



PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, March 27, 2023
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: Gorton Minor Subdivision

Applicant: Kenneth and Susan Gorton, owners

Location: 204 Lansing Station Rd, Tax Parcel Number 15.-1-23.2

Project Description: The applicant proposes to subdivide a ~30.45 acre lot , in the L1 Zone, into 1 new lot: Parcel A- ~4.352 acres;

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

Anticipated Action: Public Hearing, SEQR, Decision on Application

b. Project: Sketch Plan – Maumar Minor Subdivision

Applicant: Finger Lakes Land Trust

Location: 125 Cedar View Rd, Tax Parcel Number 1.-1-15.3

Project Description: The applicant proposes to subdivide a ~110 acre lot in the RA Zone, into two lots: Parcel A – 59.4acres; Parcel B – 50.9 acres

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

Anticipated Action: Public Hearing, SEQR, Decision on Application

c. Project: Thompson Minor Subdivision

Minor Subdivision Applicant: Finger Lakes Land Trust

Location: Ridge Rd, Tax Parcel Number 22.-1-24.1

Project Description: The applicant proposes to subdivide a ~47.35 acre lot in the RA Zone, into two lots: Parcel A – 20.6 acres; Parcel B – 25.8 acres

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

Anticipated Action: Public Hearing, SEQR, Decision on Application

d. Project: Site Plan – Barksville Inn

Applicant: Kevin Kirby, owner

Location: 89 Goodman Rd, Tax Parcel Number 20.-1-8.22

Project Description: The applicant proposes to operate a kennel from their single family home, located in the RA Zone.

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

Anticipated Action: Public Hearing, SEQR, Decision on Application

e. Project: Preliminary Plat Major Subdivision – Phase I East Shore Circle

Applicant: Jesse Young, owner

Location: 106 East Shore Rd, Tax Parcel Number 37.1-7-12.2

Project Description: The applicant proposes to subdivide a ~23 acre lot (TPN 37.1-7-12.2), in the R2 Zone, into 6 lots.

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

Anticipated Action: Preliminary Subdivision Approval

f. Project: Site Plan – Dandy Mini Mart – Convenience (Mini) Mart

Applicant: Brian Grose, Fagan Engineers, representing Dandy Mini Mart

Location: 7 Ridge Rd, Tax Parcel No's 31.-6-9.1, 31.-6-10, 31.-6-11, 31.-6-13, & 31.-6-14

Project Description: The applicant proposes the consolidation of several lots to form an approximately 4.7 acre parcel. The site plan proposal consists of a 6,100 sf convenient store with a 128'x24' gasoline fueling island, a 48'x22' diesel fuel island, fuel tank storage, and a drive through window. 36 vehicle parking spaces (including 4 tractor trailer parking stalls and up to 4 EV parking stalls) are proposed. The project is located in the B1 – Commercial Mixed Use Zoning District.

SEQR: This is a Type I Action, under 6 NYCRR 617.4 (b)(6)(i) and 617.4 (b)(9) for the purposes of conducting a coordinated environmental review pursuant to the State Environmental Quality Review Act ("SEQRA")

Action: Decision on 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.

**Town Of Lansing Planning Board
Application for Review and Approval of Subdivision**

Check One: Subdivision Plat Fee Paid \$ _____ Date 12-1-11
 Boundary Change Receipt No. _____

1. Name or Identifying Title Kenneth E + Susan J Gorton
 2. Tax Parcel No. 23-1-23.2 Zoning District L1
 3. Subdivider: (if owner, so state; if agent or other type of relationship,
 state details on separate sheet)
 Name & Title Kenneth E + Susan J Gorton
 Signature _____ Date _____
 Address 204 LANSING STATION Rd LANSING NY 14882
 Phone 607-225-7724 Fax _____ E-Mail keg2499@yahoo.com
 Other Contact information _____

4. Licensed Land Surveyor:
 Name: T. G. Miller P.C
 Address 605 West State St Ithaca NY 14850
 607) Phone 272-6477 Fax _____ E-Mail www.TGMillerPC.com
 Other Contact information _____

5. Engineer:
 Name: _____
 Address _____
 Phone _____ Fax _____ E-Mail _____
 Other Contact information _____

6. Easements or other restrictions on property: (Describe generally)
N/A

7. Names of abutting owners and owners directly across adjoining streets, including those
 in other towns (Available at Tompkins County Assessor's Office. Attach
 additional sheets if necessary)
Refer To Attachment

8. Requested exceptions: The planning Board is hereby requested to authorize the
 following exceptions to or waivers of its regulations governing subdivisions
 (attach list of exceptions with the reason for each exception set forth):
N/A

*** Note: Application, Fee and required documents must be received in the Code
 Enforcement Office 14 days prior to the scheduled Planning Board meeting.**

eg Google : NY EAF web mapper

OR

www.giservices.dec.ny.gov/cafmapper

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: Kenneth E + Susan J Gorton
Mailing address: 204 LANSING STATION Rd
LANSING NY 14882

B. Description of the proposed project: Subdivision of 17.256 Acres "PARCEL B" ON
Survey

C. Project site address: 204 Lansing Station Rd Town: LANSING

D. Project site tax map number: 15-1-23.2

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: 17.256

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

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

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

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**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.  
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Kenneth E Gorton
Name and Title of Person Completing Form

1/6/2023
Date

Tax ID	Address	Owners	Notes	Additional Notes
15.-1-22.7	Ludlow Rd	Sandra & Richard Sharp	Vacant Land w/building	
15.-1-22.3	360 Lansing Station Rd	Don C Brown	1 Family Residential	
24.-1-1	122 Property Matches			
14.-2-27.3	269 Lansing Station Rd	Karen Silverstein Revocable Trust	Vacant Land w/building	Karen lives in FL.
14.-2-34	271 Lansing Station Rd	Linda Westlake	1 Family Residential	
14.-2-35	273 Lansing Station Rd	Robert C Boda & Ina J Boda	1 Family Residential	c/o Jack & Sue French, KY Address
14.-2-26	Lansing Station Rd	Walker, Kris & Janel	Vacant Land	Live in NJ
14.-2-25.1	Lansing Station Rd	Earl N Roe & Rbt Roe & Janet Scalia	Vacant Land w/building	Live in WV
14.-2-25.2	285 Lansing Station Rd	Robert Davenport, Jr	1 Family Residential	
14.-2-40	301 Lansing Station Rd	Arthur Jonathan Shaw	1 Family Residential	
14.-2-23	Lansing Station Rd	Ridley, Donald & Marian	Vacant Land	
14.-2-22	317 Lansing Station Rd	Inter Vivos Trust Lynnette Molesky Scofield	1 Family Residential	
14.-2-21	Lansing Station Rd	Mary H DuFort & Robert RuFort & Lorri Taft	Vacant Land	DuFort Family Trust, DuFort's live in CA, Lorri lives in Skaneateles NY

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Section 3, Item a.

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Kenneth E & Susan J Gorton sub division		
Project Location (describe, and attach a general location map): 204 Lansing Station Rd Lansing Ny 14882		
Brief Description of Proposed Action (include purpose or need): Sub division of 17.256 acres Parcel "B" on survey map Tax map # 23-1-23.2		
Name of Applicant/Sponsor: Kenneth E & Susan J Gorton		Telephone: 607-275-7724
		E-Mail: keg2499@yahoo.com
Address: 204 Lansing Station RD		
City/PO: Lansing	State: NY	Zip Code: 14882
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Of Lansing	01/06/2023
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. What is the proposed new zoning for the site? _____	
C.4. Existing community services.	
a. In what school district is the project site located? <u>Lansing</u>	_____
b. What police or other public protection forces serve the project site? Tompkins County Sheriff and NYSP	_____
c. Which fire protection and emergency medical services serve the project site? Lansing Fire Dept	_____
d. What parks serve the project site?	_____

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential	_____

b. a. Total acreage of the site of the proposed action? _____ 17.23 acres	
b. Total acreage to be physically disturbed? _____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 17.23 acres	
c. Is the proposed action an expansion of an existing project or use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) residential	

ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. If No, anticipated period of construction: _____ months	
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____
g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If Yes,				
i. Total number of structures _____				
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length				
iii. Approximate extent of building space to be heated or cooled: _____ square feet				
h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If Yes,				
i. Purpose of the impoundment: _____				
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____				
iii. If other than water, identify the type of impounded/contained liquids and their source. _____				
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres				
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length				
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____				
D.2. Project Operations				
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)				
If Yes:				
i. What is the purpose of the excavation or dredging? _____				
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?				
• Volume (specify tons or cubic yards): _____				
• Over what duration of time? _____				
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____				
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe. _____				
v. What is the total area to be dredged or excavated? _____ acres				
vi. What is the maximum area to be worked at any one time? _____ acres				
vii. What would be the maximum depth of excavation or dredging? _____ feet				
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
ix. Summarize site reclamation goals and plan: _____ _____ _____				
b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If Yes:				
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____				

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

<ul style="list-style-type: none"> Do existing sewer lines serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will a line extension within an existing district be necessary to serve the project? <input type="checkbox"/> Yes <input type="checkbox"/> No <p>If Yes:</p> <ul style="list-style-type: none"> Describe extensions or capacity expansions proposed to serve this project: _____
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <ul style="list-style-type: none"> Applicant/sponsor for new district: _____ Date application submitted or anticipated: _____ What is the receiving water for the wastewater discharge? _____ <p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</p> <p>_____</p> <p>_____</p> <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p>
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p>_____ Square feet or _____ acres (impervious surface)</p> <p>_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>_____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p>_____</p> <p>_____</p> <ul style="list-style-type: none"> If to surface waters, identify receiving water bodies or wetlands: _____ _____ Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> _____ Tons/year (short tons) of Carbon Dioxide (CO₂) _____ Tons/year (short tons) of Nitrous Oxide (N₂O) _____ Tons/year (short tons) of Perfluorocarbons (PFCs) _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table border="0"> <tr> <td style="vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. If Yes: explain: _____	
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes,	
i. Identify Facilities: _____	

e. Does the project site contain an existing dam?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Dimensions of the dam and impoundment:	
• Dam height: _____	feet
• Dam length: _____	feet
• Surface area: _____	acres
• Volume impounded: _____	gallons OR acre-feet
ii. Dam's existing hazard classification: _____	
iii. Provide date and summarize results of last inspection: _____	

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Has the facility been formally closed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
• If yes, cite sources/documentation: _____	
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____	

iii. Describe any development constraints due to the prior solid waste activities: _____	

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____	

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes – Spills Incidents database	Provide DEC ID number(s): _____
<input type="checkbox"/> Yes – Environmental Site Remediation database	Provide DEC ID number(s): _____
<input type="checkbox"/> Neither database	
ii. If site has been subject of RCRA corrective activities, describe control measures: _____	

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, provide DEC ID number(s): _____	
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____	

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____	100 feet
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	
clay	100 %
_____	_____ %
_____	_____ %
d. What is the average depth to the water table on the project site? Average: _____	
300 feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site	
<input checked="" type="checkbox"/> Moderately Well Drained: 100 % of site	
<input type="checkbox"/> Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site	
<input checked="" type="checkbox"/> 10-15%: 80 % of site	
<input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Do any wetlands or other waterbodies adjoin the project site?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____ Classification _____	
• Lakes or Ponds: Name _____ Classification _____	
• Wetlands: Name _____ Approximate Size _____	
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site:		_____
Deer		_____
Rabbit		_____
n. Does the project site contain a designated significant natural community?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Describe the habitat/community (composition, function, and basis for designation): _____		
ii. Source(s) of description or evaluation: _____		
iii. Extent of community/habitat:		
• Currently: _____ acres		
• Following completion of project as proposed: _____ acres		
• Gain or loss (indicate + or -): _____ acres		
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:		
i. Species and listing (endangered or threatened): _____		
Lake Sturgeon		
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Species and listing: _____		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, give a brief description of how the proposed action may affect that use: _____		
Hunting		
E.3. Designated Public Resources On or Near Project Site		
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, provide county plus district name/number: _____		
b. Are agricultural lands consisting of highly productive soils present?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. If Yes: acreage(s) on project site? _____		
ii. Source(s) of soil rating(s): _____		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature		
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____		

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:		
i. CEA name: _____		
ii. Basis for designation: _____		
iii. Designating agency and date: _____		

e. 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? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. 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? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

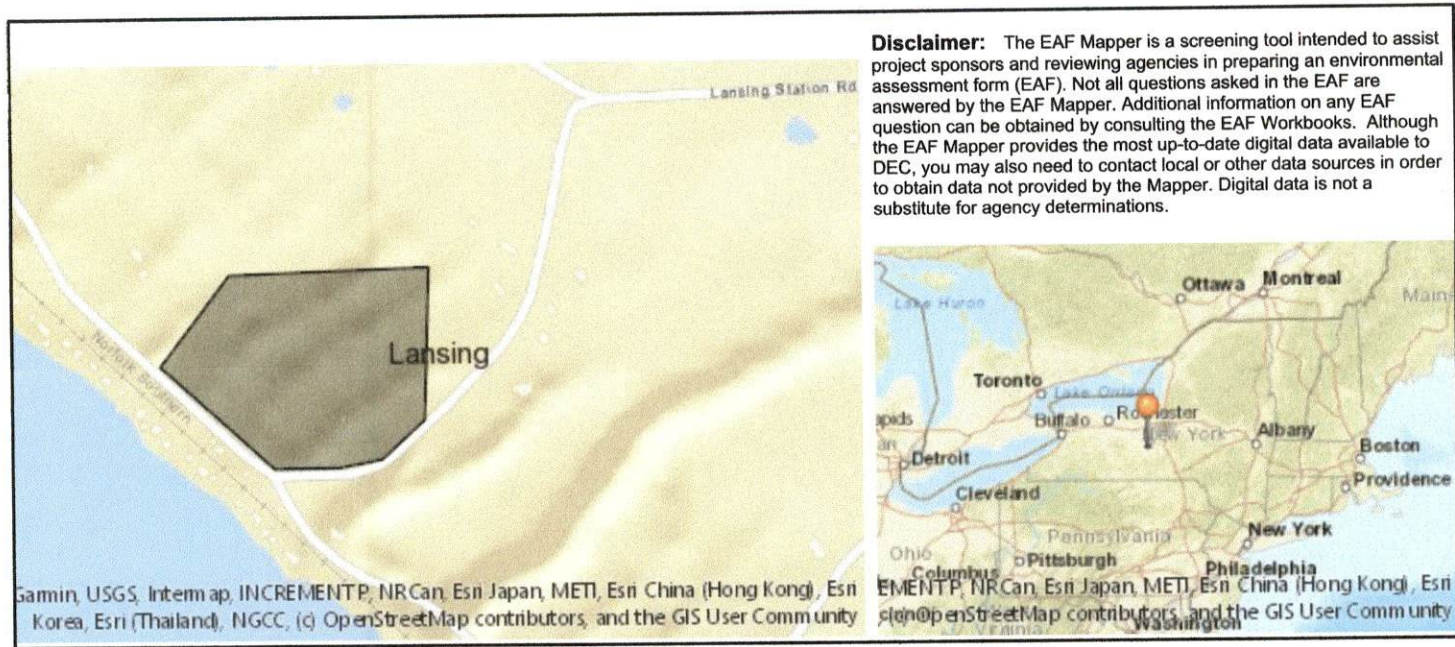
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Kenneth E Gorton Date 01/02/2023

Signature Kenneth E Gorton Title Owner

PRINT FORM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Lake Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

RESOLUTION PB 23-XX

**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE
DECLARATION AND MINOR SUBDIVISION APPROVAL
204 LANSING STATION ROAD
TAX PARCEL NO. 15.-1-23.2**

WHEREAS, an Application was submitted for Minor Subdivision review by Kenneth and Susan Gorton, owner, for the proposed subdivision of the existing ~30 acre lot, Tax parcel number 15.-1-23.2, into two (2) parcels, 25.36 and 4.35 acres. The property is in the L1-Lakeshore Zone.; and

WHEREAS, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor Subdivision, for which the respective completed applications were received January 6, 2023; and

WHEREAS, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires that a Lead Agency be established for conducting environmental review of projects in accordance with state environmental law and the Lead Agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action; and

WHEREAS, the Planning Board, being the local agency which has primary responsibility for approving the action declares itself the Lead Agency for the review of this action under SEQRA; and

WHEREAS, the Planning Board has considered and carefully reviewed the requirements of the Town's local laws relative to subdivisions and the unique needs of the Town due to the topography, the soil types and distributions, and other natural and man-made features upon and surrounding the area of the proposed subdivision, and the Planning Board has also considered the Town's Comprehensive Plan and compliance therewith; and

WHEREAS, this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate: "Survey Map No 204 Lansing Station Road," prepared by TG Miller and dated 12/13/2022; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Staff; and other application materials;

WHEREAS, this action is exempt from the General Municipal Law County Planning referral requirements of General Municipal Law ("GML") §§ 239-1, 239-m, and 239-n through an Inter-Governmental Agreement between the Tompkins County Planning Department and the Town of Lansing dated 24 November 2003, as "residential

subdivisions of fewer than 5 lots all of which comply with local zoning standards and Tompkins County Sanitary Code requirements, and do not involve new local roads or streets directly accessing a State or county road" are excluded from GML referral requirements: and

WHEREAS, on 27 March 2023, the Planning Board reviewed and considered the aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and duly held a public hearing on the Minor subdivision application, and all evidence and comments were considered, along and together with the requirements of the Town's subdivision regulations, existing development in the surrounding area, the public facilities and services available, the Town's Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on- and off-site environmental impacts; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board;

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Lansing determines the proposed project will result in no significant impact on the environment and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Minor Subdivision approval for Town of Lansing Tax Parcel Number 15.-1-23.2 by Kenneth and Susan Gorton, Owner; and be it further

RESOLVED, that the Town of Lansing Planning Board grants Final Approval of the Application for a Minor Subdivision of certain land at 204 Lansing Station Road, Lansing, New York, subject to the following conditions:

1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board Chair, thereafter presenting and obtaining the signing of the plat by Tompkins County Assessment Department stamp followed by filing in the Tompkins County Clerk's Office, followed by provision of proof of such filing within the time limit requirements of 62 days with the Town of Lansing Code Enforcement Office.

Dated: 27 March 2023

Motion by:
Seconded by:

VOTE AS FOLLOWS:

Tom Butler	
Sandra Dennis Conlon	
Christine Hass	
Laurie Hemmings	
John Licitra	
Larry Sharpsteen	
Dean Shea	
Deborah Trumbull	
Al Fiorille	

Cover Letter

Subdivision Application – Parcel to be Conveyed by Maumar, Inc. to
Finger Lakes Land Trust Inc.

The Finger Lakes Land Trust Inc., with offices at 202 East Court St. Ithaca, NY 14850, is requesting subdivision approval to subdivide Parcel A as shown on the attached subdivision plat map and sketch plan from the remainder of the property owned by Maumar, Inc., a New York corporation with an address at 125 Cedar View Rd, NY 14882 (a).

In total the parcel to be subdivided consists of approximately 125 acres. The portion being retained by Maumar, Inc. contains approximately 75 acres and includes the residence of Martina Larsen and a non-commercial barn structure. The 50.9-acre parcel to be purchased by the Finger Lakes Land Trust contains two structures: a former clubhouse and garage. Adjacent properties include forested tracts and agricultural fields with small seasonal residential lots with frontage on Cayuga Lake (d, e).

There are no NYSDEC wetlands on the proposed site and no ponds or wetlands will be impacted by this proposed subdivision (f).

The property lies within a Tompkins County Unique Natural Areas (UNA), “Bell Station” (g).

Since the property is being purchased is to be managed as a publicly-accessible nature preserve, there is de minimis planned soil disturbance or drainage alteration. Any planned improvements to the site would be subject to additional Town approvals (h, i, j).

The Finger Lakes Land Trust will likely want to install a wooden "Preserve" sign on Lake Ridge Rd. once management planning has been completed and the public are invited to the property, but exact location is to be determined and will be proposed to the Town at a later date (k).

The proposed subdivision includes 59.4-acre parcel A being conveyed to the Finger Lakes Land Trust, which will manage the property as a publicly-accessible nature preserve. Maumar, Inc. will retain a 50.9-acre parcel as a private residential lot (l).

Please do not hesitate to reach out for any reason.

Sincerely,



Kate Riley
Land Conservation Specialist | Finger Lakes Land Trust
kateriley@fllt.org | (585) 978-1705 (cell)

Town Of Lansing Planning Board
Application for Review and Approval of Subdivision

Check One: Subdivision Plat Fee Paid \$175 Date 1/24/2023
Boundary Change Receipt No.

1. Name or Identifying Title Cedar View Golf Course Subdivision

2. Tax Parcel No. 1.-1-15.3 Zoning District LI/RA

3. Subdivider: (if owner, so state:
if agent or other type of relationship, state details on separate sheet)

Name & Title Kate Riley, Land Conservation Specialist with The Finger Lakes Land Trust, Inc.

Signature Date 1/24/2023

Address 202 E Court St, Ithaca NY 14850

Phone (607)275-9487 Fax (607)275-9487 E-Mail (607)275-9487

Other Contact information kateriley@fllt.org

4. Licensed Land Surveyor:

Name: Edward Ripic, Jr.

Address The Turner House Suite 101, 24 NYS Rte. 96 Owego, NY 13827

Phone Fax E-Mailer@williamsandedsall.com

Other Contact information

5. Engineer:

Name:

Address

Phone Fax E-Mail

Other Contact information

6. Easements or other restrictions on property: (Describe generally)

7. Names of abutting owners and owners directly across adjoining streets, including those
in other towns (Available at Tompkins County Assessor's Office. Attach
additional sheets if necessary)

Martina E. Larsen and Wayne A. Larsen, #1.-1-15.4 (East)

The Finger Lakes Land Trust, Inc. #1.-1-16 (South)

Cayuga County/ Town of Genoa: Donald P. Robin, #246.00-1-26.21 (North)

Cayuga County/ Town of Genoa: McGarr Farms, LLC. #246.00-1-23.1 (Northeast)

Martina E. Larsen, #1.-1-15.2 (West)

8. Requested exceptions: The Planning Board is hereby requested to authorize the
following exceptions to or waivers of its regulations governing Subdivisions
(attach list of exceptions with the reason for each exception set forth):

* Note: Application, Fee and required documents must be received in
the Planning Office 21 days prior to the scheduled Planning Board Meeting.

Subdivision Application Procedure

Subdivision Plat Requirements.

Materials for Subdivision Review shall be submitted to the Planning Department at least twenty-one (21) days in advance of the Planning Board meeting and shall include;

1. _____ Subdivision Application (Received); _____ Complete
2. _____ Subdivision Plat of the proposed Subdivision (Details below)
3. _____ SEQR For: Completed and signed Short Environmental Assessment Form, Part 1 (SEAF), or Long Environmental Assessment For, Part I (LEAF). (Consult with Planning Department as to which to submit)
4. _____ Agricultural Data Statement if site is in an Agricultural District
5. _____ Payment of Application Fee
6. _____ Applicant should be provided with "information regarding Lansing Pathway Planning".

The Application and Subdivision Plat shall contain the following information:

- a. X Name and address of the landowner of record and the applicant, if not the same. Scale of the drawing(s), north arrow, and date.
- b. X An identification map showing the location and orientation of the proposed development relative to the local road system and pathway plan (See information regarding Lansing Pathway Planning). A tax map or USGS map may be adequate for this purpose.
- c. X Location of the site in relation to abutting properties and roads. Show existing property lines, right of-way, easements and the names of current owners of adjacent property and property on the opposite side of the road serving the site.
- d. _____ Gross acreage of the parcel to be subdivided.
- e. X Existing and proposed buildings, structures and land uses on the site and on adjacent properties.
- f. NA The location of any floodplain, NYSDEC mapped state wetlands and/or federal mapped wetlands designated by the National Flood Insurance Program.
- g. NA The location of any areas either recognized or designated by the Town of Lansing Planning Board as Unique Natural Areas as may be set forth in the Tompkins County Inventory of Unique Natural Areas. In addition, provide location of any CEAs and New York State Historic Preservation Office (SHPO) mapped historic archeological, and cultural resources located at or near the site.
- h. X Indication of existing and proposed topography and drainage systems for the site.
- i. X Proposed storm water drainage from the site. Applicant shall delineate the area of proposed soil disturbance, including landscaping and proposed lawn. A stormwater management plan, consistent with the Town's local stormwater and erosion control local law and NYSDEC SPEDES permit requisites is required. A full SWPPP is currently required for a 2 acre or more soil disturbance pursuant to the Town's Local Stormwater and Erosion Control Local Law Number 6 of 2009. Soil disturbance includes landscaping and lawn placement.

- j. NA Proposed water source and sewage disposal system.
- k. NA The location, size and type of any proposed site lighting and signs. (installed so as to prevent glare on adjacent properties and roads) and signs.
- l. X Brief statement describing the proposed Subdivision.
- m. X Provide materials for County Department of Health (DOH) and/or Tompkins County Department of Planning 239 Review.

The Planning Board's statement may include recommendations of modifications to be incorporated into the final Subdivision Plat, and conformance with said modifications shall be considered a condition of approval. If the preliminary Subdivision Plat is not approved, the Planning Boards' statement shall contain the reasons for such findings. In such a case, the Planning Board may recommend further study of the Subdivision Plat and resubmission.

Any of the above Subdivision application requirements may, on the applicant's request, be waived by the Planning Board if circumstances warrant. The Planning Board may also request the applicant to submit additional information when this is necessary to make an informed judgment about the proposal. Such additional information, and the need for it, shall be agreed to by the applicant.

Refer to Local Law No. 2 of 2008 Subdivision Rules and Regulations of the Town of Lansing for additional details and requirements regarding applications for Subdivision approval.

AGRICULTURAL DATA STATEMENT

Section 3, Item b.

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

A. Name of applicant: The Finger Lakes Land Trust, Inc.
Mailing address: 202 East Court St.
Ithaca, NY 14850

B. Description of the proposed project: _____
Subdivision of tax parcel 1-1-15.3 to be purchased in part by the applicant. Parcel is not in an agricultural district but is _____
adjacent to Cayuga tax parcels 246.00-1-26.21, 246.00-1-23.1 and 246.00-1-23.2 which are in agricultural districts.

C. Project site address: 125 Cedar View Rd, NY 14882 Town: Lansing

D. Project site tax map number: 1-1-15.3

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: 110

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.

