70	Brush, Fair, HSG C
*	824	98	Existing Concrete Pad
	41,995	71	Weighted Average
	41,171		98.04% Pervious Area
	824		1.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.4	100	0.0150	0.10		**Sheet Flow, First 100' Flowpath** Grass: Dense n= 0.240 P2= 2.70"
0.9	139	0.0330	2.72		**Shallow Concentrated Flow, Balance of Longest Flowpath** Grassed Waterway Kv= 15.0 fps
18.3	239	Total			

Subcatchment ESC: Existing Subcatchment



Summary for Subcatchment PSC: Proposed Subcatchment

[49] Hint: Tc<2dt may require smaller dt

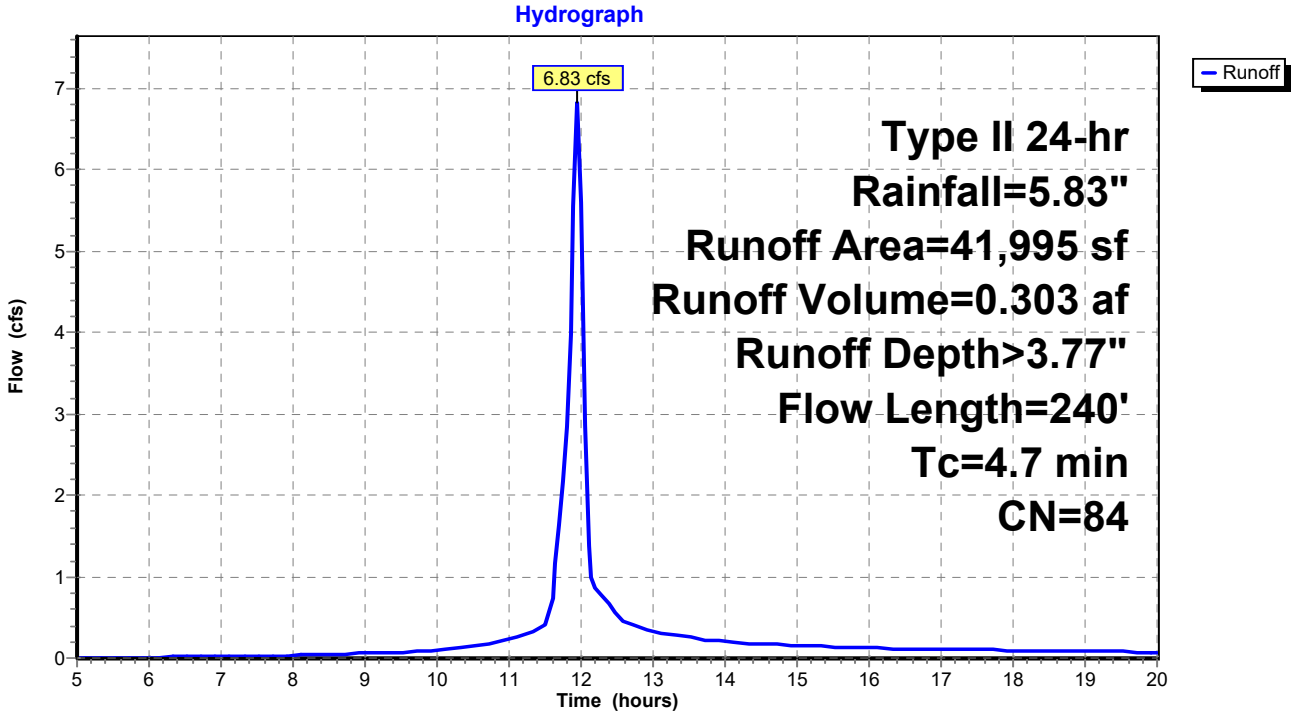
Runoff = 6.83 cfs @ 11.95 hrs, Volume= 0.303 af, Depth> 3.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr Rainfall=5.83"

	Area (sf)	CN	Description
*	17,377	98	Paved parking & Roof, HSG C
	24,618	74	>75% Grass cover, Good, HSG C
	41,995	84	Weighted Average
	24,618		58.62% Pervious Area
	17,377		41.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.7	40	0.1000	0.25		**Sheet Flow, First 100' Flowpath** Grass: Short n= 0.150 P2= 2.70"
1.2	60	0.0100	0.86		**Sheet Flow, Balance of 100' Flowpath** Smooth surfaces n= 0.011 P2= 2.70"
0.7	83	0.0100	2.03		**Shallow Concentrated Flow, Balance of Flow to Drain** Paved Kv= 20.3 fps
0.1	57	0.0520	11.98	191.67	**Trap/Vee/Rect Channel Flow, Balance of Longest Flowpath** Bot.W=2.00' D=2.00' Z= 3.0 '/' Top.W=14.00' n= 0.030
4.7	240	Total			

Subcatchment PSC: Proposed Subcatchment



164Auburn
Prepared by {enter your company name here}

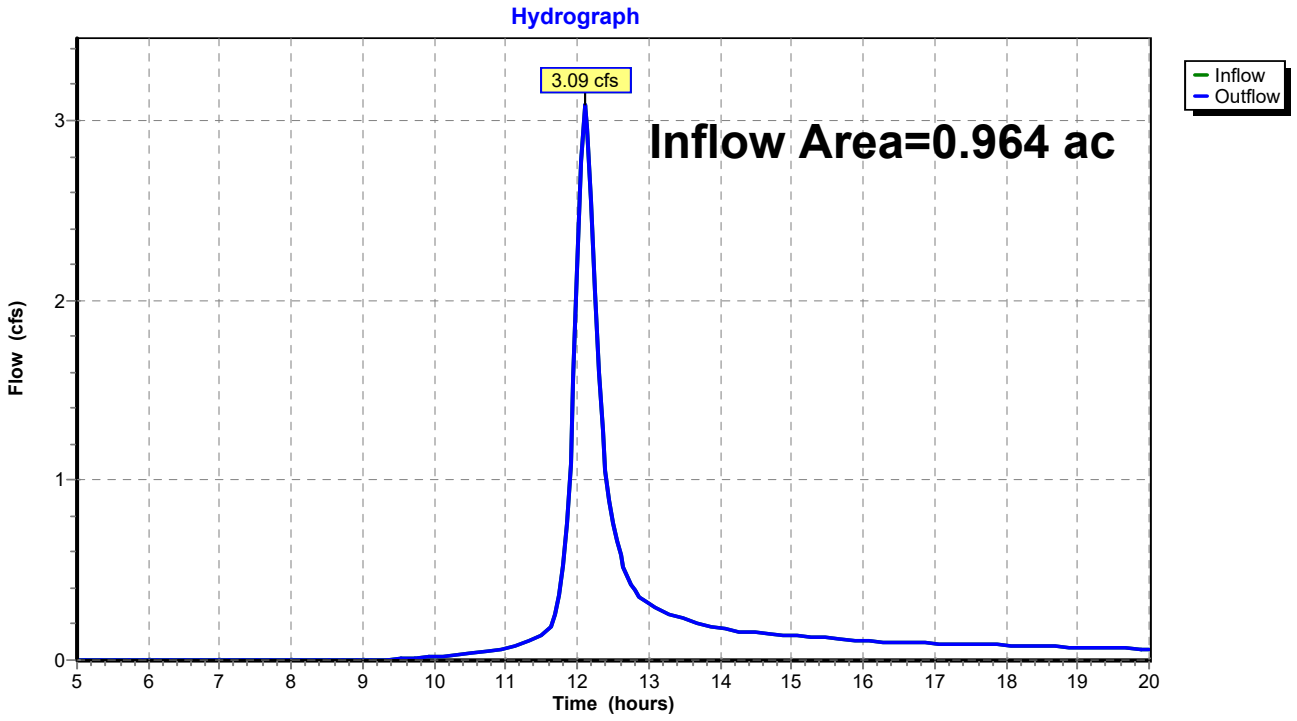
Summary for Reach DPE: Design Point Existing

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.964 ac, 1.96% Impervious, Inflow Depth > 2.52"
Inflow = 3.09 cfs @ 12.11 hrs, Volume= 0.203 af
Outflow = 3.09 cfs @ 12.11 hrs, Volume= 0.203 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach DPE: Design Point Existing



164Auburn
Prepared by {enter your company name here}

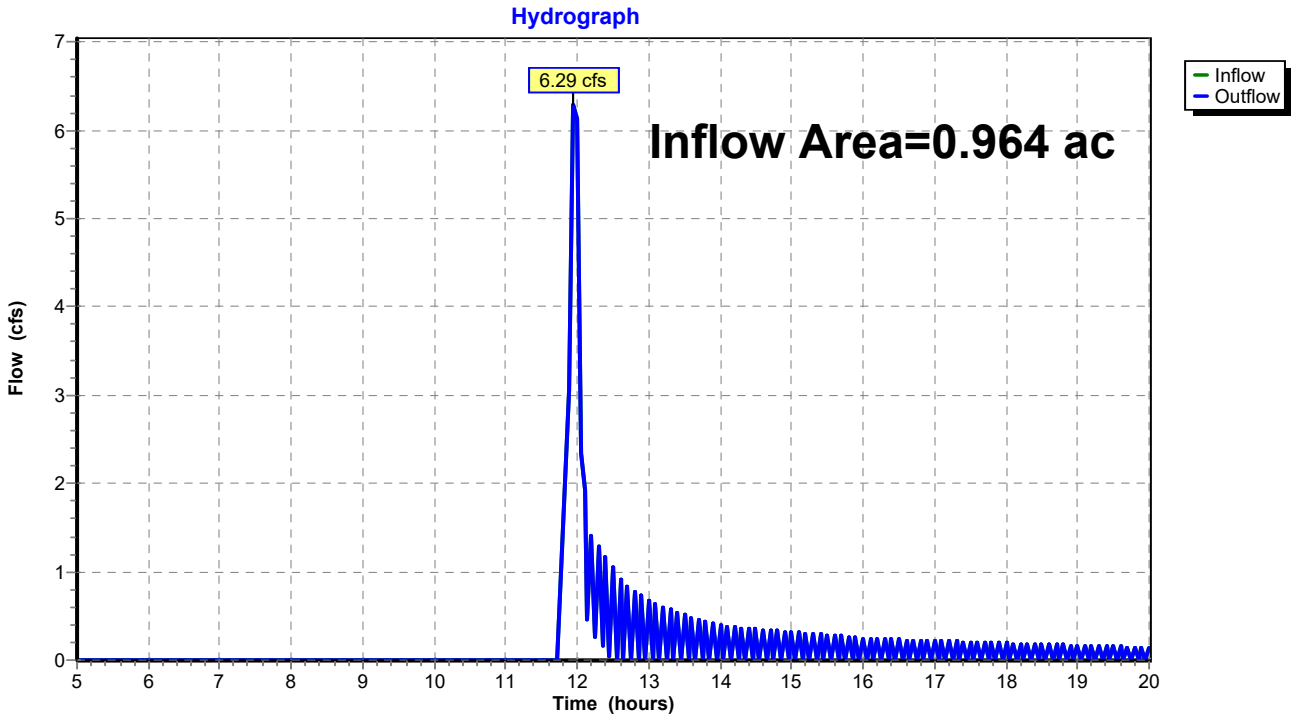
Summary for Reach DPP: Design Point Proposed

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.964 ac, 41.38% Impervious, Inflow Depth > 2.65"
Inflow = 6.29 cfs @ 11.95 hrs, Volume= 0.213 af
Outflow = 6.29 cfs @ 11.95 hrs, Volume= 0.213 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach DPP: Design Point Proposed



Summary for Pond Pond: Attenuation

[92] Warning: Device #1 is above defined storage
[92] Warning: Device #2 is above defined storage
[93] Warning: Storage range exceeded by 942.60'
[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=76)

Inflow Area = 0.964 ac, 41.38% Impervious, Inflow Depth > 3.77"
Inflow = 6.83 cfs @ 11.95 hrs, Volume= 0.303 af
Outflow = 6.29 cfs @ 11.95 hrs, Volume= 0.213 af, Atten= 8%, Lag= 0.1 min
Primary = 0.10 cfs @ 11.95 hrs, Volume= 0.036 af
Secondary = 6.19 cfs @ 11.95 hrs, Volume= 0.177 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 944.70' @ 11.95 hrs Surf.Area= 0 sf Storage= 3,994 cf

Plug-Flow detention time= 108.0 min calculated for 0.212 af (70% of inflow)
Center-of-Mass det. time= 43.6 min (807.6 - 764.0)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	3,994 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
0.00	1,041	0	0
1.00	1,890	1,466	1,466
2.00	2,879	2,385	3,850
2.10	0	144	3,994

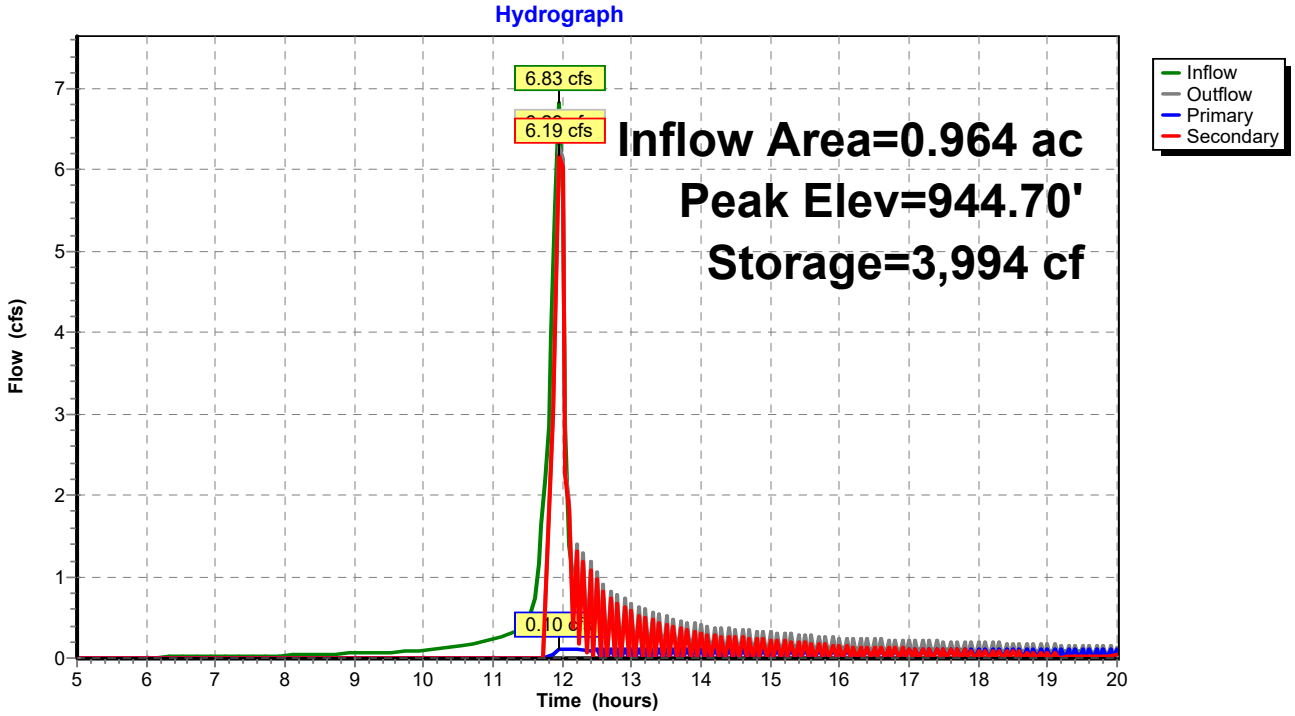
Device	Routing	Invert	Outlet Devices
#1	Secondary	944.65'	**12.0' long x 4.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32
#2	Primary	944.00'	**3.0" Round Culvert** L= 43.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 944.00' / 943.75' S= 0.0058 '/' Cc= 0.900 n= 0.013, Flow Area= 0.05 sf

Primary OutFlow Max=0.10 cfs @ 11.95 hrs HW=944.70' (Free Discharge)
↑—**2=Culvert** (Barrel Controls 0.10 cfs @ 2.08 fps)

Secondary OutFlow Max=0.32 cfs @ 11.95 hrs HW=944.70' (Free Discharge)
↑—**1=Broad-Crested Rectangular Weir** (Weir Controls 0.32 cfs @ 0.53 fps)

164Auburn
Prepared by {enter your company name here}

Pond Pond: Attenuation



Existing Subcatchment (ESC)
Existing Site Conditions - Area = 41,995-SF (0.96-AC)

Surface Conditions & Soils:
100% OaA, Ovid - Hydrologic Soil Group (HSG) C

Runoff Curve Number = 74, Brush/Weed/Grass Mix, Fair Soils

Overland Stormwater Runoff - Longest Flowpath =239lf +/-
Sheet Flow, Dense Grass - 100 LF @ S = 1.5% avg +/-
Shallow Conc. Flow, Grassed Waterway - 139 LF @ S = 3.3% avg +/-

To Design Point - (DPE)

Runoff Rates and Volumes

	1 yr	10 yr	100 yr
	1.99"/24 hr	3.40"/24 hr	5.83"/24 hr
Existing	0.190 cfs	1.050 cfs	3.090 cfs
	0.018 af	0.072 af	0.203 af
Proposed	0.000 cfs	0.330cfs	6.290 cfs (*6.830 cfs)
	0.000 af	0.046 af	0.213 af
			*Without Attenuation

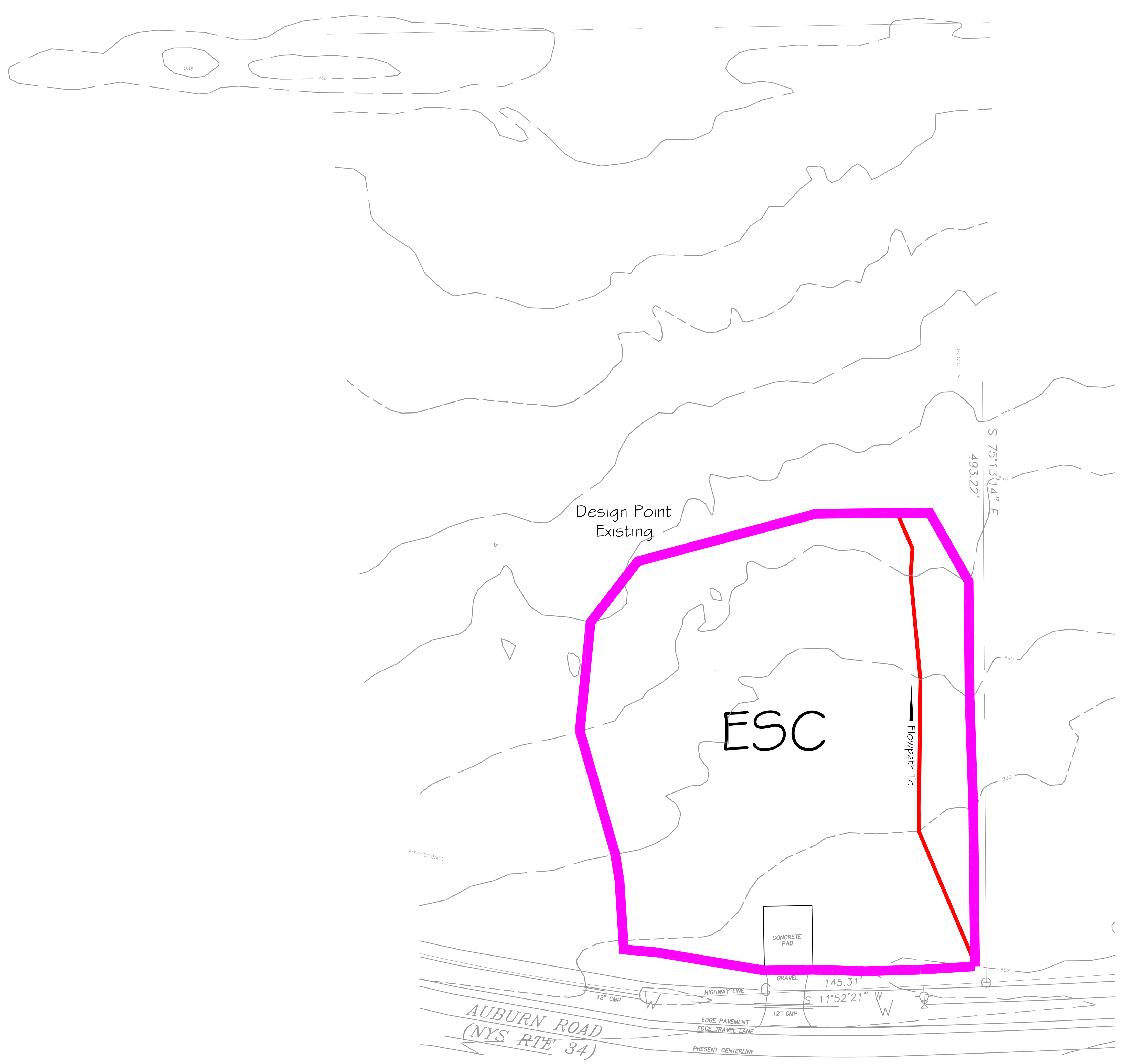
Proposed Subcatchment (PSC)
Proposed Site Conditions - Area = 41,995-SF (0.96-AC)

Surface Conditions & Soils:
100% OaA, Ovid - Hydrologic Soil Group (HSG) C

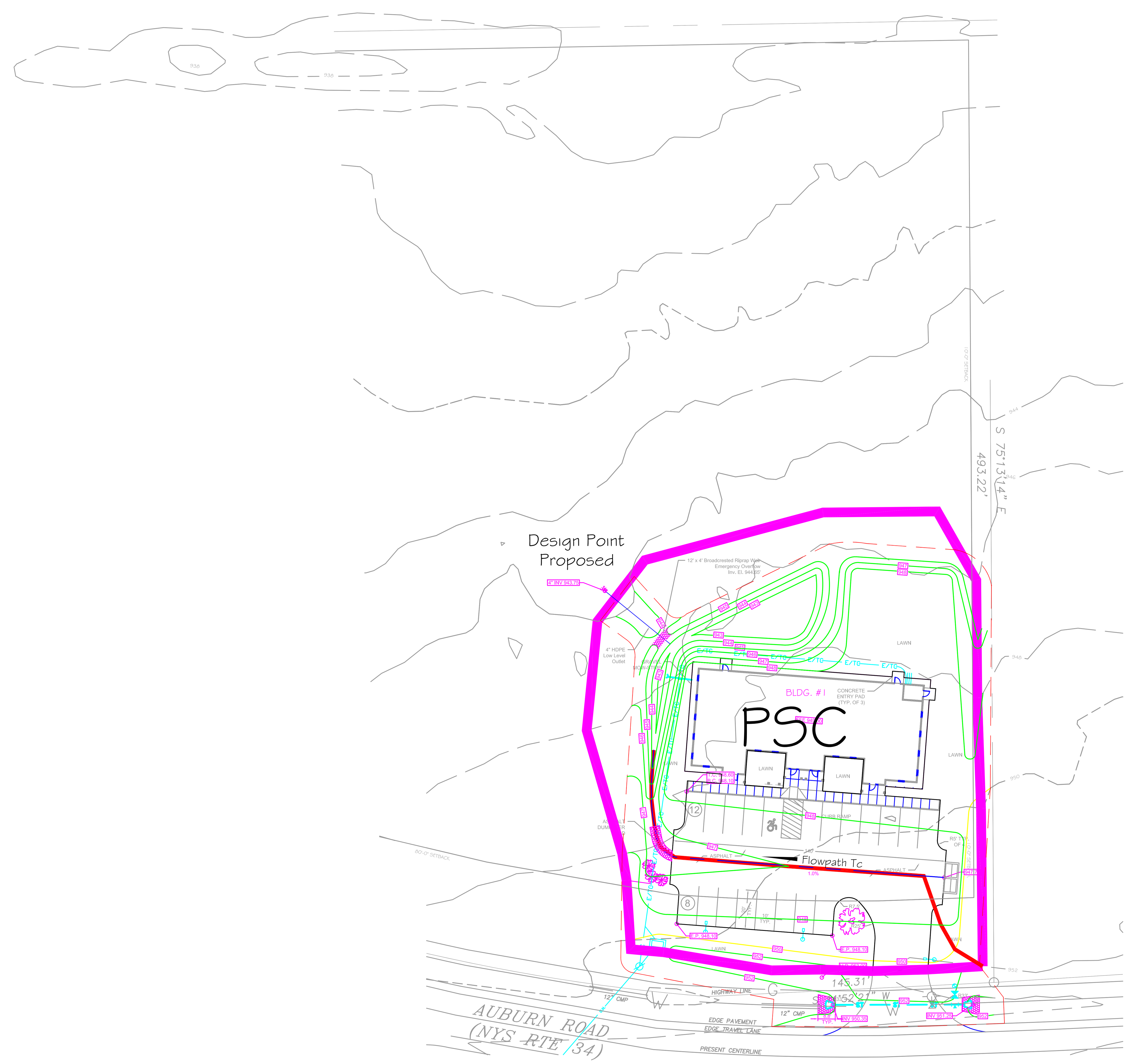
Runoff Curve Number = 98, Paved Drive & Rooftops, HSG C Soils
Runoff Curve Number = 74, Grass >75%, HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 240lf +/-
Sheet Flow, Short Grass - 40 LF @ S = 10.0% avg +/-
Sheet Flow, Smooth Surfaces - 60 LF @ S = 1.0% avg +/-
Shallow Conc. Flow, Paved - 83 LF @ S = 1.0% avg +/-
Trap/Vee- 57 LF @ S = 5.2% avg +/-

To Design Point - (DPP)



Existing Conditions



Proposed Conditions

SCALE: 1" = 40'-0"

164 AUBURN ROAD
LANSING, NY

HYDRAULIC AND HYDROLOGIC WORKSHEET

TOWN OF LANSING, LANSING, NEW YORK

drawn S.G.	checked
date Sept 26, 2025	scale 1" = 40'
project no.	
sheet no. HYD	

George W. Breuhaus, Architect
architecture, planning, space planning

September 24, 2025

Town of Lansing Planning
Auburn Road
Lansing, New York 14884
Attn: Mr. John Zepko

Re: Proposed 164 Auburn Road
Answer to County Planning Questions

Dear Mr. Zepko:

We offer the following responses to Tompkins County Planning questions:

1. **Energy Star:** We do not anticipate using Energy Star appliances since they would not be part of this Project which encompasses the “shell” building.
2. **Electric heat Pump:** We will use air source heat pumps to both heat and cool all tenant spaces. In addition, we will also include each tenant space with an ERV unit to provide ventilation air. The Meter room, that is part of the building shell, will be heated by electric baseboard heat.
3. **Solar Panels:** We do not anticipate installing solar panels as part of this Project. We will provide roof trusses, manufactured to accommodate the dead weight of the panels, for possible use in the future.
4. **Building Envelope:** We will meet or exceed NYS Energy Code requirements for insulation. In addition, we will install windows that exceed the Energy Code requirements. We will air seal all exterior walls. We will design vestibules at all tenant entrances.