Donald P. Robin: 1037 State Rte 90, King Ferry, NY 13081

McGarr Farms, LLC: 536 State Rt. 34B, King Ferry NY 13081

Jasper Redmond: 145 Lake Ridge Road, Lansing NY 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.

~~~~~

Kate Riley, Land Conservation Specialist for Finger Lakes Land Trust February 23, 2023

Name and Title of Person Completing Form

Date



FINGER LAKES LAND TRUST

Maumar Inc to FLLT

PROPOSED SUBDIVISION - NEARBY FARM OPERATIONS

Parcel #1.-1-15.3 to be split along dotted line as shown

Tompkins Co, Town of Lansing

125 Cedar View Rd, Lansing, NY



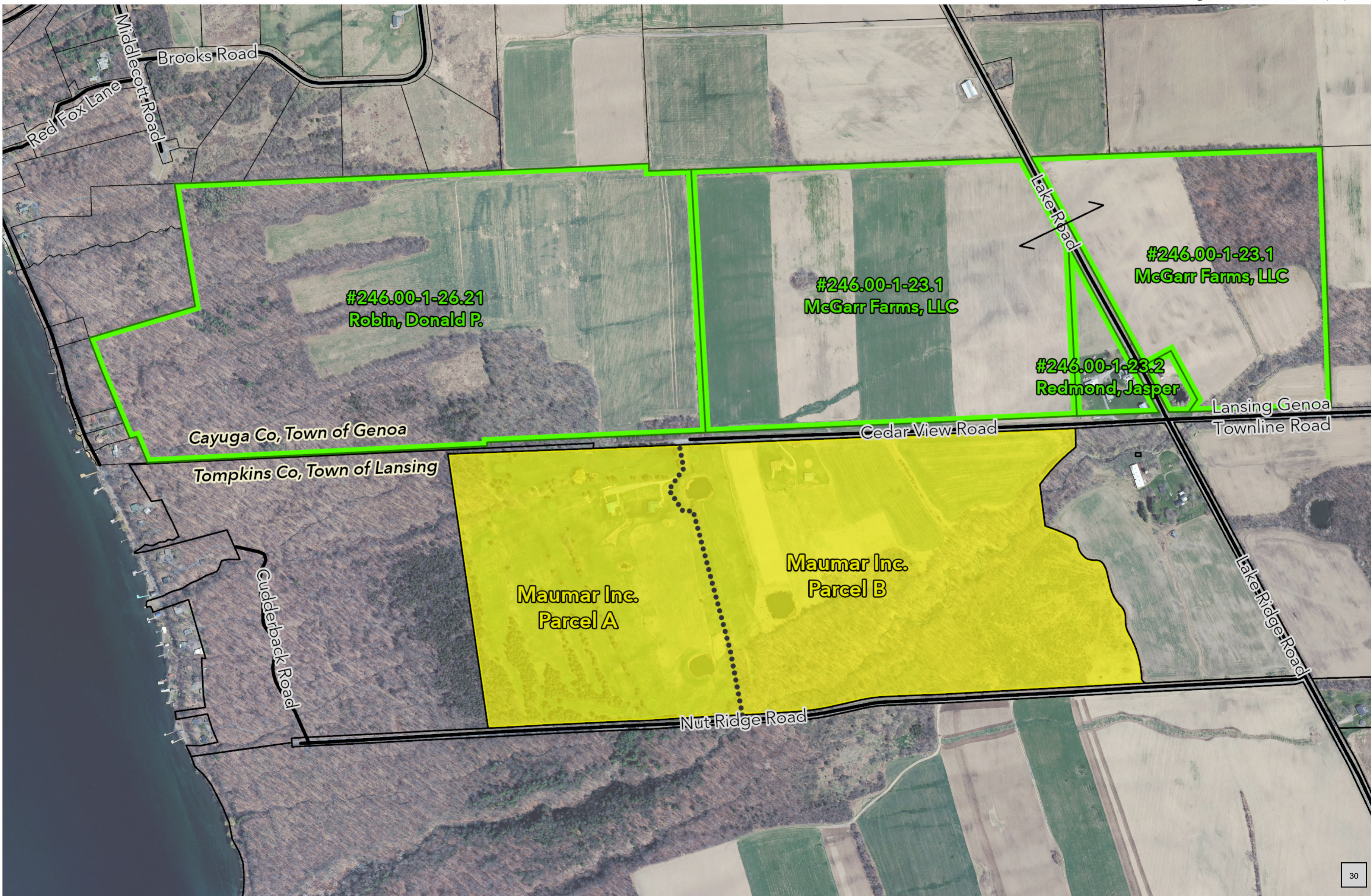
1:8,800
Feet

Section 3, Item b.

0 300 600 1,200

2022 Cayuga and
Tompkins county parcels

Finger Lakes Land Trust GIS 2/20/2023



MAUMER, INC.
c/o Martina Larsen
125 Cedar View Road
Lansing, NY 14882

February 16, 2023

Town of Lansing Planning Board
Town Hall
PO Box 186
29 Auburn Road
Lansing, NY 14882

Re: Subdivision of Maumar, Inc. Property Located between
Cedar View Road and Nut Ridge Road, Tax Parcel 1.-1-15.3
(the "Maumar Property")

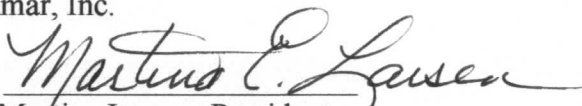
To Whom It May Concern,

This letter will provide authorization from Maumar, Inc. to Finger Lakes Land Trust ("FLLT") to take all necessary or appropriate action for the subdivision of the Maumar Property into two parcels, as depicted on the subdivision application materials previously delivered to the Town of Lansing. Said subdivision will result in the westerly portion of the Maumar Property, consisting of approximately 50 acres, becoming a separate parcel from the remainder of the Maumar Property.

Further, this letter ratifies all actions taken prior to the date of this letter by or on behalf of FLLT in connection with said subdivision of the Maumar Property.

Very truly yours,

Maumar, Inc.

By: 
Martina Larsen, President

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.

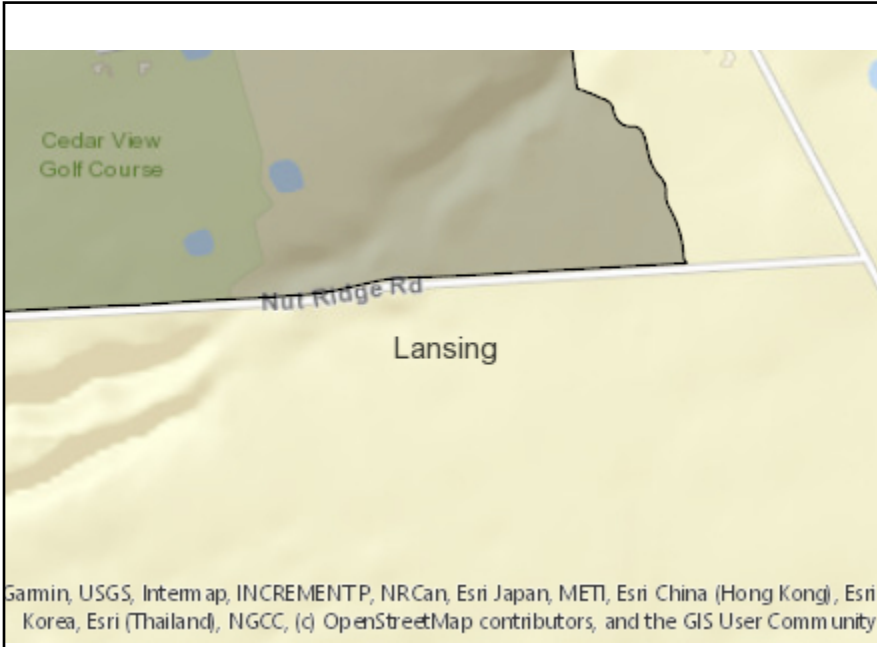
Part 1 – Project and Sponsor Information			
Name of Action or Project: Maumar, Inc. Sub-division			
Project Location (describe, and attach a location map): 795 Ridge Road, Lansing, NY			
Brief Description of Proposed Action: The property in consideration operated as a public 9-hole golf course from 1965 until the fall of 2022. The Finger Lakes Land Trust, Inc. (FLLT) sees an opportunity to join the property with the Bell Station Wildlife Management Area (WMA) and ensure scenic vistas, clean water, and wild places for everyone. Martina Larsen, has been working closely with FLLT and is invested in maintaining in its natural state and ensuring continued public recreational access. Martina Larsen (incorporated as Maumar Inc.), and her brother, Wayne Larsen, have agreed to sell the 60-acre property (#1.-1-15.4) along Cayuga Lake as well as 50 acres of the parcel #1.-1-15.3 (the result of the proposed sub-division) to FLLT. The 110-acre acquisition will eventually be transferred from FLLT to New York State DEC and added to the 286-acre Bell Station WMA. The property includes prime grassland bird habitat, mixed hardwood forest including native red cedar and will permit the extension of trails from Bell Station WMA.			
Name of Applicant or Sponsor: The Finger Lakes Land Trust, Inc.		Telephone: (607) 275-9487	
		E-Mail: kateriley@fllt.org	
Address: 202 E Court St.			
City/PO: thaca		State: NY	Zip Code: 14850
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 128.8 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? _____ 735.13 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input checked="" type="checkbox"/> Parkland			

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

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

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

Applicant/sponsor/name: Kate Riley, Finger Lakes Land Trust Date: 1/24/2022
 Signature: _____ Title: Land Conservation Specialist



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



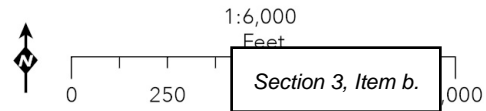
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local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



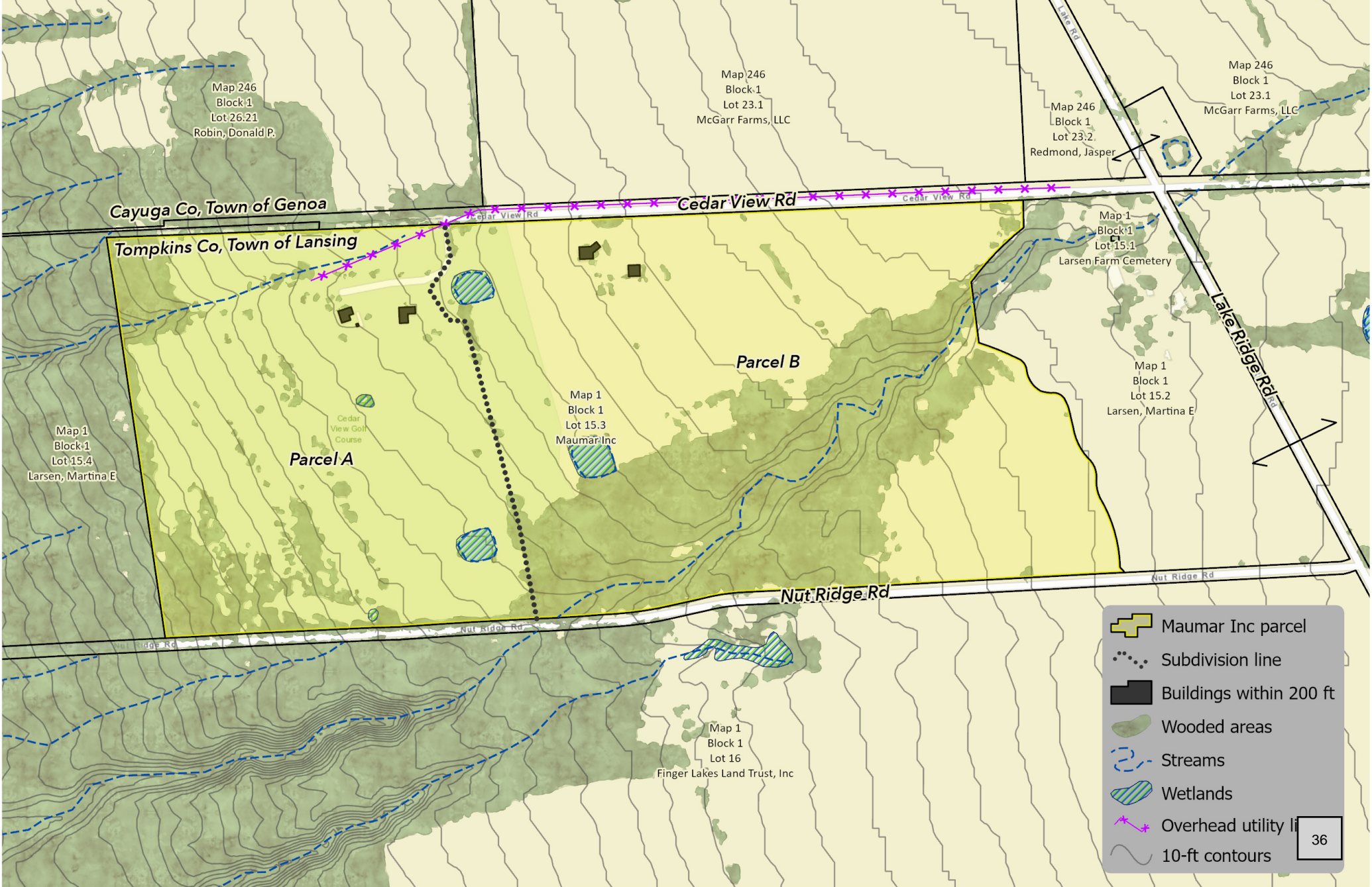
FINGER LAKES LAND TRUST

Maumar Inc to FLLT
PROPOSED SUBDIVISION

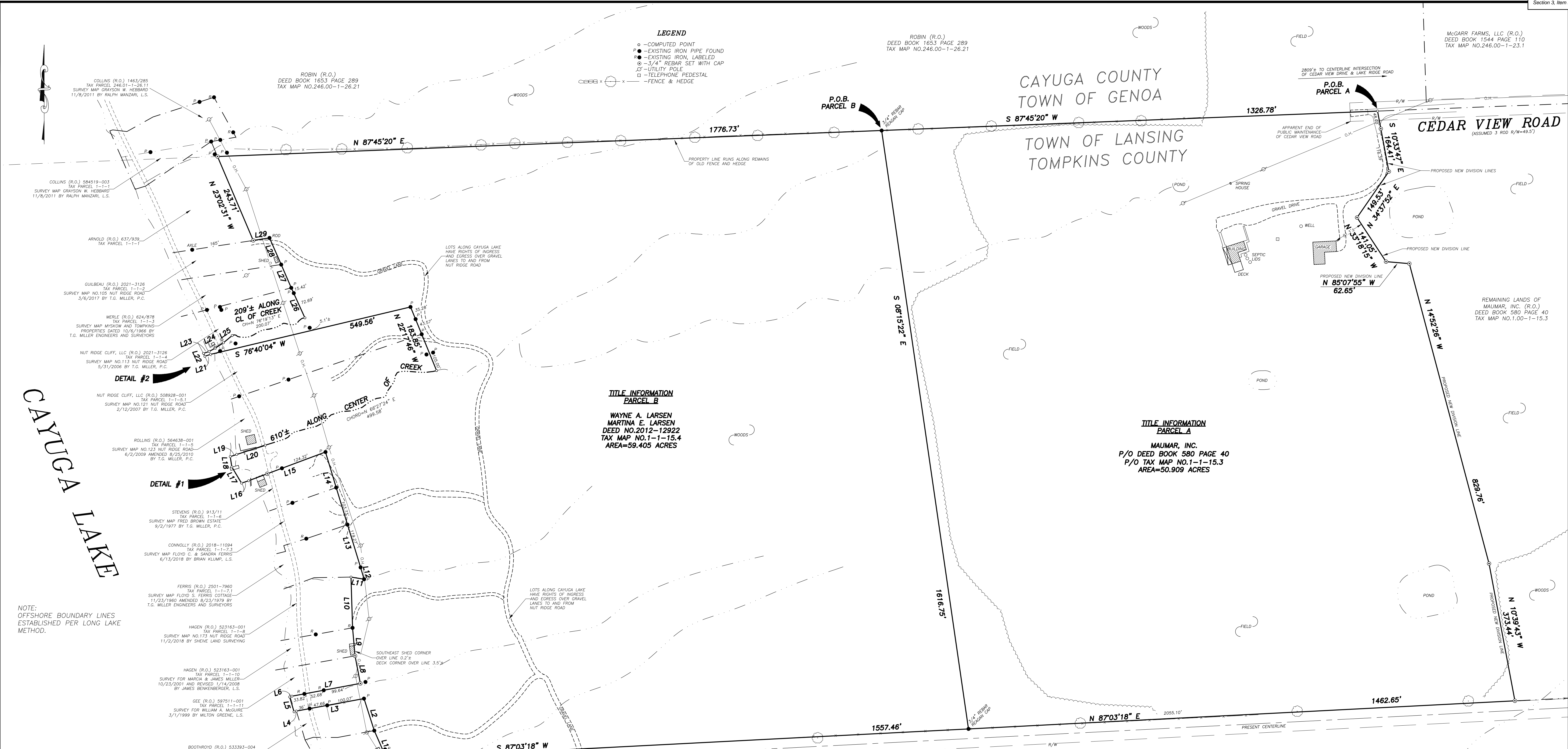
Parcel #1.-1-15.3 to be split along dotted line as shown
Tompkins Co, Town of Lansing
125 Cedar View Rd, Lansing, NY



Tompkins county: parcels, streams, wetlands
Wooded areas: Chesapeake Conservancy High-Resolution Land Cover
Contours: USGS
Basemap: Esri World Street Map
Finger Lakes Land Trust GIS 1/18/2023



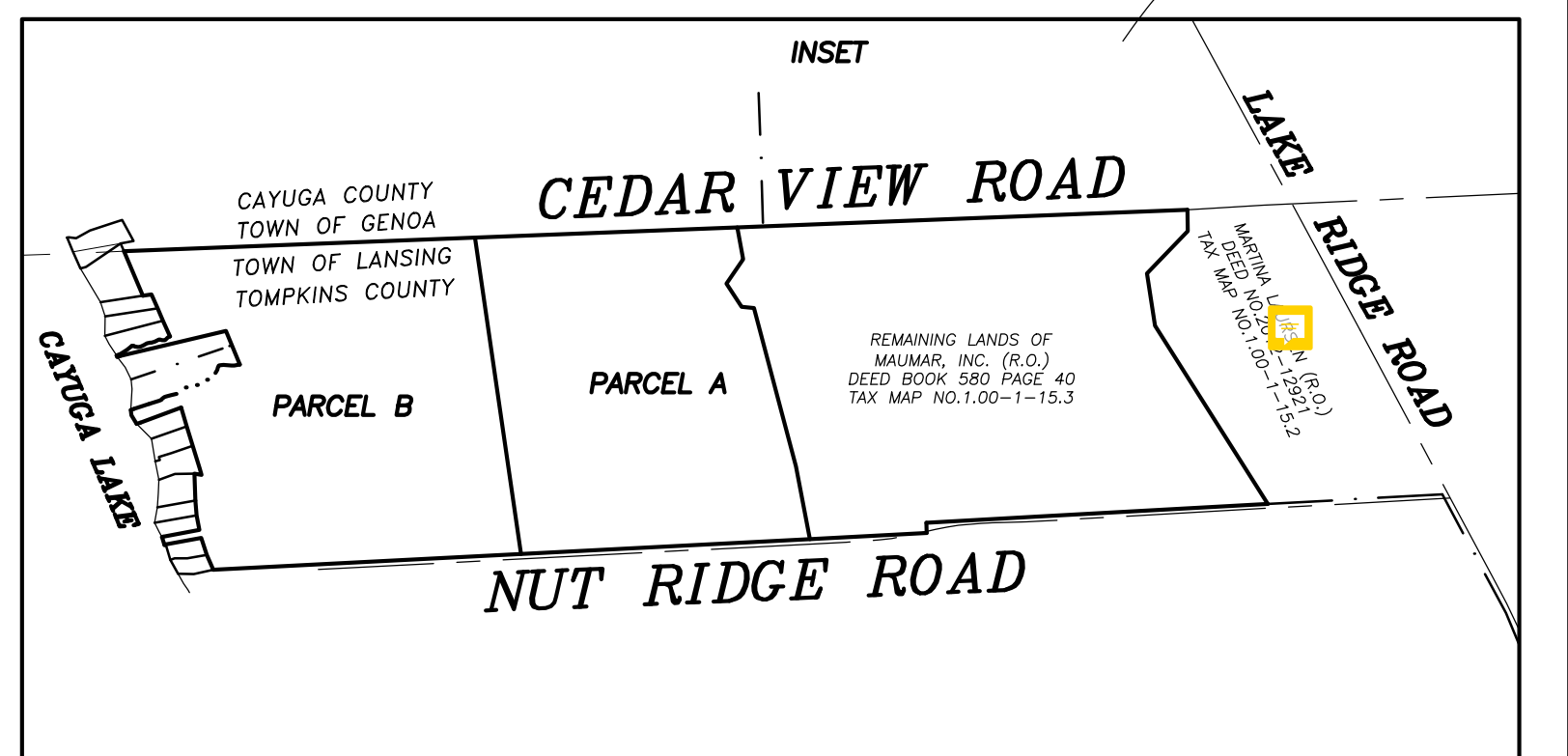
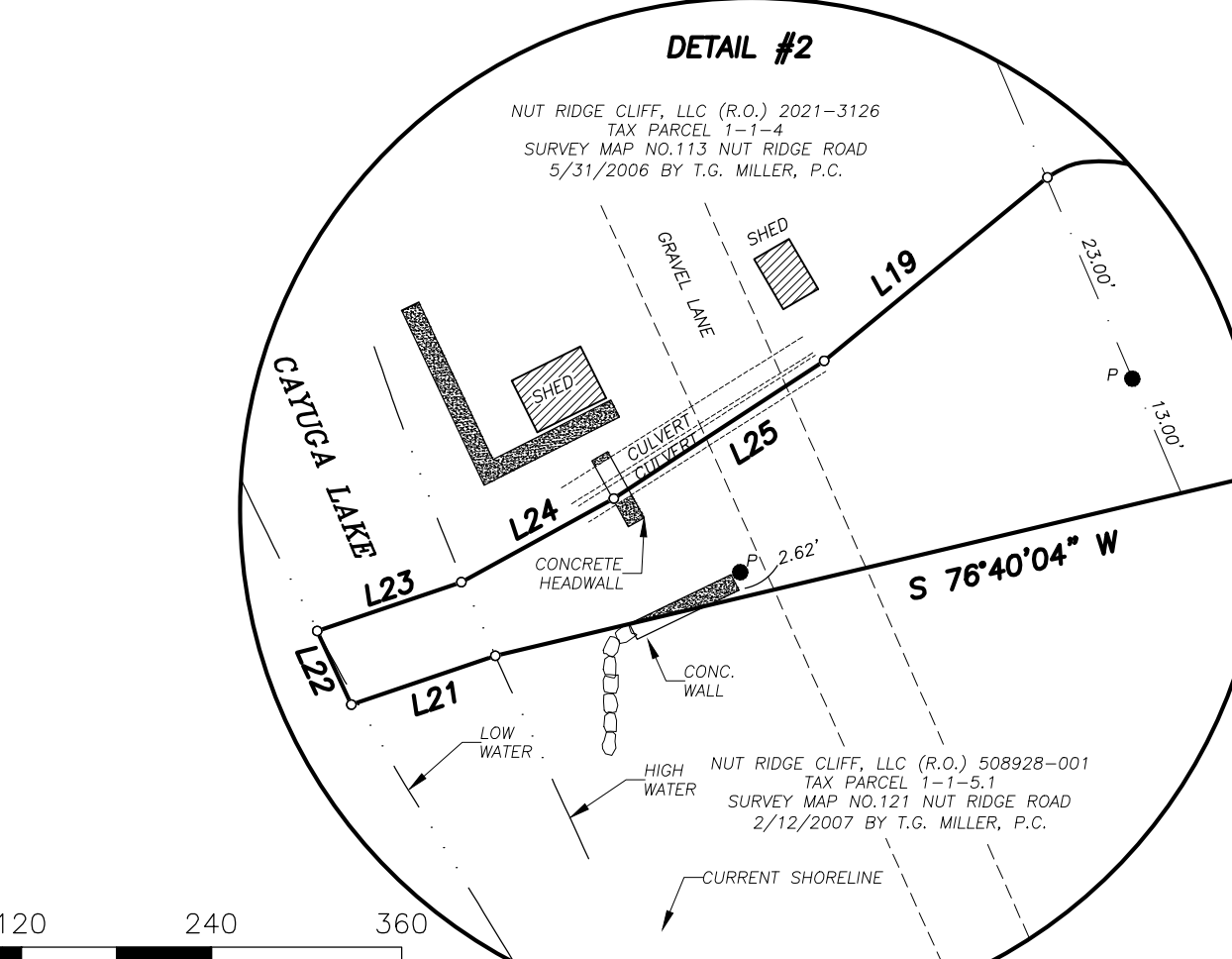
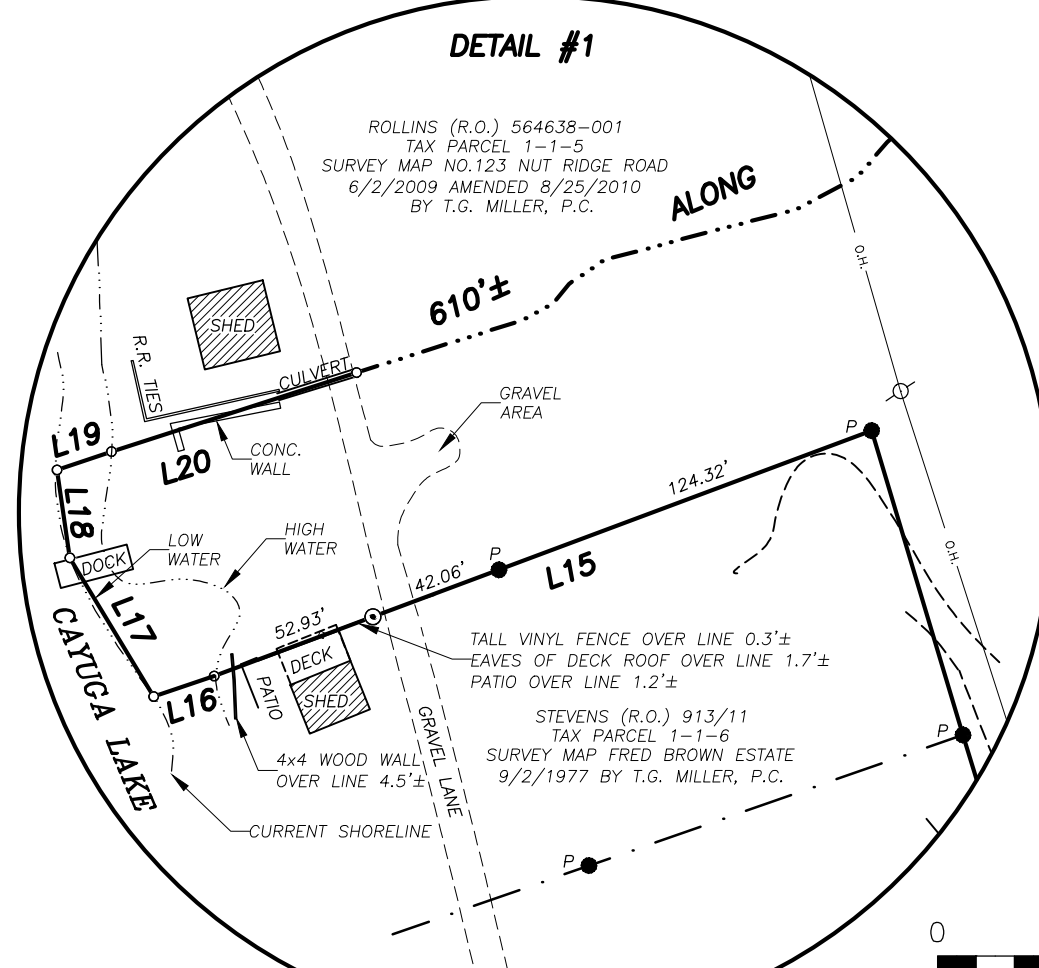
- Maumar Inc parcel
- Subdivision line
- Buildings within 200 ft
- Wooded areas
- Streams
- Wetlands
- Overhead utility line
- 10-ft contours



CAYUGA LAKE

LINE	BEARING	DISTANCE
L1	N 23°40'47" W	82.49'
L2	N 17°51'02" W	89.92'
L3	S 79°33'34" W	183.73'
L4	S 71°16'31" W	6.52'
L5	N 16°43'22" W	41.42'
L6	N 71°16'31" E	6.52'
L7	N 79°24'55" E	186.14'
L8	N 10°58'06" W	75.00'
L9	N 05°03'06" W	75.29'
L10	N 01°44'15" W	135.70'
L11	S 80°51'19" E	35.46'
L12	N 16°36'14" W	33.12'
L13	N 16°59'58" W	223.00'
L14	N 16°42'34" W	99.29'

LINE	BEARING	DISTANCE
L15	S 69°31'21" W	219.32'
L16	S 71°16'31" W	20.00'
L17	N 31°05'23" W	50.65'
L18	N 08°22'19" W	27.75'
L19	N 71°16'31" E	18.00'
L20	N 72°08'00" E	80.43'
L21	S 71°16'31" W	16.00'
L22	N 24°48'00" W	8.54'
L23	N 71°16'31" E	16.00'
L24	N 61°19'00" E	18.28'
L25	N 56°45'27" E	26.44'
L26	N 24°26'55" W	88.11'
L27	N 23°21'40" W	67.86'
L28	N 23°44'52" W	77.78'
L29	S 81°18'18" W	43.96'



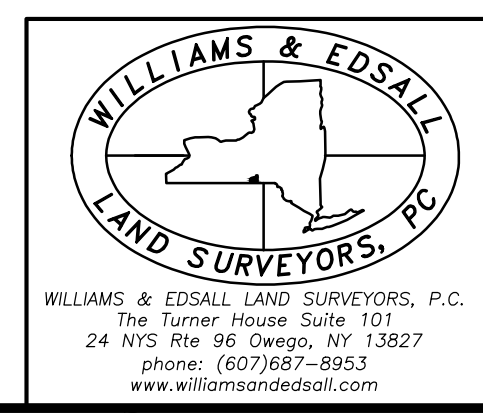
NOTES

- 1- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2209, sub-division 2, of the New York State Education Law.
- 2- Only copies from the original of this survey map with the surveyor's embossed seal are genuine, true and valid copies of the surveyor's original work and opinion.
- 3- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, and to the lending institution listed on this survey map and are not transferable.

The Finger Lakes Land Trust, Inc.
Miller Meyer, LLP
Bouquet Harbor, PLLC
Wayne A. Larsen
Martina E. Larsen
Maumar, Inc.

I hereby certify to:
that I am a licensed land surveyor, New York State License No. 056823, and that this map 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 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 herein.

SIGNED: EDWARD RIPIC, JR. DATE: 12/2/2022



Survey for
FINGER LAKES LAND TRUST, INC.

LOCATED ON
CEDAR VIEW ROAD & NUT RIDGE ROAD
TOWN OF LANSING
TOMPKINS COUNTY NEW YORK
DATE: 12/2/2022 SCALE: 1"=120'

WILLIAMS & EDSELL LAND SURVEYORS, P.C.
The Turner House, Suite 101
24 NYS Rte 96 Oswego, NY 13827
phone: (607)657-8553
www.williamsandsells.com

JOB NO. 2022-375
© COPYRIGHT 2022



RESOLUTION PB 23-XX

**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE
DECLARATION AND MINOR SUBDIVISION APPROVAL
125 CEDAR VIEW ROAD
TAX PARCEL NO. 1.-1-15.3**

WHEREAS, an Application was submitted for Minor Subdivision review by the Finger Lakes Land Trust, representing Martina Larson, owner, for the proposed subdivision of the existing ~110 acre lot, Tax parcel number 1.-1-15.3, into two (2) parcels, lot A 59.4 and lot B 50.9 acres. The property is in the RA- Rural Agricultural Zone.; and

WHEREAS, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor Subdivision, for which the respective completed applications were received January 24,2023; and

WHEREAS, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires that a Lead Agency be established for conducting environmental review of projects in accordance with state environmental law and the Lead Agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action; and

WHEREAS, the Planning Board, being the local agency which has primary responsibility for approving the action declares itself the Lead Agency for the review of this action under SEQRA; and

WHEREAS, the Planning Board has considered and carefully reviewed the requirements of the Town's local laws relative to subdivisions and the unique needs of the Town due to the topography, the soil types and distributions, and other natural and man-made features upon and surrounding the area of the proposed subdivision, and the Planning Board has also considered the Town's Comprehensive Plan and compliance therewith; and

WHEREAS, this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate: "Survey for Finger Lakes Land Trust," prepared by Williams & Edsal Land Surveyors and dated 12/02/2022; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Staff; and other application materials;

WHEREAS, this action is exempt from the General Municipal Law County Planning referral requirements of General Municipal Law ("GML") §§ 239-1, 239-m, and 239-n through an Inter-Governmental Agreement between the Tompkins County Planning Department and the Town of Lansing dated 24 November 2003, as "residential

subdivisions of fewer than 5 lots all of which comply with local zoning standards and Tompkins County Sanitary Code requirements, and do not involve new local roads or streets directly accessing a State or county road" are excluded from GML referral requirements: and

WHEREAS, on 27 March 2023, the Planning Board reviewed and considered the aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and duly held a public hearing on the Minor subdivision application, and all evidence and comments were considered, along and together with the requirements of the Town's subdivision regulations, existing development in the surrounding area, the public facilities and services available, the Town's Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on- and off-site environmental impacts; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board;

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Lansing determines the proposed project will result in no significant impact on the environment and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Minor Subdivision approval for Town of Lansing Tax Parcel Number 15.-1-23.; and be it further

RESOLVED, that the Town of Lansing Planning Board grants Final Approval of the Application for a Minor Subdivision of certain land at 124 Cedar View Road, Lansing, New York, Tax Parcel Number 1.-1-15.3 subject to the following conditions:

1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board Chair, thereafter presenting and obtaining the signing of the plat by Tompkins County Assessment Department stamp followed by filing in the Tompkins County Clerk's Office, followed by provision of proof of such filing within the time limit requirements of 62 days with the Town of Lansing Code Enforcement Office.

Dated: 27 March 2023

Motion by:
Seconded by:

VOTE AS FOLLOWS:

Tom Butler	
Sandra Dennis Conlon	
Christine Hass	
Laurie Hemmings	
John Licitra	
Larry Sharpsteen	
Dean Shea	
Deborah Trumbull	
Al Fiorille	

DRAFT

**Town Of Lansing Planning Board
Application for Review and Approval of Subdivision**

Check One: Subdivision Plat Fee Paid \$ _____ Date _____
 Boundary Change Receipt No. _____

1. Name or Identifying Title Cayuga Cliffs Land Protection Addition - Thompson to FLLT

2. Tax Parcel No. 22.-1-24.1 Zoning District RA

3. Subdivider: (if owner, so state:
if agent or other type of relationship, state details on separate sheet)

Name & Title Amy Olney, Conservation Projects Manager, Finger Lakes Land Trust

Signature _____ Date _____

Address 202 East Court Street, Ithaca, NY 14850

Phone 607-275-9487 Fax _____ E-Mail amyolney@flt.org

Other Contact information _____

4. Licensed Land Surveyor:

Name: Williams and Edsall Land Surveyors, PC

Address The Turner House Suite 101, 24 NYS Route 96, Owego, NY 13827

Phone 607-687-8953 Fax _____ E-Mail mailer@williamsandedsall.com

Other Contact information _____

5. Engineer:

Name: _____

Address _____

Phone _____ Fax _____ E-Mail _____

Other Contact information _____

6. Easements or other restrictions on property: (Describe generally)

TBD after full review of title abstract

7. Names of abutting owners and owners directly across adjoining streets, including those in other towns (Available at Tompkins County Assessor's Office. Attach additional sheets if necessary)

David Flinn, The Benson Farm Inc., Richard Flavin, Heritage Park Townhouses, Inc., William Riley Sims Jr., Finger Lakes Land Trust, Inc., Lynn Valery

8. Requested exceptions: The Planning Board is hereby requested to authorize the following exceptions to or waivers of its regulations governing Subdivisions (attach list of exceptions with the reason for each exception set forth):

*** Note: Application, Fee and required documents must be received in the Planning Office 21 days prior to the scheduled Planning Board Meeting.**

Subdivision Application Procedure

Subdivision Plat Requirements.

Materials for Subdivision Review shall be submitted to the Planning Department at least twenty-one (21) days in advance of the Planning Board meeting and shall include;

1. _____ Subdivision Application (Received); _____ Complete
2. _____ Subdivision Plat of the proposed Subdivision (Details below)
3. _____ SEQRF For: Completed and signed Short Environmental Assessment Form, Part 1 (SEAF), or Long Environmental Assessment For, Part I (LEAF). (Consult with Planning Department as to which to submit)
4. _____ Agricultural Data Statement if site is in an Agricultural District
5. _____ Payment of Application Fee
6. _____ Applicant should be provided with "information regarding Lansing Pathway Planning".

The Application and Subdivision Plat shall contain the following information:

- a. _____ Name and address of the landowner of record and the applicant, if not the same. Scale of the drawing(s), north arrow, and date.
- b. _____ An identification map showing the location and orientation of the proposed development relative to the local road system and pathway plan (See information regarding Lansing Pathway Planning). A tax map or USGS map may be adequate for this purpose.
- c. _____ Location of the site in relation to abutting properties and roads. Show existing property lines, right of-way, easements and the names of current owners of adjacent property and property on the opposite side of the road serving the site.
- d. _____ Gross acreage of the parcel to be subdivided.
- e. _____ Existing and proposed buildings, structures and land uses on the site and on adjacent properties.
- f. _____ The location of any floodplain, NYSDEC mapped state wetlands and/or federal mapped wetlands designated by the National Flood Insurance Program.
- g. _____ The location of any areas either recognized or designated by the Town of Lansing Planning Board as Unique Natural Areas as may be set forth in the Tompkins County Inventory of Unique Natural Areas. In addition, provide location of any CEAs and New York State Historic Preservation Office (SHPO) mapped historic archeological, and cultural resources located at or near the site.
- h. _____ Indication of existing and proposed topography and drainage systems for the site.
- i. _____ Proposed storm water drainage from the site. Applicant shall delineate the area of proposed soil disturbance, including landscaping and proposed lawn. A stormwater management plan, consistent with the Town's local stormwater and erosion control local law and NYSDEC SPEDES permit requisites is required. A full SWPPP is currently required for a 2 acre or more soil disturbance pursuant to the Town's Local Stormwater and Erosion Control Local Law Number 6 of 2009. Soil disturbance includes landscaping and lawn placement.

- j. _____ Proposed water source and sewage disposal system.
- k. _____ The location, size and type of any proposed site lighting and signs. (installed so as to prevent glare on adjacent properties and roads) and signs.
- l. _____ Brief statement describing the proposed Subdivision.
- m. _____ Provide materials for County Department of Health (DOH) and/or Tompkins County Department of Planning 239 Review.

The Planning Board's statement may include recommendations of modifications to be incorporated into the final Subdivision Plat, and conformance with said modifications shall be considered a condition of approval. If the preliminary Subdivision Plat is not approved, the Planning Boards' statement shall contain the reasons for such findings. In such a case, the Planning Board may recommend further study of the Subdivision Plat and resubmission.

Any of the above Subdivision application requirements may, on the applicant's request, be waived by the Planning Board if circumstances warrant. The Planning Board may also request the applicant to submit additional information when this is necessary to make an informed judgment about the proposal. Such additional information, and the need for it, shall be agreed to by the applicant.

Refer to Local Law No. 2 of 2008 Subdivision Rules and Regulations of the Town of Lansing for additional details and requirements regarding applications for Subdivision approval.

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.

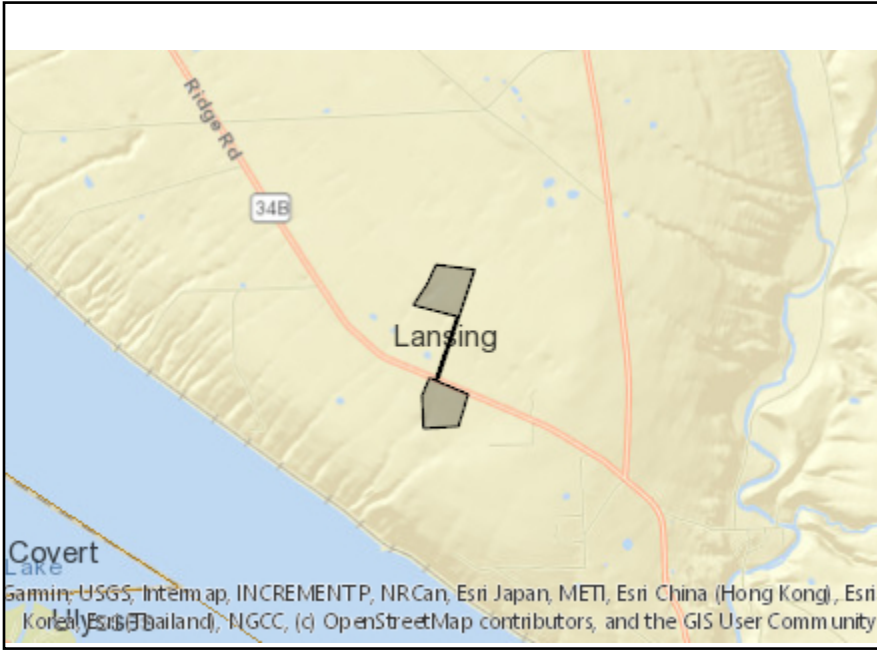
Part 1 – Project and Sponsor Information			
Name of Action or Project: Cayuga Cliffs Land Protection Addition - Thompson to FLLT			
Project Location (describe, and attach a location map): Ridge Road, Lansing, NY (coordinates: 42.561599, -76.563462)			
Brief Description of Proposed Action: The Finger Lakes Land Trust is acquiring approximately 20.6 acres of parcel #22.-1-24.1 from landowners, Tamara Thompson and Kevin Sullivan, as an addition to the Land Trust's adjacent 200-acre Sims-Jennings Preserve at Cayuga Cliffs. The acquisition of this 20.6-acre parcel will allow the Land Trust to expand the adjacent 200-acre Sims-Jennings Preserve at Cayuga Cliffs and buffer a new proposed parking area north of this parcel on Route 34.			
Name of Applicant or Sponsor: Finger Lakes Land Trust		Telephone: 607-275-9487	
		E-Mail: amyolney@fllt.org	
Address: 202 E. Court Street			
City/PO: thaca		State: NY	Zip Code: 14850
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 46.4 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?		_____ 248.6 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Nature Preserve			
<input type="checkbox"/> Parkland			

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

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

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

Applicant/sponsor/name: Finger Lakes Land Trust, Amy Olney Date: _____
 Signature: _____ Title: Conservation Projects Manager



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



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

AGRICULTURAL DATA STATEMENT

Section 3, Item c.

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: Finger Lakes Land Trust
Mailing address: 202 East Court Street, Ithaca NY 14850

B. Description of the proposed project: The Finger Lakes Land Trust is acquiring approximately 20.6 acres of parcel #22.-1-24.1 from landowners, Tamara Thompson and Kevin Sullivan as an addition to the Land Trust's adjacent 200-acre Sims-Jennings Preserve at Cayuga Cliffs. This acquisition requires subdivision of the parcel. The remainder of the parcel will remain under the current ownership.

C. Project site address: Ridge Road Town: Lansing
(coordinates: 42.561599, -76.563462)

D. Project site tax map number: 22.-1-24.1

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: 20.6

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres 18 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.

Bensvue Farms, 295 Lansingville Road, Lansing, NY 14882
David Flinn, 866 Ridge Road, Lansing, NY 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.

Amy Olney, Conservation Projects Manager
Name and Title of Person Completing Form

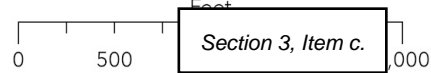
2/21/2023
Date



FINGER LAKES LAND TRUST

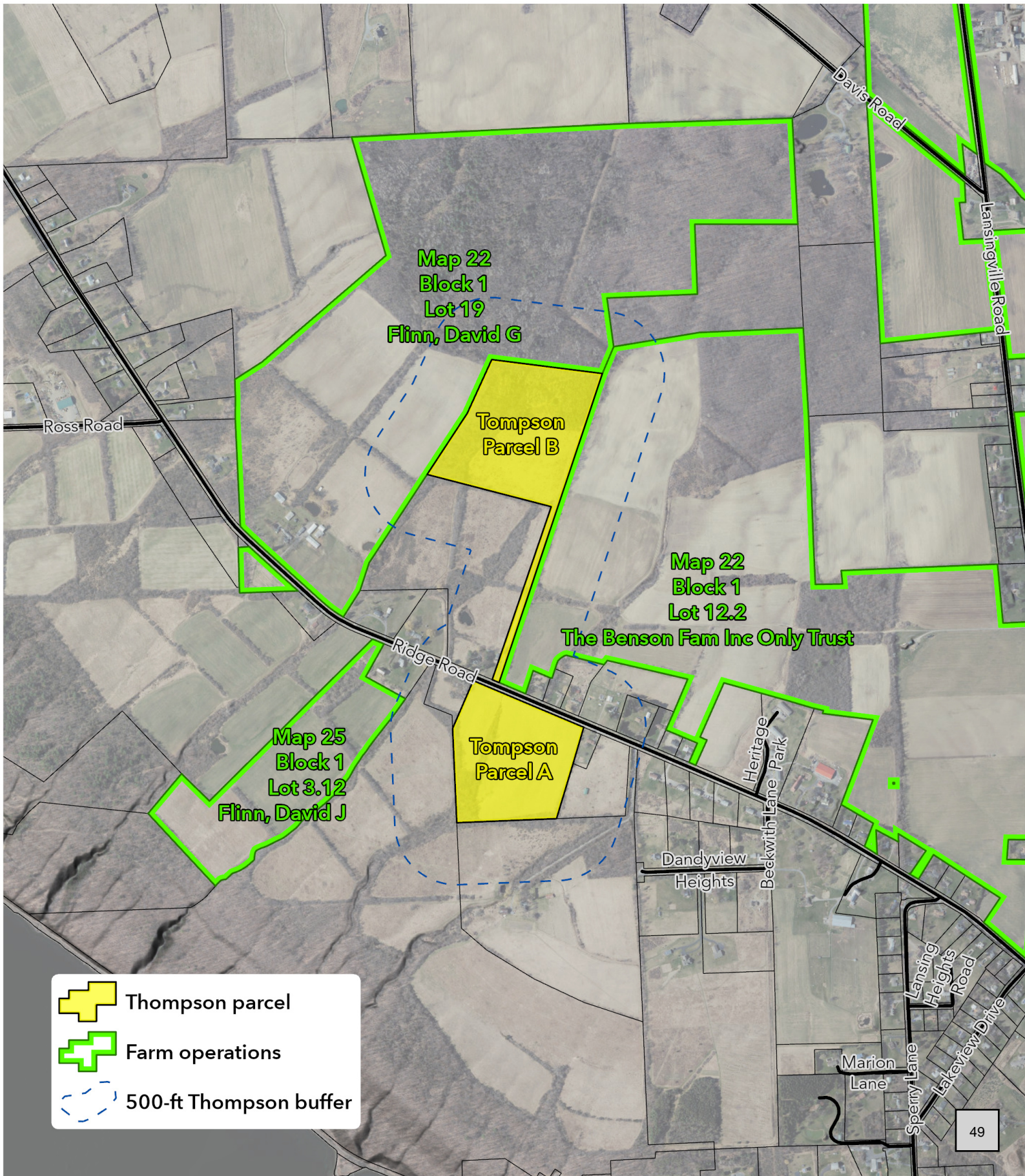
Thompson to FLLT
PROPOSED SUBDIVISION - NEARBY FARM OPERATIONS
Parcel #22.-1-24.1 to be split by NYS Route 34B
Tompkins Co, Town of Lansing
795 Ridge Rd, Lansing, NY




1:12,000



2022 Tompkins county tax parcels

Finger Lakes Land Trust GIS 2/13/2023



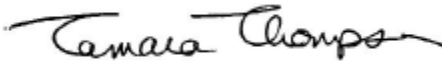
-  Thompson parcel
-  Farm operations
-  500-ft Thompson buffer

To the Town of Lansing:
Date: February 11, 2023

Please be advised that I am giving my permission for the Finger Lakes Land Trust (FLLT) to represent me during the subdivision process of my property at 795 Ridge Road, Lansing, NY. I am out of the country for the next 6 months and am not available.

If you have any questions or concerns, please do not hesitate to contact me via email at TJJapan@aol.com.

Thank you.



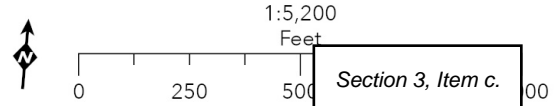
Tamara Thompson



FINGER LAKES LAND TRUST

Thompson to FLLT PROPOSED SUBDIVISION

Parcel #22.-1-24.1 to be split by NYS Route 34B
Tompkins Co, Town of Lansing
795 Ridge Rd, Lansing, NY



Tompkins county: parcels, streams, wetlands
Wooded areas: Chesapeake Conservancy High-Resolution Land Cover
Contours: Derived from Tompkins County LiDAR
Basemap: Esri World Street Map
Finger Lakes Land Trust GIS 1/18/2023



- Thompson parcel
- Buildings within 200 ft
- Wooded areas
- Streams
- Wetlands
- Overhead utility line

RESOLUTION PB 23-XX

**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE
DECLARATION AND MINOR SUBDIVISION APPROVAL OF
TAX PARCEL NO. 22.-1-24.1**

WHEREAS, an Application was submitted for Minor Subdivision review by the Finger Lakes Land Trust, representing Tamara Thompson, owner, for the proposed subdivision of a 21.3 acre lot from, Tax parcel number 22.-1-24.1. The property is in the RA- Rural Agricultural Zone; and

WHEREAS, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor Subdivision, for which the respective completed applications were received January 24,2023; and

WHEREAS, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires that a Lead Agency be established for conducting environmental review of projects in accordance with state environmental law and the Lead Agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action; and

WHEREAS, the Planning Board, being the local agency which has primary responsibility for approving the action declares itself the Lead Agency for the review of this action under SEQRA; and

WHEREAS, the Planning Board has considered and carefully reviewed the requirements of the Town's local laws relative to subdivisions and the unique needs of the Town due to the topography, the soil types and distributions, and other natural and man-made features upon and surrounding the area of the proposed subdivision, and the Planning Board has also considered the Town's Comprehensive Plan and compliance therewith; and

WHEREAS, this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate: "Subdivision Plat Showing Lands of Tamara J. Thompson," prepared by Williams & Edsal Land Surveyors and dated 01/07/2023; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Staff; and other application materials;

WHEREAS, this action is exempt from the General Municipal Law County Planning referral requirements of General Municipal Law ("GML") §§ 239-1, 239-m, and 239-n through an Inter-Governmental Agreement between the Tompkins County Planning Department and the Town of Lansing dated 24 November 2003, as "residential

subdivisions of fewer than 5 lots all of which comply with local zoning standards and Tompkins County Sanitary Code requirements, and do not involve new local roads or streets directly accessing a State or county road" are excluded from GML referral requirements: and

WHEREAS, on 27 March 2023, the Planning Board reviewed and considered the aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and duly held a public hearing on the Minor subdivision application, and all evidence and comments were considered, along and together with the requirements of the Town's subdivision regulations, existing development in the surrounding area, the public facilities and services available, the Town's Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on- and off-site environmental impacts; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board;

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Lansing determines the proposed project will result in no significant impact on the environment and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Minor Subdivision approval for Town of Lansing Tax Parcel Number 22.-1-24.1.; and be it further

RESOLVED, that the Town of Lansing Planning Board grants Final Approval of the Application for a Minor Subdivision of certain land on Ridge Road, Lansing, New York, Tax Parcel Number 22.-1-24.1, subject to the following conditions:

1. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board Chair, thereafter presenting and obtaining the signing of the plat by Tompkins County Assessment Department stamp followed by filing in the Tompkins County Clerk's Office, followed by provision of proof of such filing within the time limit requirements of 62 days with the Town of Lansing Code Enforcement Office.

Dated: 27 March 2023

Motion by:
Seconded by:

VOTE AS FOLLOWS:

Tom Butler	
Sandra Dennis Conlon	
Christine Hass	
Laurie Hemmings	
John Licitra	
Larry Sharpsteen	
Dean Shea	
Deborah Trumbull	
Al Fiorille	

DRAFT

NOTES

- 1- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
- 2- Only copies from the original of this survey map with the surveyor's embossed seal are genuine, true and valid copies of the surveyor's original work and opinion.
- 3- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveyors adopted by the New York State Association of Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, and to the lending institution listed on this survey map and are not transferable.

FLINN (R.O.)
DEED BOOK 472 PAGE 807
TAX MAP NO.22-1-19

REMAINING LANDS OF
TAMARA J. THOMPSON
DEED NO.2022-06692
TAX MAP NO.22-1-24.1

PROPERTY LINES SHOWN NORTH OF RIDGE ROAD ARE FROM TOMPKINS COUNTY GIS DATA ONLY. THIS PROPERTY NOT SURVEYED AT THIS TIME.

THE BENSON FAM INC ONLY TRUST (R.O.)
DEED NO.2013-15926
TAX MAP NO.22-1-12.2

VALERY & FOOQUET (R.O.)
DEED NO.2018-2159
TAX MAP NO.22-1-24.2

MAP REFERENCES:

- 1) MAP OF PROPERTY IN LANSING TO BE CONVEYED BY ROBERT AND MARIE S. HULL TO LOUIS L. MANGERONI DATED OCTOBER 18, 1961 BY C.D. CORWIN AND FILED IN MAP DRAWER E PAGE 59.
- 2) SURVEY MAP NO.757 RIDGE ROAD DATED MARCH 29, 2004 BY T.G. MILLER, P.C. AND FILED IN INST. NO.457005-001.
- 3) SUBDIVISION PLAT SHOWING LANDS OF WILLIAM & JEAN SIMS LOCATED AT NO.735 RIDGE ROAD DATED DECEMBER 3, 2020 BY T.G. MILLER, P.C.

LEGEND

- - COMPUTED POINT
- - EXISTING IRON, LABELED
- T.G.M. ● - EXISTING 5/8" REBAR, T.G. MILLER CAP
- - UTILITY POLE
- - FENCE & HEDGE

**TITLE INFORMATION
PARCEL B**

TAMARA J. THOMPSON
DEED NO.2022-06691
TAX MAP NO.25-1-2
AREA=2.670 ACRES TO C/L
(2.413 ACRES TO R/W)

**TITLE INFORMATION
PARCEL A**

TAMARA J. THOMPSON
P/O DEED NO.2022-06692
P/O TAX MAP NO.22-1-24.1
AREA=21.300 ACRES TO C/L
(20.576 ACRES TO R/W)

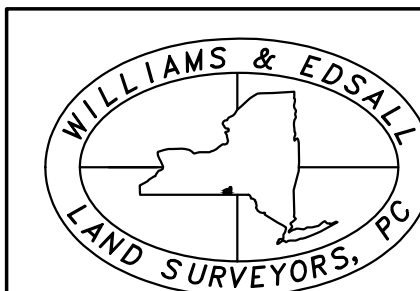
FINGER LAKES LAND TRUST (R.O.)
DEED NO.2021-8733
TAX MAP NO.25-1-6.2
SEE MAP REFERENCE NO.3

HERITAGE PARK TOWNHOUSES (R.O.)
INST. NO.457005-001
TAX MAP NO.25-1-5.12
SEE MAP REFERENCE NO.2

I hereby certify that I am a licensed land surveyor, New York State License No. 050823, and that this map 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 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 herein.

SIGNED: EDWARD RIPIC, JR. DATE: 1/7/2023

SIMS (R.O.)
DEED BOOK 654 PAGE 270
TAX MAP NO.25-1-6.1
SEE MAP REFERENCE NO.3



WILLIAMS & EDSELL LAND SURVEYORS, P.C.
The Turner House Suite 101
24 NYS Rte 96 Oswego, NY 13827
phone: (607)687-8953
www.williamsedsell.com

Subdivision Plat
showing portion of lands of
TAMARA J. THOMPSON
to be conveyed to
FINGER LAKES LAND TRUST
LOCATED ON RIDGE ROAD
TOWN of LANSING

TOMPKINS COUNTY NEW YORK
DATE: 1/7/2023 SCALE: 1"=120'

JOB NO: 2023-003
© COPYRIGHT 2023

APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

Preliminary ___ Date: _____ Final ___ Date: _____

Name of Proposed Development:

Kevin Kirby Primary Residence /The Barksville Inn

Applicant: Plans prepared by:

Name: Kevin Kirby
10 Flat Iron Road
Brooktondale, NY 14817
(607) 227-1636

Owner (if different) (If more than one owner, provide information for each)

Name: _____ n/a _____
Address: _____

Telephone: _____

Ownership intentions - i.e., purchase options: I purchased 1.4 acres of unimproved land located at Goodman Road (TPN 20.-1-8.220 in the Rural Agricultural Zoning District) in June, 2022 from Jeannine Kirby and Keith Kirby; my aunt and cousin, respectively. The lot was the last vacant parcel from the original planning of lots on Goodman Road from 1998. The lot, as designed, is set-back roughly 250 feet from Goodman Road, A 60 foot wide - right-of-way access on the East side of my property - remains for access to the fields behind the property. I will maintain this land for my Aunt and Cousin. All school and town taxes have been paid and are current as of the date of this application.

Location of site: 89 Goodman, Road Groton, NY 13073 (Town of Lansing)

Tax map description: TPN 20.-1-8.220

Current zoning classification: Rural Agricultural Zoning

State and federal permits needed (list type and appropriate department): N/A

Proposed use of site: I intend to build a one story ranch primary residence for myself and a live-in home healthcare aide. The two bedroom, 1 bath 1600 sq. foot live-work Steel framed home will measure 36 x 45 (rendering included herewith). The house will also be home to my in-home small business, The Barksville Inn, where I provide cage-free dog boarding for a maximum of 5 dogs who are under 50 pounds each.

Total site area (square feet or acres): 1.4 acres

Anticipated construction time: April - June, 2023

Will development be staged? No

Current land use (agriculture, commercial, undeveloped, etc.): Undeveloped agricultural land

Current condition of site (buildings, brush etc.) Brush/overgrown grass. The Town of Lansing Highway Department has installed a culvert for access onto the property. In addition, Bill Kirk of Kirkway Farm of Lansing installed a stone driveway from Goodman Road leading into the proposed job site. No trees were removed or damaged to install the driveway and none will be for or during construction..

Character of surrounding lands (suburban, agriculture, wetlands, etc.): A mix of agriculture/farm land and single family homes.

Estimated cost of proposed improvement: \$250,000 - \$275,000

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable): Minimal / 6 - 12 drop off/pick ups per week. The Barksville Inn was created to be an alternative to traditional commercial kennels. Instead of 20-40 confined 4'x10' chain-linked "runs" that you would find at a kennel - I wanted to create a dog focused environment - a dog home - that I could welcome a few non-aggressive guests to enjoy when their family was traveling.

Why should Duke or /Mia go to jail when their humans go to Disney World?

By incorporating some pack friendly design techniques (rather than human focused) we greatly reduce separation anxiety and thus the barking and destructive behaviors that go with it for a much less stressful experience for all. Remaining small (with a maximum of 5 guests) and longer stays (one week to one month is typical) - no significant increase in traffic will occur. In addition, our typical drop/off and pick/times are between 11:00 am - 4:00 pm - neighbors can expect no additional street noise. Additionally - all guests will remain indoors from 10:00 pm to 6:00 am. Our proposed outdoor is located in the rear of the property - further shielding our neighbors from our guests. No grooming and training services are provided on site.

Describe proposed use including primary use, ground floor area, height and number of stories for each building:

The home will be a one story ranch home with a steel exterior (navy with white trim) totalling 1,620 sq foot (36 x 45 x10) with a 4/12 pitched roof in charcoal. The build out of the interior will include 2 bedrooms, one ADA bathroom, kitchen dining/living room and dog room with a side entrance. For resale value purposes - the dog space has been designed to allow it to a master bedroom. The side entrance will open into a fenced-in area which the dogs (maximum of five (5) and under 50 pounds) will have access to from 6am - 10pm.

Once construction is complete and I have the proper documents to move into the home - I plan to personally meet my Goodman Road neighbors, explain who I am/what I am doing and give them direct contact information. Being respectful of my neighbors - especially regards to noise - is incredibly important. I regularly speak with my neighbors here in Brooktondale to ensure my guests are not causing any issues and/or to see if there is anything I can do for them.

Kevin Kirby
10 Flat Iron Road
Brooktondale, NY 14817
(607) 227-1636
Kirby13073@gmail.com

January ____, 2023

Planning Board Members
Town of Lansing
29 Auburn Road
Lansing, NY 14882

Re: 89 Goodman Road

Dear Planning Board Members:

As per the Town of Lansing code, I am hereby submitting, for your review and approval, my proposed plan for the unimproved property located at 89 Goodman Rd, TPN 20.-1-8.220 in the Rural Agricultural Zoning District.

BACKGROUND

I was born and raised in Tompkins County. I grew up on East Lansing Road in a home my parents built nearly 55 years ago - and still live in today. Under former Parks & Rec Director Steve Colt, I worked as a lifeguard at Myers Park for seven summers. In 1991, I graduated from Lansing High School and Ohio University in 1995.

While working at Cox Communications in Atlanta, Georgia - I was offered, and accepted, a long term disability package. I live with GNE Myopathy, a rare genetic neuromuscular disorder (a form of Muscular Dystrophy) that causes progressive skeletal muscle atrophy and eventually death. There is no cure or available treatment options for GNE Myopathy at this time - but researchers remain hopeful.

In 2015, I moved back to New York to be closer to family. To stay active and productive I began doing a number of odd jobs - one being caring for my neighbors dogs when they would travel. Before I knew it, I had the start of a thriving small in-home business that I loved. However, my increasing mobility challenges make navigating conventional homes or apartments difficult. After spending two years house hunting for a wheelchair accessible home (or one that could be modified) with no luck - I decided building would be my best option.

PROPOSAL

From researching different building options - I decided on a Morton steel post-framed ranch home. The Morton "shell" structure (barndominium), would give me the flexibility to build out the roughly 1600 sq foot barrier-free interior to my specific needs. Working with a ADA home designer - we came up with a custom designed home with 2 bedrooms, 1 oversized bath (with roll-in shower for example) that would allow me and my live-in home healthcare aide to live permanently. The design also incorporated space for my in-home dog sitting business - The Barksville Inn. We purposefully designed the dog area to be that of a master bedroom space for resale value purposes.

To date - some pre-construction work has been completed on the site (completed before I learned I needed Planning Board approval - my apologies). The Town of Lansing Highway Department has installed a culvert to access the property from Goodman Road. Bill Kirk of Kirkway Farms in Lansing installed a natural stone driveway without needing to remove any trees. Randolph Well & Drilling of Freeville has dug and capped a 120 feet well on the property in the location determined by the Tompkins County

Department of Health. The home footprint has been staked, as well as the approved septic system, wait for your approval before beginning work.

LIVE WORK HOME

I registered The Barksville Inn as a Limited Liability Company (LLC) entity with New York State as of June 15, 2016 (IRS Federal Tax Number: 81-3278040) with the guidance from the Alternatives Federal Credit Union and the Small Business Development Center (SBDC) at SUNY Binghamton. The business is classified as an “in-home business.” No breeding, grooming, training or sheltering of homeless dogs occurs; thus, we do not fall under the New York State Animals and Markets Laws Sections #350 and #355. (although we surpass these state set standards for animal care as well as the federal Animal Welfare Act). For the past four (4) years, I have been renting a home in Brooktondale - where the Town of Caroline has no planning or zoning codes regarding approval..

I intend to create an alternative to traditional commercial kennels. Instead of 4’x10’ chain-linked “runs”- my proposed new home is a custom designed open concept space where I can remain mobile and welcome a few non-aggressive guests to enjoy when their family is traveling. As stated, I began the business by simply helping my neighbors. I found a tremendous need for more personal, cage-free dog care in Tompkins County. Living off my Social Security Disability - the additional income has been helpful as well and given me renewed purpose. I am currently the ASPCA District Caption for New York 19th Congressional District for Legislative Engagement.

The Inn proudly donates 20% of net revenue to charitable organizations who rescue, care for, support and/or advocate on behalf of companion, farm and wild animals.

GOODMAN ROAD

PRESENT CENTER OF PAVING

S 85°10'39" E
20.00'

TIE MEAS. 1246'± TO EAST LINE
TOWN OF LANSING



- LEGEND**
- △ - COMPUTED POINT
 - - PIN SET WITH CAP
 - ⊗ - IRON PIN FOUND
 - ⊗ - IRON PIPE FOUND
 - ⊗ - UTILITY POLE
 - * - PROPOSED NEW DIVISION LINE

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

STARK (R.O.)
442896-001
TAX MAP NO. 20-1-8.23

REFERENCE IS MADE TO A SURVEY MAP ENTITLED "SURVEY MAP SHOWING PORTION OF LANDS OF KIRBY LOCATED ON GOODMAN ROAD..." DATED APRIL 11, 1997 BY T.G. MILLER P.C.

N 04°49'21" E 315.26' TOTAL

290.00' (p to p)

S 04°49'21" W 635.26' TOTAL

wood rail fence

STRAUF (R.O.)
BK.813 PG.292
TAX MAP NO. 20-1-8.25

S 85°10'39" E 159.75'

"vacant lot"

SHELDON (R.O.)
2016-11399
TAX MAP NO. 20-1-10.2

N 01°07'58" W 239.61'

TITLE INFORMATION
JEANNINE A. KIRBY & KEITH M. KIRBY
PART OF BK. 890 page 34
TAX MAP NO. 20-1-8.220
AREA= 1.317 ACRES TO R/W

P/O TAX MAP NO. 20-1-8.22
triangle= 0.104 ACRES

TOTAL AREA= 1.421 ACRES TO R/W

KIRBY (R.O.)
BK.920 PG.34
TAX MAP #20-1-8.22

STRAUF (R.O.)
BK.900 PG.212
TAX MAP NO. 20-1-8.28

CERTIFICATION

KEVIN THOMAS KIRBY
HARRIS BEACH, PLLC
STEWART TITLE INSURANCE COMPANY
I hereby certify to TOMPKINS TRUST COMPANY, ITS SUCCESSORS AND/OR ASSIGNS 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: 4/28/2022

N 10°29'22" E
65.89'

N 10°29'22" E
55.80'
49.80' (p to p)

SHELDON (R.O.)
2016-11399
TAX MAP NO. 20-1-10.2

triangle= 0.104 ACRES

N 79°28'29" W 162.20'
*S 81°32'12" W 171.50'

KIRBY (R.O.)
BK.722 PG.201
TAX MAP NO. 20-1-8.22

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.



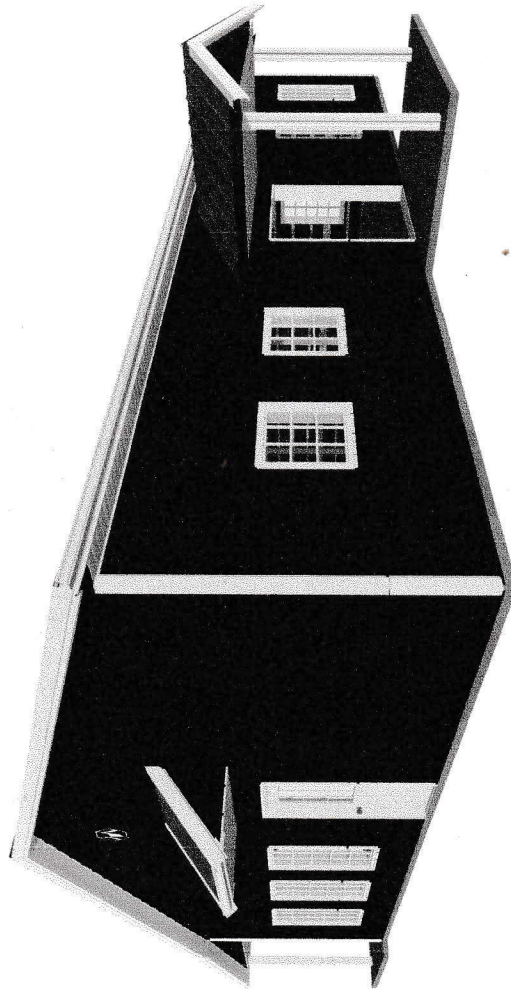
T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET
ITHACA, NEW YORK 14850
TEL (607)272-6477

TITLE: SURVEY MAP
SHOWING PORTION OF LANDS OF
JEANNINE A. KIRBY & KEITH M. KIRBY
LOCATED ON GOODMAN ROAD
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: **4/28/2022** SCALE: **1"=50'**

S22-343

306 36'x10' 4"x45' East and North Walls



KTK

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

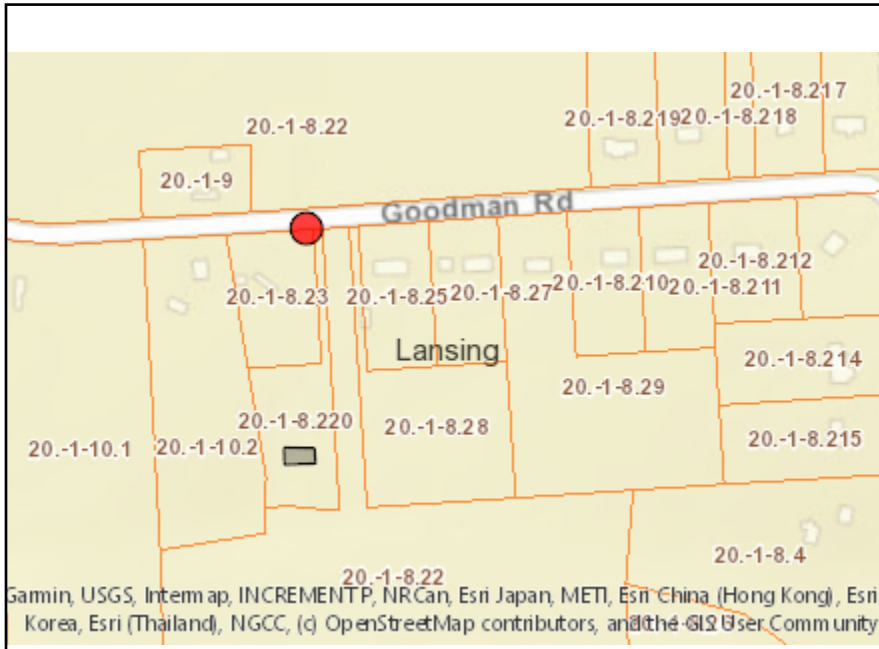
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Kevin Kirby / The Barksville Inn			
Name of Action or Project: Construction of Primary Residence w/ In-home Dog Care Business			
Project Location (describe, and attach a location map): 89 Goodman Road Groton, NY 13073 Town of Lansing, Tompkins County, New York			
Brief Description of Proposed Action: I am proposing to build a 2 bedroom, 1 bedroom ADA compliant 1 story ranch home ith space for a cage-free in-home dog boarding business. The roughly 1600 square foot, steel frame structure will be built on a concrete pad. A fenced in area to the east and south (left and rear) of the home for not more than 5,non-agressive dogs. No trees will be removed but I plan to add several pine and maple trees to the property after cconstruction..			
Name of Applicant or Sponsor: Kevin T Kirby		Telephone: 607-227-1636 E-Mail: Kirby13073@gmail.com	
Address: 10 Flat Iron Road			
City/PO: Brooktondale		State: NY	Zip Code: 14817
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Commission approval.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 1.4 acres	
b. Total acreage to be physically disturbed?		_____ 1.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 2.2 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		Section 3, Item d.	
5. Is the proposed action,	NO		
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Randolph Well & Pump Co. of Freeville, NY has drilled a 160 foot well in the location set forth by the Tompkins County Health Department's engineer plan.	NO	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Bill Kirk of Kirkwood Farms, Lansing NY will be installing a Mound Septic system as approved by the Tompkins County Health Department on September 26, 2022.	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ A seasonal stream is located at the rear of the property. The rear of the proposed home will be at least 125 feet from the stream area. We will not encroach, alter or damage to wetland area in any way - allowing the natural setting to remain and flourish. _____	NO	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Kevin T Kirby</u> Date: <u>01- -2023</u></p> <p>Signature: _____ Title: _____</p>		



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



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

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: Kevin T. Kirby
Mailing address: 10 Flat Iron Rd
Brooktondale NY 14817

B. Description of the proposed project: Build a 1,600 sq foot primary residence with 2 bedrooms, ADA bathroom and space for an in-home small dog boarding business

C. Project site address: 89 Goodman Rd, Groton Town: Lansing

D. Project site tax map number: 20-1-8.220

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: 1.4

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.

Jeannine Kirby and Keith Kirby 523 Auburn Rd
Groton NY 13073 - Roughly 120 acres
of hay field are located behind the
property with a 60 foot wide access
located directly east of the property

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.  
~~~~~