Should you need further explanation, please call me to discuss.

Very Truly Yours,
George W. Breuhaus, Architect

George W. Breuhaus

South Hill Business Campus • 950 Danby Road • Suite 220 • Ithaca, New York 14850
Ph. 607-257-8348 • Fax 607-257-8349

9-24-2025 REVISED SITE PLAN SUBMISSION

164 AUBURN ROAD

PROPOSED OFFICE BUILDING

S.E.E. ASSOCIATES HOLDINGS, LLC
2415 N. Triphammer Road Suite 9 Ithaca, New York 14850

DRAWING LIST

GENERAL

G-001	COVER SHEET

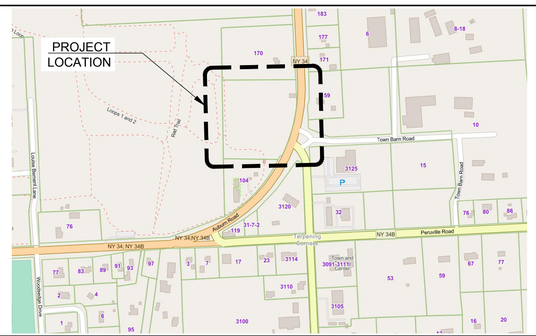
CIVIL

C-101	EXISTING CONDITIONS PLAN
C-103	SITE PLAN AND DETAILS
C-104	DEMOLITION AND EROSION AND SEDIMENT CONTROL PLAN AND DETAILS
C-105	GRADING DRAINAGE AND UTILITY PLAN AND DETAILS
C-106	PLANTING PLAN AND DETAILS

ARCHITECTURAL

A-1	PROPOSED FLOOR PLAN
A-3	PROPOSED ELEVATIONS
E-1	ELECTRICAL POWER & LIGHTING PLAN
	PHOTOMETRIC PLAN

PROJECT LOCATION PLAN



PROJECT INFORMATION

DATE:	9/24/2025
JOB NUMBER:	PB-SEE-164
APPLICANT:	S.E.E. ASSOCIATES HOLDINGS, LLC
APPLICANT ADDRESS:	2415 N. TRIPHAMMER ROAD SUITE 9, ITHACA,NY 14850
APPLICANT PHONE:	607-227-8695
APPLICANT EMAIL:	EEISENHUT20@GMAIL.COM
PROJECT ADDRESS:	164 AUBURN ROAD, LANSING, NY 14882
PARCEL INFORMATION:	TAX MAP NO. 31.-1-15.21 5.62 ACRES TO HIGHWAY BOUNDS

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9064 Kingtown Road
Trumansburg, NY 14886
607-327-0578
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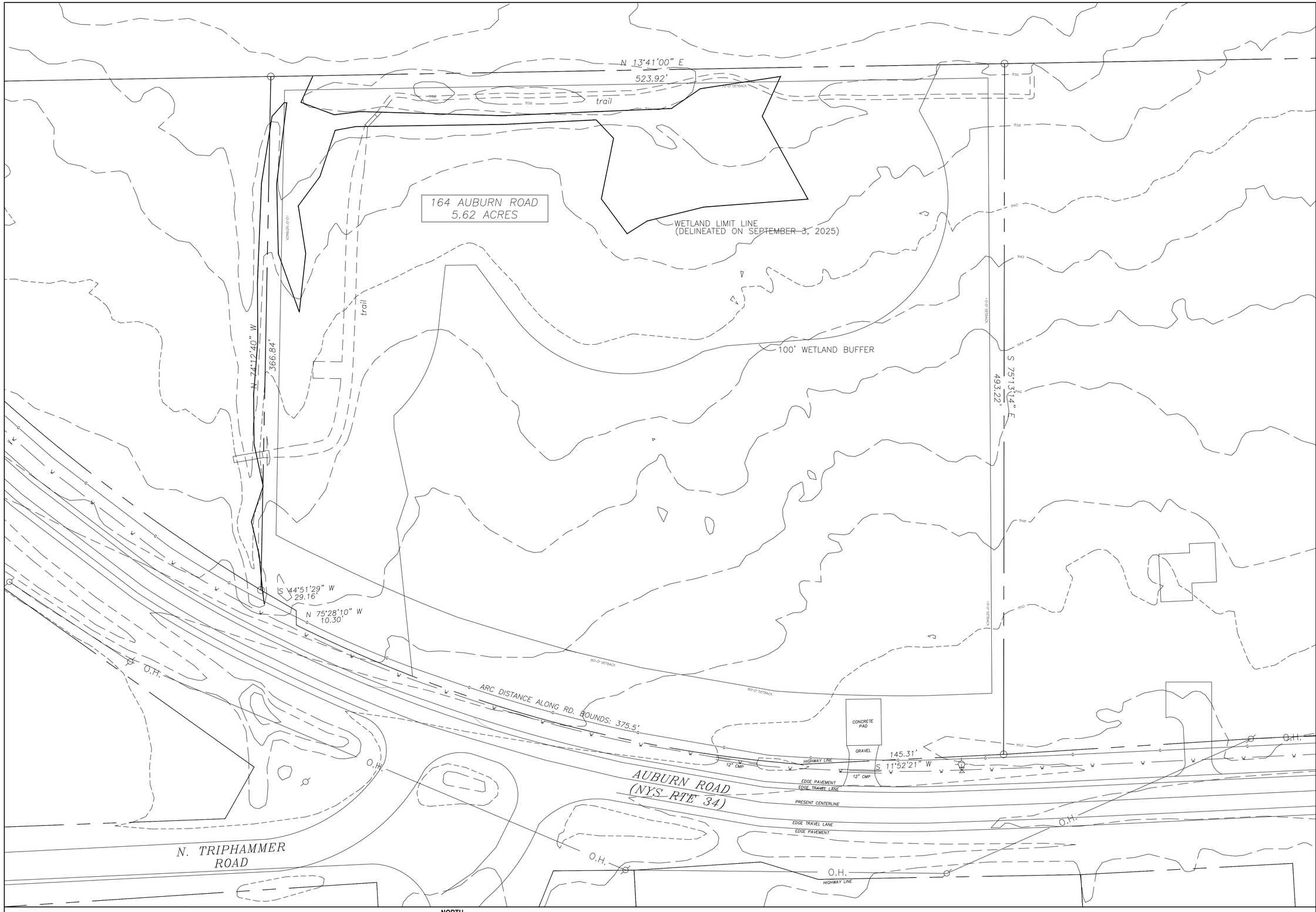
GEORGE W. BREUHAUS, ARCHITECT
950 DANBY ROAD SUITE 220
ITHACA, NEW YORK 14850

164 AUBURN ROAD
PROPOSED OFFICE BUILDING
LANSING NY, 14882

DRAWING NUMBER
G-001



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engineering+design

SCIARABBA ENGINEERING, PLLC
9984 Kingtown Road
Trumansburg, NY 14886
607-327-0578
www.sciarabbaeng@ut.com

WARNING:

It is a violation of Section 7209, Subdivision 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to alter an item in any way. If an item bearing the seal of an engineer is altered, the altering engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

164 AUBURN ROAD
PROPOSED OFFICE BUILDING
LANSING NY, 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	9/24/2025
PROJECT NUMBER	PB-SEE-164
DATE	5/27/2025
SCALE	1"=30'

DRAWING TITLE

EXISTING CONDITIONS PLAN

EXISTING CONDITIONS PLAN

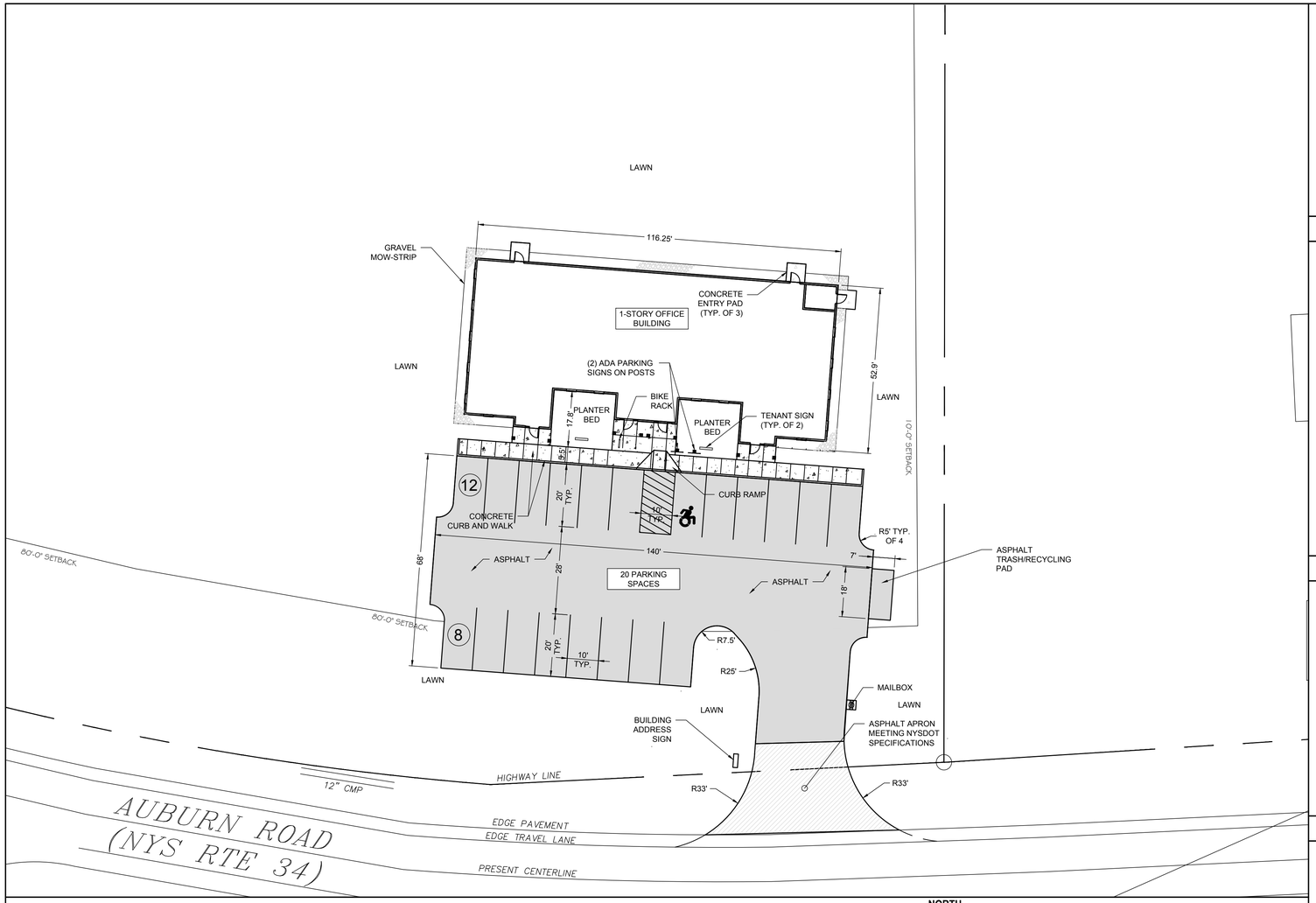
SCALE: 1"=30'

NORTH

GRAPHIC SCALE
0 30 60 90

DRAWING NUMBER

C-101



SITE PLAN

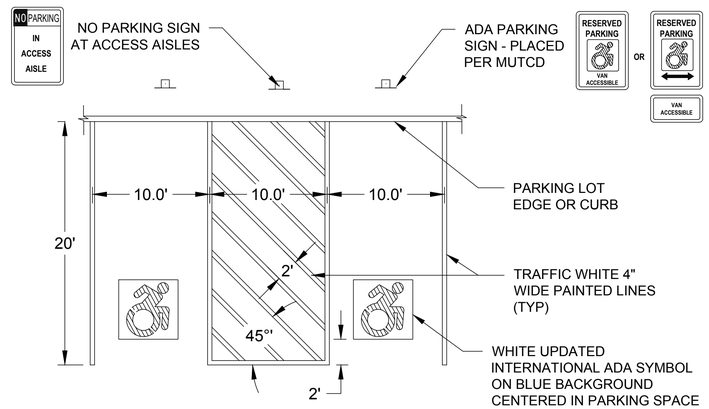
SCALE: 1"=20'

NORTH

GRAPHIC SCALE 0 20 40 60

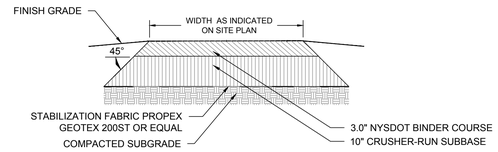
PER TOWN OF LANSING ZONING CHAPTER 270	ALLOWED	PROPOSED
IR - INDUSTRIAL/RESEARCH		
LAND USE PERMITTED	PROFESSIONAL OR BUSINESS OFFICE (NOT IN A HOME)*	PROFESSIONAL OR BUSINESS OFFICE (NOT IN A HOME)*
BUILDING TYPE	ALL	NON-RESIDENTIAL
MINIMUM LOT AREA	NONE	244,807 SF (5.62 ACRES)
MINIMUM ROAD FRONTAGE	50 FEET	560.27 FEET
MINIMUM YARD SETBACK - CENTERLINE ROAD	80 FEET	80 FEET
MINIMUM YARD SETBACK - SIDE	10 FEET**	10 FEET EACH
MINIMUM YARD SETBACK - REAR	10 FEET**	10 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	21 FEET
MINIMUM OPEN SPACE (EXCL BLDGS, PKG, SERVICE)	20%	227,076 SF = 92.7%.
PARKING REQUIREMENTS	NO MINIMUM	20 SPACES
* ALLOWED WITH SITE PLAN APPROVAL		
** SMALLER SETBACKS ALLOWED WITH SITE PLAN APROVAL		

ZONING ANALYSIS



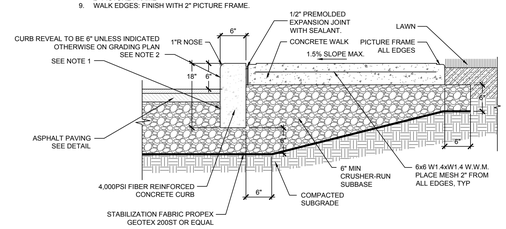
ADA PARKING AND SIGNAGE - NOT TO SCALE

NOTES:
1. APPLY TACK COAT BETWEEN ALL ASPHALT COURSES.
2. BINDER COURSE - 19.0 F9 BINDER COURSE HMA 80 SERIES COMPACTION.



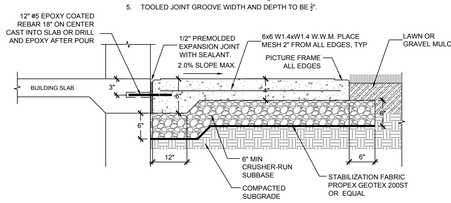
ASPHALT - NOT TO SCALE

NOTES:
1. APPLY TACK COAT BELOW ASPHALT COURSES.
2. ½" REVEAL MAX. AT CURB RAMP.
3. 1.5% MAX. CROSS SLOPE ON ALL WALKS.
4. ALL CONCRETE SHALL BE 4,000 PSI @ 28 DAYS WITH FIBER OR MESH REINFORCEMENT AS NOTED.
5. LIGHT BROOM FINISH ALL WALK SURFACES.
6. TOOL JOINTS: FINISH WITH 2" PICTURE FRAME WITH ¼" RADIUS, SPACE EVENLY AT 5' MAX IN PERPENDICULAR DIRECTIONS BETWEEN EXPANSION JOINTS.
7. TOOLED JOINT WIDTH TO BE ⅛" TO ¼" AND DEPTH TO BE ¼ THE TOTAL SLAB THICKNESS.
8. EXPANSION JOINTS: INSTALL AT 30' O.C. MAX, AT ALL COLD JOINTS, AND AT ALL FIXED OBJECTS. FINISH EDGES WITH 2" PICTURE FRAME
9. WALK EDGES: FINISH WITH 2" PICTURE FRAME.

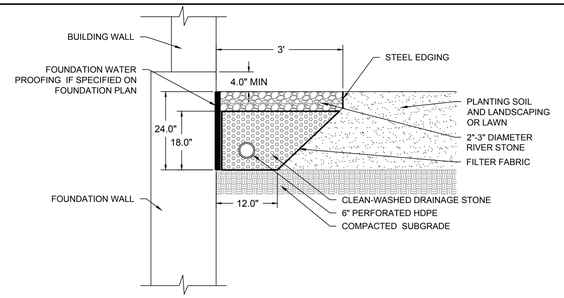


CONCRETE CURB AND WALK - NOT TO SCALE

NOTES:
1. 2.0% MINIMUM SLOPE AWAY FROM SLAB.
2. ALL CONCRETE SHALL BE 4,000 PSI @ 28 DAYS WITH WW MESH REINFORCEMENT.
3. LIGHT BROOM FINISH ALL SURFACES.
4. FINISH WITH 2" PICTURE FRAME WITH ¼" RADIUS.
5. TOOLED JOINT GROOVE WIDTH AND DEPTH TO BE ¼".

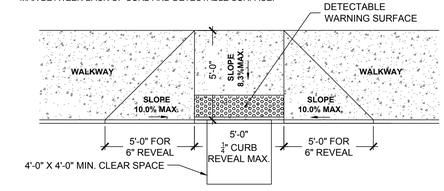


CONCRETE ENTRY PAD - NOT TO SCALE



GRAVEL MOW-STRIP - NOT TO SCALE

NOTES:
1. CLEAR SPACE : A RELATIVELY LEVEL, UNOBSTRUCTED SPACE (1.5% SLOPE MAX. ALL DIRECTIONS) THAT WILL ACCOMMODATE A SINGLE, STATIONARY WHEELCHAIR AND OCCUPANT.
2. TURNING SPACE: A RELATIVELY LEVEL SPACE (1.5% SLOPE MAX. ALL DIRECTIONS) PROVIDED WHERE A TURNING MANEUVER IS REQUIRED FOR A PEDESTRIAN TO ORIENT TO A CURB RAMP OR STREET CROSSING.
3. DETECTABLE WARNING SURFACES: 24" WIDE PER NYSDOT STANDARD SHEET 608-01. FOLLOW SHAPE OF CURB. 2" MAX BETWEEN BACK OF CURB AND DETECTABLE SURFACE.



CURB RAMP - NOT TO SCALE

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164 AUBURN ROAD
PROPOSED OFFICE BUILDING
LANSING NY, 14882

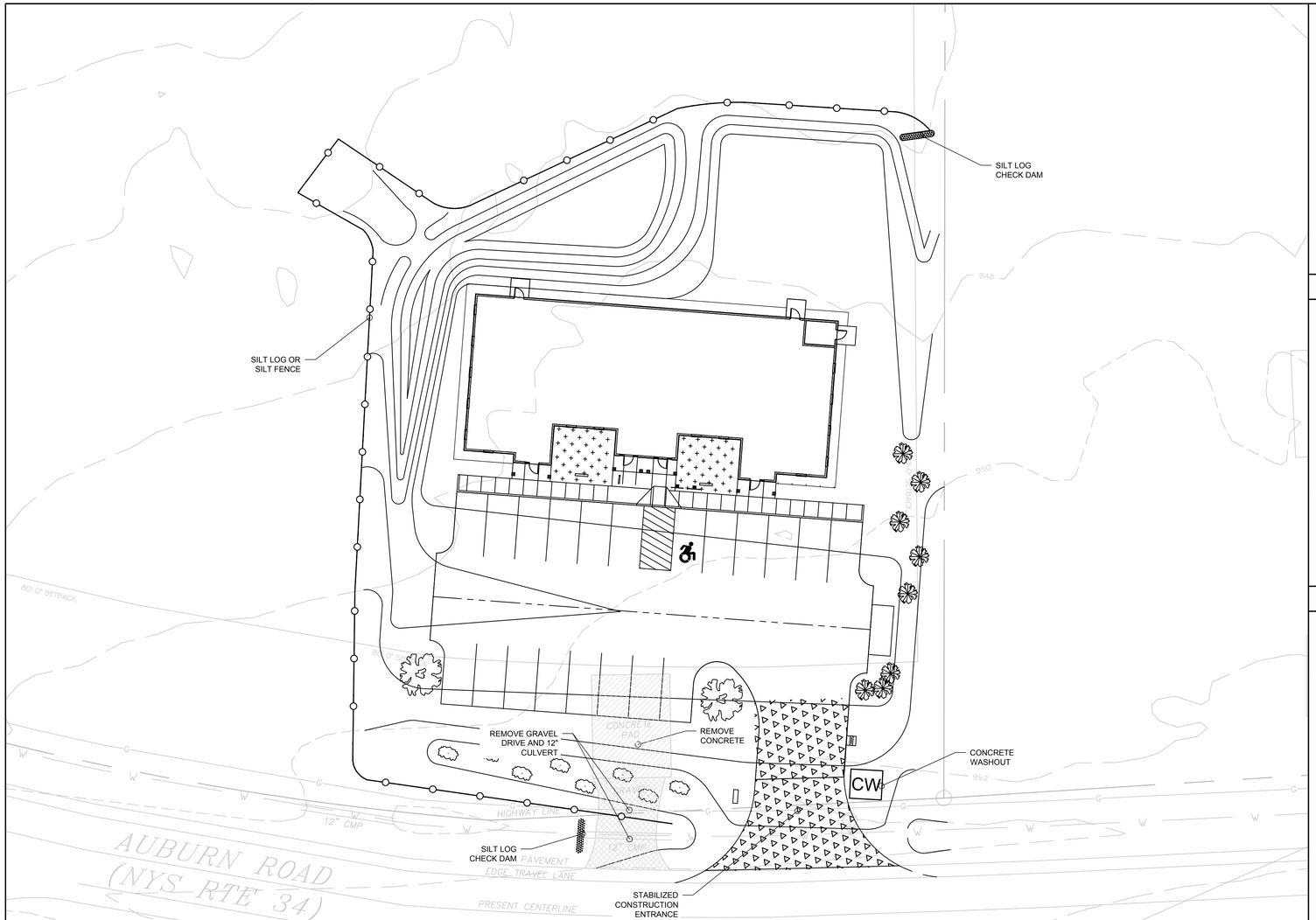
REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	6-2-2025
PROJECT NUMBER	PB-SEE-164
DATE	5/27/2025
SCALE	AS NOTED

DRAWING TITLE

SITE PLAN AND DETAILS

DRAWING NUMBER

C-103



DEMOLITION AND EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=20'

NORTH

GRAPHIC SCALE

0 20 40 60

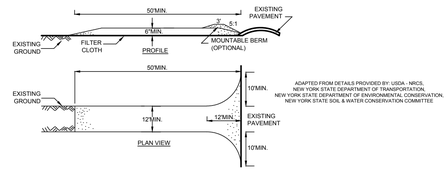
EROSION AND SEDIMENT CONTROL NOTES:

1. PRIOR TO THE START OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED, ALL EROSION AND SEDIMENT CONTROL MEASURES, AS SHOWN ON THE SITE PLAN AND AS OTHERWISE REQUIRED, SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR, AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL.
2. DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITH CLEAN STRAW AS OUTLINED IN THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL.
3. BARE SOILS SHALL BE MULCHED WITH STRAW AT A RATE OF TWO TONS PER ACRE WITHIN 14 DAYS OF EXPOSURE. IF CONSTRUCTION ON AN AREA IS SUSPENDED, THE AREA SHALL BE SEEDED IMMEDIATELY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREET PAVEMENT AREAS CLEAN OF DIRT AND DEBRIS.
5. AS SEDIMENT ACCUMULATES TO ½ THE DEPTH OF THE SILT FENCES/LOGS AND CHECK DAMS, SEDIMENT SHALL BE REMOVED AS OUTLINED IN THE NYS GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
6. THE CONTRACTOR & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR MEANS & METHODS OF EROSION CONTROL FACILITIES DURING CONSTRUCTION. IT SHOULD BE NOTED THAT FACILITIES ON THIS DRAWING ARE CONSIDERED MINIMUM & ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR ANY ADDITIONAL MEASURES DEEMED NECESSARY BY THE ENGINEER, TOWN, OR NYSDEC.
7. PROVIDE EROSION CONTROL MEASURES AS NOTED ON THE PLANS AND AS OTHERWISE REQUIRED TO PREVENT EROSION AND SEDIMENTATION ONTO ADJOINING PROPERTIES, STREETS, WATERWAYS, AND ON SITE IMPROVEMENTS BEYOND THE LIMITS OF WORK. COMPLY WITH THE LATEST ISSUE OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" AND THE NYSDEC'S "REDUCING THE IMPACTS OF STORMWATER RUNOFF FROM NEW DEVELOPMENT".
8. MAINTENANCE - THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROLS ON A WEEKLY BASIS AND AFTER ALL STORMS (½" RAINFALL OR GREATER) INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ADDING CLEAN STONE TO THE STABILIZED CONSTRUCTION ENTRANCE, REPLACING DAMAGED OR SILTED IN SILT FENCE, LOGS, OR CHECK DAMS AND STABILIZING ERODED OR WASHED OUT SLOPED AREAS.
9. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE. LAWNS HAVE BECOME ESTABLISHED TO 80% VEGETATIVE COVER AND ALL SOURCES OF EROSION HAVE BEEN PERMANENTLY STABILIZED.
10. CONTRACTOR SHALL PROVIDE DUST CONTROL IN ACCORDANCE WITH THE LATEST ISSUE OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL"

SEQUENCE OF CONSTRUCTION:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SILT LOGS, AND CHECK DAMS, AS SHOWN ON PLAN PRIOR TO BEGINNING EARTHWORK OPERATIONS.
2. REMOVE ALL TREES, STUMPS, AND BRUSH PRIOR TO BEGINNING EARTHWORK OPERATIONS.
3. STRIP AND STOCKPILE TOPSOIL.
4. SURROUND ALL STOCKPILE AREAS WITH SILT FENCE.
5. INSTALL CONCRETE WASHOUT.
6. COMPLETE SITE AND UTILITY IMPROVEMENTS.
7. FINE GRADE, SEED, AND MULCH ALL DISTURBED LAWN AREAS WITHIN FOURTEEN (14) DAYS OF DISTURBANCE.
8. REMOVE STABILIZED CONSTRUCTION ENTRANCE, TEMPORARY SILT FENCE, SILT LOGS AND CHECK DAMS ONLY AFTER SITE IS COMPLETELY STABILIZED AND ALL DISTURBED LAWN AREAS HAVE ACHIEVED 80% VEGETATIVE GROWTH.