Kevin T Kirby
Name and Title of Person Completing Form

03/08/23
Date

RESOLUTION PB 23-XX

**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) NEGATIVE
DECLARATION AND SITE PLAN APPROVAL
89 GOODMAN ROAD
TAX PARCEL NO. 20.-1-8.220**

WHEREAS, an application was submitted by Kevin Kirby for review of a Minor Subdivision site plan to operate a kennel from a single-family home located at 89 Goodman Road, Tax Map No 20.-1-8.220, located in the RA- Rural Agricultural Zone; and

WHEREAS, this is a proposed action reviewed under Town of Lansing Code § 270-27 Site Plan, for which the respective completed applications were received **XXX, 2023;** and

WHEREAS, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires that a Lead Agency be established for conducting environmental review of projects in accordance with state environmental law and the Lead Agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action; and

WHEREAS, the Planning Board, being the local agency which has primary responsibility for approving the action declares itself the Lead Agency for the review of this action under SEQRA; and

WHEREAS, the Planning Board has considered and carefully reviewed the requirements of the Town's local laws relative to subdivisions and the unique needs of the Town due to the topography, soil types and distributions, and other natural and man-made features upon and surrounding the area of the proposed subdivision, and the Planning Board has also considered the Town's Comprehensive Plan and compliance therewith; and

WHEREAS, this Board, acting as Lead Agency in SEQRA reviews and accepts as adequate: "Survey for Finger Lakes Land Trust," prepared by Williams & Edsal Land Surveyors dated 12/02/2022; a Short Environmental Assessment Form (SEAF), Part 1 submitted by the Applicant, and Part 2 prepared by the Planning Staff; and other application materials; and

WHEREAS, this action, being within 500 feet from the boundary of a farm operation located in an Agricultural District created under Article 25AA of NYS Agriculture and Markets Law, was submitted to County Planning referral requirements of General

Municipal Law ("GML") §§ 239-1, 239-m, and 239-n; and

DRAFT

WHEREAS, on 27 March 2023 the Planning Board reviewed and considered the aforementioned site plan application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882, and duly held a public hearing on the Minor subdivision application, and all evidence and comments were considered, along and together with the requirements of the Town's subdivision regulations, existing development in the surrounding area, the public facilities and services available, the Town's Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on- and off-site environmental impacts; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board;

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Lansing determines the proposed project will result in no significant impact on the environment and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Minor Subdivision approval for Town of Lansing Tax Parcel Number 20.-1-8.220; and be it further

RESOLVED, that the Town of Lansing Planning Board grants Final Approval of the Application for a Minor Subdivision of certain land at 124 Cedar View Road, Lansing, New York, Tax Parcel Number 20.-1-8.22 subject to the following conditions:

Dated: 27 March 2023

Motion by:
Seconded by:

VOTE AS FOLLOWS:

Tom Butler	
Norman Lin Davidson	
Al Fiorille	
Larry Sharpsteen	
Dean Shea	
Deborah Trumbull	
Erin Worsell	

DRAFT



PROJECT NARRATIVE
East Shore Circle Subdivision
Phase 1
106 East Shore Circle
Town of Lansing
Tompkins County, NY
1-25-23

General

On November 28, 2022, Jesse Young, representing the Young/Barnett families, presented sketch plan materials for the subdivision of an approximately 23.2-acre parcel located at 106 East Shore Circle in the Town of Lansing. The tax parcel number is 37.1-7-12.2 and currently consists of open fields, a steep, wooded section of Gulf Creek gorge and a single-family home at 106 East Shore Circle. None of the fields are currently being used for farming due to lack of size. The project will be designed, approved, and constructed in 2 phases.

This application is for Phase 1 of the project which proposes to subdivide the parcel into 7 building lots. On the north side of East Shore Circle, 6 lots will be created including 5 new single-family home lots and 1 lot for 106 East Shore Circle. An existing trail (known as the Emile Jonas Falls Nature Trail) and the trailhead parking lot will remain on the 106 East Shore Circle lot. The remainder of the parcel on the south side of East Shore Circle will remain vacant and be developed in Phase 2 of the project. The property is zoned R2 Residential – Moderate Density and all lots will conform to current zoning regulations. The applicant does not plan to build any of the homes but will sell individual house lots.

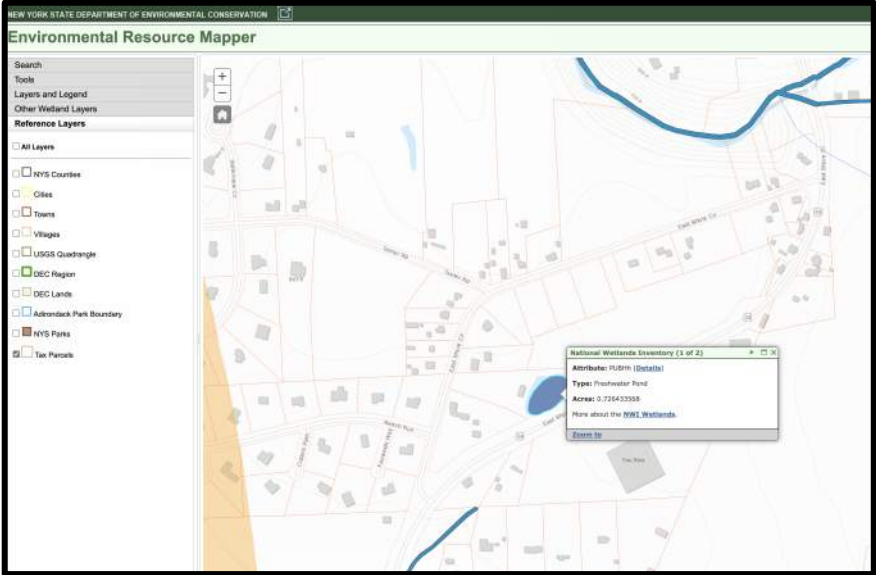
The project qualifies as a Realty Subdivision so an application for Realty Subdivision approval is being sought through the Tompkins County Health Department concurrent with this application.

Environmental

The project will add 5 new homes to the existing moderate density neighborhood with no substantial increase in traffic. Tree clearing and construction on steep slopes will be minimal as most of the proposed development will occur in the gently sloping open field. The Young/Barnett families will secure a reservation over a portion of Lots 4 and 5 for the future construction and extension of a municipal roadway and utilities to the adjoining property to the west.

Municipal water, electric, and telecommunication services are available along East Shore Circle and will be extended to serve each lot. No municipal sewers exist so the lots have been sized to accommodate individual on-site wastewater treatment systems (septic systems). Final septic system designs will require approval of the Tompkins County Health Department.

106 East Shore Circle will contain an existing stream and wet area located just north of the roadway. The stream is not a regulated stream. The wet area does not appear on Federal or NYSDEC wetland maps but was mapped by Tompkins County in 2012 (See Images Below). Neither the stream nor the wet area will be disturbed as part of the project. A second wet area was shown on the Tompkins County mapping in the south portion of the parcel. This will not be disturbed during this phase of the project and will be further investigated during Phase 2 of the project.