EROSION AND SEDIMENT CONTROL NOTES - NOT TO SCALE

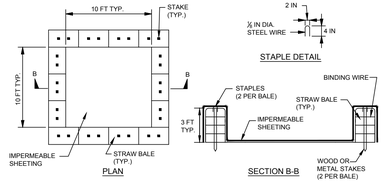


ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

NOTES

1. STONE SIZE - USE 1-4 INCH CRUSHED ANGULAR STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 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.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. 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.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE - NOT TO SCALE



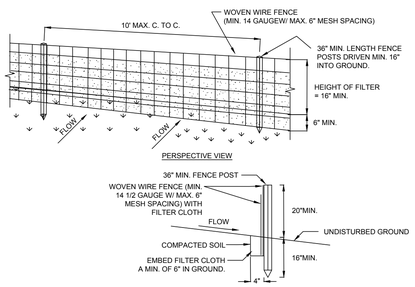
NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION NOTES

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 100 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER, SOLIDS AND RAINFALL AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER, PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.
6. DURABLE PORTABLE CONCRETE WASHOUT BASINS OR TUBS MAY BE USED WITH THE APPROVAL OF THE EROSION CONTROL INSPECTOR.

CONCRETE WASHOUT - NOT TO SCALE



NOTES

1. 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.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING. CLOTH SHALL BE EITHER MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

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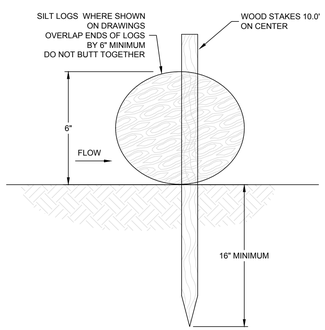
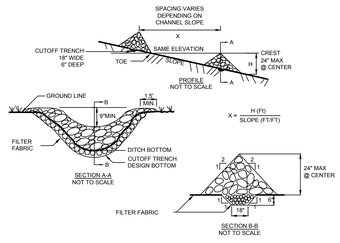
SILT FENCE - NOT TO SCALE



SILT LOG - NOT TO SCALE



NOTES

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.

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STONE CHECK DAM - NOT TO SCALE

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engineering - design

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164 AUBURN ROAD
PROPOSED OFFICE BUILDING
LANSING NY, 14882

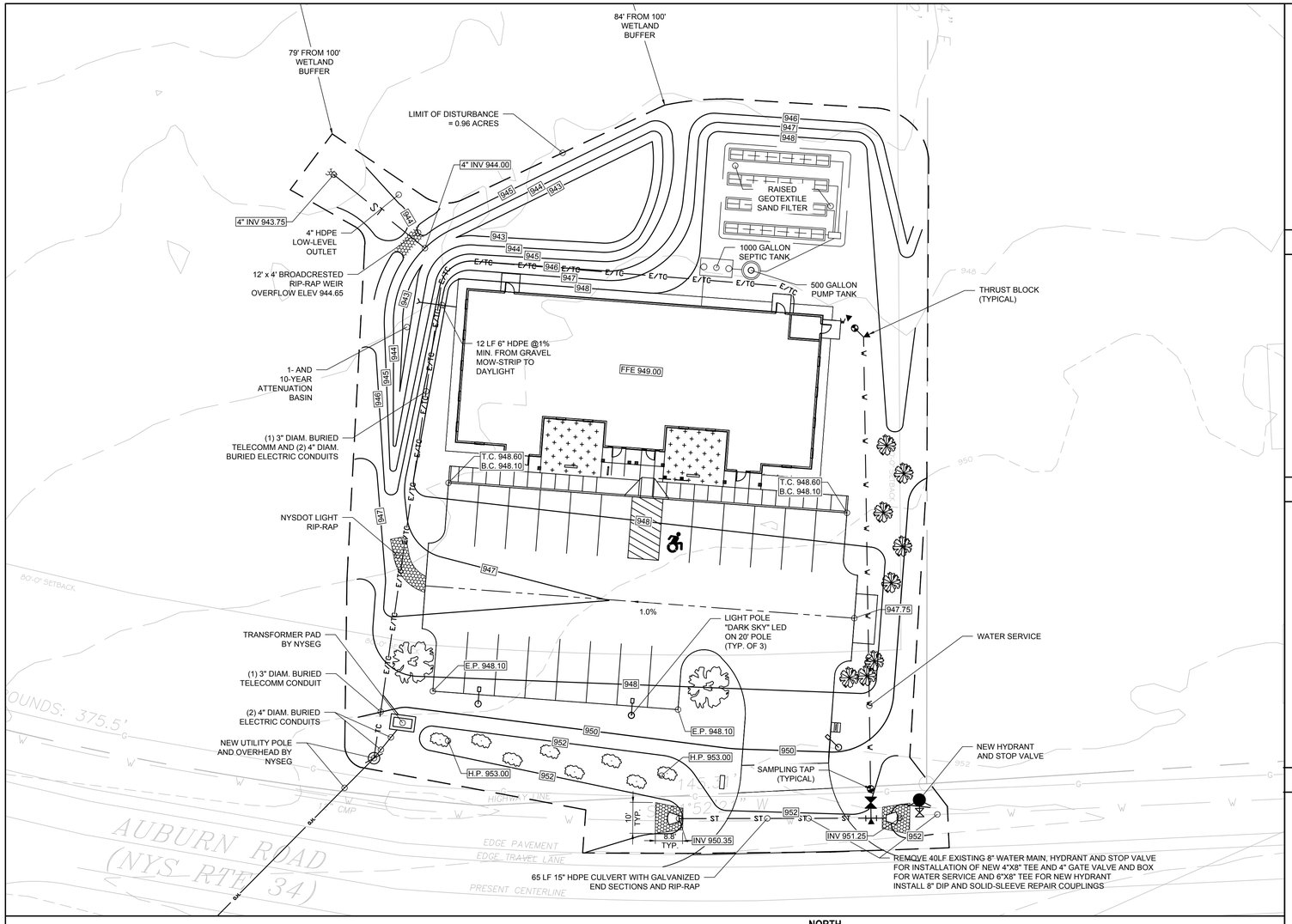
REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	9/24/2025
PROJECT NUMBER	PB-SEE-164
DATE	5/27/2025
SCALE	AS NOTED

DRAWING TITLE

DEMOLITION AND EROSION AND SEDIMENT CONTROL PLAN AND DETAILS

DRAWING NUMBER

C-104

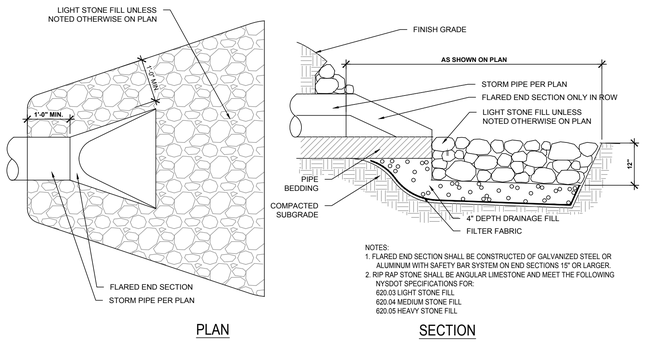


GRADING DRAINAGE AND UTILITY PLAN

SCALE: 1"=20'

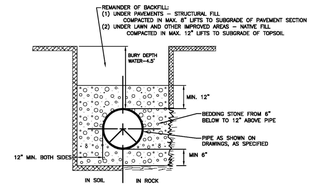
NORTH

GRAPHIC SCALE 0 20 40 60

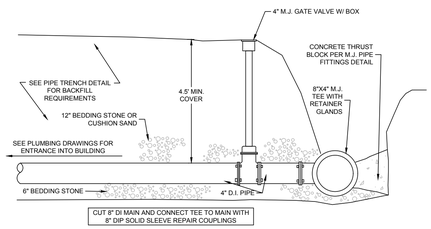


NOTES:
1. FLARED END SECTION SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR ALUMINUM WITH SAFETY BAR SYSTEM ON END SECTIONS 15" OR LARGER.
2. RIP RAP STONE SHALL BE ANGULAR LIMESTONE AND MEET THE FOLLOWING NYSDOT SPECIFICATIONS FOR:
   620.03 LIGHT STONE FILL
   620.04 MEDIUM STONE FILL
   620.05 HEAVY STONE FILL

RIP-RAP OUTLET PROTECTION - NOT TO SCALE



TRENCH - NOT TO SCALE



CUT-IN TEE - NOT TO SCALE

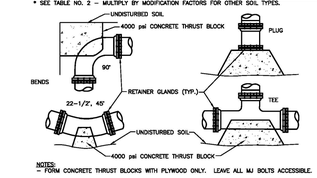
TABLE NO. 1
MINIMUM THRUST BLOCK AREAS REQUIRED AT PIPE FITTINGS IN GRAVEL-SILT-CLAY MIXTURE SOIL TYPES.*

PIPE DIAMETER-INCHES	THRUST BLOCK AREA – S.F. TEE OR PLUG	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
4 – 6	2	2	1	--	--
8	3	3	2	1	1
10	4.5	6	3	2	1
12	6	8	4	2	1

* SEE TABLE NO. 2 – MULTIPLY BY MODIFICATION FACTORS FOR OTHER SOIL TYPES.

TABLE NO. 2
THRUST BLOCK AREA MODIFICATION FACTORS FOR VARIOUS SOILS

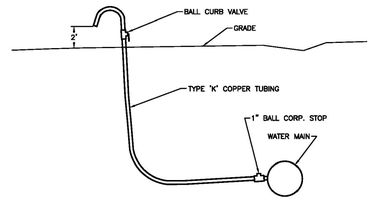
SOIL TYPE	FACTOR
MUCK, PEAT	****
SOFT CLAY	4.00
SAND	2.00
SAND & GRAVEL	1.33
GRAVEL-SILT-CLAY MIX	1.00
SHALE	0.40



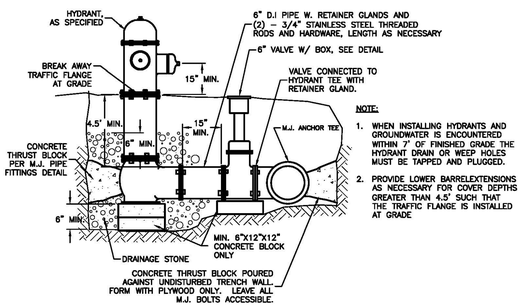
NOTES:
– FORM CONCRETE THRUST BLOCKS WITH PLYWOOD ONLY. LEAVE ALL MJ BOLTS ACCESSIBLE.

THRUST BLOCK - NOT TO SCALE

NOTE: DISCONNECT AT MAIN AND REMOVE ALL TUBING AND FITTINGS AND INSTALL BRASS PLUG IN MAIN AFTER COMPLETION OF TESTING AND DISINFECTION. BACKFILL AND RESTORE SURFACE.



SAMPLING TAP - NOT TO SCALE



NOTE:
1. WHEN INSTALLING HYDRANTS AND GROUNDWATER IS ENCOUNTERED WITHIN 7' OF FINISHED GRADE THE HYDRANT DRAIN OR WEEP HOLES MUST BE TAPPED AND PLUGGED.
2. PROVIDE LOWER BARRELEXTENSIONS AS NECESSARY FOR COVER DEPTHS GREATER THAN 4.5' SUCH THAT THE TRAFFIC FLANGE IS INSTALLED AT GRADE

HYDRANT - NOT TO SCALE

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164 AUBURN ROAD PROPOSED OFFICE BUILDING

LANSING NY, 14882

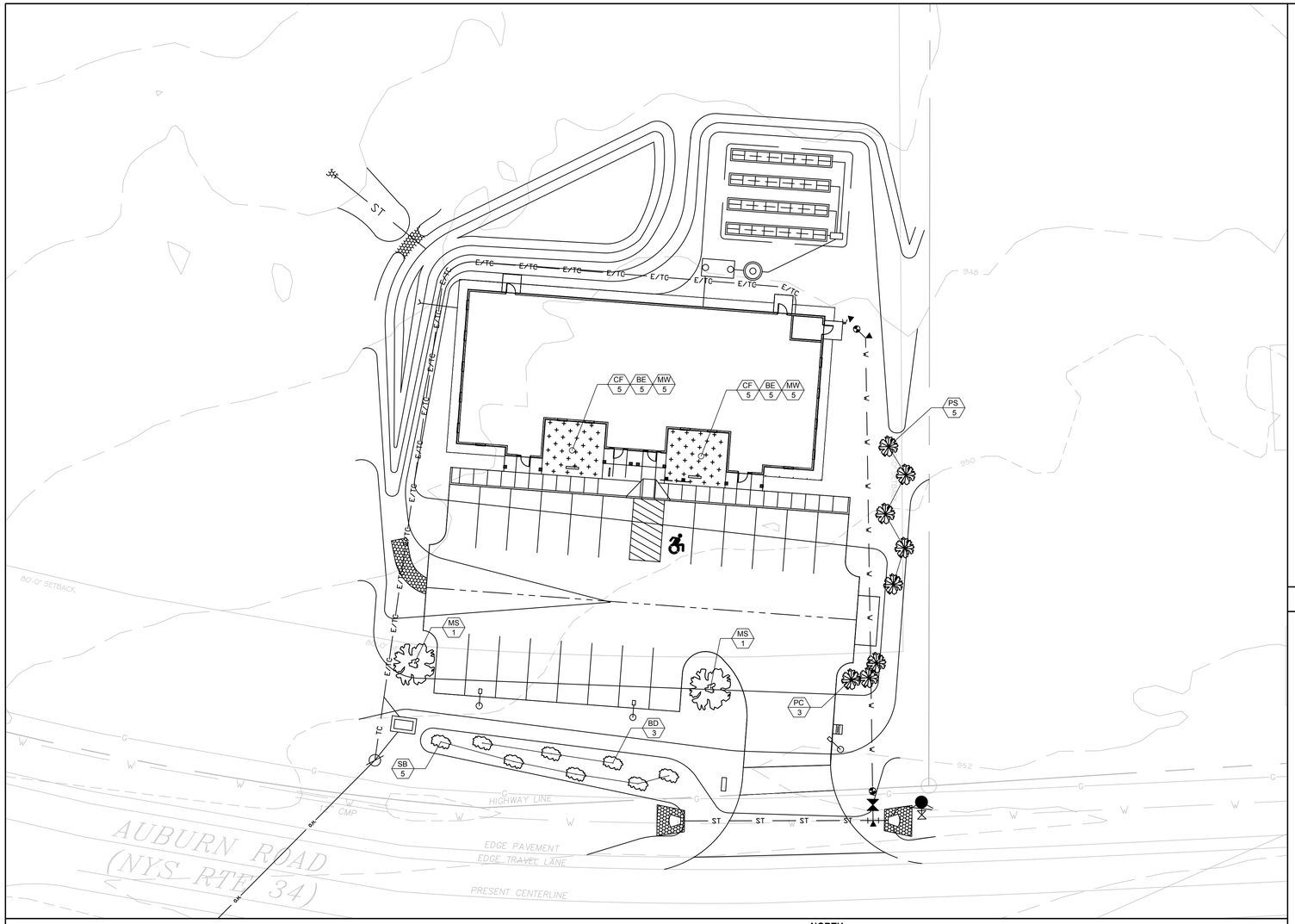
REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	6/12/2025
PROJECT NUMBER	PB-SEE-164
DATE	5/27/2025
SCALE	AS NOTED

DRAWING TITLE

GRADING DRAINAGE AND UTILITY PLAN AND DETAILS

DRAWING NUMBER

C-105



PLANTING PLAN

SCALE: 1"=20'

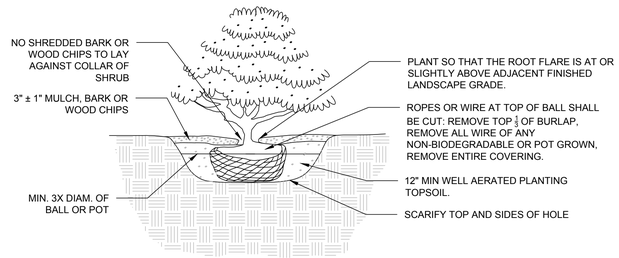
NORTH

GRAPHIC SCALE

0 20 40 60

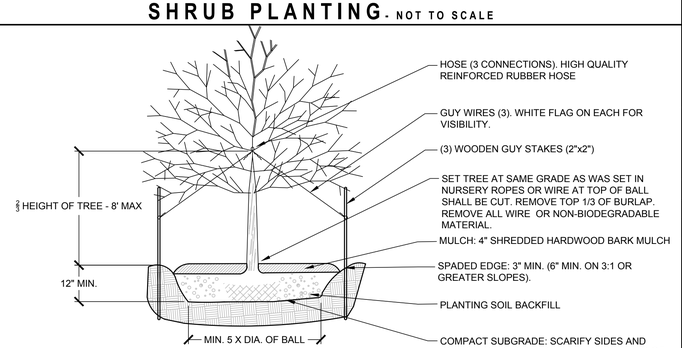
PLANT SCHEDULE			
KEY	NO.	BOTANICAL NAME	COMMON NAME/CULTIVAR
SMALL CONIFEROUS TREES			
PC	3	PICEA GLAUCA CONICA	DWARF ALBERTA SPRUCE
PS	5	PINUS STROBUS NANA	DWARF WHITE PINE
SMALL DECIDUOUS TREES			
MS	2	MALUS SYLVESTRIS	FLOWERING CRAB APPLE
SHRUBS			
SB	5	SPIRAEA BETULIFOLIA	SPIREA
BD	3	BUDDLEJA DAVIDII	BUTTERFLY BUSH
PERENNIALS			
CF	10	ECHINACEA	CONEFLOWER
BE	10	RUDBECKIA	BLACK EYED SUSANS
MW	10	ASCLEPIAS	BUTTERFLY MILKWEED

PLANT SCHEDULE - NOT TO SCALE



NOTES:
1. CUT ANY CIRCLING ROOTS AND TEASE APART ROOTS OF POT BOUND CONTAINERIZED PLANTS
2. DO NOT USE TREATED BURLAP

SHRUB PLANTING - NOT TO SCALE



NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. LEAVE 5'-0" MINIMUM OF STAKE ABOVE GRADE.
3. TREE SHALL BE SECURED WITH 3 GUY WIRES SPACED 120° APART. TREE SHALL STAND PLUMB. STAKES AND GUY WIRES TO BE REMOVED AFTER FIRST GROWING SEASON.
4. PLANTING SOIL SHALL CONSIST OF STOCKPILED TOPSOIL, CONTAINING A MINIMUM OF 6 PERCENT COMBINED NATURAL AND AMENDED ORGANIC MATERIAL.

TREE PLANTING - NOT TO SCALE

SCIARABBA
engineering+design

SCIARABBA ENGINEERING, PLLC
9994 Kingtown Road
Trumansburg, NY 14886
607-327-0578
www.sciarabbaeng@us.com

WARNING:

It is a violation of Section 7209, Subdivision 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to alter an item in any way. If an item bearing the seal of an engineer is altered, the altering engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

164 AUBURN ROAD
PROPOSED OFFICE BUILDING
LANSING NY, 14882

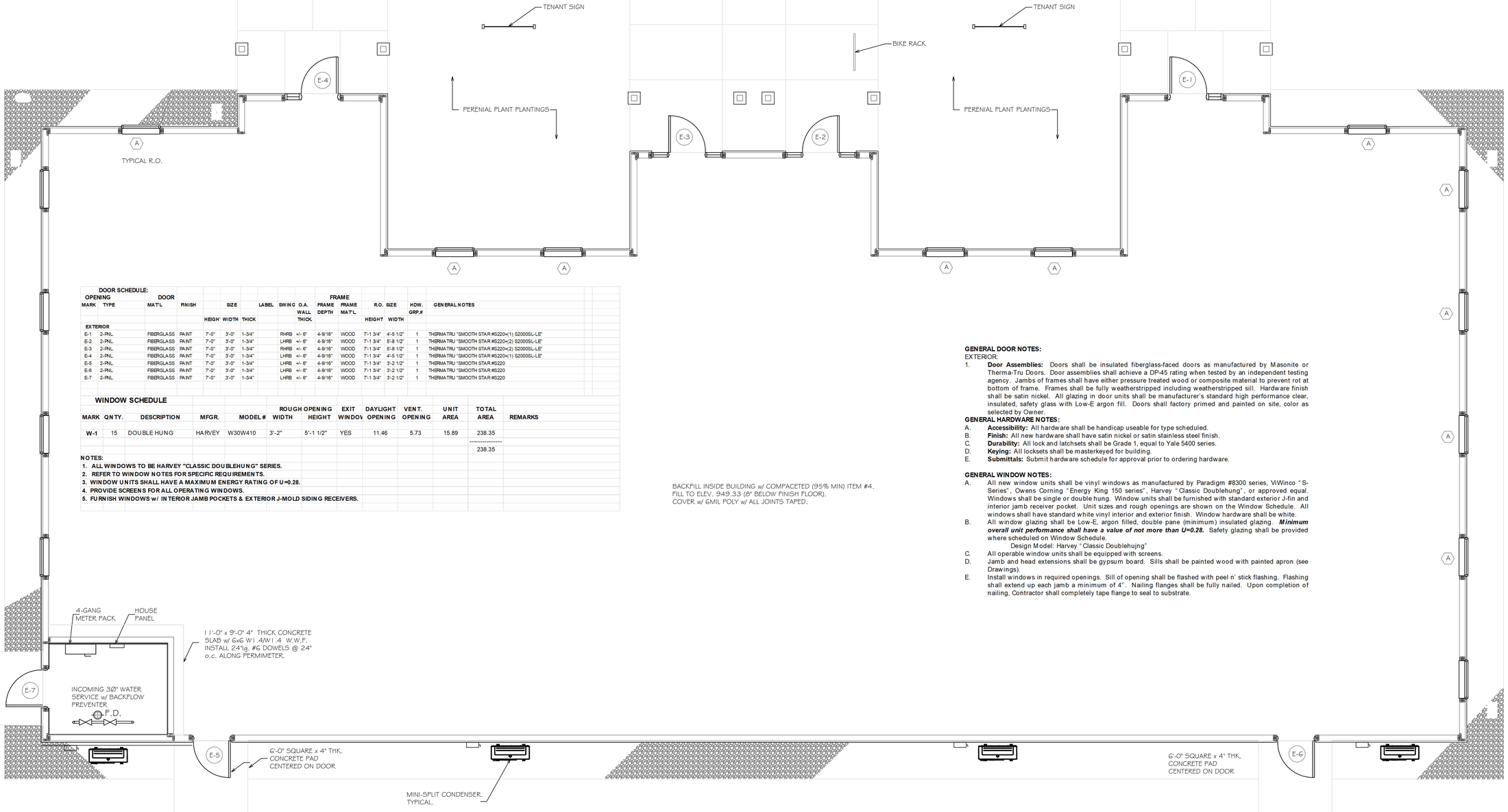
REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	9/24/2025
PROJECT NUMBER	PB-SEE-164
DATE	5/27/2025
SCALE	AS NOTED

DRAWING TITLE

PLANTING PLAN AND DETAILS

DRAWING NUMBER

C-106



DOOR SCHEDULE:

OPENING MARK	DOOR TYPE	MAT'L	FINISH	SIZE HEIGH	SIZE WIDTH	SIZE THICK	LABEL	SWING	O.A. WALL THICK.	FRAME DEPTH	FRAME MAT'L	R.O. SIZE HEIGHT	R.O. SIZE WIDTH	HDW. GRP.#	GENERAL NOTES
EXTERIOR															
E-1	2-PNL.	FIBERGLASS	PAINT	7'-0"	3'-0"	1-3/4"		RHRB	+/- 6"	4-9/16"	WOOD	7'-1 3/4"	4'-5 1/2"	1	THERMATRU "SMOOTH STAR #S220+(1) S2000SL-LE"
E-2	2-PNL.	FIBERGLASS	PAINT	7'-0"	3'-0"	1-3/4"		LHRB	+/- 6"	4-9/16"	WOOD	7'-1 3/4"	5'-8 1/2"	1	THERMATRU "SMOOTH STAR #S220+(2) S2000SL-LE"
E-3	2-PNL.	FIBERGLASS	PAINT	7'-0"	3'-0"	1-3/4"		RHRB	+/- 6"	4-9/16"	WOOD	7'-1 3/4"	5'-8 1/2"	1	THERMATRU "SMOOTH STAR #S220+(2) S2000SL-LE"
E-4	2-PNL.	FIBERGLASS	PAINT	7'-0"	3'-0"	1-3/4"		LHRB	+/- 6"	4-9/16"	WOOD	7'-1 3/4"	4'-5 1/2"	1	THERMATRU "SMOOTH STAR #S220+(1) S2000SL-LE"
E-5	2-PNL.	FIBERGLASS	PAINT	7'-0"	3'-0"	1-3/4"		LHRB	+/- 6"	4-9/16"	WOOD	7'-1 3/4"	3'-2 1/2"	1	THERMATRU "SMOOTH STAR #S220
E-6	2-PNL.	FIBERGLASS	PAINT	7'-0"	3'-0"	1-3/4"		LHRB	+/- 6"	4-9/16"	WOOD	7'-1 3/4"	3'-2 1/2"	1	THERMATRU "SMOOTH STAR #S220
E-7	2-PNL.	FIBERGLASS	PAINT	7'-0"	3'-0"	1-3/4"		LHRB	+/- 6"	4-9/16"	WOOD	7'-1 3/4"	3'-2 1/2"	1	THERMATRU "SMOOTH STAR #S220

WINDOW SCHEDULE

MARK	QNTY.	DESCRIPTION	MFGR.	MODEL #	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	EXIT WINDOW	DAYLIGHT OPENING	VENT. OPENING	UNIT AREA	TOTAL AREA	REMARKS
W-1	15	DOUBLE HUNG	HARVEY	W30W410	3'-2"	5'-1 1/2"	YES	11.46	5.73	15.89	238.35	
											238.35	

NOTES:
1. **ALL WINDOWS TO BE HARVEY "CLASSIC DOUBLEHUNG" SERIES.**
2. **REFER TO WINDOW NOTES FOR SPECIFIC REQUIREMENTS.**
3. **WINDOW UNITS SHALL HAVE A MAXIMUM ENERGY RATING OF U=0.28.**
4. **PROVIDE SCREENS FOR ALL OPERATING WINDOWS.**
5. **FURNISH WINDOWS w/ INTERIOR JAMB POCKETS & EXTERIOR J-MOLD SIDING RECEIVERS.**

BACKFILL INSIDE BUILDING w/ COMPACETED (95% MIN) ITEM #4. FILL TO ELEV. 949.33 (8" BELOW FINISH FLOOR). COVER w/ 6MIL POLY w/ ALL JOINTS TAPED.

GENERAL DOOR NOTES:

EXTERIOR:

1. **Door Assemblies:** Doors shall be insulated fiberglass-faced doors as manufactured by Masonite or Therma-Tru Doors. Door assemblies shall achieve a DP-45 rating when tested by an independent testing agency. Jambs of frames shall have either pressure treated wood or composite material to prevent rot at bottom of frame. Frames shall be fully weatherstripped including weatherstripped sill. Hardware finish shall be satin nickel. All glazing in door units shall be manufacturer's standard high performance clear, insulated, safety glass with Low-E argon fill. Doors shall factory primed and painted on site, color as selected by Owner.

GENERAL HARDWARE NOTES:

A. **Accessibility:** All hardware shall be handicap useable for type scheduled.
B. **Finish:** All new hardware shall have satin nickel or satin stainless steel finish.
C. **Durability:** All lock and latchsets shall be Grade 1, equal to Yale 5400 series.
D. **Keying:** All locksets shall be masterkeyed for building.
E. **Submittals:** Submit hardware schedule for approval prior to ordering hardware.

GENERAL WINDOW NOTES:

A. All new window units shall be vinyl windows as manufactured by Paradigm #8300 series, ViWinco "S-Series", Owens Corning "Energy King 150 series", Harvey "Classic Doublehung", or approved equal. Windows shall be single or double hung. Window units shall be furnished with standard exterior J-fin and interior jamb receiver pocket. Unit sizes and rough openings are shown on the Window Schedule. All windows shall have standard white vinyl interior and exterior finish. Window hardware shall be white.
B. All window glazing shall be Low-E, argon filled, double pane (minimum) insulated glazing. ***Minimum overall unit performance shall have a value of not more than U=0.28.*** Safety glazing shall be provided where scheduled on Window Schedule.
   Design Model: Harvey "Classic Doublehung"
C. All operable window units shall be equipped with screens.
D. Jamb and head extensions shall be gypsum board. Sills shall be painted wood with painted apron (see Drawings).
E. Install windows in required openings. Sill of opening shall be flashed with peel n' stick flashing. Flashing shall extend up each jamb a minimum of 4". Nailing flanges shall be fully nailed. Upon completion of nailing, Contractor shall completely tape flange to seal to substrate.

FLOOR PLAN
1/4"= 1'-0"

NORTH

5,472 S.F. PARKING FOR 22 CARS

PROPOSED OFFICE BUILDING
S.E.E. ASSOCIATES
164 AUBURN ROAD LANSING, NEW YORK 14882

GEORGE W. BREUHAUS, ARCHITECT
950 DANBY ROAD SUITE 220
ITHACA, NEW YORK 14850
TEL: 607-257-8348

PROJ.NO: 25 - 01
SCALE: AS NOTED
DRAWN: BREUHAUS
DATE: 24 SEPT. 2025

NO.	REVISIONS	DATE
1		XX/XX/XX

PROPOSED FLOOR PLAN

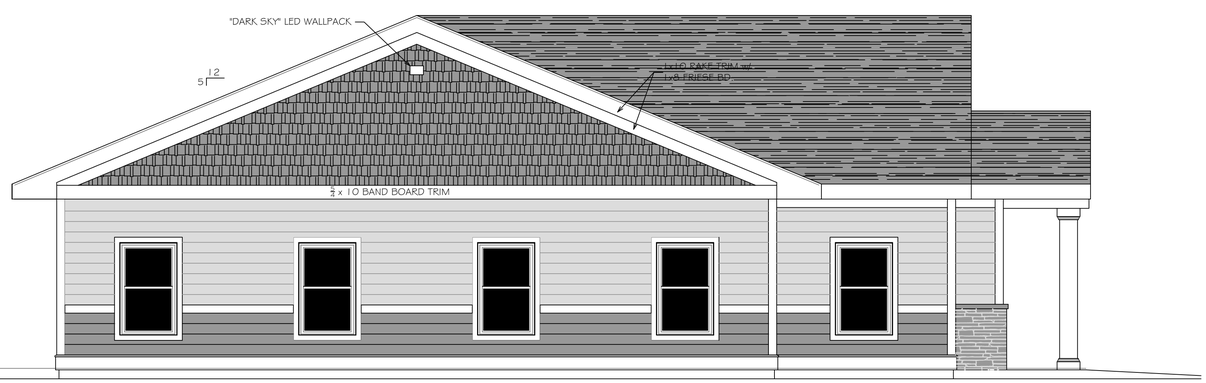
A-1

EAST ELEVATION

1/4"= 1'-0"

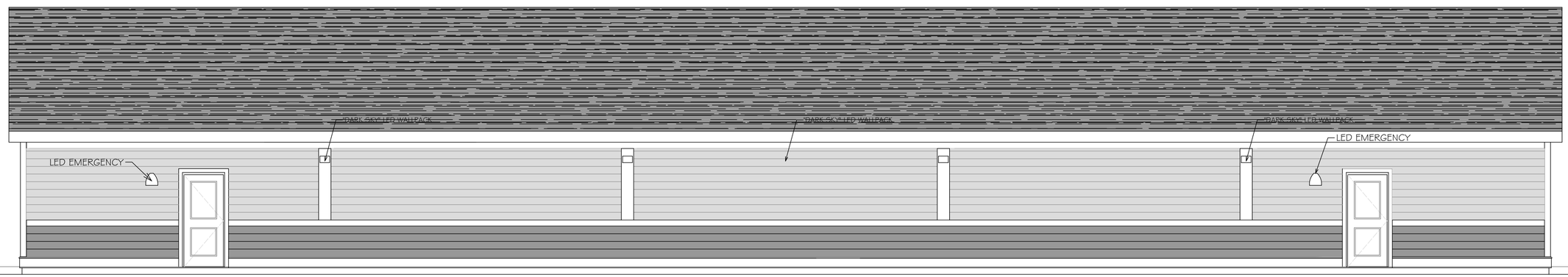
NORTH ELEVATION

1/4"= 1'-0"



SOUTH ELEVATION

1/4"= 1'-0"



WEST ELEVATION

1/4"= 1'-0"

EXTERIOR FINISHES: OPTION #1

LAP SIDING - MATERIALS:

1. Lap siding shall be pre-primed treated "strand" material equal to Louisiana-Pacific *SmartSide*. Siding shall be furnished as 7-7/8" high x 16'-0" long.
2. Fasteners: Use galvanized or stainless steel nails. Follow manufacture's spacing requirements.
3. Paint: Acrylic latex exterior house paint, color as chosen by Owner.

SIDING INSTALLATION

1. Store siding in covered bundles located indoors, spaced off the floor structure. Allow siding to acclimate to ambient conditions prior to installing on structure.
2. Install lap siding in strict accordance with manufacturer's instructions.
3. Siding shall be installed with all necessary accessories and trims as required to provide a complete job. Coordinate installation with specified trims to insure necessary coverage as-needed to compensate for thermal expansion and prevent water infiltration. Provide additional necessary manufacturer's standard trim components if needed.
4. Lap siding shall be installed as a single piece to greatest degree possible. Where necessary, butt joints shall be spaced and caulked as required by manufacturer. Space butt joints so that joints are at least 3'-0" apart from course to course. Back all butt joints with a strip of 30# building felt.
5. All "cut" ends shall be field-primed prior to installation.
6. Follow manufacturer's instructions for spacing fasteners.
7. Follow manufacturer's recommendations for all cuts, both "rip" and cross-cut.
8. Paint siding with minimum one (1) coat of acrylic latex exterior house paint, color as chosen by Owner.

RUNNING TRIM:

1. Running trims hall be factory-primed boards made from preservative treated wood strand or filler substrate solid that is homogenous and free of voids, holes, cracks, foreign inclusions and other defects. Trim shall offer reversible surface consisting of smooth one side and cedar textured on the opposite side. Board shall be finished with square edges. Trim shall be painted color(s) as chosen by Owner. Trims from the following firms will be considered:
   a. MiraTEC
   b. LP Smartside Trim and Fascia.

   All trim shall have a 25 year warranty. Thickness shall be a minimum of ¾" as-needed to allow coverage of specified siding. Standard lengths shall be 16'-0", minimum. Width shall be as shown on Drawings, or if not shown, as scheduled below.
2. Install composite trim in strict accordance with manufacturer's instructions and recommendations. All cuts and/or unfinished edges shall be sanded to impart smooth finish similar to face of trim boards. Corner trims shall have 4" strip of Vycor backing intersection of trim with lap siding. Fasten trim to wall with stainless steel nails or stainless steel trim-head screws. Countersink fasteners and fill void with putty or sealant as recommended by trim manufacturer.
3. When running lengths exceed 16'-0", account for thermal expansion. Allow a gap as recommended by manufacturer and seal with specified sealant.

ROOFING NOTES:

1. Asphalt Fiberglass Roofing Shingles: Shingles shall be Class A (UL 790), capable of withstanding 130 mph wind exposure and come with a limited lifetime transferrable warranty. Color shall be as chosen by Owner. Shingles shall be nailed and NOT stapled.
2. Shingles shall be installed over 30# felt underlayment, unless installed over "zip-panel", in which case the underlayment is optional. Underlayment shall be installed "shingled" so as to not "buck" water.
3. Ice & Watershield: 40 mil self-adhering rubberized asphalt membrane. Install continuous row(s) of Ice and Watershield along all eaves. Line all valleys with 1 row of Ice and Watershield membrane. Ice & Watershield shall extend beyond interior face of wall by a minimum of 24". ICE & WATERSHIELD INSTALLATION IS REQUIRED REGARDLESS OF TYPE OF SHEATHING INSTALLED.

PROPOSED OFFICE BUILDING
S.E.E. ASSOCIATES
164 AUBURN ROAD LANSING, NEW YORK 14882

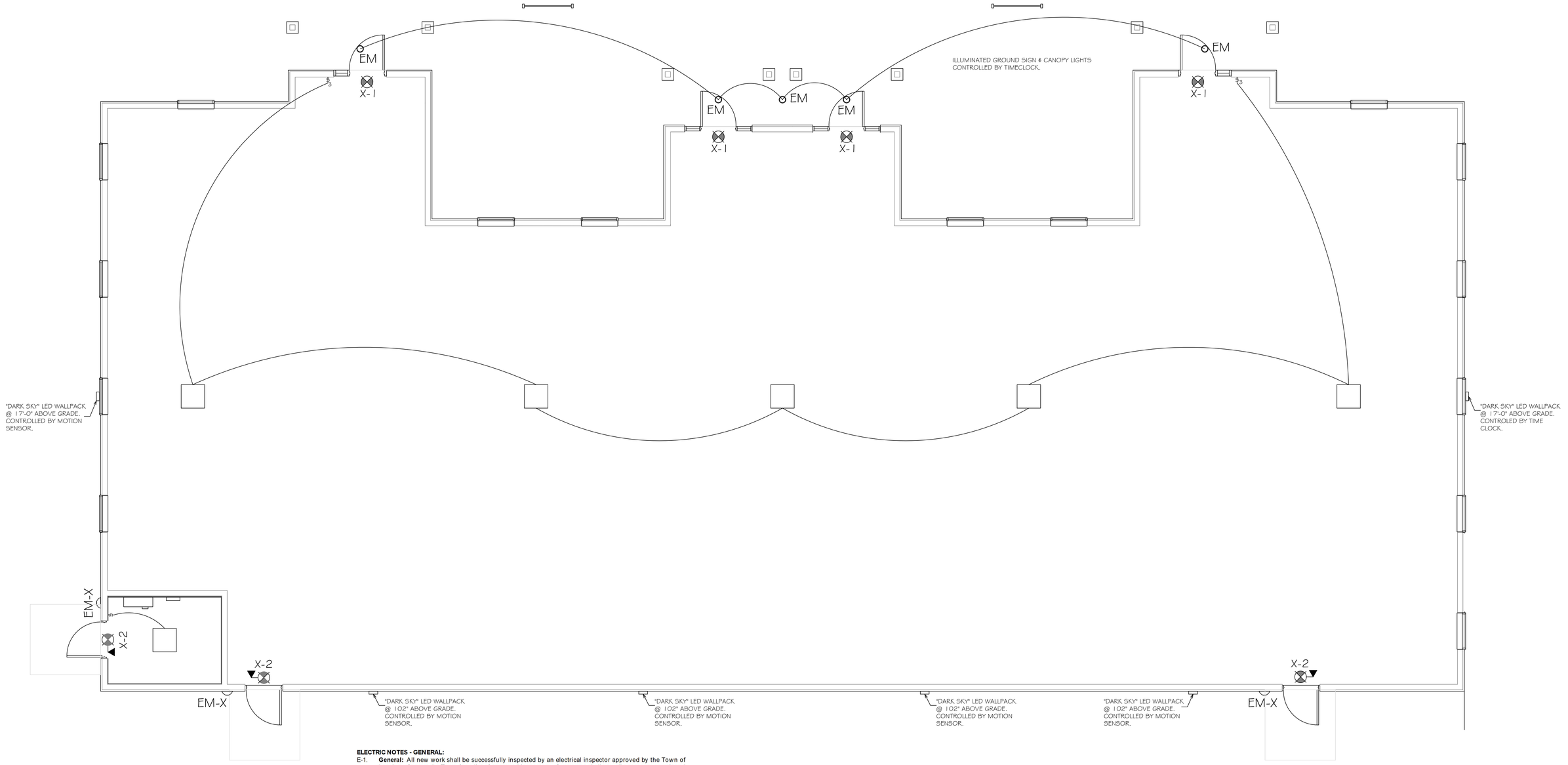
GEORGE W. BREUHAUS, ARCHITECT
950 DANBY ROAD SUITE 220
ITHACA, NEW YORK 14850
TEL: 607-257-8348

PROJ.NO: 25 - 01
SCALE: AS NOTED
DRAWN: BREUHAUS
DATE: 24 SEPT. 2025

NO.	REVISIONS	DATE
1		

PROPOSED ELEVATIONS

A-3



ELECTRIC NOTES - GENERAL:

E-1. **General:** All new work shall be successfully inspected by an electrical inspector approved by the Town of Lansing. Contact the Town for a list of approved inspectors. Contractor shall pay all necessary permit and inspection fees as part of this Project.

E-2. **Service:** Incoming service shall be run underground from new power pole along street. Service shall be rated at 120/240V/1P/400A. Connect incoming conduits to a four -pole meter pack (600 amp capacity) with each pole capable of supplying 200 amperes to each load center. Provide each pole with 2-pole circuit breaker. House panel shall be rated for 100 amps. All other poles shall be supplied with 150 amp breaker. Meter pack shall be equal to Square D #MP64200. Provide 120/240V, 1P, 125A, 24 space main lug panel (Square D # QO124L125G) for "house" panel. Provide three (3) 120/240V, 1P, 150A, 30 space main circuit breaker (Square D #QO130M150) panels for use by Tenants. ALL panels shall have a typed directory, identifying all circuits installed, mounted on the interior of the panel access door.

E-3. **Wiring Methods:** All service feed wiring be run underground in PVC conduit. Service feed wiring, above the floor level, shall be run in painted galvanized EMT or metal wireway. Wiring sizes shown on Drawings, or Schedules, are based on copper. Contractor may elect to use aluminum wire, for service feeds only, if wire size is properly upsized per NEC requirements. All branch wiring run in partitions or above suspended ceiling shall be run in MC-cable. All work boxes shall be metal.

E-4. **Wiring Devices:** All wiring devices shall be commercial grade, equal to Pass and Seymour. Duplex receptacles shall be rated for 20 amps, minimum. Switches shall be commercial grade, type as shown on Drawings. GFI-type receptacles shall be installed where shown on Drawings. Color of devices and cover plates shall be as chosen by Owner. Generally, color shall match color of wall. Exterior cover plates shall be stainless steel.

E-5 **Fire-proofing:** ALL PENETRATIONS IN FIRE-RATED WALLS SHALL BE SEALED WITH INTUMESCENT FIRE CAULK. FIRE CAULK SHALL BE THE PROPER TYPE FOR THE INTENDED USE AND SHALL HAVE BEEN SUCCESSFULLY TESTED BY AN INDEPENDENT TESTING AGENCY.

E-6. **Interior Light Fixtures:** Supply and install light fixtures shown on Electric drawing. ALL SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT PRIOR TO FINAL AGREEMENT OF CONTRACT PRICE. Refer to Drawings for switching requirements

E-7. **Exterior Light Fixtures:** Supply and install light fixtures shown on Electric drawing. All exterior light fixtures shall be controlled by a 7-day programmable time clock. Time clock shall automatically compensate for time changes, and allow for different time patterns per day.

E-8. **Incoming Data/Phone Service:** Incoming service shall be run underground from existing power pole along street. Provide two (2) 2" diameter (verify size with phone and data supplier) PVC conduit from pole to Mechanical Room in southwest corner of building.

E-9. **Equipment Hook-ups:** Refer to Drawings and Specific Electric Notes for all equipment requirements. Generally, provide power connections for the following:

a. Electric Baseboard: Provide 120V Q-mark 2513W series unit (3'-0" lg.) where shown on Drawings. Provide thermostat and dedicated circuit for baseboard.

LIGHT SYMBOL LEGEND

- NEW 24" x 24" FLAT PANEL LAY-IN L.E.D. LIGHT FIXTURE w/ ADJUST. WATTAGE & COLOR
- EM — NEW RECESSED L.E.D. LIGHT w/ LENSE & EMERGENCY BACK-UP.
- EM-X — NEW SURFACE MOUNT L.E.D. EMERGENCY WALL-PACK.
- WP-1 — DARK SKY L.E.D. WALL-PACK
- NEW EXIT LIGHT w/ EMERG. LT. WHERE SHOWN, w/ 90 MIN. BATTERY BACKUP
- EMERGENCY LIGHT W/ 90 MIN. BATTERY BACKUP

ELECTRICAL SYMBOL LEGEND

- DUPLEX RECEPTACLE w/ HEIGHT IF NOTED
- QUAD. RECEPTACLE w/ HEIGHT IF NOTED
- 240 VOLT RECEPTACLE
- GFI — GROUND FAULT RECEPTACLE
- SINGLE POLE SWITCH
- 3 — THREE WAY SWITCH
- # — COMBINATION TELEPHONE & DATA BOX w/ # of PORTS SHOWN.

ELECTRICAL - POWER & LIGHTING PLAN

1/4"= 1'-0"

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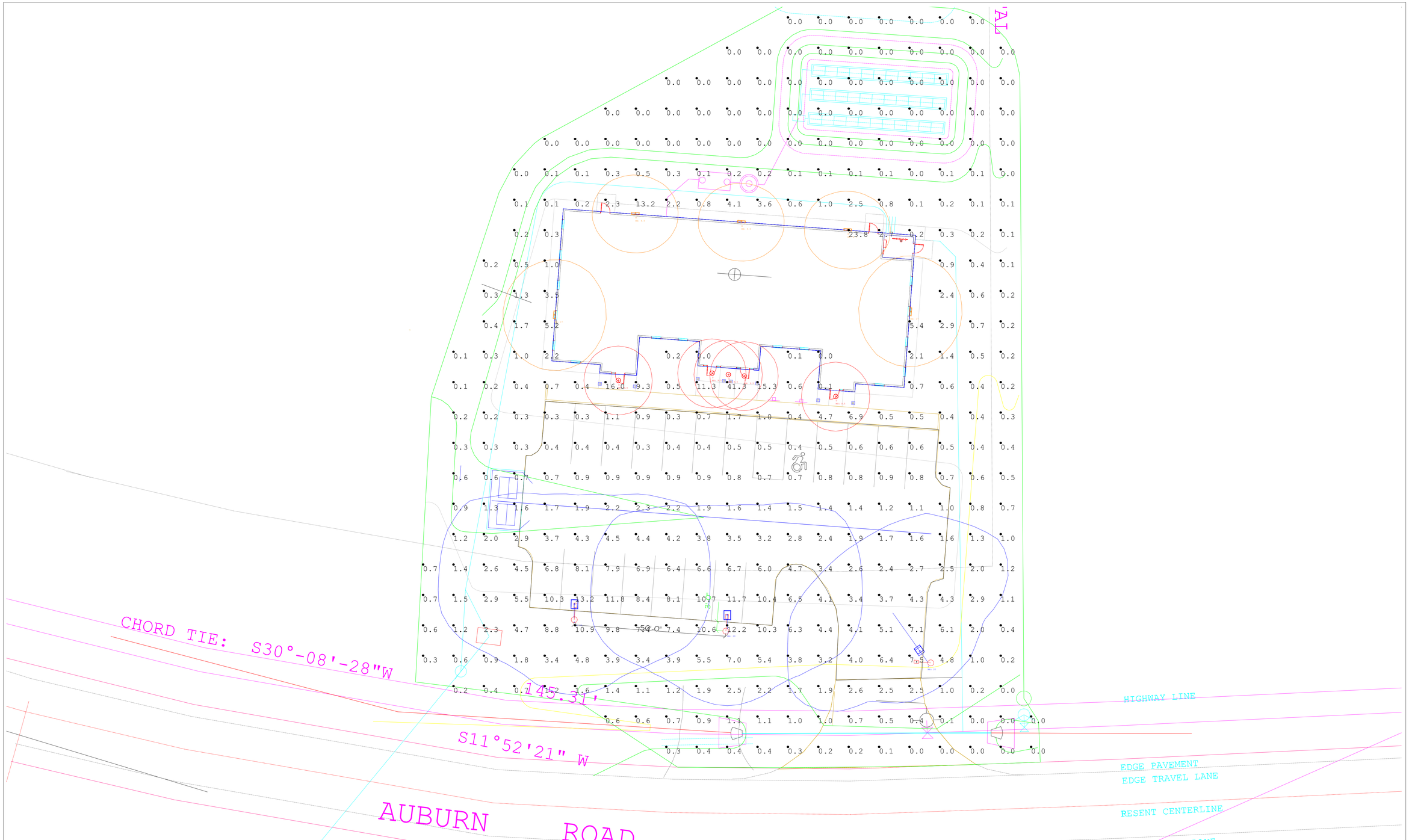
NO.	REVISIONS	DATE
1		

ELECTRICAL POWER & LIGHTING PLAN

E-1



All values shown are maintained horizontal Footcandles at workplane or floor level.
The lighting calculations provided in this report approximate the light levels expected within the space as defined and are based on the information provided to Jademar. Please verify the data to assure the accuracy of the report. Jademar is not responsible for light output of lamps and ballasts, or design variables.

JADEMAR LIGHTING®

Client:

Application Engineer: Tania Goldstein

Scale: 15:1

Date:5/28/2025

PROJECT:

AUBURN ROAD SITE

NO	DATE	ISSUE

Drawing:

Drawing Number:

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PROJECT NARRATIVE

PROPOSED OFFICE BUILDING
164 Auburn Road
(NYS Rte 34)
Town of Lansing
Tompkins County, NY
5-27-25

General

S.E.E. Associates Holdings, LLC is the current owner of a 5.62 acre property located at 164 Auburn Road (NYS Rte 34). The tax parcel number is 31.-1-15.21. The property is vacant except for remnants of a concrete garage pad and a gravel driveway. The Murdock Spur of the Lansing Center Trail system is located along a portion of the southern and western property lines. The property is zoned IR – Industrial/Research and all improvements will conform to current zoning regulations.

Environmental

Municipal water, electric, and telecommunication services are available on the property. The building will not require sprinklers but a new 4" water service will be extended to serve the proposed building and any future buildings. No municipal sewers exist, so an on-site wastewater treatment system (septic system) will be required. Based on historic soil information, a new septic system has been shown, however, the final septic system design will require separate approval from Tompkins County Whole Health.

The property does not fall within an Agricultural District and is not within 500' of an Agricultural District property, so an Agricultural Data Statement is not required. The property is within an Archaeological Buffer Area according to online mapping. The property does not fall within a Tompkins County Unique Natural area, nor does it contain any mapped Federal, NYSDEC, or Tompkins County wetlands. See Images Below.