NYSDEC Environmental Resource Mapper
Blue – Federal Wetlands
No Mapping of North Wet Area



2012 Tompkins County Wetland Map
Green – Federal Wetlands
Yellow - TC Wetlands



Stormwater

Phase 1 and 2 of the project have separate watershed discharge points so each phase will require the preparation of a Full Stormwater Pollution Prevention Plan (SWPPP) including permanent stormwater management facilities to address runoff and water quality. All permanent stormwater management facilities (including infiltration basins, forebays, culverts, and vegetated swales) will be dedicated to the Town and will be located on either lots dedicated to the Town or within appropriate easements. To secure funding for expenses related to the inspection, maintenance, and repair of these stormwater management facilities, the Town may consider placing this subdivision in a Drainage District.

A Full Stormwater Pollution Prevention Plan (SWPPP) has been prepared for the proposed construction of a five (5) lot residential subdivision consisting of 2,400-SF homes, associated driveways, and landscaping. Lots 4 and 5 of the development will be served by a common privately shared driveway and Lots 1 – 3 will be independently accessed off of East Shore Circle. Each parcel will have privately owned water and sewer utilities and a series of general site drainage collection swales will direct development stormwater runoff into two engineered infiltration basin stormwater practices for water quality volume treatment and quantity attenuation.

This project has been designed to prepare each lot for individual private sale. Home construction will occur by future owners.

The five lots at build out will disturb approximately 299,000-SF (6.86-AC) of former brush land introducing roughly 27,167-SF (0.62-AC) of new impervious cover. This amounts to 9% as a ratio of existing impervious to proposed.

Subcatchment Evaluation: There are two (2) pre-developed (existing) watershed subcatchments (ESC-1 and ESC-2) for this site totaling 284,235-SF (6.52-AC). The site topography divides the parcel into two sections with ESC-1 dominating the western half and ESC-2, the east. The areas are bounded from the south by a shallow road swale along E. Shore Circle Drive. Flow in this ditch moves east at a flat slope and outlets into a marshy area in Lot 6. Along the western line, natural topography keeps off-site runoff influences away from the development.

Within the parcel, sheet flow for ESC-1 travels in a south to north pattern over gentle slopes of 2-3%. Runoff eventually terminates alongside a steep gorge drop-off at the northern end which is designated as Design Point 1 on hydraulic and hydrologic drainage plans, Sheet C-109. ESC-2 follows a southwest to northeast direction over similar slopes reaching a natural drainage channel leading to Gulf Creek at Design Point 2.

The proposed development has been divided into two subcatchments, PSC-1 and PSC-2 which mirror the shape and size of ESC-1 and 2. Changes in landcover during construction, minor grading modifications, and the introduction of impervious hardscape surfaces can negatively affect runoff rates and volumes and introduce pollutants to the environment as compared to previously existing conditions. As such, a plan to provide water quality volume treatment and quantity attenuation in accordance with NYSDEC standards is necessary.



PSC-1 includes the areas of proposed development lots 3-5 which include the shared driveway, homes and regraded lots. Flow from lot 3 and the drive is captured by a new 10'W x 1.5'D road swale which is directed through a culvert into a receiving channel to the north where it terminates into a forebay and infiltration basin. Runoff from lots 4 and 5 will be captured by a similarly sized interceptor swale and into the same storm practice.

PSC-2 includes areas for Lots 1 and 2 which flow to the northeast and into a second infiltration basin. A short 10'W x 1.5'D grassed interceptor swale will be situated at the extreme southeast corner of the parcel to ensure that flow is bounded to the developed site.

Treatment Flowpath: The proposed subcatchments have been identified as areas in need of water quality treatment due to impacts from construction and added impervious surfaces. Overall, there are two (2) infiltration basins that have been designed to address runoff reduction volume concerns and to treat 100% of the site water quality volume.

Site Soils: Using the USDA Web Soil Survey, two soil types have been identified within the watershed of the existing site and shown on Sheet C-109. Howard, (HdC) is a gravely loam with moderately high to high drainage characteristics (0.57 – 5.95 in/hr) in the hydrologic soil group A. Ovid (OaA) is a silt loam with moderately low to moderately high drainage characteristics 0.06 – 0.20 in/hr in the hydrologic soil group C. Overall, Howard makes up roughly 13% and Ovid 87% of site soils.

Soils data was obtained from the on-line USDA Soil Conservation Service Web Soil Survey.

Site Topography: The site as a whole has a varied slope of between 2 – 3% primarily moving downhill from south to north.

Site Watershed: Of the 6.52-acre watershed, the cumulative area of disturbance at full buildout of the five lots will be approximately 6.86-acres. Under no circumstances will more than 5.0-AC be opened at any one time.

Rainfall: Rainfall data used in the modeling and analysis was taken from www.prcipt.net, from the Northeast Regional Climate Center which is an accepted NYSDEC reference (Appendix 4). Rainfall data specific to Tompkins County under consideration, for various 24-hour storm events tabled below:

RAINFALL DATA

STORM	24-HOUR RAINFALL
1-year	2.00 inches
10-year	3.41 inches
100-year	5.86 inches

These values were used in modeling for the evaluation of existing and proposed stormwater run-off conditions.



Attached to this narrative are the following documents in support of this application:

- Application for Review and Approval of Subdivision
- Fee of \$225
- Agricultural Data Statement
- Short Environmental Assessment Form
- Drawings
 - Survey Map Mo. 106 East Shore Circle
 - G-001 Cover Sheet
 - C-101 Existing Conditions Plan
 - C-102 Subdivision Plan Entire Parcel
 - C-103 Subdivision Plan North
 - C-104 Utility Plan
 - C-105 Grading and Drainage Plan
 - C-106 Erosion and Sediment Control Plan
 - C-107 Erosion and Sediment Details
 - C-108 Infiltration Basin Details
 - C-109 Hydraulic and Hydrologic Runoff Analysis Worksheet Existing Conditions
 - C-110 Hydraulic and Hydrologic Runoff Analysis Worksheet Proposed Conditions

SciArabba Engineering, PLLC.



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

SciArabba Engineering, PLLC

www.sciArabbaengplus.com | 607-327-0578 | ajs@sciArabbaengplus.com

9664 Kingtown Road, Trumansburg, NY 14886

Town Of Lansing Planning Board
Application for Review and Approval of Subdivision

Check One: X Subdivision Plat Fee Paid \$ 225.00 Date 1/23/2023
Boundary Change Receipt No.

- 1. Name or Identifying Title East Shore Circle Subdivision 2023 Phase 1
2. Tax Parcel No. 37.1-7-12.2 Zoning District R2
3. Subdivider: (if owner, so state:

if agent or other type of relationship, state details on separate sheet)
Name & Title Jesse Young (agent for John, James, Julie Young & Susan Barnett)
Signature Date 1/23/2023
Address 3105 N. Triphammer Rd, STE 1, Lansing, NY 14882
Phone 607-533-0346 Fax E-Mail jesse@youngbros.com
Other Contact information

- 4. Licensed Land Surveyor:
Name: T.G. Miller P.C.
Address 605 W State St Suite A, Ithaca, NY 14850
Phone 607-272-6477 Fax E-Mail
Other Contact information

- 5. Engineer:
Name: Andrew J. Sciarabba (Sciarabba Engineering & Design)
Address 9664 Kingstown Road, Trumansburg, NY 14886
Phone 607-327-0578 Fax E-Mail ajs@sciarabbaengplus.com
Other Contact information

- 6. Easements or other restrictions on property: (Describe generally)
Rights of the public (highway), NYSEG Easement

- 7. Names of abutting owners and owners directly across adjoining streets, including those
in other towns (Available at Tompkins County Assessor's Office. Attach
additional sheets if necessary)
Flora McDowell 26 Etna Rd Ithaca, Mary & James Sullivan 15-2763 Papai St Pahoia HI, Charles Armstrong
60 East Shore Cir Ithaca NY, Helene Croft 66 East Shore Cir Ithaca NY, Grigory & Natalya Pikulik 51 East Shore
Cir Ithaca NY, Glenna McMinn 73 East Shore Cir Ithaca NY, Wayne Lucas 33 East Shore Cir Ithaca NY,
James Tully 29 East Shore Cir Ithaca NY, Community Rec Center Inc 1767 East Shore Dr Ithaca NY,
John Oaks 1793 East Shore Dr Ithaca NY, Kim Clapper PO Box 177 Etna NY, RPM Lansing LLC 207 Groton Ave
Cortland NY, Sally Espinosa Living Trust 115 East Shore Cir Ithaca NY, Haley Zabriskie 97 East Shore Circle Ithaca NY,
Kenneth Keough 89 East Shore Cir Ithaca NY, Patrick Woods 83 East Shore Cir Ithaca NY, Michael Herbster &
Ramona Cornell 112 East Shore Cir Ithaca NY

- 8. Requested exceptions: The Planning Board is hereby requested to authorize the
following exceptions to or waivers of its regulations governing Subdivisions
(attach list of exceptions with the reason for each exception set forth):
NONE

* Note: Application, Fee and required documents must be received in
the Planning Office 21 days prior to the scheduled Planning Board Meeting.

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: Jesse Young
Mailing address: 3105 N. Triphammer Road, STE 1
Lansing, NY 14882

B. Description of the proposed project: To subdivide parcel 37.1-7-12.2 into 7 lots
5 future single family home lots, 1 existing home lot and 1 vacant lot

C. Project site address: 106 E. Shore Circle Town: Lansing

D. Project site tax map number: 37.1-7-12.2

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: 23.21

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.

Parcel 37.1-6-2.2 at 1775 East Shore Drive, Owners: John, James, Julie Young & Susan Barnett
Mailing address is the same as this applicant above

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.

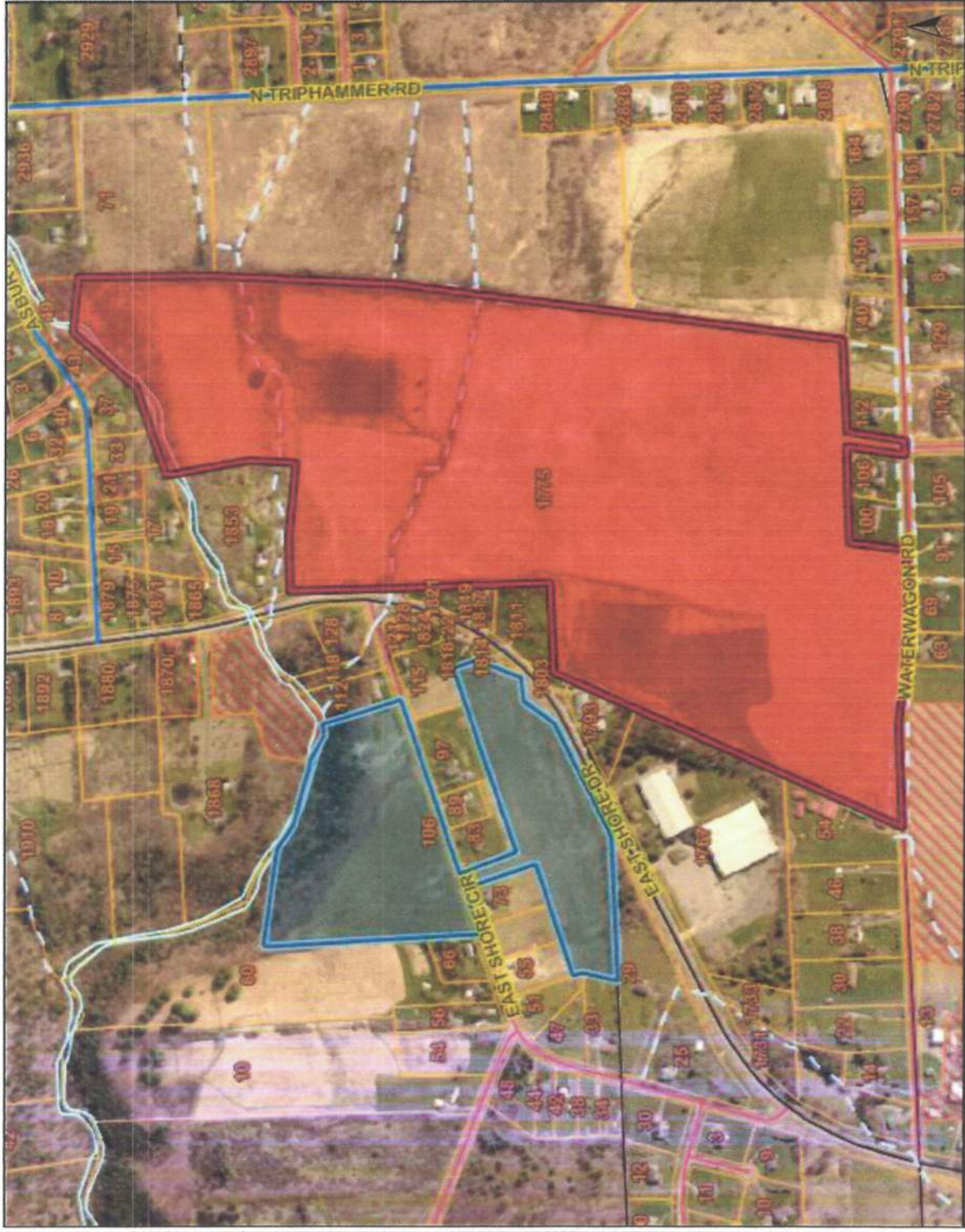
FARM NOTE

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.

Jesse Young (agent for the owners)
Name and Title of Person Completing Form

1/23/2023
Date

East Shore Circle Subdivision 2023 Phase 1



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

Address

Secondary and Higher Ed

Protected Streams

- AA- Drinking Water Source
- A- Drinking Water Source
- AT) Water source support trout population
- B- Swimming and other contact rec
- C(T)- Support trout population
- C(TS)- Support trout spawning
- B(T) Swimming and other contact rec may support trout pop
- C- Support fisheries and other non contact rec

Section 3, Item e.

Notes

Blue: subject parcel, Rec: Farmed Par

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: East Shore Circle Subdivision Phase 1			
Project Location (describe, and attach a location map): 106 East Shore Circle, Lansing, NY			
Brief Description of Proposed Action: Subdivision of an approximately 23.2 acre parcel into 7 parcels. 7 parcels to include 5 future single-family home lots, 1 existing home lot, and 1 vacant lot.			
Name of Applicant or Sponsor: Jesse Young		Telephone: 607-533-0346	
		E-Mail: jesse@youngbros.com	
Address: 3105 N.Triphammer Road, Suite 1			
City/PO: Lansing		State: NY	Zip Code: 14882
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDOH, TCHD - Septic Permits NYSDEC, Town of Lansing - Stormwater SPDES		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 23.21 acres			
b. Total acreage to be physically disturbed? _____ 6.86 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 23.21 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		Section 3, Item e.	
5. Is the proposed action,	NO		
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
If Yes, identify: _____			
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	NO	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
If the proposed action will exceed requirements, describe design features and technologies: All new homes will need to meet local and state energy code requirements.			
10. Will the proposed action connect to an existing public/private water supply?	NO	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
If No, describe method for providing potable water: _____			
11. Will the proposed action connect to existing wastewater utilities?	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
If No, describe method for providing wastewater treatment: _____ Individual on-site wastewater treatment systems (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?	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

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

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

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

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

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

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

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

If Yes,

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:

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

A full Stormwater Pollution Prevention Plan (SWPPP) will be prepared including permanent stormwater practices to address stormwater runoff in accordance with Town and NYSDEC stormwater regulations.

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:

Proposed infiltration basins for stormwater will temporarily impound runoff from storm events and drain within 24 to 48 hours of an event.

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

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

If Yes, describe:

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

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

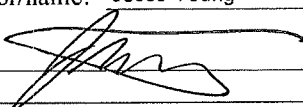
If Yes, describe:

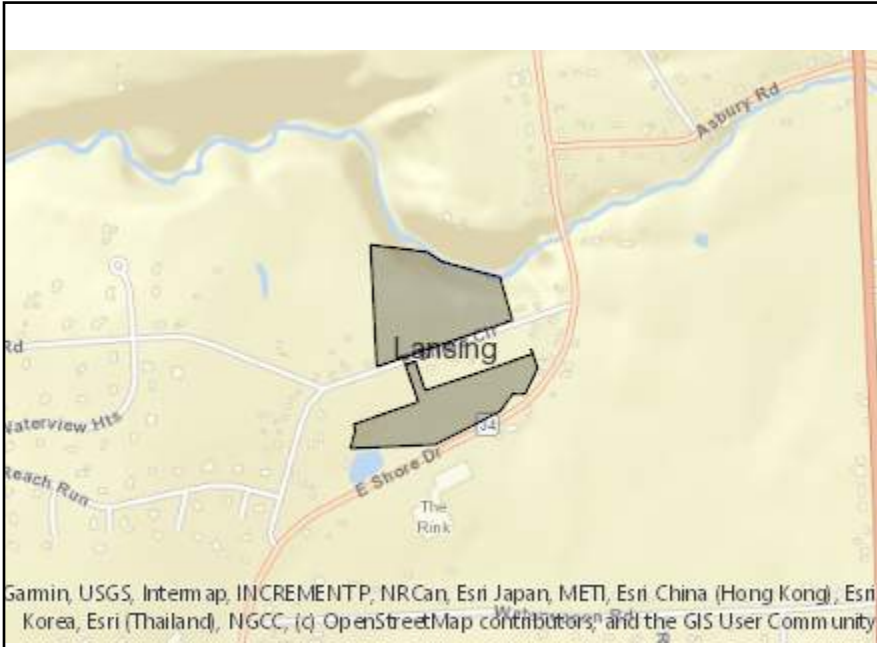
No hazardous remediation has been performed on tax parcel to knowledge of the owners. EAF Mapper's "Yes" answer may be due to a salt test well Cargill drilled then abandoned in 1977 in the north corner of the parcel. Well will not be disturbed.

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

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

Applicant/sponsor/name: Jesse Young Date: 1/23/2023

Signature:  Title: Agent



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



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

PRELIMINARY SUBDIVISION APPLICATION 1-25-2023

EAST SHORE CIRCLE PHASE 1

7-LOT MAJOR SUBDIVISION

JESSE YOUNG

106 East Shore Circle, Lansing, New York 14882



SCARABBA ENGINEERING, PLLC
9604 Kingtown Road
Trumansburg, NY 14886
607-527-0576
www.scarabbaengplus.com

Timothy C. Buhl, P.E.
35 Fire Lane 24
Auburn, NY 13021

EAST SHORE CIRCLE SUBDIVISION
PHASE 1
106 EAST SHORE CIRCLE LANSING NY, 14882

DRAWING LIST

GENERAL

G-001 COVER SHEET

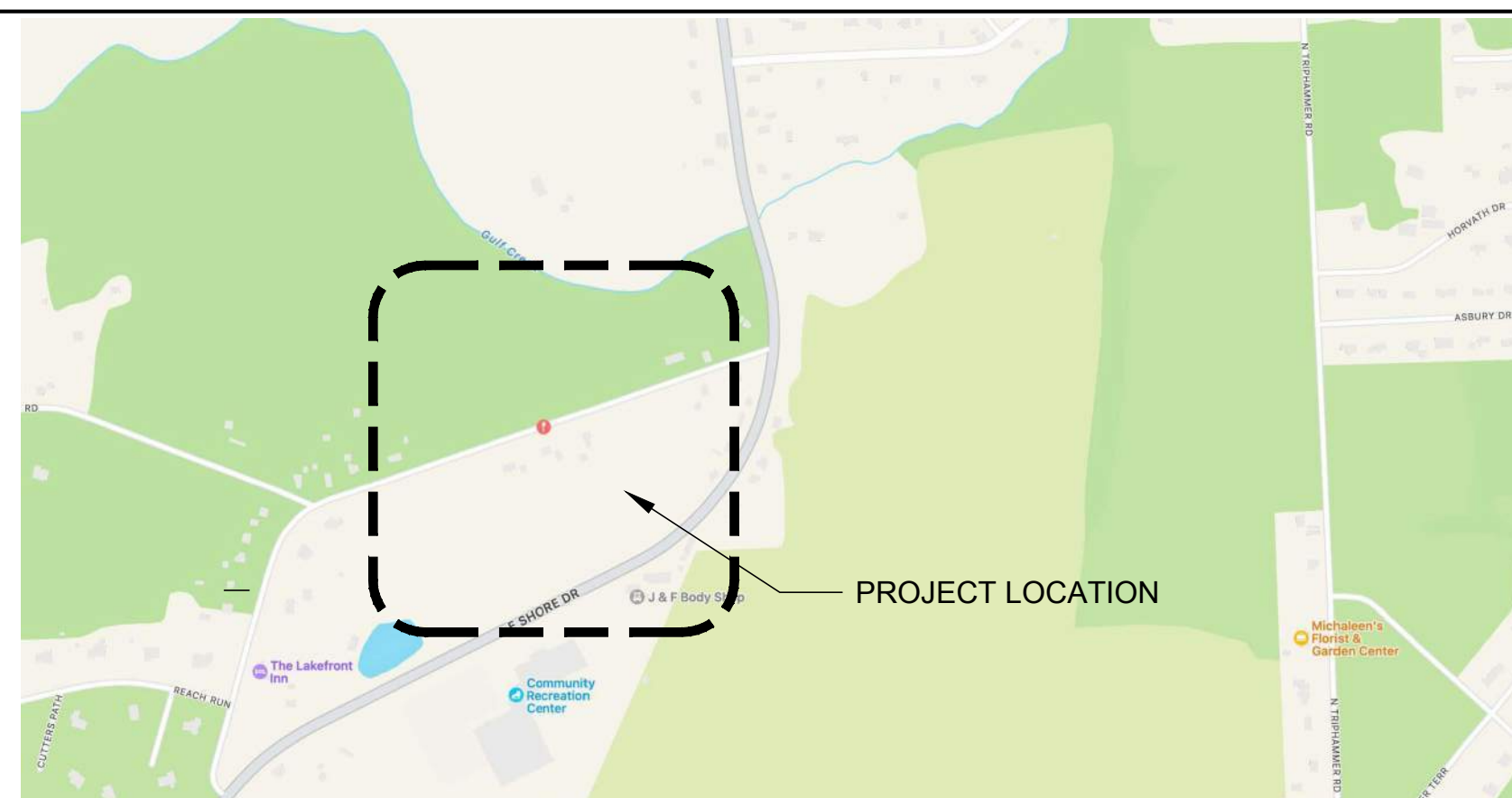
CIVIL

- C-101 EXISTING CONDITIONS PLAN
- C-102 SUBDIVISION PLAN ENTIRE PARCEL
- C-103 SUBDIVISION PLAN NORTH
- C-104 UTILITY PLAN
- C-105 GRADING AND DRAINAGE PLAN

STORMWATER

- C-106 EROSION AND SEDIMENT CONTROL PLAN
- C-107 EROSION AND SEDIMENT DETAILS
- C-108 INFILTRATION BASIN DETAILS
- C-109 HYDRAULIC AND HYDROLOGIC RUNOFF ANALYSIS WORKSHEET EXISTING CONDITIONS
- C-110 HYDRAULIC AND HYDROLOGIC RUNOFF ANALYSIS WORKSHEET PROPOSED CONDITIONS

PROJECT LOCATION PLAN



PROJECT INFORMATION

DATE: 1/25/2023
 JOB NUMBER: 22-30
 APPLICANT: JESSE YOUNG
 APPLICANT ADDRESS: 3105 N. TRIPHAMMER ROAD, SUITE #1 LANSING, NY 14882
 APPLICANT PHONE: 607-533-0346
 APPLICANT EMAIL: JESSE@YOUNGBROS.COM
 PROJECT ADDRESS: 106 EAST SHORE CIRCLE LANSING, NY 14882
 PARCEL INFORMATION: TAX MAP NO. 37.1-7-12.2 APPROX. 23.0 ACRES

DRAWING NUMBER
G-001



SCTARABBA ENGINEERING, PLLC
9064 Kingtown Road
Trumansburg, NY 14886
607-567-0078
www.sctarabbaeng.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.