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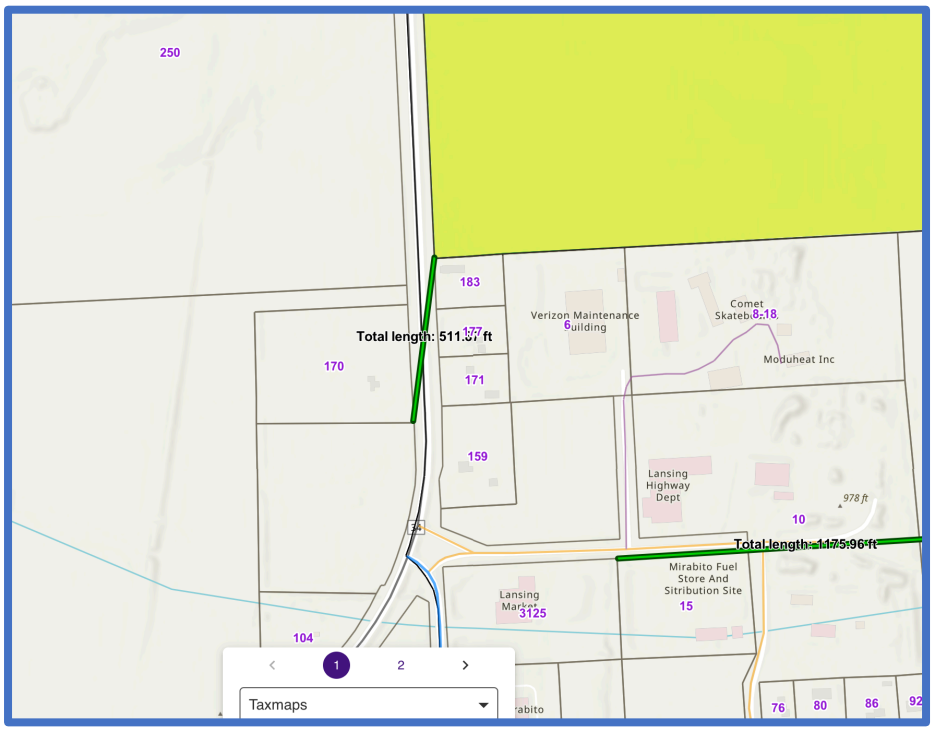
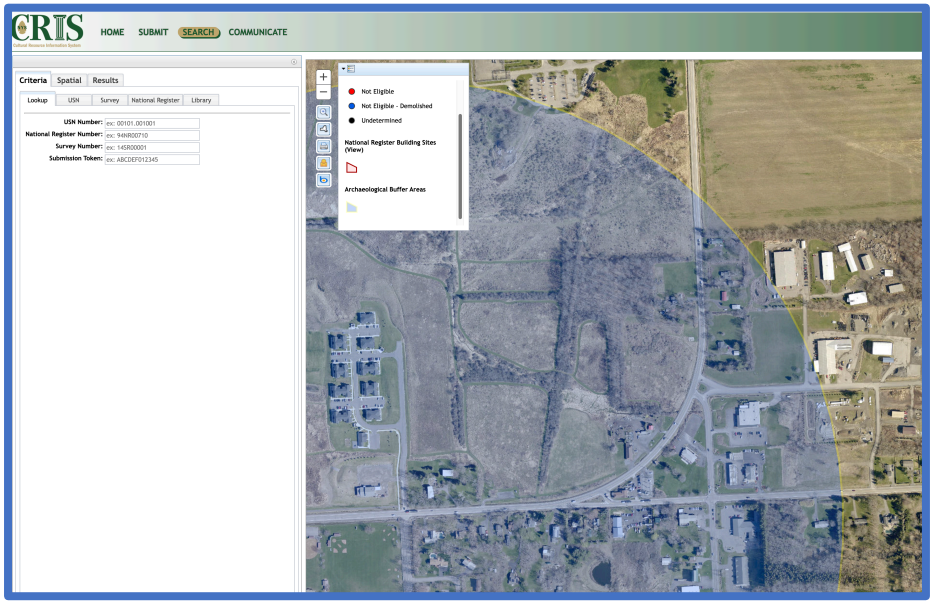


Yellow Shaded Area is Agricultural District1
Property Not in Agricultural District Nor within 500' of Properties in Ag District



NYS CRIS Map Showing Property within Archaeological Buffer Area

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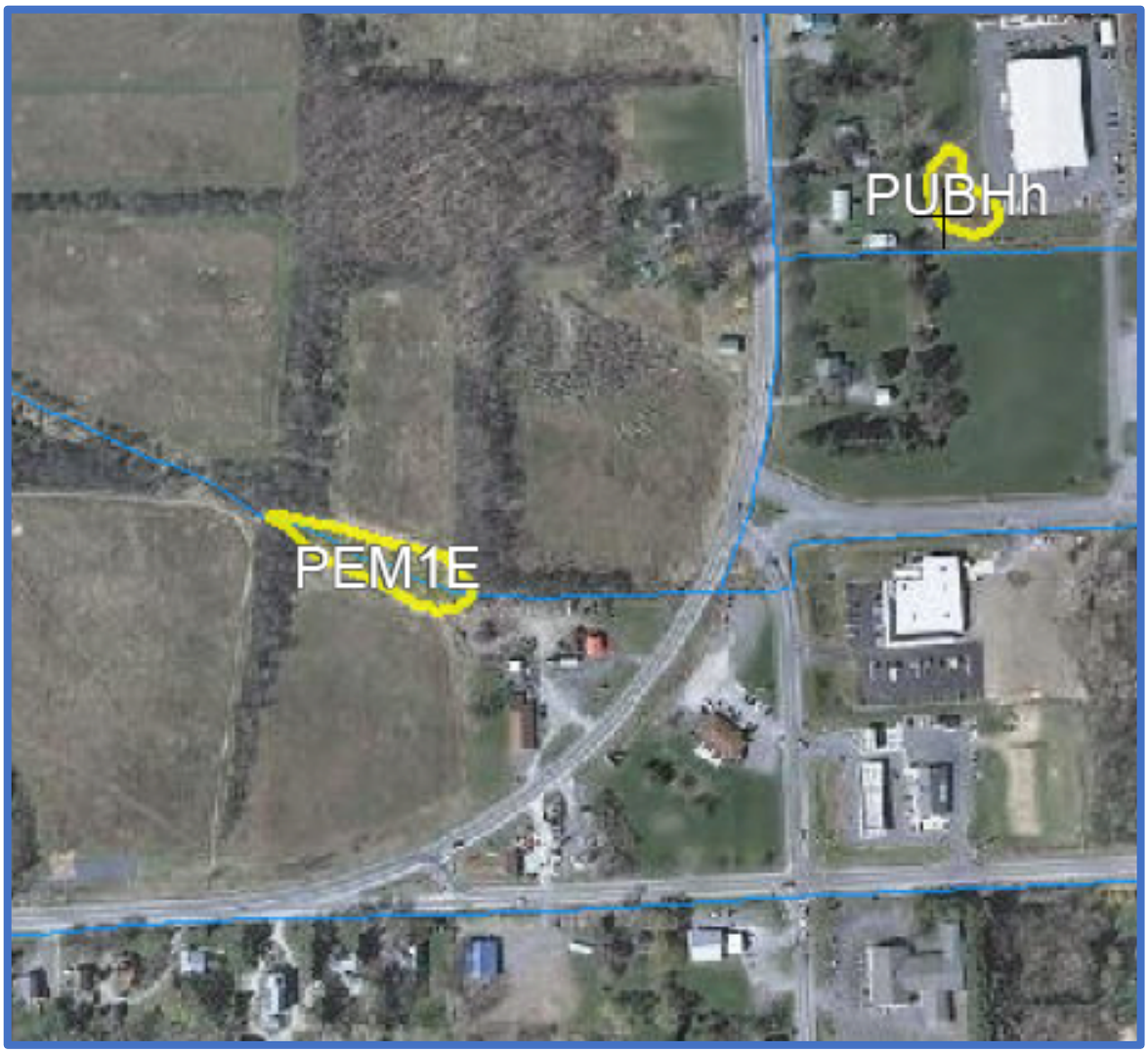

2012 Tompkins County Wetland Map
Yellow - TC Wetlands
Wetland Offsite

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NYSDEC Environmental Resource Mapper 5-27-25
Pink – NYSDEC Informal Wetland
Wetland Offsite

Stormwater

The limit of disturbance for the project will be approximately 0.95 acres, which will not require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) that includes permanent stormwater practices. A conceptual site plan was prepared showing the property's potential for future development. Any future improvements will result in additional disturbance above 1-acre and will require the preparation of a Full SWPPP that will include permanent stormwater practices. Temporary erosion and sediment controls will be in place during construction and are detailed in the attached plans.

New Driveways

The project includes the construction of a new commercial driveway to serve Building #1 as well as a second driveway if further development of the property is considered. The location and design of these driveways fall under the jurisdiction of the NYSDOT. Sight distance measurements were taken confirming adequate sight distance exists for both driveways. A permit application along with the sight distance calculations will be submitted to the NYSDOT for consideration. A copy of all NYSDOT correspondence will be provided to the Town.

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In addition to this narrative, the following documents have been submitted in support of this application:

- Owner/Agent Authorization Email
- Site Plan Application on OpenGov
- Fee
- Short Environmental Assessment Form
- Lighting Statement
- Boundary Survey
- Drawings
  - G-001 Cover Sheet
  - C-101 Existing Conditions Plan
  - C-102 Conceptual Property Plan Full Build-Out
  - C-103 Property Plan and Details
  - C-104 Demolition and Erosion and Sediment Control Plan and Details
  - C-105 Grading Drainage and Utility Plan and Details
  - C-106 Details
  - A-1 Proposed Floor Plan
  - A-3 Building Elevations
  - E-1 Electrical Power & Lighting Plan

Sciarabba Engineering, PLLC.

Andrew J. Sciarabba, P.E.
Owner/Principal Engineer

As Agent for S.E.E. Associates Holdings, LLC

TOWN OF LANSING (R.O.) L.691 / P.336

S 77°-56'-34" E

481.59'

PIN & CAP

HIGHWAY BOUNDS

45.1'

PRESENT CENTERLINE OF PAVEMENT

PIN SET AT BASE OF FALLEN FENCE POST 12/08

PROPOSED PARCEL "A"

AREA: 3.01 ACRES TO HIGHWAY BOUNDS

MAY BE SUBJECT TO:

- OVID ELEC. CO. POLE LINE EASE. L.S MISC. RECORDS / P.79
- N.Y.S.E.G. POLE LINE EASE. L.218 / P.385
- N.Y.S.E.G. POLE EASE. L.622 / P.708

15' WIDE N.Y.S.E.G. GAS PIPELINE EASE. L.665/P.200

194.85'

S 11°-52'-21" W

E/W

MAGNETIC PER OUR FILES

348.00'

SET 11/02

246.15'

N 74°-44'-41" W

SET 11/02

178.30'

S 13°-20'-55" W

DONALD R. & PATRICIA A. POCH (R.O.)
INST. NO. 425796-001
SEE OUR MAP DATED 11/11/2002

174.43'

HIGHWAY BOUNDS

THE PEOPLE OF THE STATE OF N.Y. (R.O.)
L.441 / P.1082
SEE N.Y.S.D.P.W. HIGHWAY APPROP. MAP NO. 30
MAP NO. 32 PARCEL NO. 33,
DATED 7/20/1961

(13 CH, 21 LINKS ≈ 871.9')

N 13°-41'-00" E — 871.92' TOTAL

SET IN STONE WALL 12/08

242.59'

PROPOSED DIVISION LINE

SET 11/02

250.63'

S 75°-13'-14" E — 493.22' TOTAL

SET 11/02

41.5'

LEGEND

- SET NO. 6 REBAR & CAP, DATE SET
- EXISTING IRON PIN OR PIPE
- UTILITY POLE
- (.....') RECORD DISTANCE
- (R.O.) REPUTED OWNER
- REMAINS OF WIRE FENCE
- GAS VALVE
- GAS PIPELINE MARKER
- ANGLE POINT IN HIGHWAY BOUNDS NO MONUMENT SET OR FOUND

STONE WALL ALONG LINE

PROPOSED PARCEL "B"

AREA: 5.62 ACRES TO HIGHWAY BOUNDS

MAY BE SUBJECT TO:

- OVID ELEC. CO. POLE LINE EASE. L.S MISC. REC. / P.79
- N.Y.S.E.G. POLE LINE EASE. L.622 / P.708

145.31'

S 11°-52'-21" W

10.6'

GARAGE #160

DRIVEWAY

CULVERT

15' WIDE N.Y.S.E.G. GAS PIPELINE EASE. L.665/P.200

AUBURN ROAD (NYS ROUTE 34)

CHORD TIE: S 30°-08'-28" W 313.22'

ARC DISTANCE ALONG RD. BOUNDS: 375.5'

TIE: 424'±

NORTH TRIPHAMMER ROAD

TIE: 123'±

523.92'

TOWN OF LANSING (R.O.) L.691 / P.330

"This action was reviewed by the Tompkins County Department of Planning pursuant to § 239-l and –m of the New York State General Municipal Law dated January 8, 2009. Refer to comment regarding future development and egress for Parcel 'B'."

By _____ Code Enforcement Officer

Date 1/29/2009

S 44°-51'-29" W
29.16'

N 75°-28'-10" W
10.30'

NOTE: HIGHWAY BOUNDS HERE ARE PART OF NWY. MAP NO. 30, PARCEL NO. 33 APPROPRIATED FROM THE TOWN OF LANSING

IRON PIPE

366.84'

N 74°-12'-40" W

SET 12/08

TIE: 45.26'

STREAM

CONC. HEADWALL

CULVERT

IRV LEWIS, INC. (R.O.) L.669 / P.33

HIGHWAY BOUNDS

THE PEOPLE OF THE STATE OF N.Y. (R.O.)
SEE N.Y.S.D.P.W. HIGHWAY APPROP. MAP NO. 30
PARCEL NO. 33, DATED 7/20/1961

"Approved as conforming to the requirements of the Town of Lansing Land Use Control Ordinance (including current amendments) No review has been made of the suitability for sanitary facilities of water supply, or conformance with the regulations of other jurisdictions."

By _____ Planning Board Chairperson

Date 01-30-2009

RECEIVED/FILED
TOMPKINS COUNTY CLERK
2009 MAR -6 PM 4:19

Impala, 66

SUBDIVISION PLAT:

SURVEY MAP

SHOWING PROPOSED SUBDIVISION LANDS OF

PATRICIA A. PORTER

- MILITARY LOT 83 • TOWN OF LANSING •
- COUNTY OF TOMPKINS • STATE OF NEW YORK •

TAX MAP NO. 31.-1-15.2

REFERENCE DEED: L.647 / P.555

REAGAN, LAND SURVEYING
P.O. BOX 1124, DRYDEN, NEW YORK 13053
(607) 844-8837

NOTE: ANY REVISIONS TO THIS MAP MUST COMPLY WITH SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THIS MAP NOT VALID WHEN USED IN CONJUNCTION WITH A "SURVEY AFFIDAVIT" OR "CERTIFICATE OF NO-CHANGE."

DATE SURVEYED:	DRAWN BY:	SCALE:	JOB NO.:
DEC., 2008	REAGAN	1"=50'	08-254

I hereby certify to: PATRICIA A. PORTER; MICHAEL EDMOND LANE, ESQ.; S.E.E. ASSOCIATES; BARNEY, GROSSMAN; DUBOW & MARCUS; TICOR TITLE INSURANCE COMPANY;

that I am a licensed land surveyor, New York State License No. 049892 and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York Association of Professional Land Surveyors; and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: Michael J. Reagan DATED: 12/26/2008

5-27-2025 PRELIMINARY SITE PLAN SUBMISSION

164 AUBURN ROAD

PROPOSED OFFICE BUILDING

S.E.E. ASSOCIATES HOLDINGS, LLC
2415 N. Triphammer Road Suite 9 Ithaca, New York 14850

DRAWING LIST

GENERAL

G-001	COVER SHEET

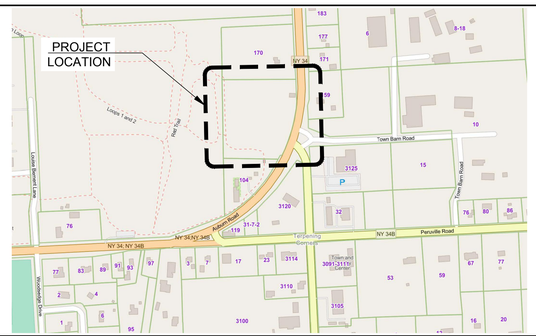
CIVIL

C-101	EXISTING CONDITIONS PLAN
C-102	CONCEPTUAL SITE PLAN FULL BUILD-OUT
C-103	SITE PLAN AND DETAILS
C-104	DEMOLITION AND EROSION AND SEDIMENT CONTROL PLAN AND DETAILS
C-105	GRADING DRAINAGE AND UTILITY PLAN AND DETAILS
C-106	DETAILS

ARCHITECTURAL

A-1	PROPOSED FLOOR PLAN
A-3	BUILDING ELEVATIONS
E-1	ELECTRICAL POWER & LIGHTING PLAN

PROJECT LOCATION PLAN



PROJECT INFORMATION

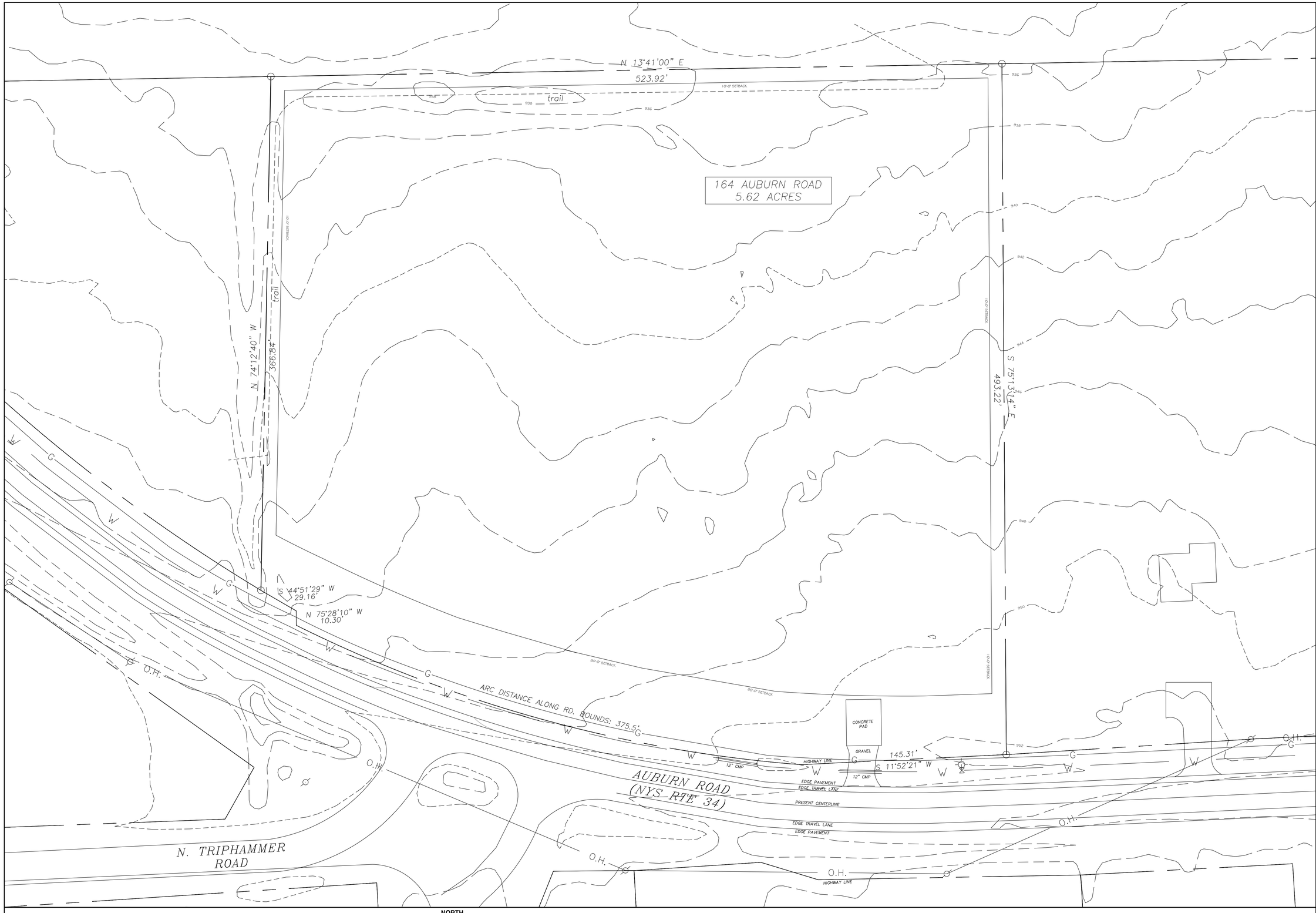
DATE:	5/27/2025
JOB NUMBER:	PB-SEE-164
APPLICANT:	S.E.E. ASSOCIATES HOLDINGS, LLC
APPLICANT ADDRESS:	2415 N. TRIPHAMMER ROAD SUITE 9, ITHACA,NY 14850
APPLICANT PHONE:	607-533-3635
APPLICANT EMAIL:	ASCIARABBA@SWCLLP.COM
PROJECT ADDRESS:	164 AUBURN ROAD, LANSING, NY 14882
PARCEL INFORMATION:	TAX MAP NO. 31.-1-15.21 5.62 ACRES TO HIGHWAY BOUNDS

SCIARABBA
engineering+design
SCIARABBA ENGINEERING, PLLC
9064 Kingtown Road
Trumansburg, NY 14886
607-327-0578
www.sciarabbaem@plus.com

GEORGE W. BREUHAUS, ARCHITECT
950 DANBY ROAD SUITE 220
ITHACA, NEW YORK 14850

164 AUBURN ROAD
PROPOSED OFFICE BUILDING
LANSING NY, 14882

DRAWING NUMBER
G-001



EXISTING CONDITIONS PLAN

SCALE: 1"=30'

NORTH

GRAPHIC SCALE

0 30 60 90

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9984 Kingtown Road
Trumansburg, NY 14886
607-327-0578
www.sciarabbaeng@ua.com

WARNING:

It is a violation of Section 7209, Subdivision 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to alter an item in any way. If an item bearing the seal of an engineer is altered, the altering engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

164 AUBURN ROAD PHASE 1
PROPOSED OFFICE BUILDING
LANSING NY, 14882

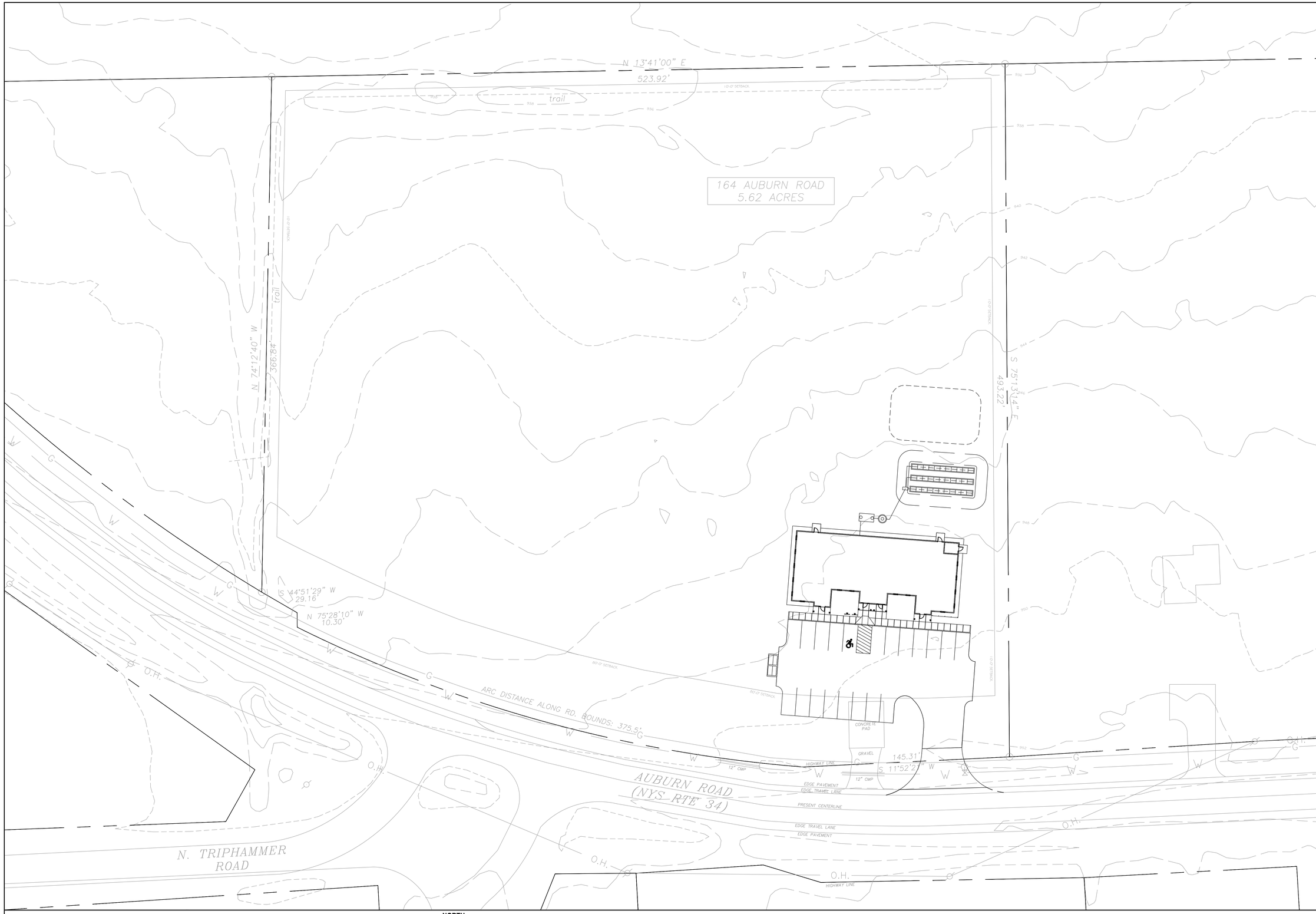
REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	
PROJECT NUMBER	PB-SEE-164
DATE	5/27/2025
SCALE	1"=30'

DRAWING TITLE

EXISTING CONDITIONS PLAN

DRAWING NUMBER

C-101



CONCEPTUAL SITE PLAN FULL BUILD OUT

SCALE: 1"=30'

NORTH

GRAPHIC SCALE

0 30 60 90

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164 AUBURN ROAD PHASE 1
PROPOSED OFFICE BUILDING

LANSING NY, 14882

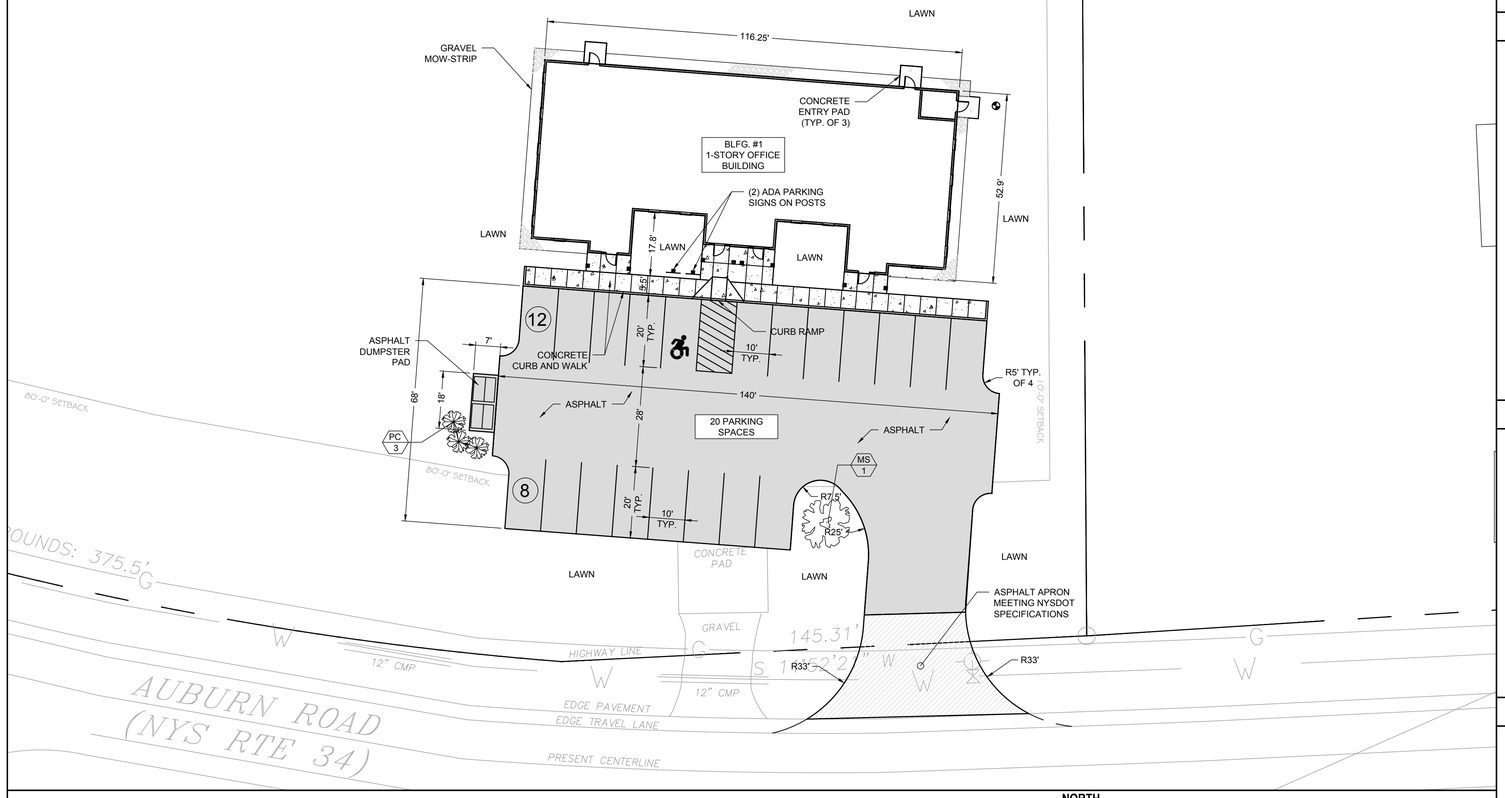
REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	
PROJECT NUMBER	PB-SEE-164
DATE	5/27/2025
SCALE	1"=30'

DRAWING TITLE

CONCEPTUAL
SITE PLAN
FULL BUILD-OUT

DRAWING NUMBER

C-102



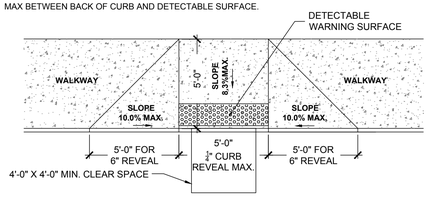
SITE PLAN

SCALE: 1"=20'

PER TOWN OF LANSING ZONING CHAPTER 270	ALLOWED	PROPOSED
IR - INDUSTRIAL/RESEARCH		
LAND USE PERMITTED	PROFESSIONAL OR BUSINESS OFFICE (NOT IN A HOME)*	PROFESSIONAL OR BUSINESS OFFICE (NOT IN A HOME)*
BUILDING TYPE	ALL	NON-RESIDENTIAL
MINIMUM LOT AREA	NONE	244,807 SF (5.62 ACRES)
MINIMUM ROAD FRONTAGE	50 FEET	560.27 FEET
MINIMUM YARD SETBACK - CENTERLINE ROAD	80 FEET	80 FEET
MINIMUM YARD SETBACK - SIDE	10 FEET**	10 FEET EACH
MINIMUM YARD SETBACK - REAR	10 FEET**	10 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	21 FEET
MINIMUM OPEN SPACE (EXCL BLDGS, PKG, SERVICE)	20%	227,076 SF = 92.7%.
PARKING REQUIREMENTS	NO MINIMUM	20 SPACES
* ALLOWED WITH SITE PLAN APPROVAL		
** SMALLER SETBACKS ALLOWED WITH SITE PLAN APROVAL		

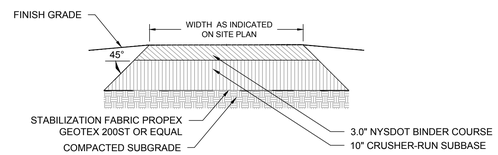
ZONING ANALYSIS

NOTES:
1. CLEAR SPACE : A RELATIVELY LEVEL, UNOBSTRUCTED SPACE (1.5% SLOPE MAX. ALL DIRECTIONS) THAT WILL ACCOMMODATE A SINGLE, STATIONARY WHEELCHAIR AND OCCUPANT.
2. TURNING SPACE: A RELATIVELY LEVEL SPACE (1.5% SLOPE MAX. ALL DIRECTIONS) PROVIDED WHERE A TURNING MANEUVER IS REQUIRED FOR A PEDESTRIAN TO ORIENT TO A CURB RAMP OR STREET CROSSING.
3. DETECTABLE WARNING SURFACES: 24" WIDE PER NYSDOT STANDARD SHEET 608-01. FOLLOW SHAPE OF CURB. 2" MAX BETWEEN BACK OF CURB AND DETECTABLE SURFACE.



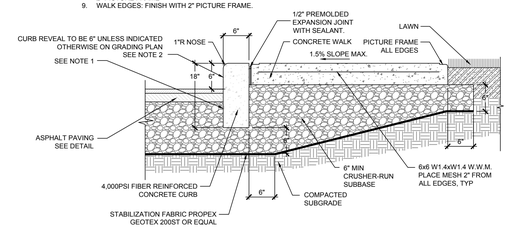
CURB RAMP - NOT TO SCALE

NOTES:
1. APPLY TACK COAT BETWEEN ALL ASPHALT COURSES.
2. BINDER COURSE - 19.0 F9 BINDER COURSE HMA 80 SERIES COMPACTION.



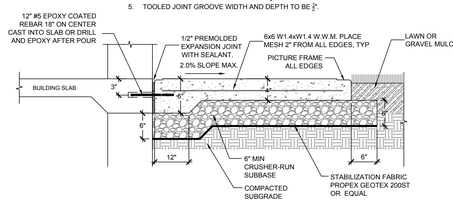
ASPHALT - NOT TO SCALE

NOTES:
1. APPLY TACK COAT BELOW ASPHALT COURSES.
2. ½" REVEAL MAX. AT CURB RAMP.
3. 1.5% MAX. CROSS SLOPE ON ALL WALKS.
4. ALL CONCRETE SHALL BE 4,000 PSI @ 28 DAYS WITH FIBER OR MESH REINFORCEMENT AS NOTED.
5. LIGHT BROOM FINISH ALL WALK SURFACES.
6. TOOL JOINTS: FINISH WITH 2" PICTURE FRAME WITH ¼" RADIUS, SPACE EVENLY AT 5' MAX IN PERPENDICULAR DIRECTIONS BETWEEN EXPANSION JOINTS.
7. TOOLED JOINT WIDTH TO BE ⅛" TO ¼" AND DEPTH TO BE ¼ THE TOTAL SLAB THICKNESS.
8. EXPANSION JOINTS: INSTALL AT 30' O.C. MAX, AT ALL COLD JOINTS, AND AT ALL FIXED OBJECTS. FINISH EDGES WITH 2" PICTURE FRAME
9. WALK EDGES: FINISH WITH 2" PICTURE FRAME.

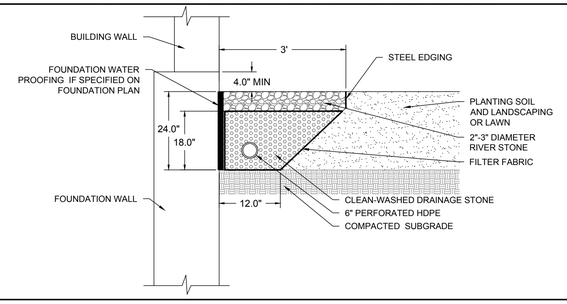


CONCRETE CURB AND WALK - NOT TO SCALE

NOTES:
1. 2.0% MINIMUM SLOPE AWAY FROM SLAB.
2. ALL CONCRETE SHALL BE 4,000 PSI @ 28 DAYS WITH WW MESH REINFORCEMENT.
3. LIGHT BROOM FINISH ALL SURFACES.
4. FINISH WITH 2" PICTURE FRAME WITH ¼" RADIUS.
5. TOOLED JOINT GROOVE WIDTH AND DEPTH TO BE ¼".



CONCRETE ENTRY PAD - NOT TO SCALE



GRAVEL MOW-STRIP - NOT TO SCALE

PLANT SCHEDULE			
KEY	NO.	BOTANICAL NAME	COMMON NAME/CULTIVAR
SMALL CONIFEROUS TREES			
PC	3	PICEA GLAUCA CONICA	DWARF ALBERTA SPRUCE
SMALL DECIDUOUS TREES			
MS	1	MALUS SYLVESTRIS	FLOWERING CRAB APPLE

PLANT SCHEDULE - NOT TO SCALE

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164 AUBURN ROAD PHASE 1
PROPOSED OFFICE BUILDING
LANSING NY, 14882

REVISION 6
REVISION 5
REVISION 4
REVISION 3
REVISION 2
REVISION 1

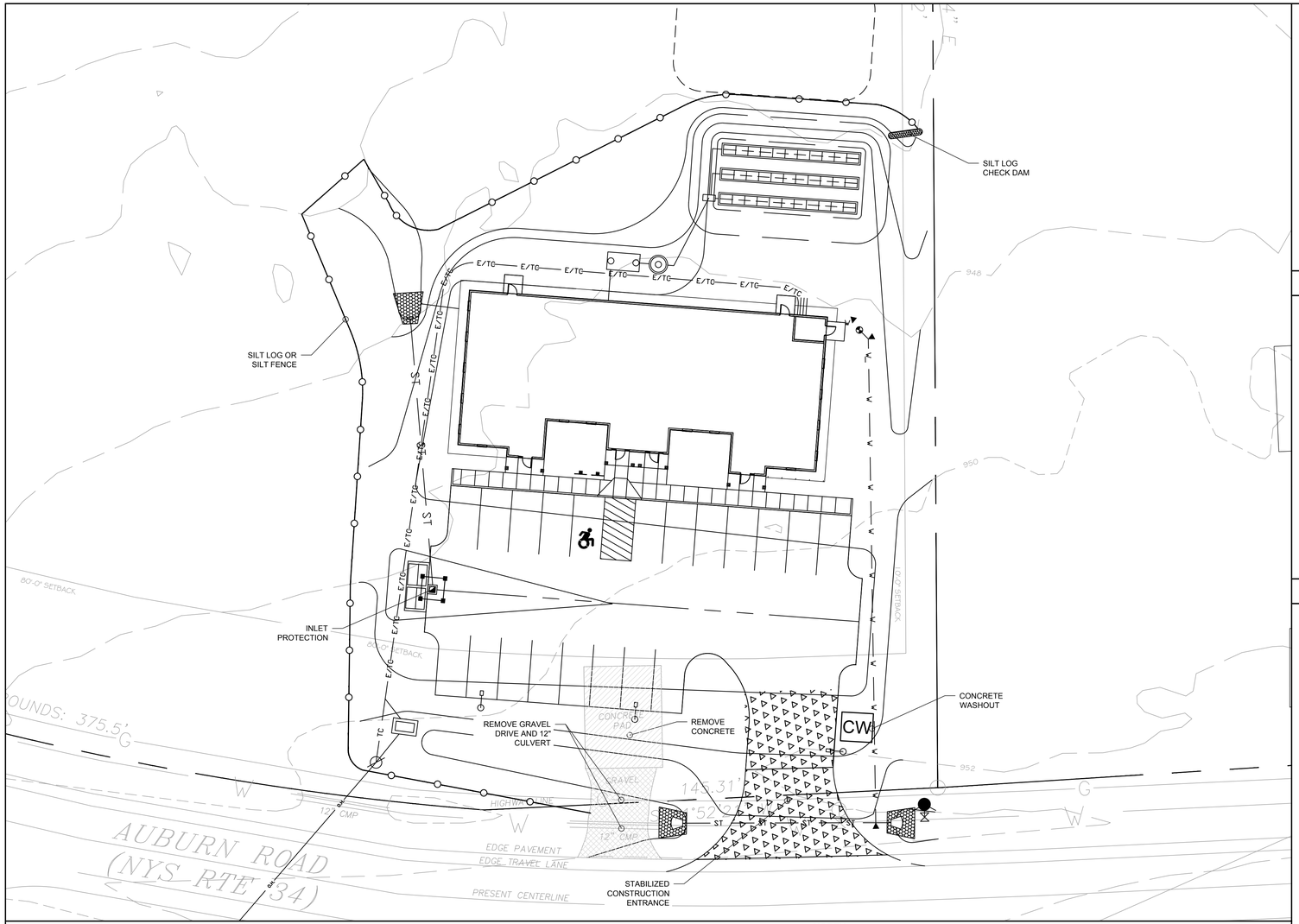
PROJECT NUMBER	PB-SEE-164
DATE	5/27/2025
SCALE	AS NOTED

DRAWING TITLE

SITE PLAN AND DETAILS

DRAWING NUMBER

C-103



DEMOLITION AND EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=20'

NORTH

GRAPHIC SCALE
0 20 40 60

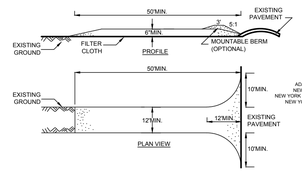
EROSION AND SEDIMENT CONTROL NOTES:

1. PRIOR TO THE START OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED, ALL EROSION AND SEDIMENT CONTROL MEASURES, AS SHOWN ON THE SITE PLAN AND AS OTHERWISE REQUIRED, SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR, AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL.
2. DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITH CLEAN STRAW AS OUTLINED IN THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL.
3. BARE SOILS SHALL BE MULCHED WITH STRAW AT A RATE OF TWO TONS PER ACRE WITHIN 14 DAYS OF EXPOSURE. IF CONSTRUCTION ON AN AREA IS SUSPENDED, THE AREA SHALL BE SEEDED IMMEDIATELY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREET PAVEMENT AREAS CLEAN OF DIRT AND DEBRIS.
5. AS SEDIMENT ACCUMULATES TO ½ THE DEPTH OF THE SILT FENCES/LOGS AND CHECK DAMS, SEDIMENT SHALL BE REMOVED AS OUTLINED IN THE NYS GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
6. THE CONTRACTOR & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR MEANS & METHODS OF EROSION CONTROL FACILITIES DURING CONSTRUCTION. IT SHOULD BE NOTED THAT FACILITIES ON THIS DRAWING ARE CONSIDERED MINIMUM & ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR ANY ADDITIONAL MEASURES DEEMED NECESSARY BY THE ENGINEER, TOWN, OR NYSDEC.
7. PROVIDE EROSION CONTROL MEASURES AS NOTED ON THE PLANS AND AS OTHERWISE REQUIRED TO PREVENT EROSION AND SEDIMENTATION ONTO ADJOINING PROPERTIES, STREETS, WATERWAYS, AND ON SITE IMPROVEMENTS BEYOND THE LIMITS OF WORK. COMPLY WITH THE LATEST ISSUE OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" AND THE NYSDEC'S "REDUCING THE IMPACTS OF STORMWATER RUNOFF FROM NEW DEVELOPMENT".
8. MAINTENANCE - THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROLS ON A WEEKLY BASIS AND AFTER ALL STORMS (½" RAINFALL OR GREATER) INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ADDING CLEAN STONE TO THE STABILIZED CONSTRUCTION ENTRANCE, REPLACING DAMAGED OR SILTED IN SILT FENCE, LOGS, OR CHECK DAMS AND STABILIZING ERODED OR WASHED OUT SLOPED AREAS.
9. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE, LAWNS HAVE BECOME ESTABLISHED TO 80% VEGETATIVE COVER AND ALL SOURCES OF EROSION HAVE BEEN PERMANENTLY STABILIZED.
10. CONTRACTOR SHALL PROVIDE DUST CONTROL IN ACCORDANCE WITH THE LATEST ISSUE OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL"

SEQUENCE OF CONSTRUCTION:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SILT LOGS, AND CHECK DAMS, AS SHOWN ON PLAN PRIOR TO BEGINNING EARTHWORK OPERATIONS.
2. REMOVE ALL TREES, STUMPS, AND BRUSH PRIOR TO BEGINNING EARTHWORK OPERATIONS.
3. STRIP AND STOCKPILE TOPSOIL.
4. SURROUND ALL STOCKPILE AREAS WITH SILT FENCE.
5. INSTALL CONCRETE WASHOUT.
6. COMPLETE SITE AND UTILITY IMPROVEMENTS.
7. FINE GRADE, SEED, AND MULCH ALL DISTURBED LAWN AREAS WITHIN FOURTEEN (14) DAYS OF DISTURBANCE.
8. REMOVE STABILIZED CONSTRUCTION ENTRANCE, TEMPORARY SILT FENCE, SILT LOGS AND CHECK DAMS ONLY AFTER SITE IS COMPLETELY STABILIZED AND ALL DISTURBED LAWN AREAS HAVE ACHIEVED 80% VEGETATIVE GROWTH.

EROSION AND SEDIMENT CONTROL NOTES - NOT TO SCALE

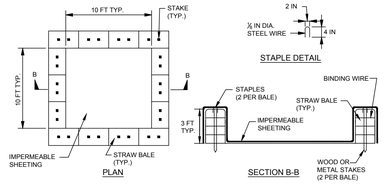


ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

NOTES

1. STONE SIZE - USE 1-4 INCH CRUSHED ANGULAR STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 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.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. 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.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE - NOT TO SCALE



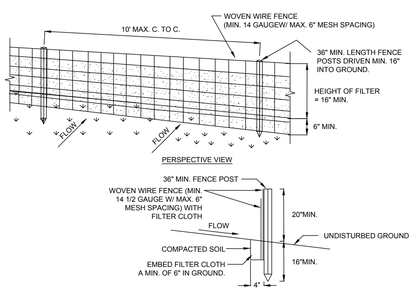
NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION NOTES

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 100 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER, SOLIDS AND RAINFALL AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER, PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.
6. DURABLE PORTABLE CONCRETE WASHOUT BASINS OR TUBS MAY BE USED WITH THE APPROVAL OF THE EROSION CONTROL INSPECTOR.

CONCRETE WASHOUT - NOT TO SCALE

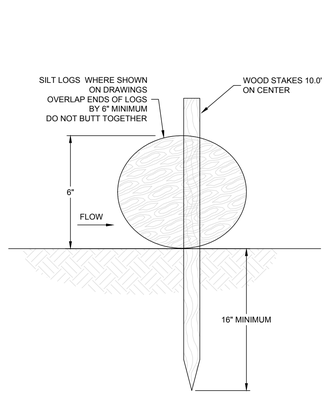


NOTES

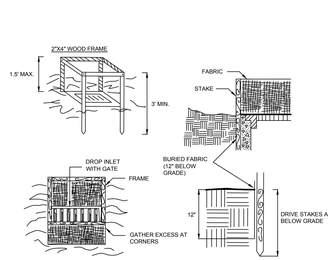
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH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

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE - NOT TO SCALE



SILT LOG - NOT TO SCALE

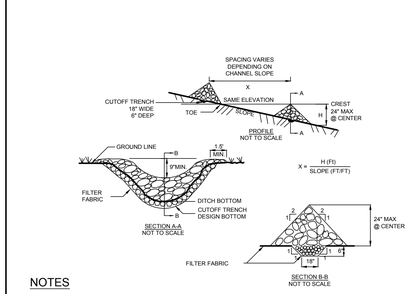


NOTES

1. FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
7. MAXIMUM DRAINAGE AREA 1 ACRE

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

INLET PROTECTION - NOT TO SCALE



NOTES

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STONE CHECK DAM - NOT TO SCALE

SCIARABBA engineering · design

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WARNING:

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164 AUBURN ROAD PHASE 1
PROPOSED OFFICE BUILDING
LANSING NY, 14882

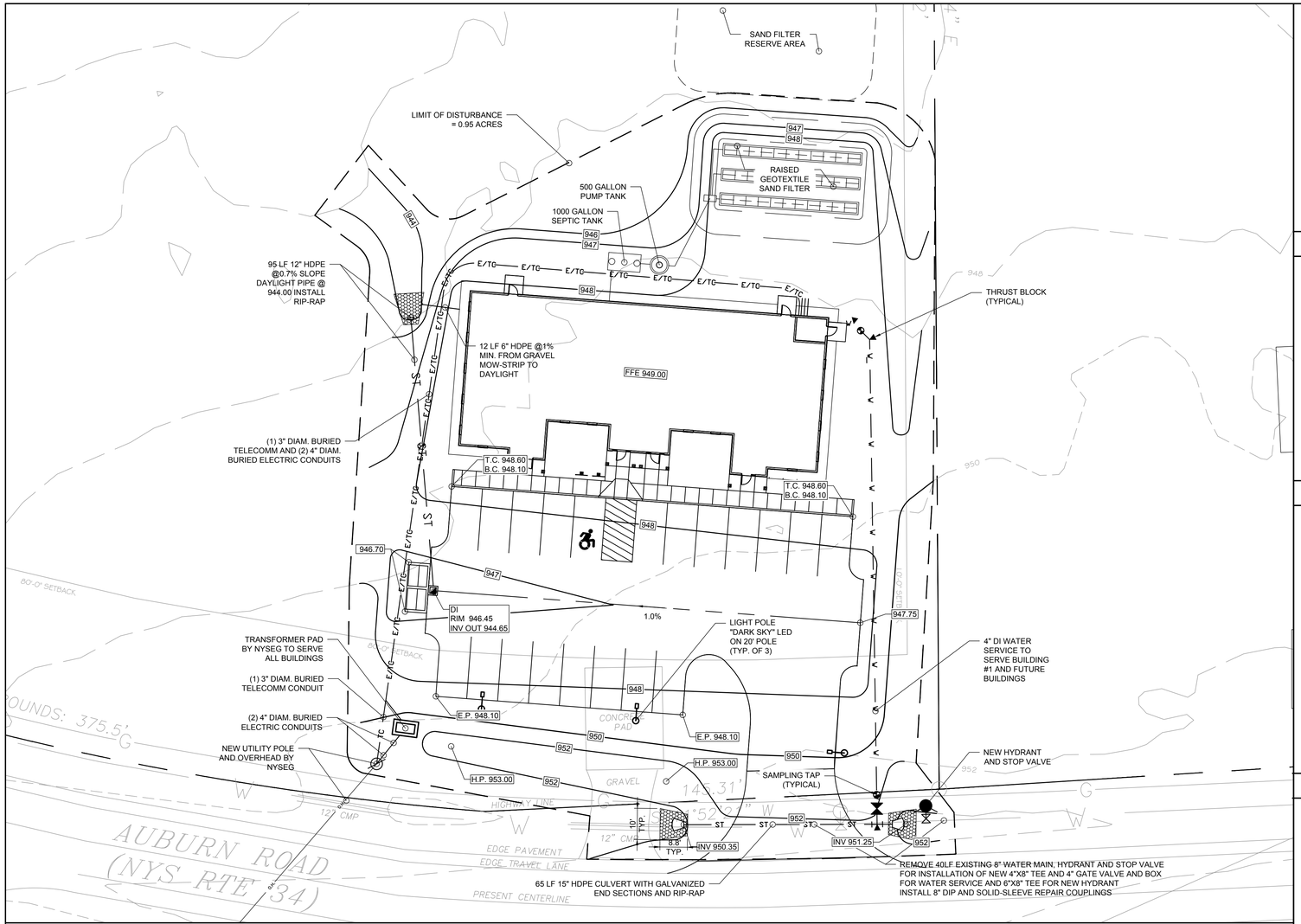
REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	
PROJECT NUMBER	PB-SEE-164
DATE	5/27/2025
SCALE	AS NOTED

DRAWING TITLE

DEMOLITION AND EROSION AND SEDIMENT CONTROL PLAN AND DETAILS

DRAWING NUMBER

C-104

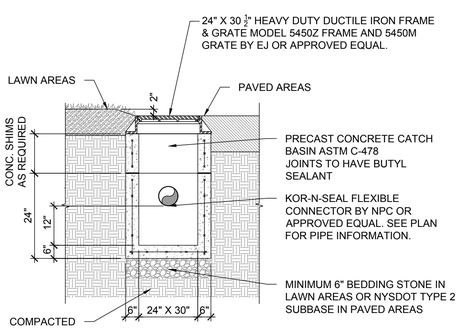


GRADING DRAINAGE AND UTILITY PLAN

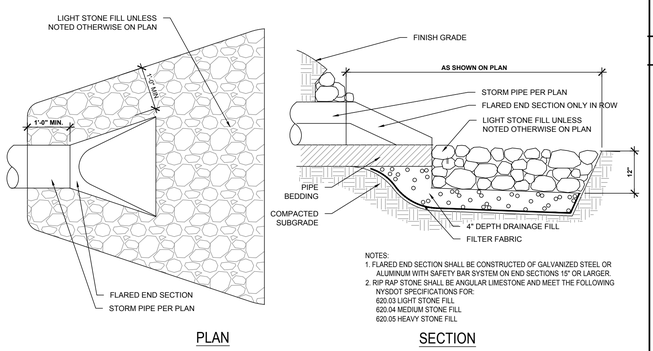
SCALE: 1"=20'

NORTH

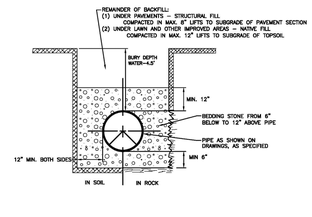
GRAPHIC SCALE 0 20 40 60



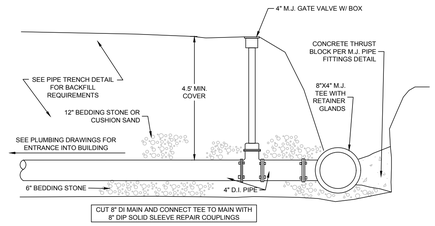
DROP INLET - NOT TO SCALE



RIP-RAP OUTLET PROTECTION - NOT TO SCALE



TRENCH - NOT TO SCALE



CUT-IN TEE - NOT TO SCALE

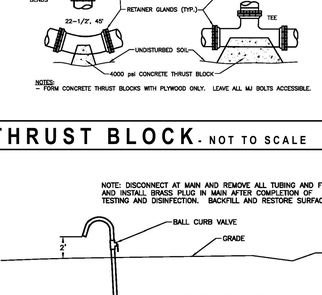
TABLE NO. 1
MINIMUM THRUST BLOCK AREAS REQUIRED AT PIPE FITTINGS IN GRAVEL-SILT-CLAY MIXTURE SOIL TYPES.*

PIPE DIAMETER-INCHES	THRUST BLOCK AREA - S.F. TEE OR PLUG	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
4 – 6	2	2	1	–	–
8	3	3	2	1	1
10	4.5	6	3	2	1
12	6	8	4	2	1

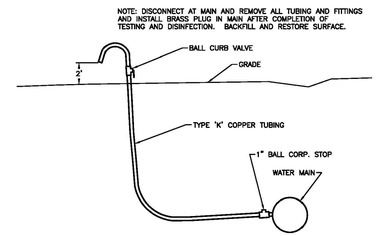
* SEE TABLE NO. 2 – MULTIPLY BY MODIFICATION FACTORS FOR OTHER SOIL TYPES.