EAST SHORE CIRCLE SUBDIVISION PHASE 1 106 EAST SHORE CIRCLE LANSING NY, 14882

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

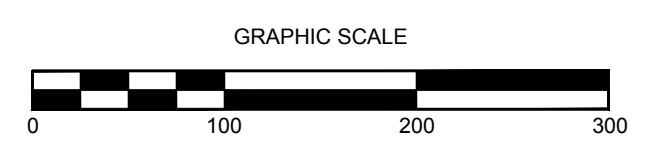
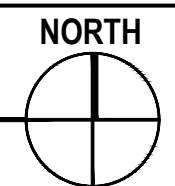
PROJECT NUMBER	22-30
DATE	01/25/2023
SCALE	1"=100'

DRAWING TITLE
**EXISTING
CONDITIONS
PLAN**

DRAWING NUMBER
C-101



EXISTING CONDITIONS PLAN
SCALE: 1"=100'





SCITARABBA ENGINEERING, PLLC
9064 Kingtown Road
Trumansburg, NY 14886
607-527-0278
www.scitarabbaeng.com



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**EAST SHORE CIRCLE SUBDIVISION
PHASE 1
106 EAST SHORE CIRCLE LANSING NY, 14882**

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

PROJECT NUMBER	22-30
DATE	01/25/2023
SCALE	1"=100'

DRAWING TITLE
**SUBDIVISION
PLAN ENTIRE
PARCEL**

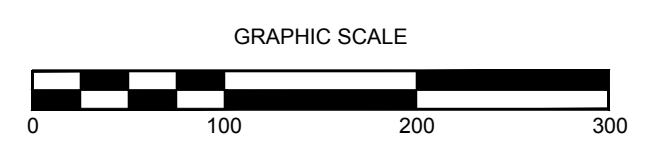
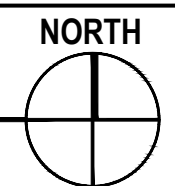
DRAWING NUMBER
C-102



TITLE INFORMATION
JOHN F. YOUNG
SUSAN M. BARNETT
JAMES R. YOUNG
JULIE R. YOUNG
P/O INSTRUMENT NO. 463401-001
P/O TAX MAP PARCEL NO. 37.1-7-12.2
AREA=23.21 ACRES NET TO RD
RIGHT OF WAY & HIGHWAY LINE

SUBDIVISION PLAN ENTIRE PARCEL

SCALE: 1"=100'



SCIARABBA
engineering+design

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**EAST SHORE CIRCLE SUBDIVISION
PHASE 1
106 EAST SHORE CIRCLE LANSING NY, 14882**

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

PROJECT NUMBER	22-30
DATE	01/25/2023
SCALE	1"=50'

DRAWING TITLE

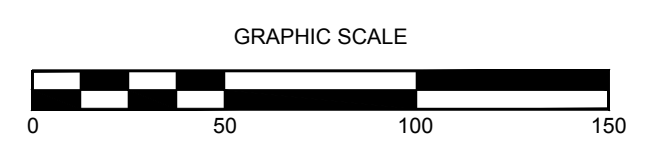
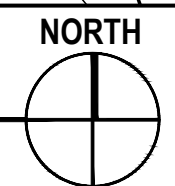
UTILITY PLAN

DRAWING NUMBER

C-104



UTILITY PLAN
SCALE: 1"=50'



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engineering+design

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Trumansburg, NY 14886
607-527-0278
www.sciarabbadesign.com



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**EAST SHORE CIRCLE SUBDIVISION
PHASE 1
106 EAST SHORE CIRCLE LANSING NY, 14882**

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

PROJECT NUMBER	22-30
DATE	01/25/2023
SCALE	1"=50'

DRAWING TITLE

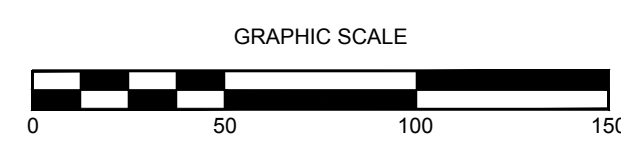
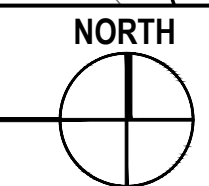
GRADING & DRAINAGE PLAN

DRAWING NUMBER

C-105

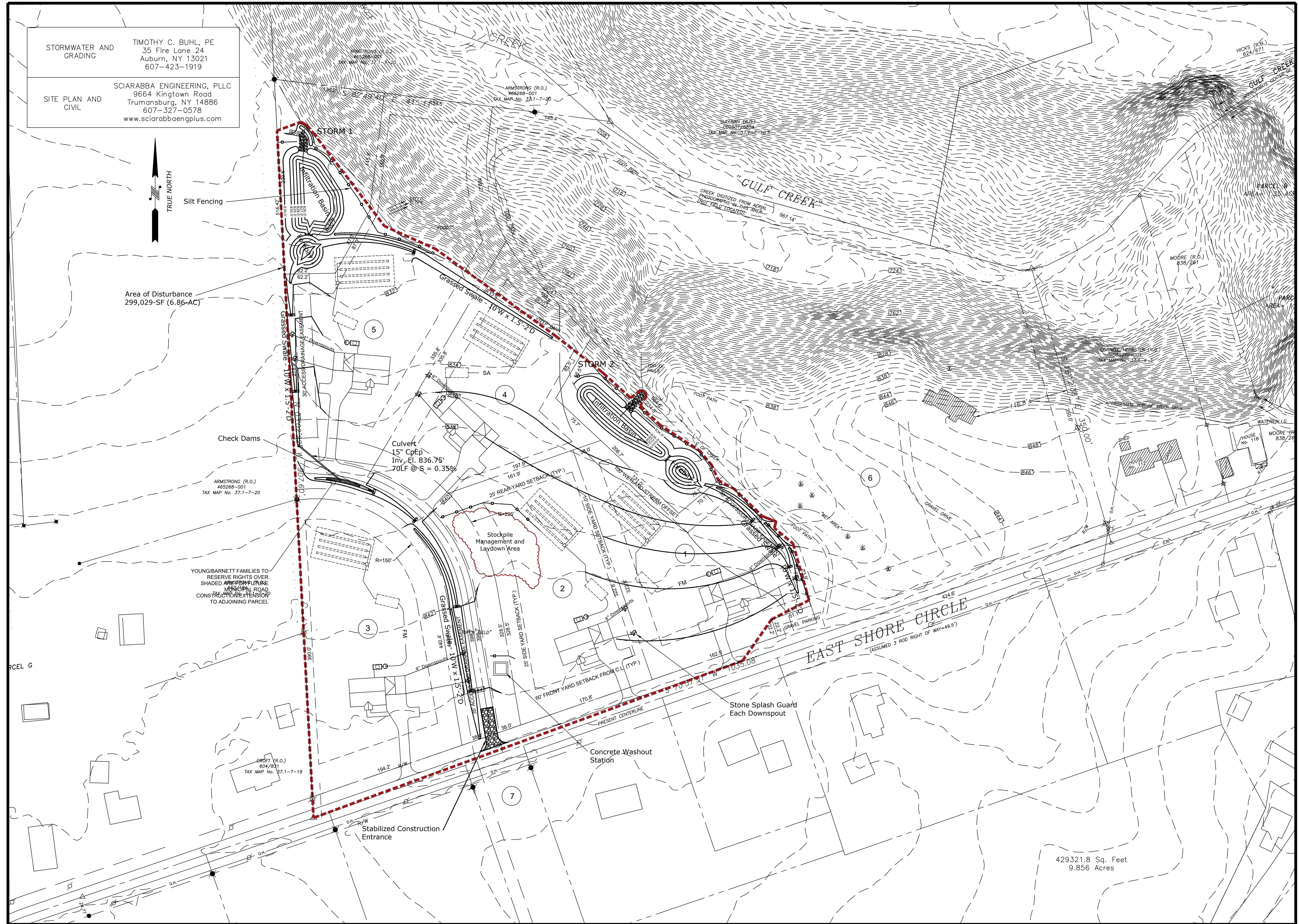
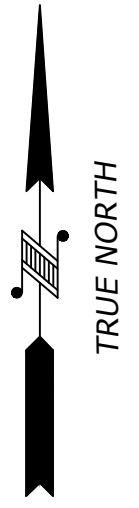


GRADING & DRAINAGE PLAN
SCALE: 1"=50'



STORMWATER AND GRADING
 TIMOTHY C. BUHL, PE
 35 Fire Lane 24
 Auburn, NY 13021
 607-423-1919

SCIARABBA ENGINEERING, PLLC
 9664 Kingtown Road
 Trumansburg, NY 14886
 607-327-0578
 www.sciarabbaengplus.com



Area of Disturbance
 299,029-SF (6.86-AC)

Silt Fencing

Check Dams

YOUNG/BARNETT FAMILIES TO RESERVE RIGHTS OVER SHADED AREA FOR FUTURE CONSTRUCTION EXTENSION TO ADJOINING PARCEL

Culvert
 15" CpEp
 Inv. El. 836.75'
 70LF @ S = 0.35%

Stockpile Management and Laydown Area

Stone Splash Guard
 Each Downspout

Concrete Washout Station

Stabilized Construction Entrance

EAST SHORE CIRCLE
 (ASSUMED 3 ROD RIGHT OF WAY=49.5')

429321.8 Sq. Feet
 9.856 Acres

No.	Date	SYN.	Description

EROSION AND SEDIMENT CONTROL PLAN

EAST SHORE CIRCLE
 SUBDIVISION - PHASE 1
 106 EAST SHORE CIRCLE
 LANSING, NY 14882

JESSE YOUNG
 LANSING (T) TOMPKINS CO. N.Y.



TIMOTHY C. BUHL, P.E.

35 FIRE LANE 24, AUBURN, NY 13021

DATE: JAN 25, 2023
 SCALE: 1"=50'
 DRAWN: SDG
 JOB:
 SHEET:
C-106

GENERAL NOTES

NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, NOVEMBER 2016

1. PHYSICALLY MARK LIMITS OF LAND DISTURBANCE ON THE SITE WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE, SO THAT WORKERS CAN SEE THE AREAS TO BE PROTECTED.

2. DIVERT OFF-SITE RUNOFF FROM HIGHLY ERODIBLE SOILS AND STEEP SLOPES TO STABLE AREAS.

3. CLEAR ONLY WHAT IS REQUIRED FOR IMMEDIATE CONSTRUCTION ACTIVITY. LARGE PROJECTS SHOULD BE CLEARED AND GRADED AS CONSTRUCTION PROGRESSES. AREAS EXCEEDING TWO ACRES IN SIZE SHOULD NOT BE DISTURBED WITHOUT A SEQUENCING PLAN THAT REQUIRES PRACTICES TO BE INSTALLED AND THE SOIL STABILIZED, AS DISTURBANCE BEYOND THE TWO ACRES CONTINUES. MASS CLEARINGS AND GRADING OF ENTIRE SITE SHOULD BE AVOIDED.

4. RESTABILIZE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION IS COMPLETED. ON SITES GREATER THAN TWO ACRES IN SIZE, WAITING UNTIL ALL DISTURBED AREAS ARE READY FOR SEEDING IS UNACCEPTABLE. FOURTEEN DAYS SHALL BE THE MAXIMUM EXPOSURE PERIOD. MAINTENANCE MUST BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. EXCEPT AS NOTED BELOW, ALL SITES SHALL BE SEEDED AND STABILIZED WITH EROSION CONTROL MATERIALS, SUCH AS STRAW MULCH, JUTE MESH, OR EXCELSIOR, INCLUDING AREAS WHERE CONSTRUCTION HAS BEEN SUSPENDED OR SECTIONS COMPLETED:

A. FOR ACTIVE CONSTRUCTION AREAS SUCH AS BORROW OR STOCKPILE AREAS, ROADWAY IMPROVEMENTS AND AREAS WITHIN 50 FT. OF A BUILDING UNDER CONSTRUCTION, A PERIMETER SEDIMENT CONTROL SYSTEM CONSISTING, FOR EXAMPLE, SILT FENCING, SHALL BE INSTALLED AND MAINTAINED TO CONTAIN SOIL. EXPOSED DISTURBED AREAS ADJACENT TO A CONVEYANCE THAT PROVIDES RAPID OFF-SITE DISCHARGE OF SEDIMENT, SUCH AS A CUT SLOPE AT AN ENTRANCE, SHALL BE COVERED WITH PLASTIC OR GEOTEXTILE FABRIC TO PREVENT SOIL LOSS UNTIL IT CAN BE STABILIZED. STABILIZED CONSTRUCTION ENTRANCES WILL BE MAINTAINED TO CONTROL VEHICLE TRACKING MATERIAL OFF-SITE.

B. ON THE CUT SIDE OF ROADS, DITCHES SHALL BE STABILIZED IMMEDIATELY WITH ROCK RIP-RAP OR OTHER NON-ERODIBLE LINERS (EG. ROLLED EROSION PRODUCTS), OR WHERE APPROPRIATE, VEGETATIVE MEASURES SUCH AS SOD.

C. PERMANENT SEEDING SHOULD OPTIMALLY BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM SEPTEMBER TO OCTOBER 15. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS FOUND TO BE IMPRACTICABLE, AN APPROPRIATE TEMPORARY MULCH SHALL BE APPLIED. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER IF PLANS PROVIDE FOR ADEQUATE WATERING. TEMPORARY SEEDING WITH RYE CAN BE UTILIZED THROUGH NOVEMBER.

D. ALL SLOPES STEEPER THAN 3:1 (H:V), OR 33.3%, AS WELL AS PERIMETER DIKES, SEDIMENT BASINS AND TRAPS, AND EMBANKMENTS SHALL, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM SHALL NOT BE DISTURBED. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION.

E. TEMPORARY SEDIMENT TRAPPING DEVICES SHALL NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONTRIBUTORY DRAINAGE AREAS. SIMILARLY, STABILIZATION SHALL BE ESTABLISHED PRIOR TO CONVERTING SEDIMENT TRAPS/BASINS INTO PERMANENT (POST-CONSTRUCTION) STORMWATER MANAGEMENT PRACTICES.

5. IF TEMPORARY WORK ROADS OR HAUL ROADS CROSS STREAM CHANNELS, ADEQUATE WATERWAY OPENINGS SHALL BE CONSTRUCTED USING SPANS, CULVERTS, WASHED ROCK BACKFILL, OR OTHER ACCEPTABLE, CLEAN METHODS THAT WILL ENSURE THAT ROAD CONSTRUCTION AND THEIR USE DO NOT RESULT IN TURBIDITY AND SEDIMENT DOWNSTREAM. ALL CROSSING ACTIVITIES AND APPURTENANCES ON STREAMS REGULATED BY ARTICLE 15 OF THE ENVIRONMENTAL CONSERVATION LAW SHALL BE IN COMPLIANCE WITH A PERMIT ISSUED PURSUANT TO ARTICLE 15 OF THE ECL.

6. MAKE SURE THAT ALL CONTRACTORS AND SUB-CRONTACTORS UNDERSTAND THE ESC PLAN AND SIGN THE CERTIFICATION STATEMENT REQUIRED BY NYSDEC GP.

7. DESIGNATE RESPONSIBILITY FOR THE ESC PLAN TO ONE INDIVIDUAL. THIS PERSON SHALL BE NAMED IN THE NOTICE OF INTENT.

8. AN ESC PLAN INSPECTION PROGRAM MEETING THE REQUIREMENTS OF THE NYSDEC GP, IS NECESSARY TO DETERMINE WHEN ESC MEASURES NEED MAINTENANCE OR REPAIR. PAY PARTICULAR ATTENTION TO INSPECTIONS REQUIRED AFTER RAINFALL. THE INSPECTION PROGRAM SHALL ALSO STATE THE COMPLETION OF IDENTIFIED REPAIR AND MAINTENANCE ITEMS.

9. IF CONSTRUCTION ACTIVITIES CONTINUE DURING WINTER, ACCESS POINTS SHOULD BE ENLARGED AND STABILIZED TO PROVIDE FOR SNOW STOCKPILING. IN ADDITION SNOW MANAGEMENT PLAN SHOULD BE PREPARED WITH ADEQUATE STORAGE AND CONTROL OF MELTWATER. A MINIMUM 25 FOOT BUFFER SHALL BE MAINTAINED FROM PERIMETER CONTROLS SUCH AS SILT FENCING. KEEP DRAINAGE STRUCTURES OPEN AND FREE OF SNOW AND ICE DAMS. INSPECTION AND MAINTENANCE ARE NECESSARY TO ENSURE THE FUNCTION OF THESE PRACTICES DURING RUNOFF EVENTS.

LAND GRADING SPECIFICATIONS

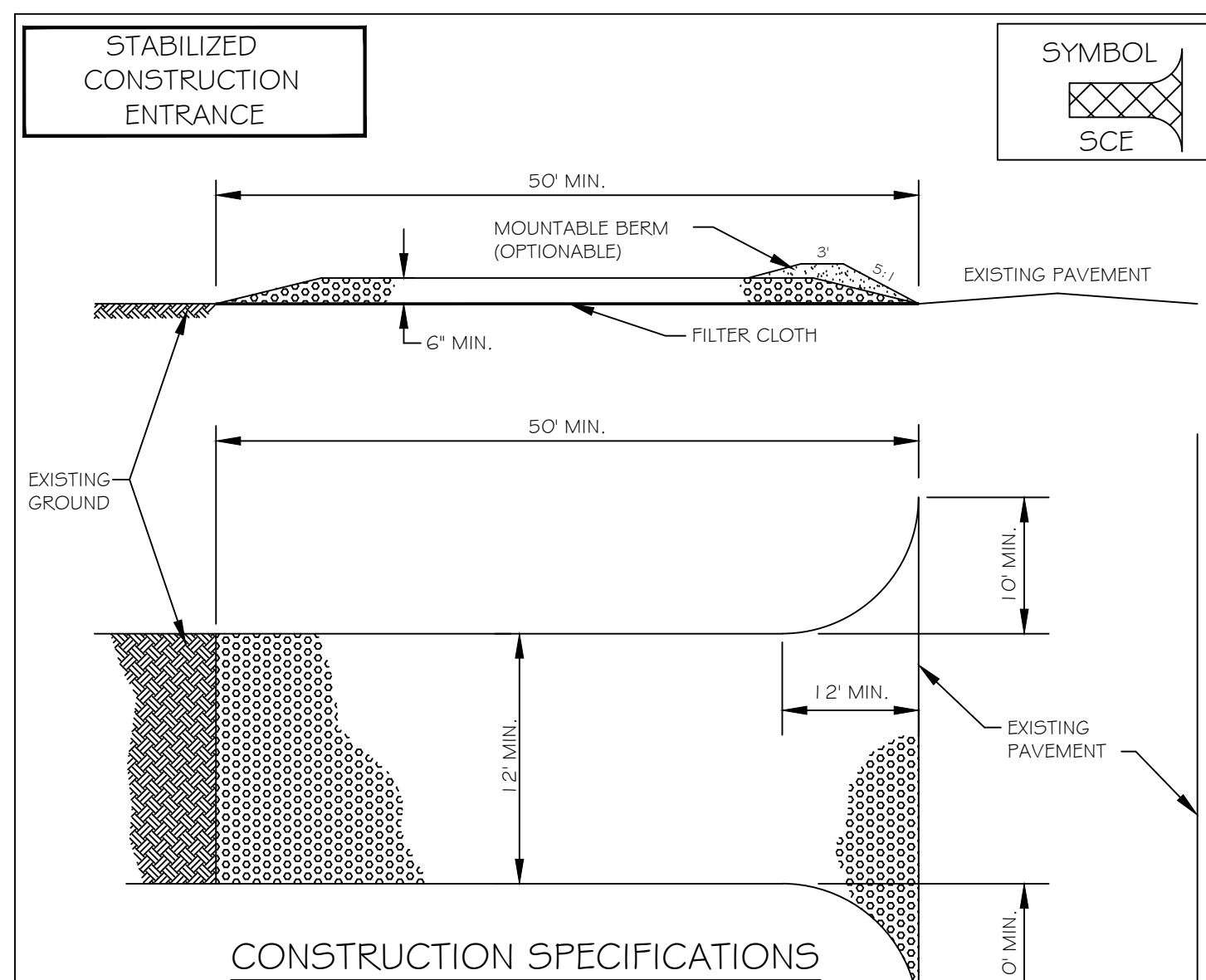
1. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

2. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.

3. FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

4. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.

5. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

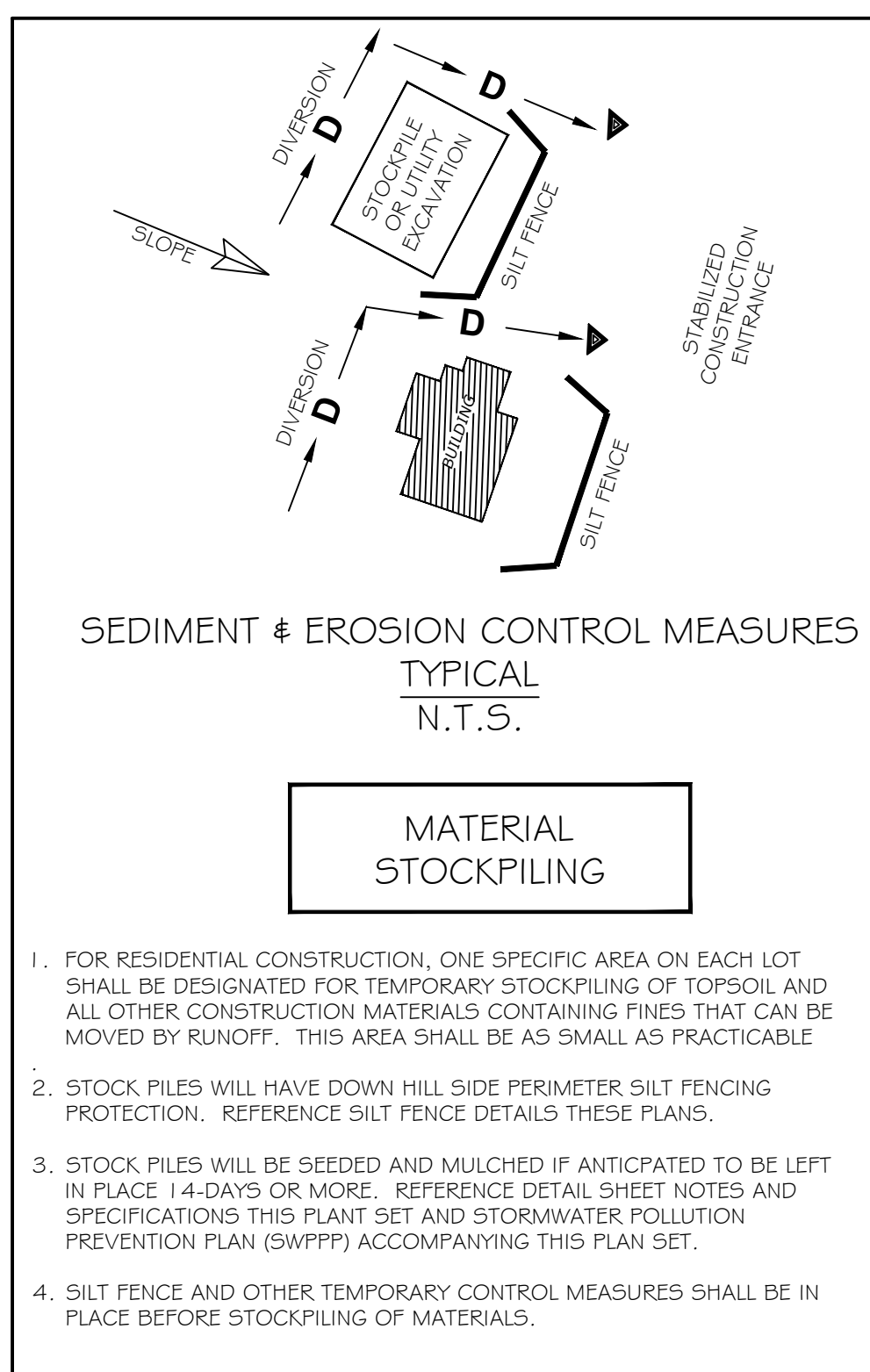


CONSTRUCTION SPECIFICATIONS

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

TOP SOILING SPECIFICATIONS

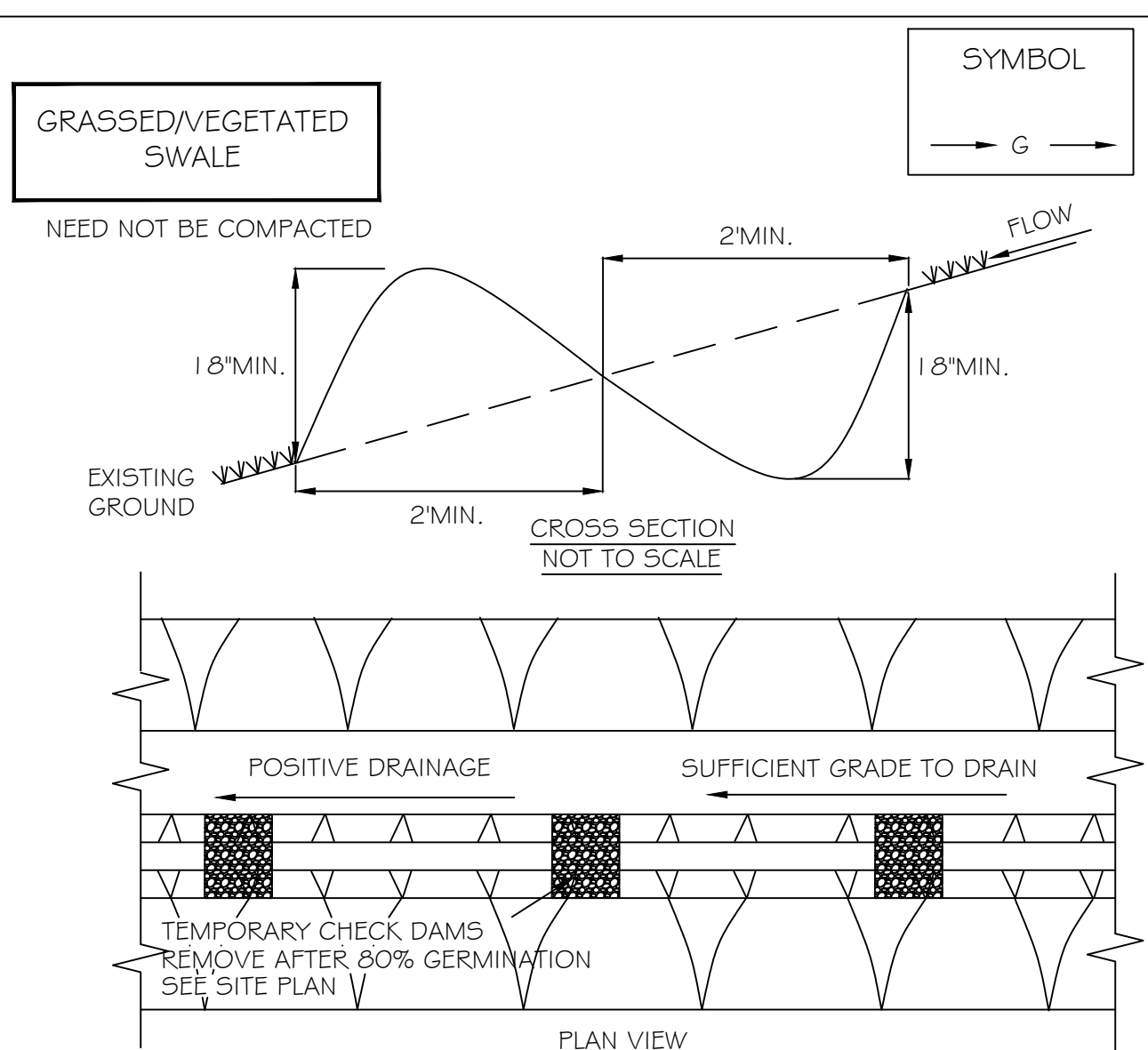
- PRESERVE EXISTING TOPSOIL IN PLACE WHERE POSSIBLE, THEREBY REDUCING THE NEED FOR ADDED TOPSOIL.
- AS NEEDED, INSTALL EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, CHANNELS, SEDIMENT TRAPS, AND STABILIZING MEASURES, OR MAINTAIN IF ALREADY INSTALLED.
- COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.
- SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%. AREAS THAT HAVE BEEN OVERLY COMPACTED SHALL BE DECOMPACTED TO A MINIMUM DEPTH OF 12-INCHES WITH A DEEP RIPPER OR CHISEL PLOW PRIOR TO TOPSOILING.
- REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3-INCHES IN DIAMETER, AND OTHER LITTER.
- TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. MUCK SOIL SHALL NOT BE CONSIDERED TOPSOIL.
- TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.
- TOPSOIL TREATED WITH SOIL STERILANTS OR HERBICIDES SHALL BE SO IDENTIFIED TO THE PURCHASER.
- TOPSOIL SHALL BE RELATIVELY FREE OF STONES OVER 1 1/2-INCHES IN DIAMETER, TRASH, NOXIOUS WEEDS SUCH AS NUT SEDGE AND QUACKGRASS, AND WILL HAVE LESS THAN 10% GRAVEL.
- TOPSOIL CONTAINING SOLUBLE SALTS GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
- TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTIALLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER PUDDLES.
- TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED, AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.



SEDIMENT & EROSION CONTROL MEASURES TYPICAL N.T.S.

MATERIAL STOCKPILING

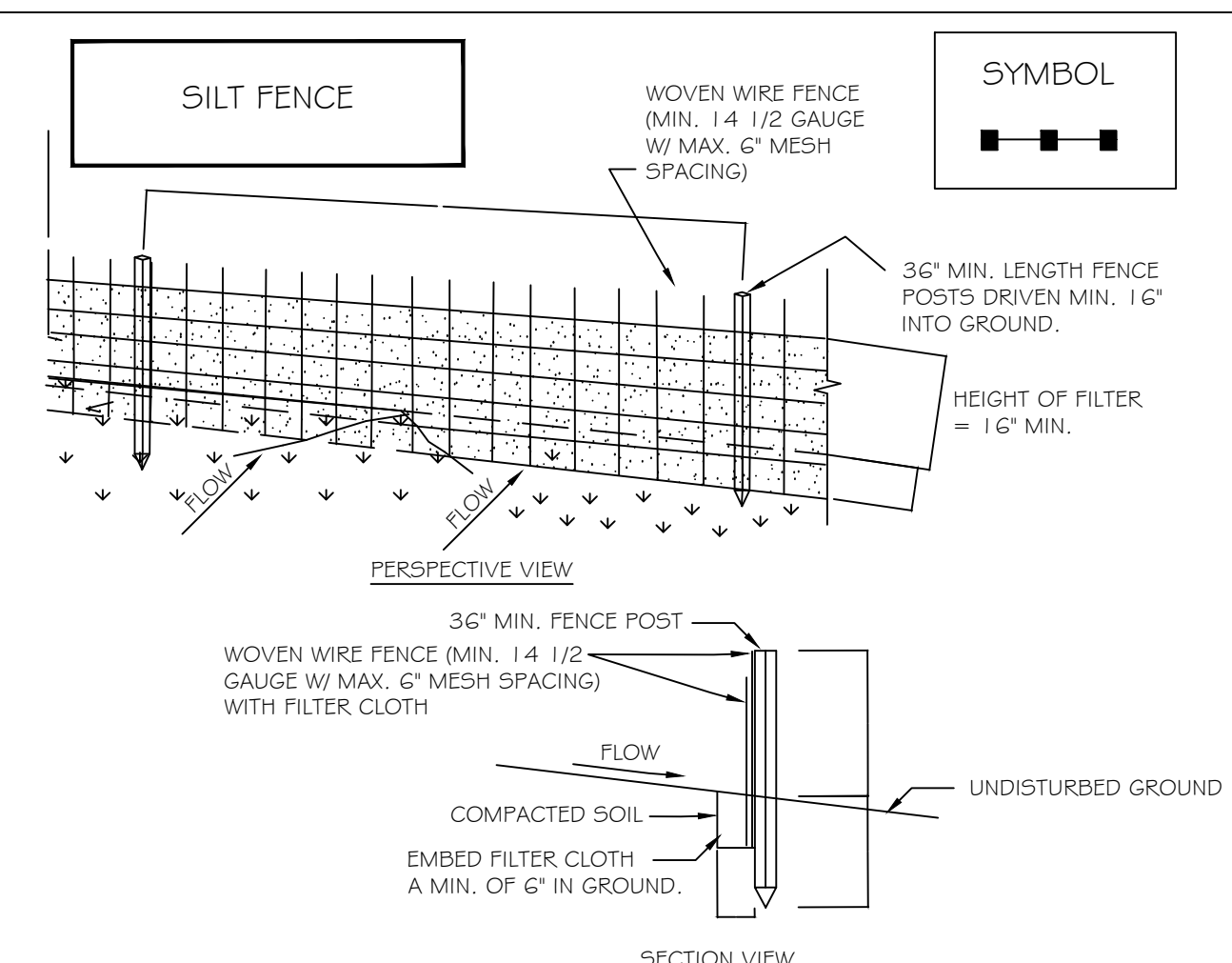
- FOR RESIDENTIAL CONSTRUCTION, ONE SPECIFIC AREA ON EACH LOT SHALL BE DESIGNATED FOR TEMPORARY STOCKPILING OF TOPSOIL AND ALL OTHER CONSTRUCTION MATERIALS CONTAINING FINES THAT CAN BE MOVED BY RUNOFF. THIS AREA SHALL BE AS SMALL AS PRACTICABLE.
- STOCK PILES WILL HAVE DOWN HILL SIDE PERIMETER SILT FENCING PROTECTION. REFERENCE SILT FENCE DETAILS THESE PLANS.
- STOCK PILES WILL BE SEEDED AND MULCHED IF ANTICIPATED TO BE LEFT IN PLACE 14-DAYS OR MORE. REFERENCE DETAIL SHEET NOTES AND SPECIFICATIONS THIS PLAN SET AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ACCOMPANYING THIS PLAN SET.
- SILT FENCE AND OTHER TEMPORARY CONTROL MEASURES SHALL BE IN PLACE BEFORE STOCKPILING OF MATERIALS.



CONSTRUCTION SPECIFICATIONS

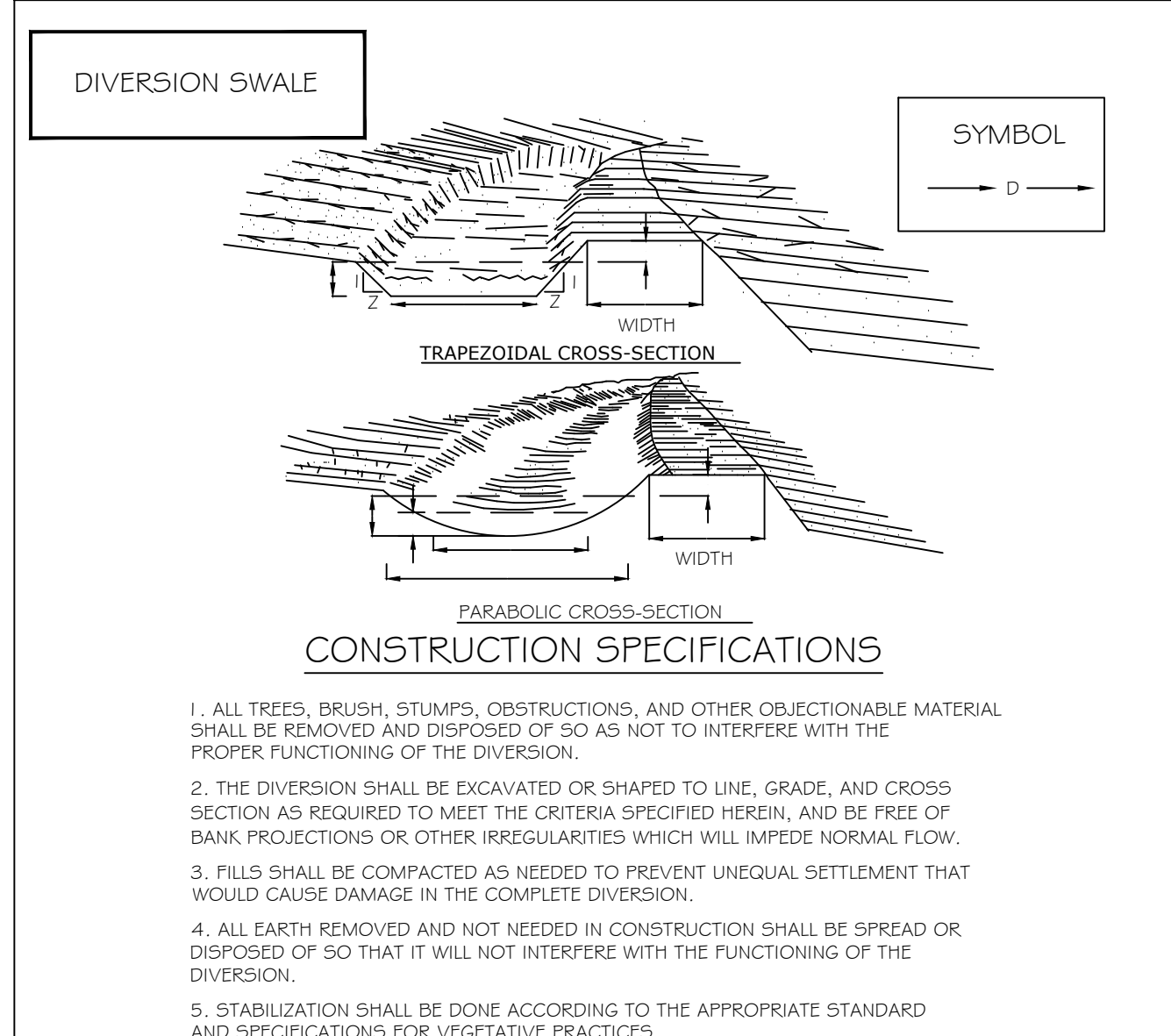
GRASSED/VEGETATED SWALE

- DRAINAGE AREA SHALL BE LESS THAN 5 ACRES.
- HEIGHT SHALL BE NO LESS THAN 1 1/2-INCHES FROM BOTTOM OF SWALE TO TOP OF DIKE EVENLY DIVIDED BETWEEN DIKE HEIGHT AND SWALE DEPTH.
- BOTTOM WIDTH OF DIKE SHALL BE NO LESS THAN 2-FEET.
- WIDTH OF SWALE SHALL BE NO LESS THAN 2-FEET.
- SWALE SHALL HAVE POSITIVE DRAINAGE TO AN ADEQUATELY STABILIZED OUTLET TO AN UNDISTURBED AREA. MAXIMUM ALLOWABLE GRADE NOT TO EXCEED 8%.
- THE DISTURBED AREA OF THE DIKE AND SWALE SHALL BE STABILIZED WITHIN 7 DAYS OF INSTALLATION, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR TEMPORARY SWALES.
- DIVERTED RUNOFF FROM A DISTURBED OR EXPOSED UPLAND AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE SUCH AS A TRAP, BASIN, OR TO AN AREA PROTECTED BY ANY OF THESE PRACTICES.
- PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.



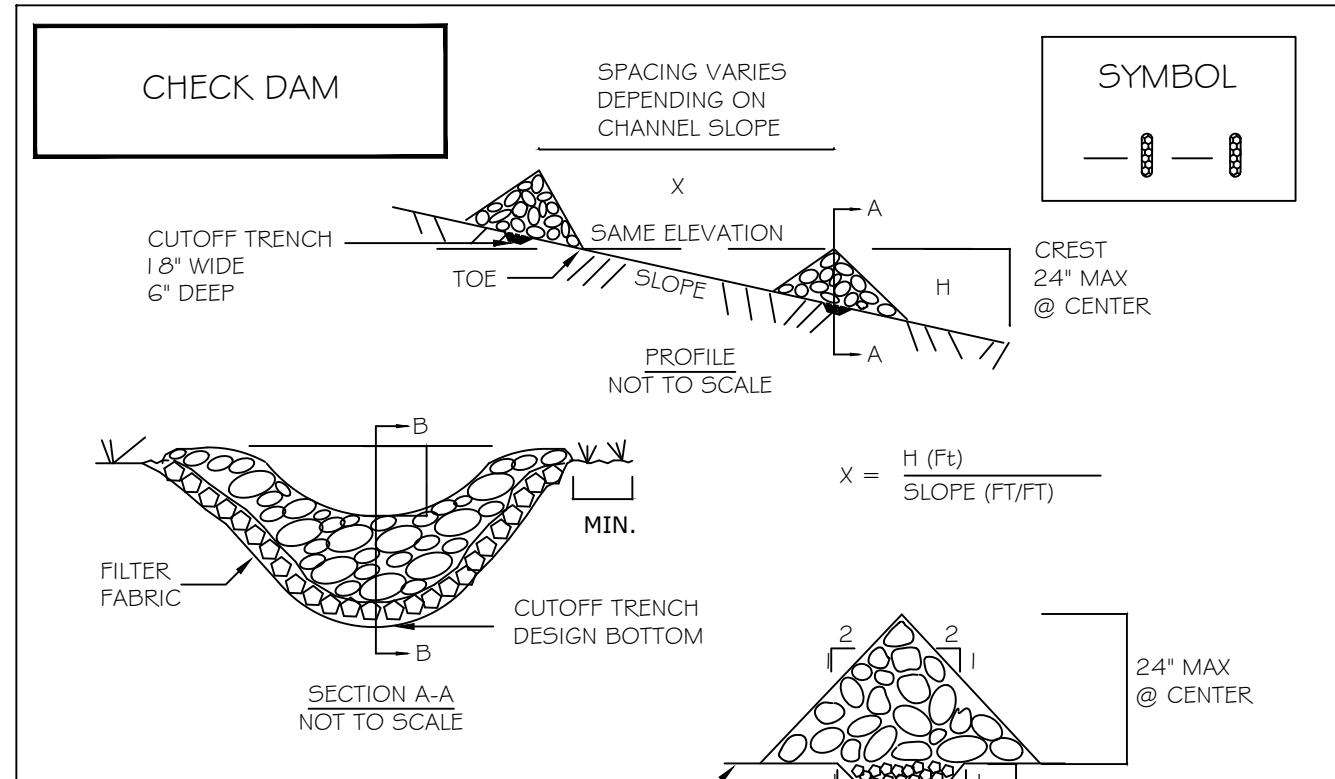
CONSTRUCTION SPECIFICATIONS

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



CONSTRUCTION SPECIFICATIONS

- ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIVERSION.
- THE DIVERSION SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPED NORMAL FLOW.
- FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE DIVERSION.
- ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DIVERSION.
- STABILIZATION SHALL BE DONE ACCORDING TO THE APPROPRIATE STANDARD AND SPECIFICATIONS FOR VEGETATIVE PRACTICES.
 - FOR DESIGN VELOCITIES OF LESS THAN 3.5 FT. PER. SEC., SEEDING AND MULCHING MAY BE USED FOR THE ESTABLISHMENT OF THE VEGETATION. IT IS RECOMMENDED THAT, WHEN CONDITIONS PERMIT, TEMPORARY DIVERSIONS OR OTHER MEANS SHOULD BE USED TO PREVENT WATER FROM ENTERING THE DIVERSION DURING THE ESTABLISHMENT OF THE VEGETATION.
 - FOR DESIGN VELOCITIES OF MORE THAN 3.5 FT. PER. SEC., THE DIVERSION SHALL BE STABILIZED WITH SOD, WITH SEEDING PROTECTED BY JUTE OR EXCELSIOR MATTING OR WITH SEEDING AND MULCHING INCLUDING TEMPORARY DIVERSION OF THE WATER UNTIL THE VEGETATION IS ESTABLISHED.



CONSTRUCTION SPECIFICATIONS

- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
- 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.
- EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- 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.

CONCRETE WASHOUT

CONSTRUCTION SPECIFICATIONS

DESIGN CRITERIA

- THE WASHOUT FACILITY SHOULD BE SIZED TO CONTAIN SOLIDS, WASHWATER AND RAINFALL AND SIZED TO ALLOW FOR THE EVAPORATION OF THE WASHWATER AND RAINFALL.
- WASHWATER SHALL BE ESTIMATED AT 7 GALLONS PER CHUTE AND 50 GALLONS PER HOPPER OF CONCRETE PUMP TRUCK AND/OR DISCHARGING DRUM.
- THE MINIMUM SIZE SHALL BE 8' X 8' AT THE BOTTOM AND 2' DEEP. IF EXCAVATED, THE SIDE SLOPES SHALL BNE 2 HORIZONTAL : 1 VERTICAL.
- LOCATE THE FACILITY A MINIMUM OF 100' FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER SURFACE WATERS. PREVENT SURFACE WATER FROM ENTERING THE STRUCTURE EXCEPT FOR THE ACCESS ROAD.
- PROVIDE APPROPRIATE ACCESS WITH A GRAVEL ACCESS ROAD SLOPED DOWN TO STRUCTURE.
- SIGNS SHALL BE PLACED TO DIRECT DRIVERS TO THE FACILITY AFTER THEIR LOAD IS DISCHARGED.

THE LINER SHALL BE PLASTIC SHEETING WITH A MIN. THICKNESS OF 10 MILS WITH NO HOLES OR TEARS. ANCHOR THE LINER TO THE TOP OF THE PIT WITH AN EARTHEN BERM, SAND BAGS, STONE, ETC.

MAINTENANCE

- INSPECT ALL FACILITIES DAILY. REPAIR ALL DAMAGED OR LEAKING WASHOUT STATIONS IMMEDIATELY.
- PUMP OUT ANY ACCUMULATED RAINWATER OVER HARDENED CONCRETE.
- ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED.
- DISPOSE OF HARDENED MATERIAL OFF-SITE IN A G.O. LANDFILL. ON-SITE DISPOSAL IS ACCEPTABLE IF IT HAS BEEN APPROVED AND ACCEPTED AS PART OF THE SWPPP.
- REPLACE THE PLASTIC LINER WITH EACH CLEANING OF WASHOUT FACILITY.
- INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

NO.	DATE	SYMBOL	REVISIONS Description

EROSION AND SEDIMENT DETAILS

EAST SHORE CIRCLE SUBDIVISION, PHASE 1 106 EAST SHORE CIRCLE LANSING, NY 14882

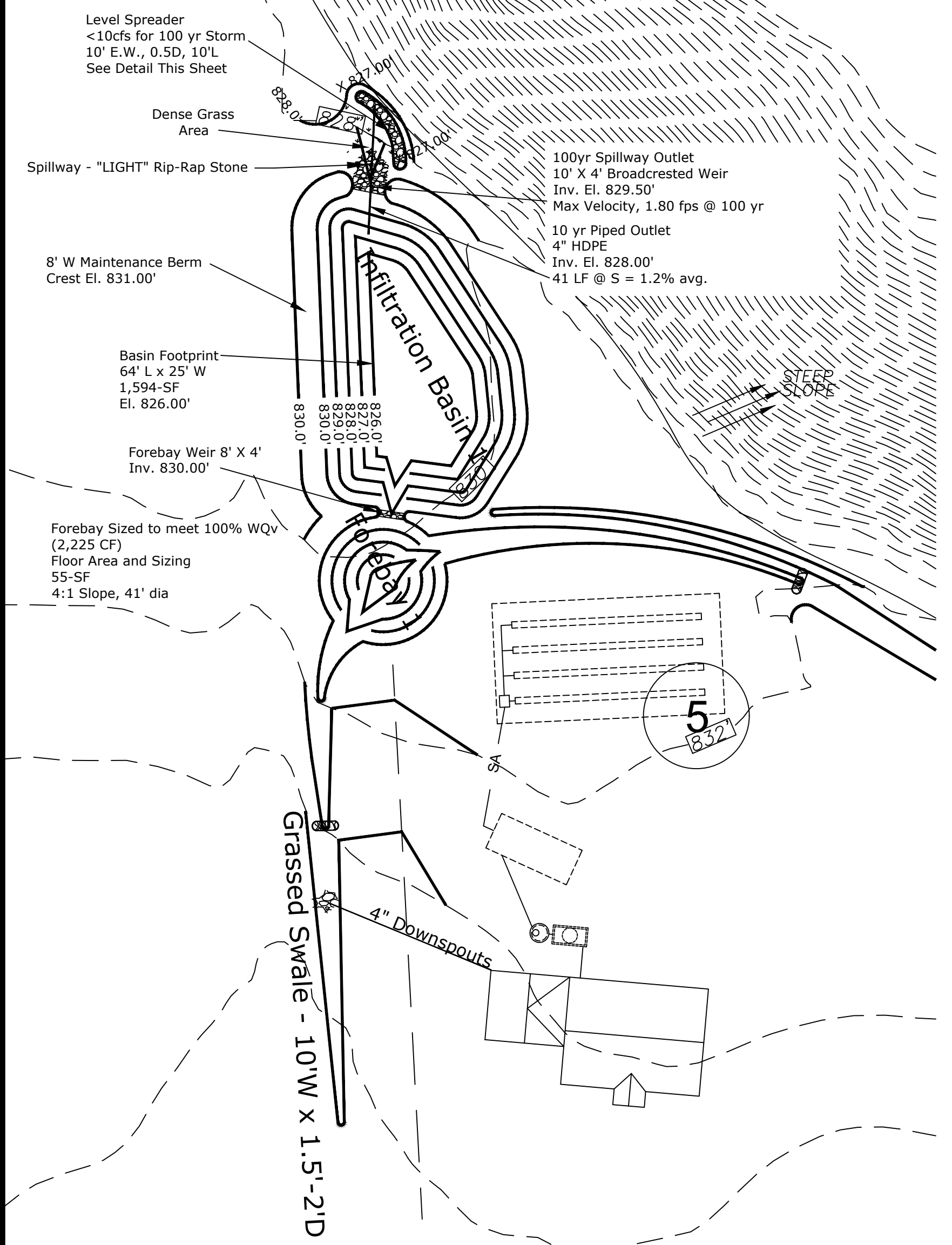
JESSE YOUNG LANSING (T) TOMPKINS CO. N.Y.



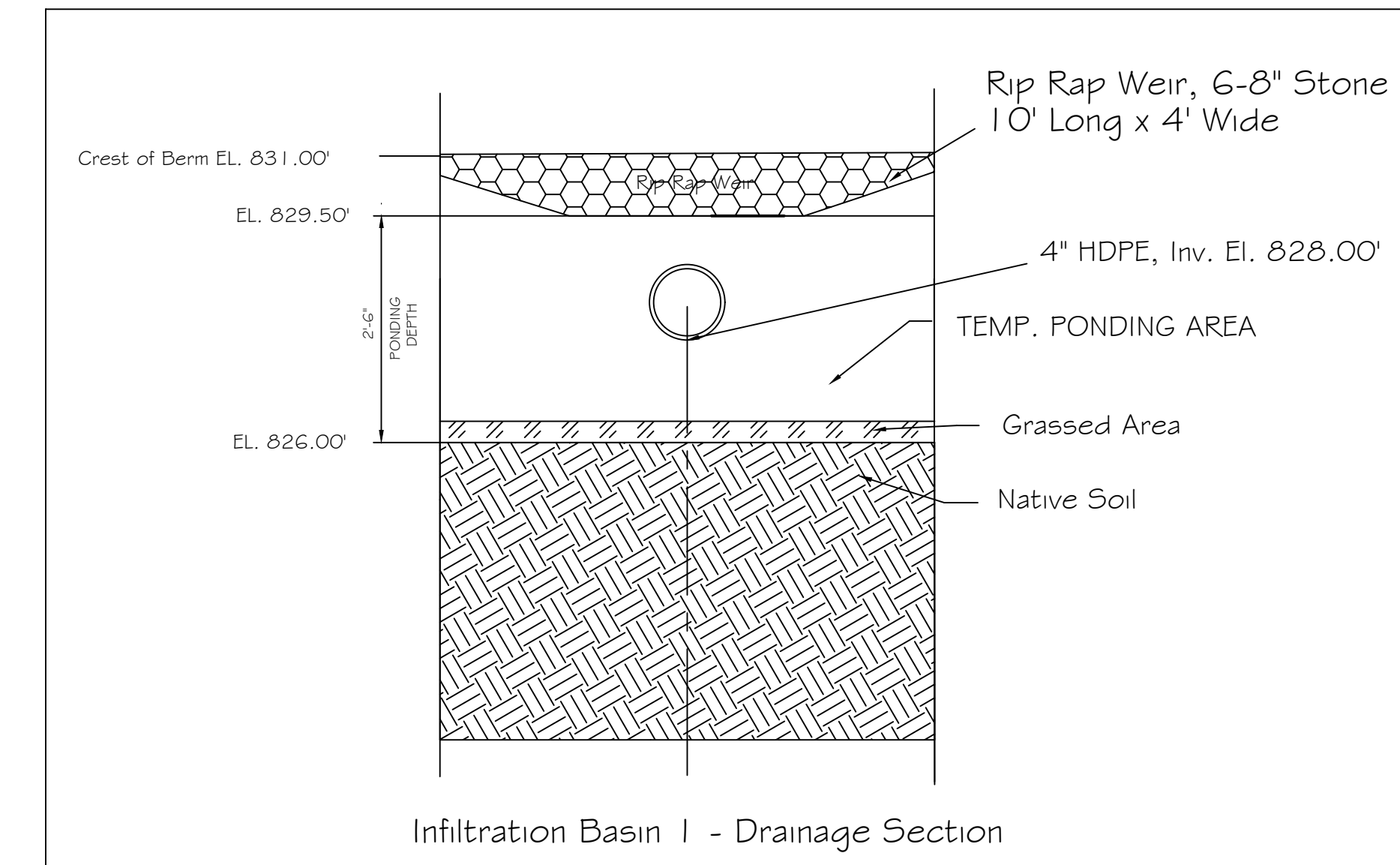
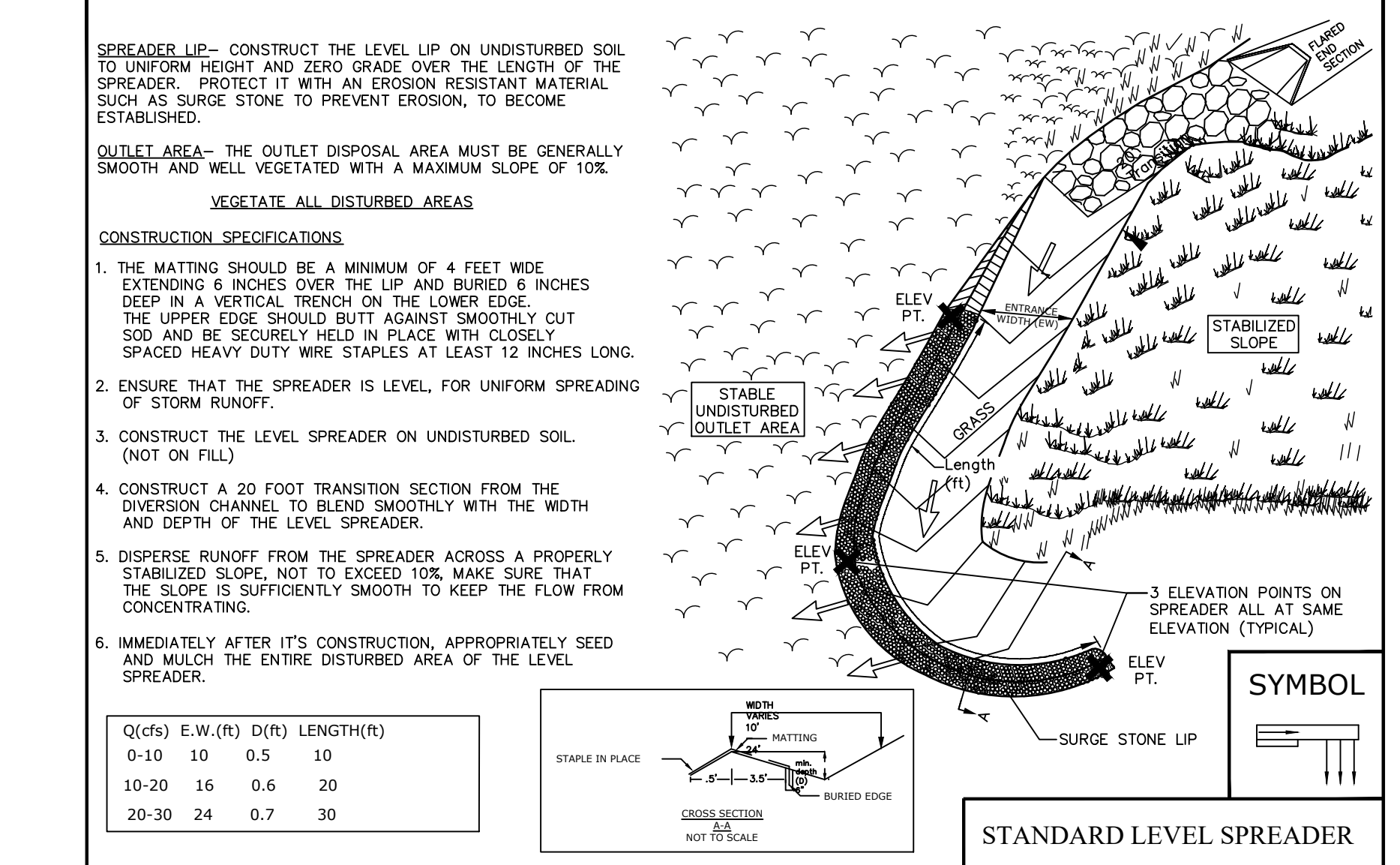
TIMOTHY C. BUHL, P.E.