TABLE NO. 2
THRUST BLOCK AREA MODIFICATION FACTORS FOR VARIOUS SOILS

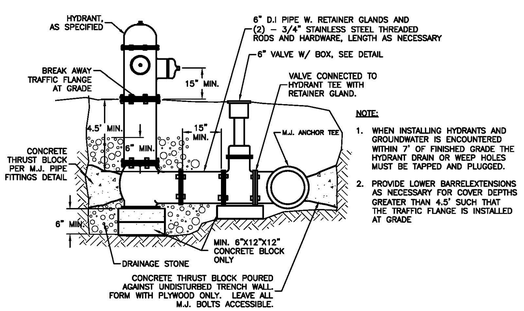
SOIL TYPE	FACTOR
MUCK, PEAT	****
SOFT CLAY	4.00
SAND	2.00
SAND & GRAVEL	1.33
GRAVEL-SILT-CLAY MIX	1.00
SHALE	0.40



THRUST BLOCK - NOT TO SCALE



SAMPLING TAP - NOT TO SCALE



HYDRANT - NOT TO SCALE

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164 AUBURN ROAD PHASE 1 PROPOSED OFFICE BUILDING

LANSING NY, 14882

REVISION 6	
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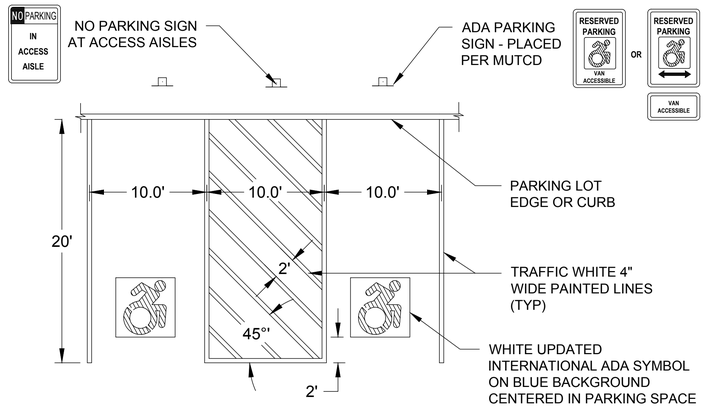
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	
PROJECT NUMBER	PB-SEE-164
DATE	5/27/2025
SCALE	AS NOTED

DRAWING TITLE

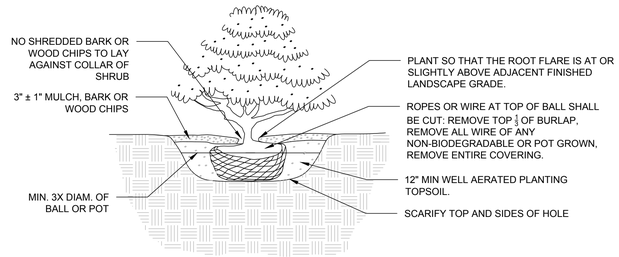
GRADING DRAINAGE AND UTILITY PLAN AND DETAILS

DRAWING NUMBER

C-105

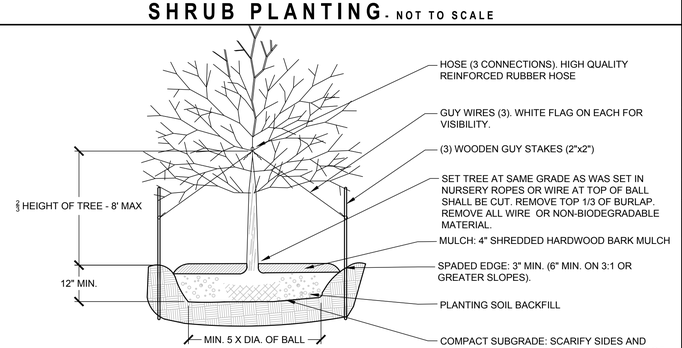


ADA PARKING AND SIGNAGE - NOT TO SCALE



NOTES:
1. CUT ANY CIRCLING ROOTS AND TEASE APART ROOTS OF POT BOUND CONTAINERIZED PLANTS
2. DO NOT USE TREATED BURLAP

SHRUB PLANTING - NOT TO SCALE



NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. LEAVE 5'-0" MINIMUM OF STAKE ABOVE GRADE.
3. TREE SHALL BE SECURED WITH 3 GUY WIRES SPACED 120° APART. TREE SHALL STAND PLUMB. STAKES AND GUY WIRES TO BE REMOVED AFTER FIRST GROWING SEASON.
4. PLANTING SOIL SHALL CONSIST OF STOCKPILED TOPSOIL, CONTAINING A MINIMUM OF 6 PERCENT COMBINED NATURAL AND AMENDED ORGANIC MATERIAL.

TREE PLANTING - NOT TO SCALE

SCIARABBA
engineering+design

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164 AUBURN ROAD PHASE 1
PROPOSED OFFICE BUILDING
LANSING NY, 14882

REVISION 6	
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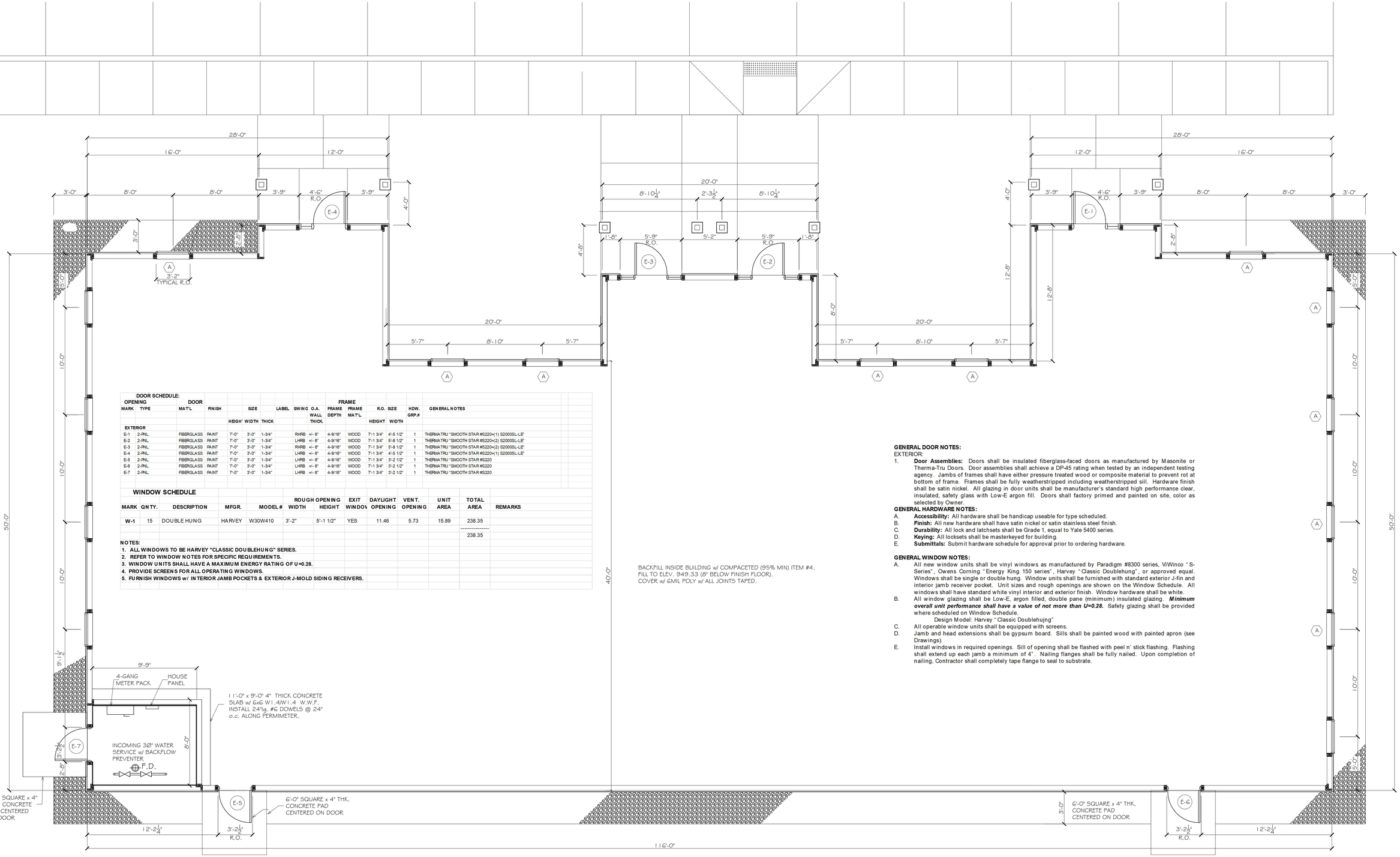
REVISION 1	
PROJECT NUMBER	PB-SEE-164
DATE	5/27/2025
SCALE	AS NOTED

DRAWING TITLE

DETAILS

DRAWING NUMBER

C-106



DOOR SCHEDULE:

OPENING MARK	DOOR TYPE	MAT'L	FINISH	SIZE HEIGH	SIZE WIDTH	SIZE THICK	LABEL	SWING	O.A. WALL THICK.	FRAME DEPTH	FRAME MAT'L	R.O. HEIGHT	R.O. WIDTH	HDW. GRP.#	GENERAL NOTES
EXTERIOR															
E-1	2-PNL	FIBERGLASS	PAINT	7'-0"	3'-0"	1-3/4"		RHRB	+/- 6"	4-9/16"	WOOD	7'-1 3/4"	4'-5 1/2"	1	THERMATRU "SMOOTH STAR #S220+(1) S2000SL-LE"
E-2	2-PNL	FIBERGLASS	PAINT	7'-0"	3'-0"	1-3/4"		LHRB	+/- 6"	4-9/16"	WOOD	7'-1 3/4"	5'-8 1/2"	1	THERMATRU "SMOOTH STAR #S220+(2) S2000SL-LE"
E-3	2-PNL	FIBERGLASS	PAINT	7'-0"	3'-0"	1-3/4"		RHRB	+/- 6"	4-9/16"	WOOD	7'-1 3/4"	5'-8 1/2"	1	THERMATRU "SMOOTH STAR #S220+(2) S2000SL-LE"
E-4	2-PNL	FIBERGLASS	PAINT	7'-0"	3'-0"	1-3/4"		LHRB	+/- 6"	4-9/16"	WOOD	7'-1 3/4"	4'-5 1/2"	1	THERMATRU "SMOOTH STAR #S220+(1) S2000SL-LE"
E-5	2-PNL	FIBERGLASS	PAINT	7'-0"	3'-0"	1-3/4"		LHRB	+/- 6"	4-9/16"	WOOD	7'-1 3/4"	3'-2 1/2"	1	THERMATRU "SMOOTH STAR #S220
E-6	2-PNL	FIBERGLASS	PAINT	7'-0"	3'-0"	1-3/4"		LHRB	+/- 6"	4-9/16"	WOOD	7'-1 3/4"	3'-2 1/2"	1	THERMATRU "SMOOTH STAR #S220
E-7	2-PNL	FIBERGLASS	PAINT	7'-0"	3'-0"	1-3/4"		LHRB	+/- 6"	4-9/16"	WOOD	7'-1 3/4"	3'-2 1/2"	1	THERMATRU "SMOOTH STAR #S220

WINDOW SCHEDULE

MARK	QNTY.	DESCRIPTION	MFGR.	MODEL #	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	EXIT WINDOW	DAYLIGHT OPENING	VENT. OPENING	UNIT AREA	TOTAL AREA	REMARKS
W-1	15	DOUBLE HUNG	HARVEY	W30W410	3'-2"	5'-1 1/2"	YES	11.46	5.73	15.89	238.35	
											238.35	

NOTES:
1. **ALL WINDOWS TO BE HARVEY "CLASSIC DOUBLEHUNG" SERIES.**
2. **REFER TO WINDOW NOTES FOR SPECIFIC REQUIREMENTS.**
3. **WINDOW UNITS SHALL HAVE A MAXIMUM ENERGY RATING OF U=0.28.**
4. **PROVIDE SCREENS FOR ALL OPERATING WINDOWS.**
5. **FURNISH WINDOWS w/ INTERIOR JAMB POCKETS & EXTERIOR J-MOLD SIDING RECEIVERS.**

BACKFILL INSIDE BUILDING w/ COMPACETED (95% MIN) ITEM #4. FILL TO ELEV. 949.33 (8" BELOW FINISH FLOOR). COVER w/ 6MIL POLY w/ ALL JOINTS TAPED.

GENERAL DOOR NOTES:

EXTERIOR:

1. **Door Assemblies:** Doors shall be insulated fiberglass-faced doors as manufactured by Masonite or Therma-Tru Doors. Door assemblies shall achieve a DP-45 rating when tested by an independent testing agency. Jambs of frames shall have either pressure treated wood or composite material to prevent rot at bottom of frame. Frames shall be fully weatherstripped including weatherstripped sill. Hardware finish shall be satin nickel. All glazing in door units shall be manufacturer's standard high performance clear, insulated, safety glass with Low-E argon fill. Doors shall factory primed and painted on site, color as selected by Owner.

GENERAL HARDWARE NOTES:

A. **Accessibility:** All hardware shall be handicap useable for type scheduled.
B. **Finish:** All new hardware shall have satin nickel or satin stainless steel finish.
C. **Durability:** All lock and latchsets shall be Grade 1, equal to Yale 5400 series.
D. **Keying:** All locksets shall be masterkeyed for building.
E. **Submittals:** Submit hardware schedule for approval prior to ordering hardware.

GENERAL WINDOW NOTES:

A. All new window units shall be vinyl windows as manufactured by Paradigm #8300 series, ViWinco "S-Series", Owens Corning "Energy King 150 series", Harvey "Classic Doublehung", or approved equal. Windows shall be single or double hung. Window units shall be furnished with standard exterior J-fin and interior jamb receiver pocket. Unit sizes and rough openings are shown on the Window Schedule. All windows shall have standard white vinyl interior and exterior finish. Window hardware shall be white.
B. All window glazing shall be Low-E, argon filled, double pane (minimum) insulated glazing. ***Minimum overall unit performance shall have a value of not more than U=0.28.*** Safety glazing shall be provided where scheduled on Window Schedule.
   Design Model: Harvey "Classic Doublehujng"
C. All operable window units shall be equipped with screens.
D. Jamb and head extensions shall be gypsum board. Sills shall be painted wood with painted apron (see Drawings).
E. Install windows in required openings. Sill of opening shall be flashed with peel n' stick flashing. Flashing shall extend up each jamb a minimum of 4". Nailing flanges shall be fully nailed. Upon completion of nailing, Contractor shall completely tape flange to seal to substrate.

FLOOR PLAN
1/4"= 1'-0"

NORTH

5,472 S.F. PARKING FOR 20 CARS

PROPOSED OFFICE BUILDING
S.E.E. ASSOCIATES
164 AUBURN ROAD LANSING, NEW YORK 14882

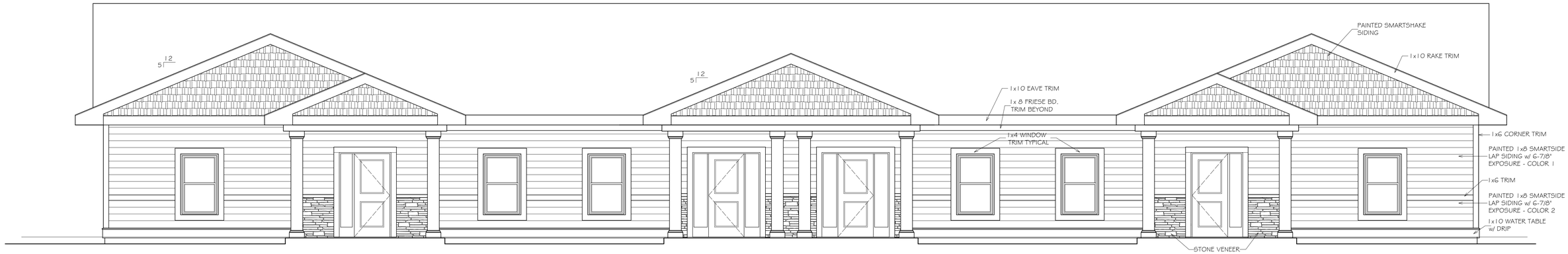
GEORGE W. BREUHAUS, ARCHITECT
950 DANBY ROAD SUITE 220
ITHACA, NEW YORK 14850
TEL: 607-257-8348

PROJ.NO: 25 - 01
SCALE: AS NOTED
DRAWN: BREUHAUS
DATE: 27 MAY 2025

NO.	REVISIONS	DATE
1		

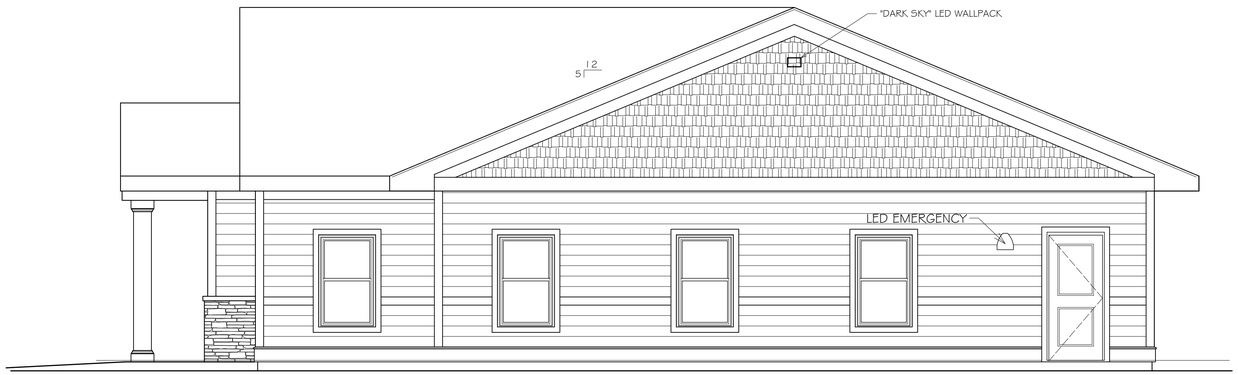
PROPOSED FLOOR PLAN

A-1



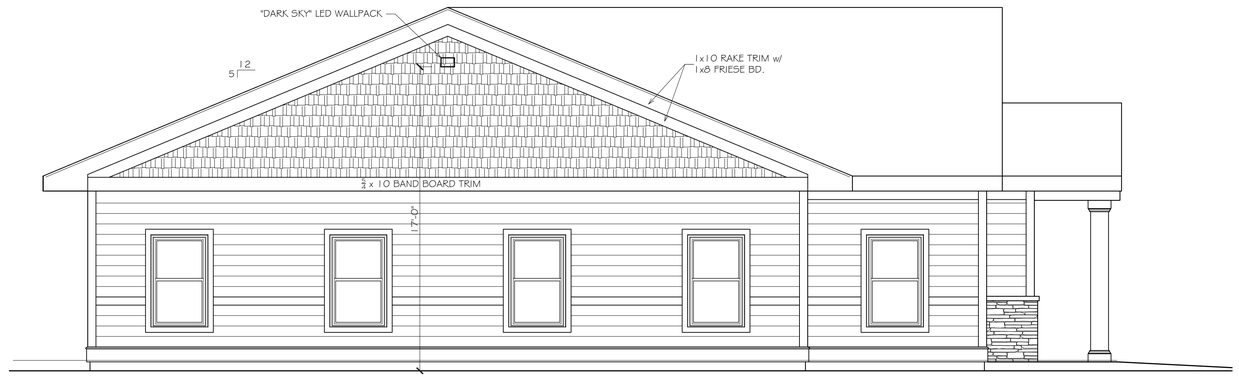
EAST ELEVATION

1/4"= 1'-0"



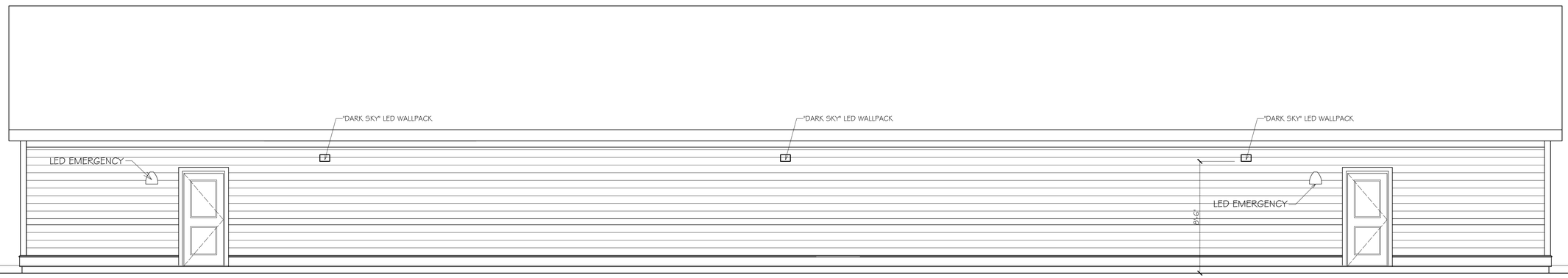
NORTH ELEVATION

1/4"= 1'-0"



SOUTH ELEVATION

1/4"= 1'-0"



WEST ELEVATION

1/4"= 1'-0"

EXTERIOR FINISHES: OPTION #1

LAP SIDING - MATERIALS:

1. Lap siding shall be pre-primed treated "strand" material equal to Louisiana-Pacific *SmartSide*. Siding shall be furnished as 7-7/8" high x 16'-0" long.
2. Fasteners: Use galvanized or stainless steel nails. Follow manufacture's spacing requirements.
3. Paint: Acrylic latex exterior house paint, color as chosen by Owner.

SIDING INSTALLATION

1. Store siding in covered bundles located indoors, spaced off the floor structure. Allow siding to acclimate to ambient conditions prior to installing on structure.
2. Install lap siding in strict accordance with manufacturer's instructions.
3. Siding shall be installed with all necessary accessories and trims as required to provide a complete job. Coordinate installation with specified trims to insure necessary coverage as-needed to compensate for thermal expansion and prevent water infiltration. Provide additional necessary manufacturer's standard trim components if needed.
4. Lap siding shall be installed as a single piece to greatest degree possible. Where necessary, butt joints shall be spaced and caulked as required by manufacturer. Space butt joints so that joints are at least 3'-0" apart from course to course. Back all butt joints with a strip of 30# building felt.
5. All "cut" ends shall be field-primed prior to installation.
6. Follow manufacturer's instructions for spacing fasteners.
7. Follow manufacturer's recommendations for all cuts, both "rip" and cross-cut.
8. Paint siding with minimum one (1) coat of acrylic latex exterior house paint, color as chosen by Owner.

RUNNING TRIM:

1. Running trims hall be factory-primed boards made from preservative treated wood strand or filler substrate solid that is homogenous and free of voids, holes, cracks, foreign inclusions and other defects. Trim shall offer reversible surface consisting of smooth one side and cedar textured on the opposite side. Board shall be finished with square edges. Trim shall be painted color(s) as chosen by Owner. Trims from the following firms will be considered:
   a. MiraTEC
   b. LP Smartside Trim and Fascia.

   All trim shall have a 25 year warranty. Thickness shall be a minimum of ¾" as-needed to allow coverage of specified siding. Standard lengths shall be 16'-0", minimum. Width shall be as shown on Drawings, or if not shown, as scheduled below.
2. Install composite trim in strict accordance with manufacturer's instructions and recommendations. All cuts and/or unfinished edges shall be sanded to impart smooth finish similar to face of trim boards. Corner trims shall have 4" strip of Vycor backing intersection of trim with lap siding. Fasten trim to wall with stainless steel nails or stainless steel trim-head screws. Countersink fasteners and fill void with putty or sealant as recommended by trim manufacturer.
3. When running lengths exceed 16'-0", account for thermal expansion. Allow a gap as recommended by manufacturer and seal with specified sealant.

ROOFING NOTES:

1. Asphalt Fiberglass Roofing Shingles: Shingles shall be Class A (UL 790), capable of withstanding 130 mph wind exposure and come with a limited lifetime transferrable warranty. Color shall be as chosen by Owner. Shingles shall be nailed and NOT stapled.
2. Shingles shall be installed over 30# felt underlayment, unless installed over "zip-panel", in which case the underlayment is optional. Underlayment shall be installed "shingled" so as to not "buck" water.
3. Ice & Watershield: 40 mil self-adhering rubberized asphalt membrane. Install continuous row(s) of Ice and Watershield along all eaves. Line all valleys with 1 row of Ice and Watershield membrane. Ice & Watershield shall extend beyond interior face of wall by a minimum of 24". ICE & WATERSHIELD INSTALLATION IS REQUIRED REGARDLESS OF TYPE OF SHEATHING INSTALLED.

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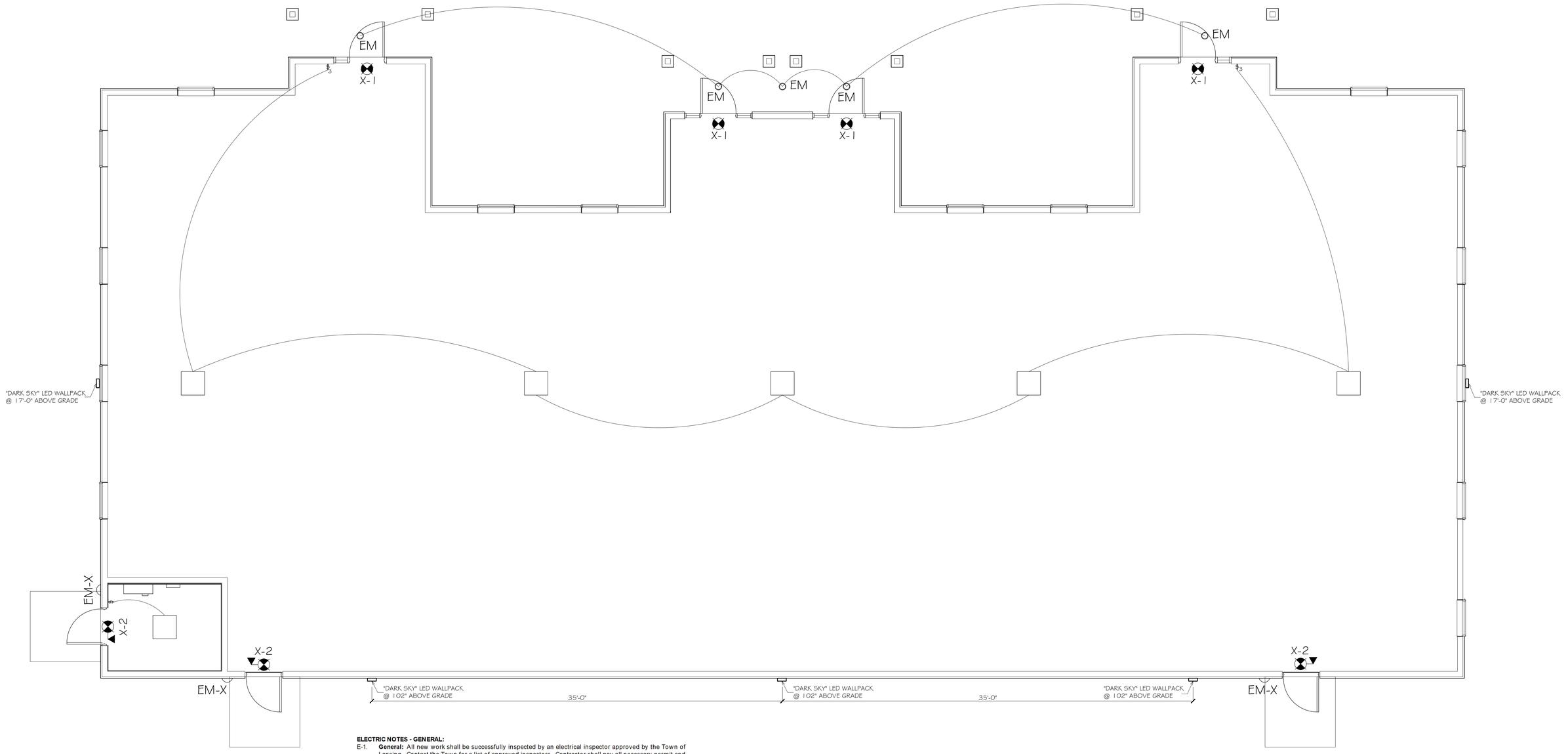
TEL: 607-257-8348

PROJ.NO: 25 - 01
SCALE: AS NOTED
DRAWN: BREUHAUS
DATE: 27 MAY 2025

NO.	REVISIONS	DATE
1		

PROPOSED ELEVATIONS

A-3



ELECTRIC NOTES - GENERAL:

E-1. **General:** All new work shall be successfully inspected by an electrical inspector approved by the Town of Lansing. Contact the Town for a list of approved inspectors. Contractor shall pay all necessary permit and inspection fees as part of this Project.

E-2. **Service:** Incoming service shall be run underground from new power pole along street. Service shall be rated at 120/240V/1P/400A. Connect incoming conduits to a four -pole meter pack (600 amp capacity) with each pole capable of supplying 200 amperes to each load center. Provide each pole with 2-pole circuit breaker. House panel shall be rated for 100 amps. All other poles shall be supplied with 150 amp breaker. Meter pack shall be equal to Square D #MP64200. Provide 120/240V, 1P, 125A, 24 space main lug panel (Square D # QO124L125G) for "house" panel. Provide three (3) 120/240V, 1P, 150A, 30 space main circuit breaker (Square D #QO130M150) panels for use by Tenants. ALL panels shall have a typed directory, identifying all circuits installed, mounted on the interior of the panel access door.

E-3. **Wiring Methods:** All service feed wiring be run underground in PVC conduit. Service feed wiring, above the floor level, shall be run in painted galvanized EMT or metal wireway. Wiring sizes shown on Drawings, or Schedules, are based on copper. Contractor may elect to use aluminum wire, for service feeds only, if wire size is properly upsized per NEC requirements. All branch wiring run in partitions or above suspended ceiling shall be run in MC-cable. All work boxes shall be metal.

E-4. **Wiring Devices:** All wiring devices shall be commercial grade, equal to Pass and Seymour. Duplex receptacles shall be rated for 20 amps, minimum. Switches shall be commercial grade, type as shown on Drawings. GFI-type receptacles shall be installed where shown on Drawings. Color of devices and cover plates shall be as chosen by Owner. Generally, color shall match color of wall. Exterior cover plates shall be stainless steel.

E-5 **Fire-proofing:** ALL PENETRATIONS IN FIRE-RATED WALLS SHALL BE SEALED WITH INTUMESCENT FIRE CAULK. FIRE CAULK SHALL BE THE PROPER TYPE FOR THE INTENDED USE AND SHALL HAVE BEEN SUCCESSFULLY TESTED BY AN INDEPENDENT TESTING AGENCY.

E-6. **Interior Light Fixtures:** Supply and install light fixtures shown on Electric drawing. ALL SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT PRIOR TO FINAL AGREEMENT OF CONTRACT PRICE. Refer to Drawings for switching requirements

E-7. **Exterior Light Fixtures:** Supply and install light fixtures shown on Electric drawing. All exterior light fixtures shall be controlled by a 7-day programmable time clock. Time clock shall automatically compensate for time changes, and allow for different time patterns per day.

E-8. **Incoming Data/Phone Service:** Incoming service shall be run underground from existing power pole along street. Provide two (2) 2" diameter (verify size with phone and data supplier) PVC conduit from pole to Mechanical Room in southwest corner of building.

E-9. **Equipment Hook-ups:** Refer to Drawings and Specific Electric Notes for all equipment requirements. Generally, provide power connections for the following:

a. Electric Baseboard: Provide 120V Q-mark 2513W series unit (3'-0" lg.) where shown on Drawings. Provide thermostat and dedicated circuit for baseboard.

LIGHT SYMBOL LEGEND

- NEW 24" x 24" FLAT PANEL LAY-IN L.E.D. LIGHT FIXTURE w/ ADJUST. WATTAGE & COLOR
- EM — NEW RECESSED L.E.D. LIGHT w/ LENSE & EMERGENCY BACK-UP.
- EM-X — NEW SURFACE MOUNT L.E.D. EMERGENCY WALL-PACK.
- WP-1 — DARK SKY L.E.D. WALL-PACK
- NEW EXIT LIGHT w/ EMERG. LT. WHERE SHOWN, w/ 90 MIN. BATTERY BACKUP
- EMERGENCY LIGHT W/ 90 MIN. BATTERY BACKUP

ELECTRICAL SYMBOL LEGEND

- DUPLEX RECEPTACLE w/ HEIGHT IF NOTED
- QUAD. RECEPTACLE w/ HEIGHT IF NOTED
- 240 VOLT RECEPTACLE
- GFI — GROUND FAULT RECEPTACLE
- SINGLE POLE SWITCH
- 3 — THREE WAY SWITCH
- # — COMBINATION TELEPHONE & DATA BOX w/ # of PORTS SHOWN.

ELECTRICAL - POWER & LIGHTING PLAN

1/4"= 1'-0"

PROPOSED OFFICE BUILDING
S.E.E. ASSOCIATES
164 AUBURN ROAD LANSING, NEW YORK 14882

GEORGE W. BREUHAUS, ARCHITECT
950 DANBY ROAD SUITE 220
ITHACA, NEW YORK 14850
TEL: 607-257-8348

PROJ.NO: 25 - 01
SCALE: AS NOTED
DRAWN: BREUHAUS
DATE: 27 MAY 2025

NO.	REVISIONS	DATE
1		

ELECTRICAL POWER & LIGHTING PLAN

E-1

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:
Proposed Office Building

Project Location (describe, and attach a location map):
164 Auburn Road, Lansing, NY 14882

Brief Description of Proposed Action:
Construct a 5472 SF commercial building to be leased as office space, 20 parking spaces, and associated utilities.

Name of Applicant or Sponsor:	Telephone: 607-327-0578
Andrew James Sciarabba as agent for S.E.E. Associates Holdings, LLC	E-Mail: ajs@sciarabbaengplus.com

Address:
9664 Kingtown Road

City/PO:	State:	Zip Code:
Trumansburg	NY	14886

	NO	YES
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.	☑	☐
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: Commercial Driveway Permit - NYSDOT; Septic System Permit - Tompkins County Whole Health	☐	☑

3. a. Total acreage of the site of the proposed action? 5.62 acres
   b. Total acreage to be physically disturbed? 0.95 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 5.62 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☑ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☑ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☑ Parkland

	NO		YES
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
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
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
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 construction will adhere to all energy code requirements. _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: On-site septic system - Permit to be obtained from Tompkins County Whole Health. _____	☑	☐

	NO	YES
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
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: _____		

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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Stormwater currently flows to the old railroad embankment along the west property line then south to a stream that flows west along the south property line. This drainage pattern will be maintained.		
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: If future phases are considered, a Full SWPPP will be prepared that will incorporate permanent stormwater practices. These practices will be sized to accommodate the surfaces constructed in Phase 1.		
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:		
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:		

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

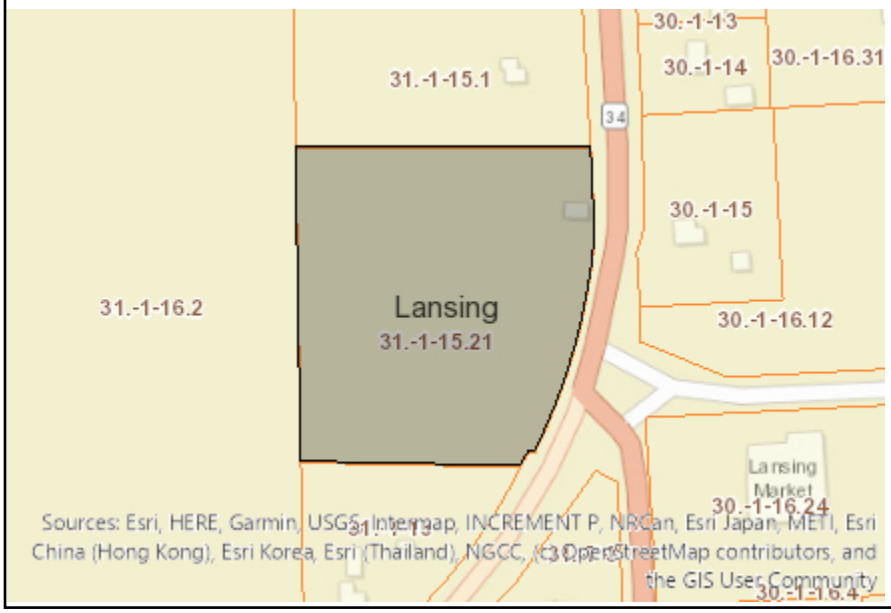
Applicant/sponsor/name: Andrew James Sciarabba as Agent for S.E.E. Associates, Holdings, LLC Date: 5-27-25

Signature: _____ Title: Owner/Principal Engineer

PRINT FORM

EAF Mapper Summary Report

Wednesday, May 21, 202

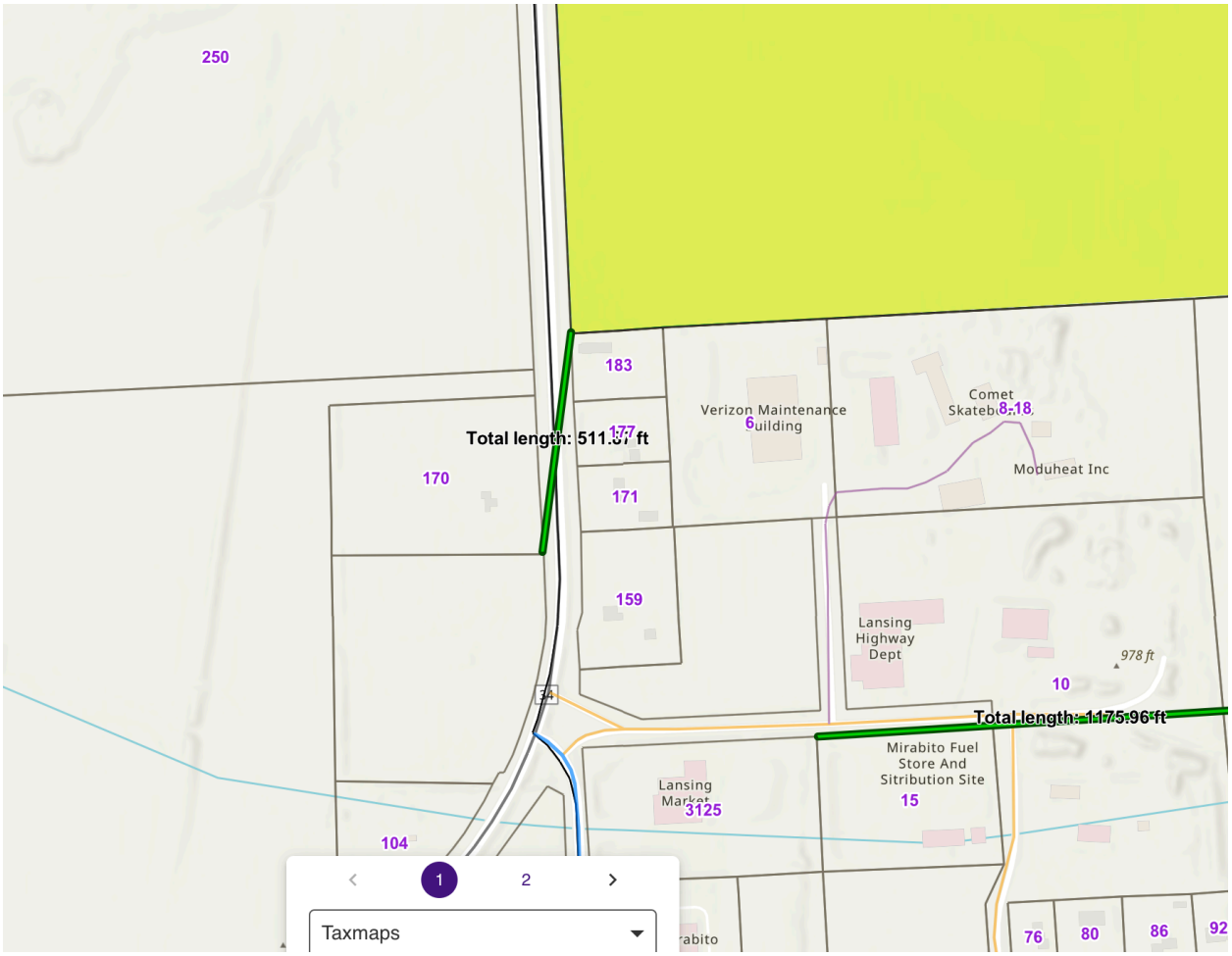


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

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, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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

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.



Ag District 511 Ft +\- Northeast

Per Tompkins County Property Viewer 5-27-25
Yellow Shaded Area is Tompkins County Ag District 1
164 Auburn Road Parcel is not in Ag District and Greater Than 500' from the Ag District Boundary

No Agricultural Data Statement Required

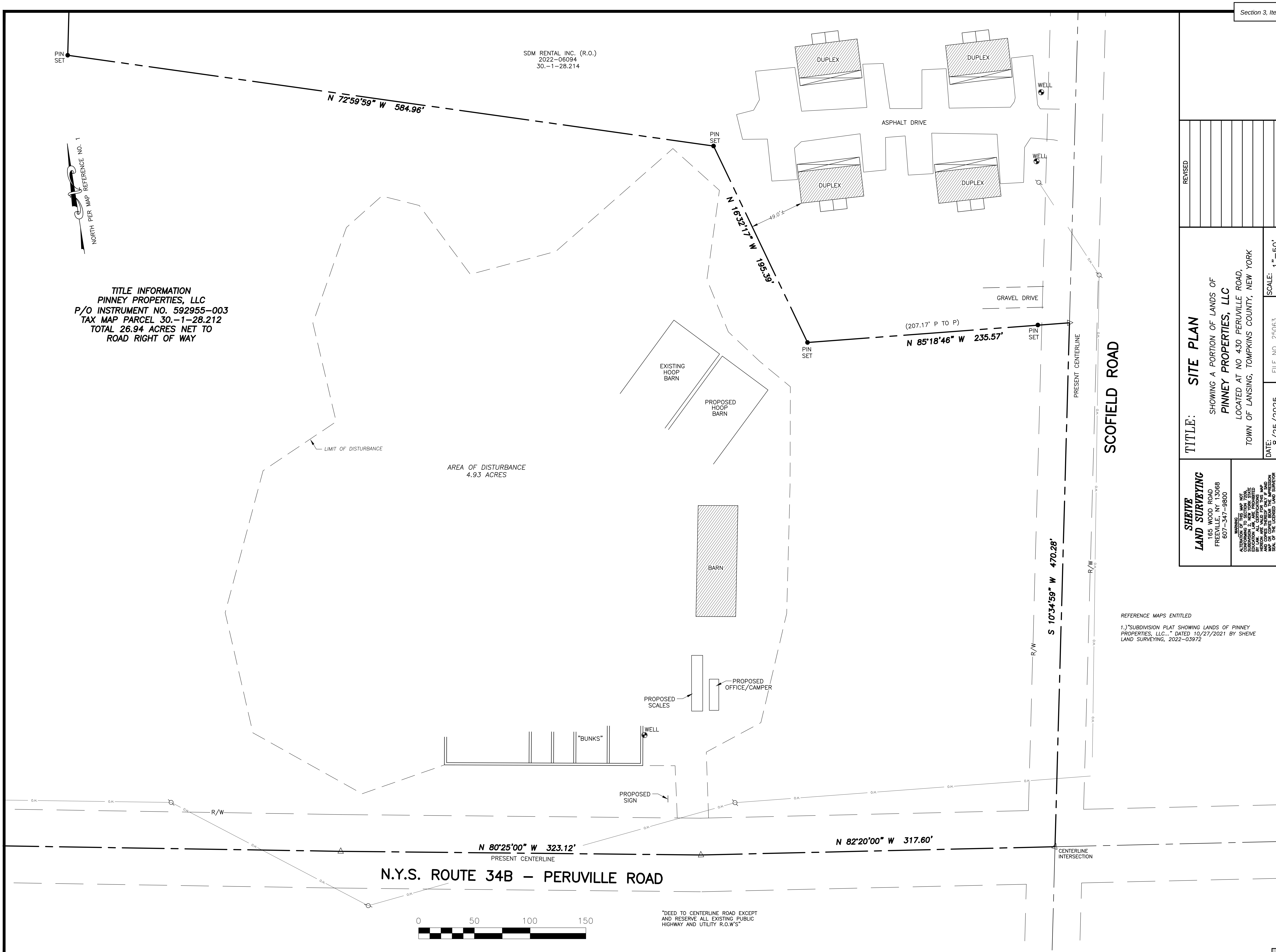
SCIARABBA
engineering+design

PROPOSED OFFICE BUILDING
164 Auburn Road
(NYS Rte 34)
Town of Lansing
Tompkins County, NY
5-27-25

Building and Site Lighting

All building and site lighting will be LED “Dark Sky” compliant with no light spillage off the property. A photometric plan is currently being prepared and will be submitted at a later date with fixture cut sheets.

Andrew J. Sciarabba, P.E.
Agent for S.E.E. Associates Holdings, LLC


SDM RENTAL INC. (R.O.)
2022-06094
30.-1-28.214
PIN SET
N 72°59'59" W 584.96'
NORTH PER MAP REFERENCE NO. 1
DUPLEX
DUPLEX
DUPLEX
DUPLEX
ASPHALT DRIVE
WELL
WELL
49.0'±
N 16°32'17" W 195.39'
GRAVEL DRIVE
(207.17' P TO P)
N 85°18'46" W 235.57'
PIN SET
PIN SET
TITLE INFORMATION
PINNEY PROPERTIES, LLC
P/O INSTRUMENT NO. 592955-003
TAX MAP PARCEL 30.-1-28.212
TOTAL 26.94 ACRES NET TO
ROAD RIGHT OF WAY
EXISTING HOOP BARN
PROPOSED HOOP BARN
LIMIT OF DISTURBANCE
AREA OF DISTURBANCE
4.93 ACRES
BARN
PRESENT CENTERLINE
SCOFIELD ROAD
S 10°34'59" W 470.28'
R/W
PROPOSED SCALES
PROPOSED OFFICE/CAMPER
"BUNKS"
WELL
PROPOSED SIGN
R/W
N 80°25'00" W 323.12'
PRESENT CENTERLINE
N 82°20'00" W 317.60'
CENTERLINE INTERSECTION
N.Y.S. ROUTE 34B – PERUVILLE ROAD
0 50 100 150
"DEED TO CENTERLINE ROAD EXCEPT AND RESERVE ALL EXISTING PUBLIC HIGHWAY AND UTILITY R.O.W'S"
REFERENCE MAPS ENTITLED
1.)"SUBDIVISION PLAT SHOWING LANDS OF PINNEY PROPERTIES, LLC..." DATED 10/27/2021 BY SHEIVE LAND SURVEYING, 2022-03972
REVISED
TITLE: SITE PLAN
SHOWING A PORTION OF LANDS OF
PINNEY PROPERTIES, LLC
LOCATED AT NO 430 PERUVILLE ROAD,
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK
DATE: 8/25/2025
FILE NO. 25063
SCALE: 1"=50'
SHEIVE LAND SURVEYING
165 WOOD ROAD
FREEVILLE, NY 13068
607-347-9800
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.

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: A. Scott Pinney
Mailing address: 6 Otti Dr.
Lansing, Ny 14882

B. Description of the proposed project: Installing Office trailer, Sign and a new Hoop House.

C. Project site address: 430 Peruville Rd. Town: Lansing

D. Project site tax map number: 30-1-28.212

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: 4.93

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.

A. Scott Pinney / Land owner
Name and Title of Person Completing Form

8/25/25
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

Name of Action or Project:
O'tooles Lansing Location

Project Location (describe, and attach a location map):
North West Corner of Peruville Road and Scofield Road in the Town of Lansing

Brief Description of Proposed Action:
Install sign, scales, office camper, and a new hoop house

Name of Applicant or Sponsor:	Telephone: 607 227 9698
A. Scott Pinney	E-Mail: alexcolepave2@gmail.com

Address:
6 Ottie Drive

City/PO:	State:	Zip Code:
Lansing	NY	14882

	NO	YES
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.	☐	☑
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:	☑	☐

3. a. Total acreage of the site of the proposed action? 4.93 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? 26.94 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☑ Forest ☑ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ 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?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
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
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
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
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ No Wastewater	☑	☐

	NO	YES
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
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: _____		

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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe:		
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:		
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:		
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:		

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

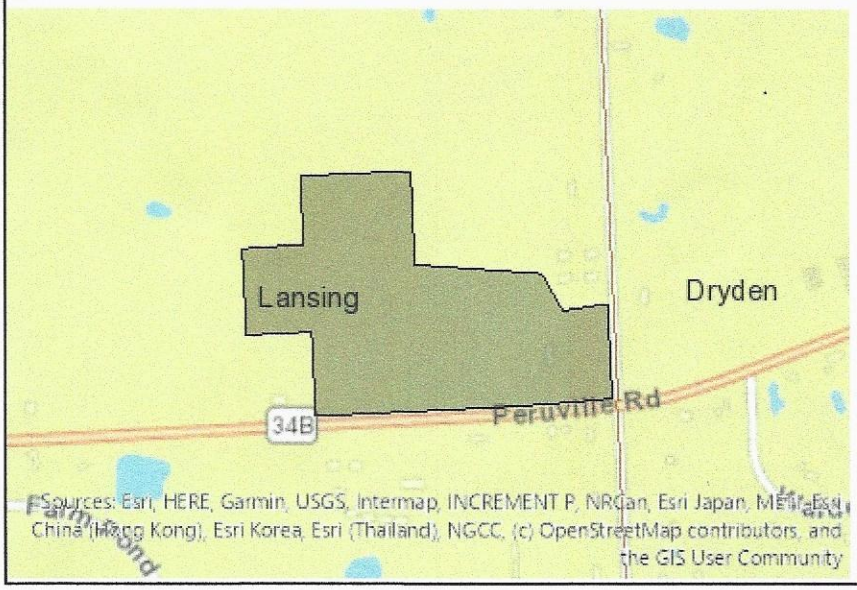
Applicant/sponsor/name: A. Scott Pinney Date: 8/25/2025

Signature: A. Scott Pinney Title: Owner

PRINT FORM

EAF Mapper Summary Report

Wednesday, August 20, 202



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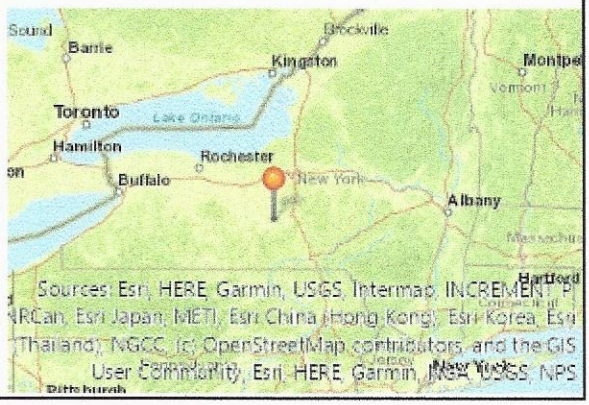

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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