35 FIRE LANE 24, AUBURN, NY 13021

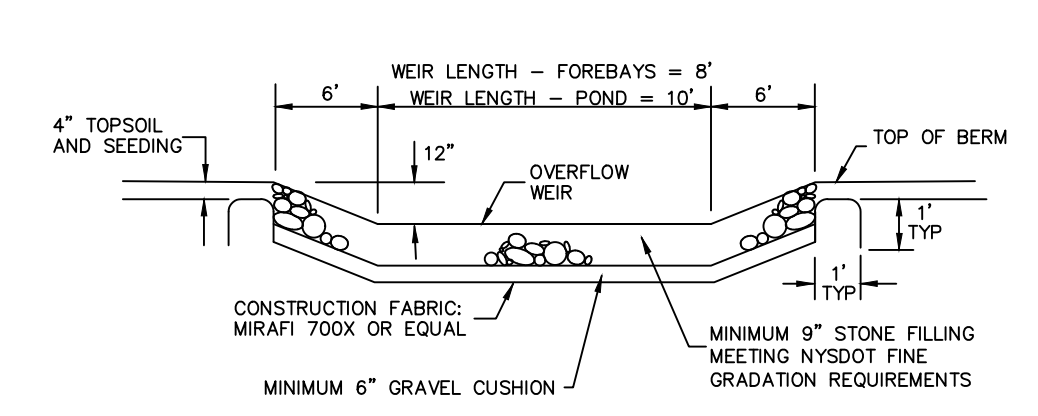
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 SCALE: N.T.S.
 DRAWN: SDG
 JOB:
 SHEET:



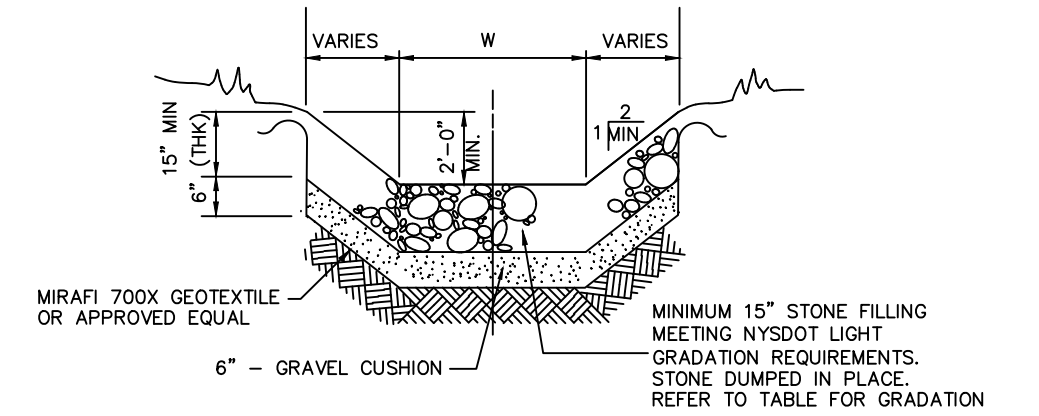
INFILTRATION BASIN 1 PLAN



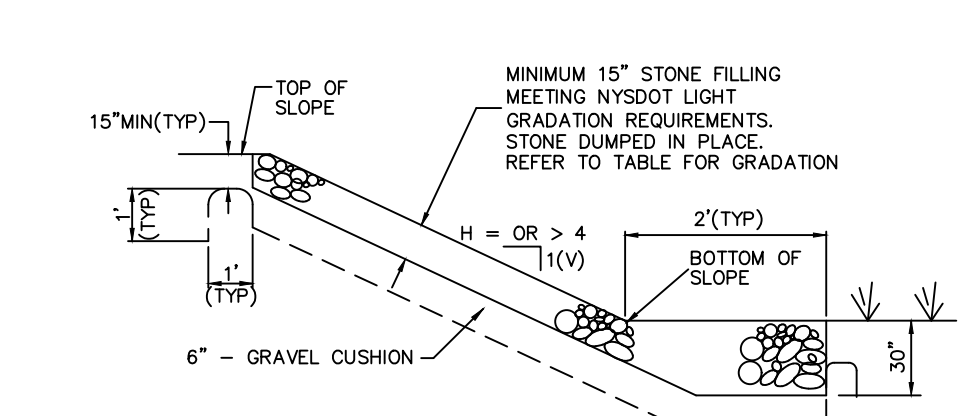
Infiltration Basin 1 - Drainage Section



FOREBAY, & POND OUTLET WEIRS



STONE LINED CHANNELS



SPILLWAY SLOPES FOREBAY & POND

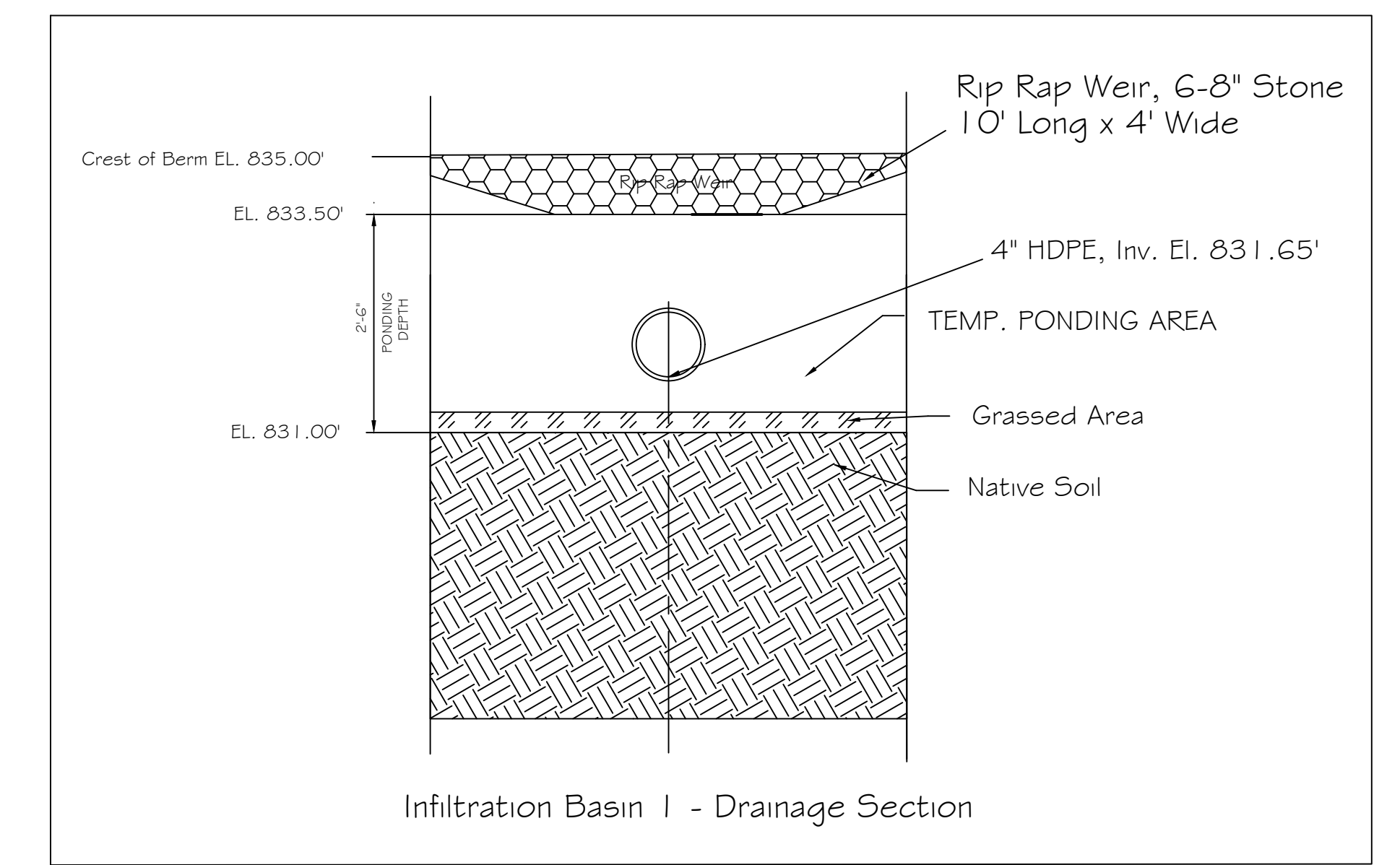
NOTES:
POND EMBANKMENT CONSTRUCTION:

- EMBANKMENT MATERIAL SPECIFICATIONS:** EMBANKMENT CORE AND CUT OFF TRENCH MATERIAL SHALL BE MATERIAL CONFORMING TO UNIFIED SOIL CLASSIFICATION GC, SC, CH, OR CL WITH AT LEAST 30% PASSING #200 SIEVE. CORE AND CUT OFF TRENCH MATERIAL SHALL BE STOCKPILED SEPARATELY FROM OUTER SHELL MATERIAL. MATERIAL SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6-INCHES, FROZEN OR OTHER OBJECTIONABLE MATERIALS. STOCKPILED MATERIAL SHALL BE COVERED AND PROTECTED FROM WATER, TRAFFIC AND OTHER DELETERIOUS SUBSTANCES OR PROCESSES.
- EMBANKMENT COMPACTION:** EMBANKMENT FILL SHALL BE PLACED IN 12-INCH LIFTS MAXIMUM AND COMPACTED. THE MINIMUM REQUIRED DENSITY SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF OPTIMUM. ALL COMPACTION TO BE DETERMINED BY AASHTO METHOD 99 STANDARD PROCTOR.
- EMBANKMENT CORE DIMENSIONS:** THE CORE SHALL BE PARALLEL TO THE CENTERLINE OF THE EMBANKMENT AS SHOWN ON THE PLANS. THE TOP WIDTH OF THE CORE SHALL BE A MINIMUM OF FOUR FEET. THE HEIGHT SHALL EXTEND UP TO AT LEAST THE 10 YEAR WATER ELEVATION OR AS SHOWN ON THE PLANS. THE SIDE SLOPES SHALL BE 1 TO 1 OR FLATTER. THE CORE SHALL BE COMPACTED WITH CONSTRUCTION COMPACTION EQUIPMENT, ROLLERS, OR TAMPS TO ASSURE MAXIMUM DENSITY AND MINIMUM PERMEABILITY. THE CORE SHALL BE CONSTRUCTED/PLACED CONCURRENTLY WITH THE OUTER SHELL OF THE EMBANKMENT.
- EMBANKMENT SURFACE:** A 4-INCH LAYER OF TOPSOIL SHALL BE PLACED ON ENTIRE SURFACE AREA OF THE EMBANKMENT. GOOD GRASSED COVER SHALL BE ESTABLISHED BY SEEDING, LIMING, FERTILIZING, MULCHING, ETC. IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. EMBANKMENT SHALL BE KEPT FREE OF WOODY PLANT GROWTH AND TREES.

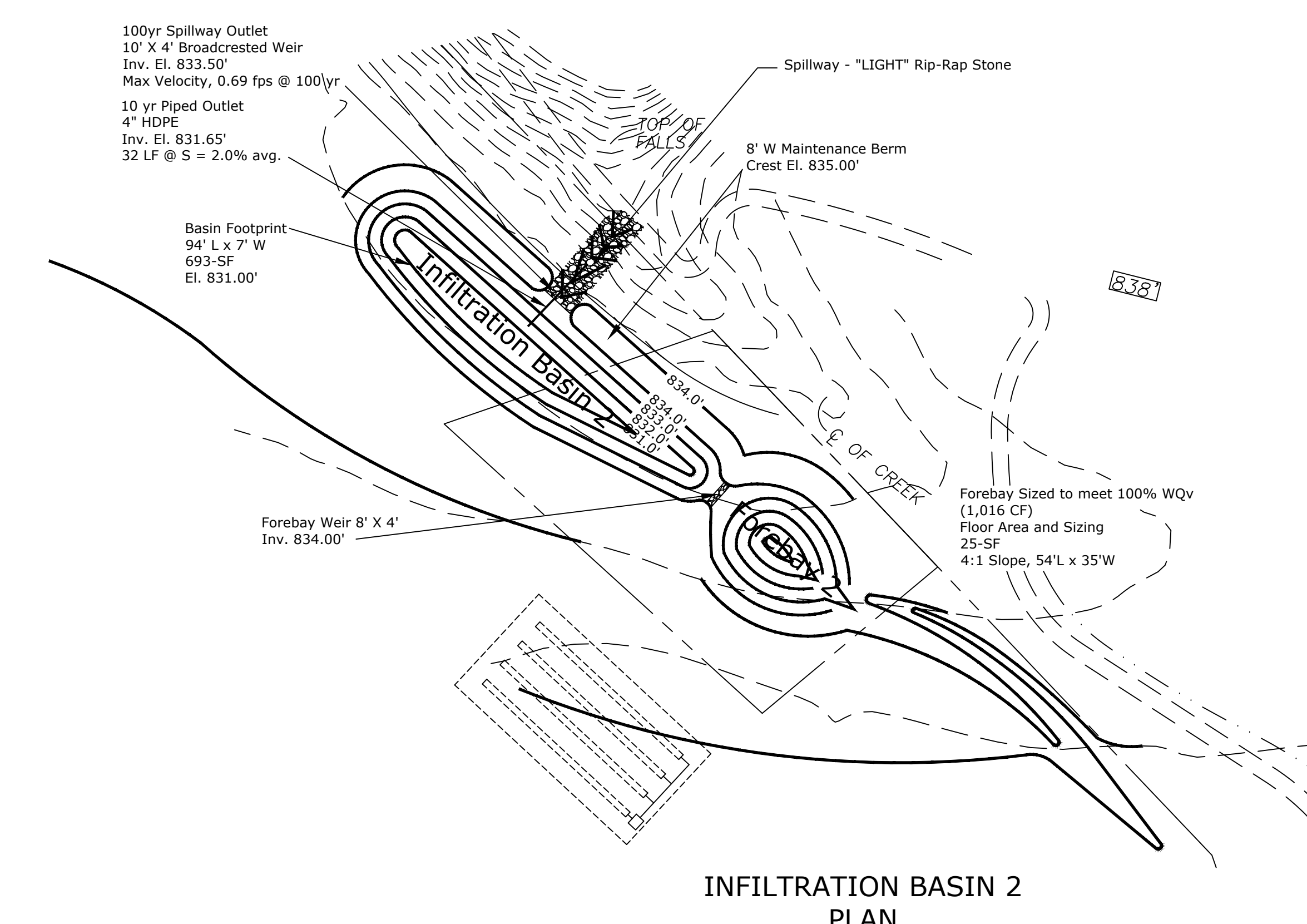
Note 1: Use of recommended infiltration practices dependent upon successful infiltration rate testing with approval by The Town of Lansing. Test to be performed by others. To be suitable for infiltration, underlying soils shall have an infiltration rate of at least 0.5"/hr, have a clay content of less than 20%, and have separation between the bottom of the treatment practice and the seasonal high groundwater table by at least 3 vertical feet.

Note 2: During the initial phase of construction, a sediment basin shall be established using the same footprint, surface area, and secondary outlet elevations as shown in these plans. A layer of Mirafix 140 N drainage fabric (or equal) shall be placed along the bottom of the basin to protect underlying soils from sediment during construction. Once soil disturbance has been completed and the site has achieved 80% germination, the basin shall be made permanent by removing the fabric, cleaning out all accumulated sediment and removing all compacted soil layers prior to installing the engineered subgrade infiltration layers as shown in these plans.

Note 3: Volume and sizing certification must be made for each infiltration practice with as-builts provided to the Town of Lansing.



Infiltration Basin 2 - Drainage Section



INFILTRATION BASIN 2 PLAN

MIN THICKNESS (THK)	STONE FILLING ITEM	V MAX 2' DEPTH	SEE NOTES	STONE SIZE ¹	PERCENT OF TOTAL BY WEIGHT	MANNING'S ROUGHNESS COEFF "N"
9"	FINE	11.0 FPS	2,3,4	SMALLER THAN 8" LARGER THAN 3" SMALLER THAN NO. 10 SIEVE	90-100 50-100 0-10	0.0314
15"	LIGHT	13.0 FPS	2,3,4	LIGHTER THAN 100 LBS LARGER THAN 6" SMALLER THAN 1/2"	90-100 50-100 0-10	0.0352
18"	MEDIUM	15.5 FPS	2,3,4	HEAVIER THAN 100 LBS SMALLER THAN 4"	50-100 0-10	0.0395
30"	HEAVY	17.0 FPS	2,3,4	HEAVIER THAN 100 LBS SMALLER THAN 6"	50-100 0-10	0.0423

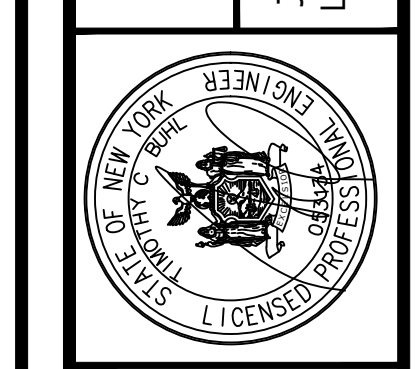
- ¹ SOURCE: HYDRAULIC ENGINEERING CIRCULAR NO. 15 DESIGN OF STABLE CHANNELS WITH FLEXIBLE LININGS
- ² SOURCE: SOILS DESIGN PROCEDURE SDP2, BANK AND CHANNEL PROTECTIVE LINING DESIGN PROCEDURES
- NOTES:
- STONE SIZES, OTHER THAN WEIGHTS, REFER TO THE AVERAGE OF THE MAXIMUM AND MINIMUM DIMENSIONS OF A STONE PARTICLE AS ESTIMATED BY THE ENGINEER.
 - MATERIALS SHALL CONTAIN LESS THAN 20 PERCENT OF STONES WITH A RATIO OF MAXIMUM TO MINIMUM DIMENSIONS GREATER THAN THREE.
 - AIR-COOLED BLAST FURNACE SLAG, COBBLES OR GRAVEL HAVING AT LEAST ONE FRACTURED FACE PER ACCEPTABLE SUBSTITUTES FOR STONE UNDER THESE ITEMS, PROVIDED THAT SOUNDNESS AND GRADATION REQUIREMENTS ARE MET.
 - MATERIALS SHALL CONTAIN A SUFFICIENT AMOUNT OF STONES SMALLER THAN THE AVERAGE STONE SIZE TO FILL THE SPACES BETWEEN THE STONES.

No.	Date	SYN.	Description

INFILTRATION BASIN DETAILS

EAST SHORE CIRCLE SUBDIVISION - PHASE 1 106 EAST SHORE CIRCLE LANSING, NY 14882

JESSE YOUNG LANSING (T) TOMPKINS CO. N.Y.



TIMOTHY C. BUHL, P.E.

35 FIRE LANE 24, AUBURN, NY 13021

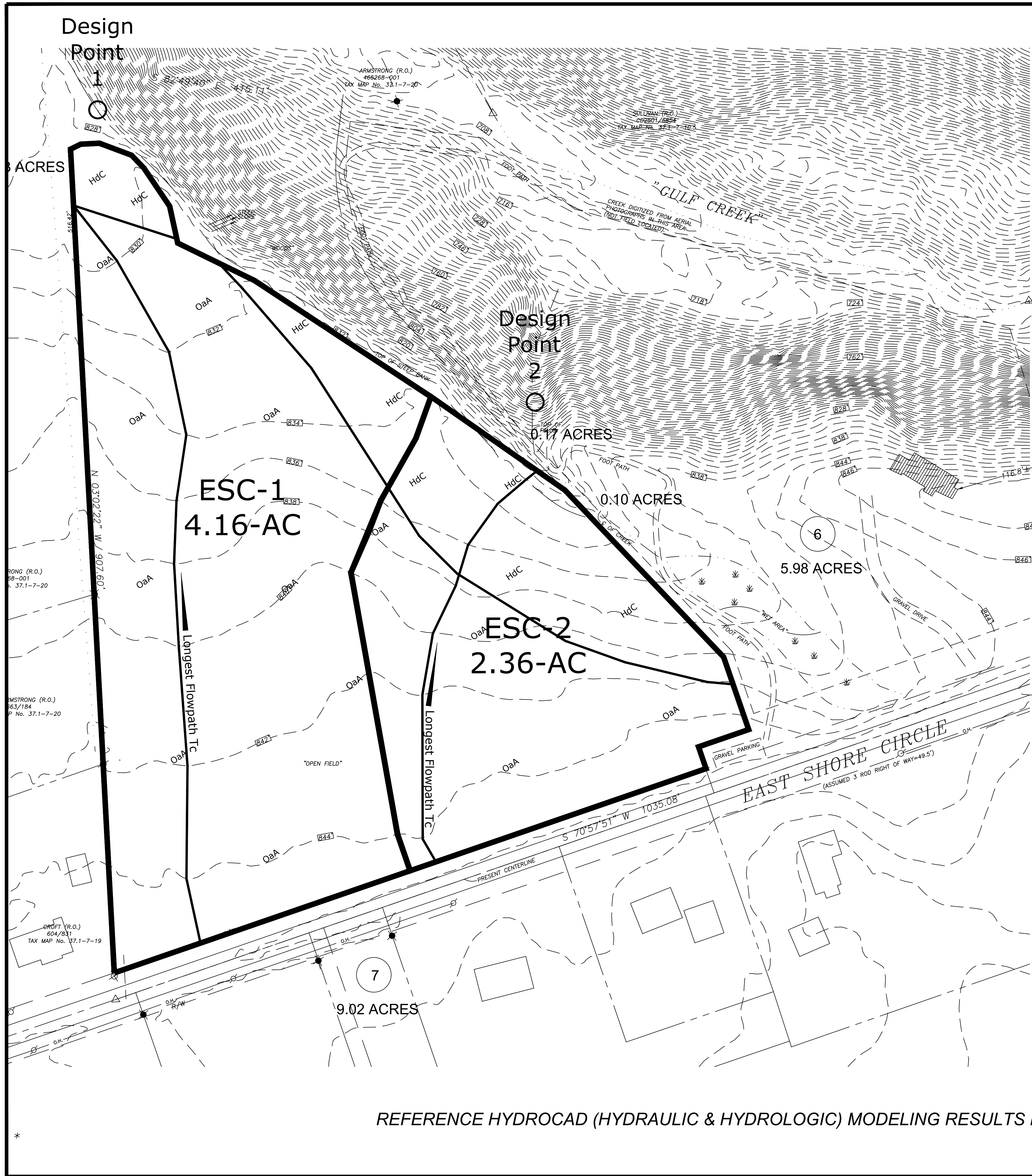
DATE: JAN 25, 2023

SCALE: 1"=50'

DRAWN: SDG

JOB:

SHEET: C-108



Existing Subcatchment 1 - ESC-1
Existing Site Conditions - Area = 181,292 SF (4.16-AC)

Surface Conditions & Soils:
 9% Howard, HdC; Hydrologic Soil Group (HSG) A
 91% Ovid, OaA -Hydrologic Soil Group (HSG) C

Runoff Curve Number = 30, Brush, Good HSG A Soils
 Runoff Curve Number = 65, Brush, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 743 lf +/-
 Sheet Flow, Range - 100 lf @ S = 2.0% avg.
 Shallow Conc. Flow - Grassed Waterway - 643 lf @ S = 2.2% avg.

To Design Point 1 - (DPE 1)

Existing Subcatchment 2 - ESC-2
Existing Site Conditions - Area = 102,943 SF (2.36-AC)

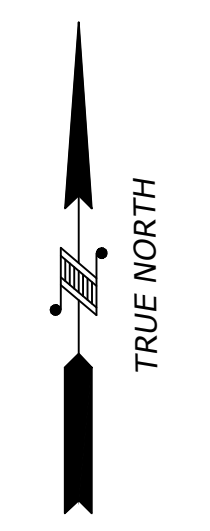
Surface Conditions & Soils:
 20% Howard, HdC; Hydrologic Soil Group (HSG) A
 80% Ovid, OaA -Hydrologic Soil Group (HSG) C

Runoff Curve Number = 30, Brush, Good HSG A Soils
 Runoff Curve Number = 65, Brush, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 428 lf +/-
 Sheet Flow, Range - 100 lf @ S = 2.0% avg.
 Shallow Conc. Flow - Grassed Waterway - 328 lf @ S = 3.9% avg.

To Design Point 2 - (DPE 2)

REFERENCE HYDROCAD (HYDRAULIC & HYDROLOGIC) MODELING RESULTS PRESENTED WITH THESE PLANS

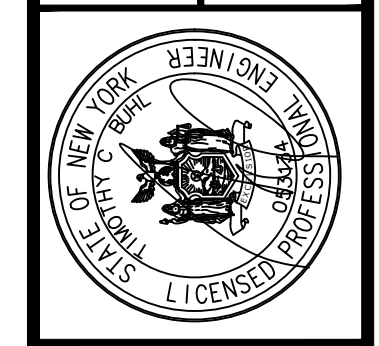


REVISIONS	Description
No.	Date (SYM)

HYDRAULIC AND HYDROLOGIC
 RUNOFF ANALYSIS WORKSHEET
 EXISTING CONDITIONS

EAST SHORE CIRCLE
 SUBDIVISION PHASE 1
 106 EAST SHORE CIRCLE
 LANSEING, NY 14882

JESSE YOUNG
 LANSEING (T) TOMPKINS CO. N.Y.

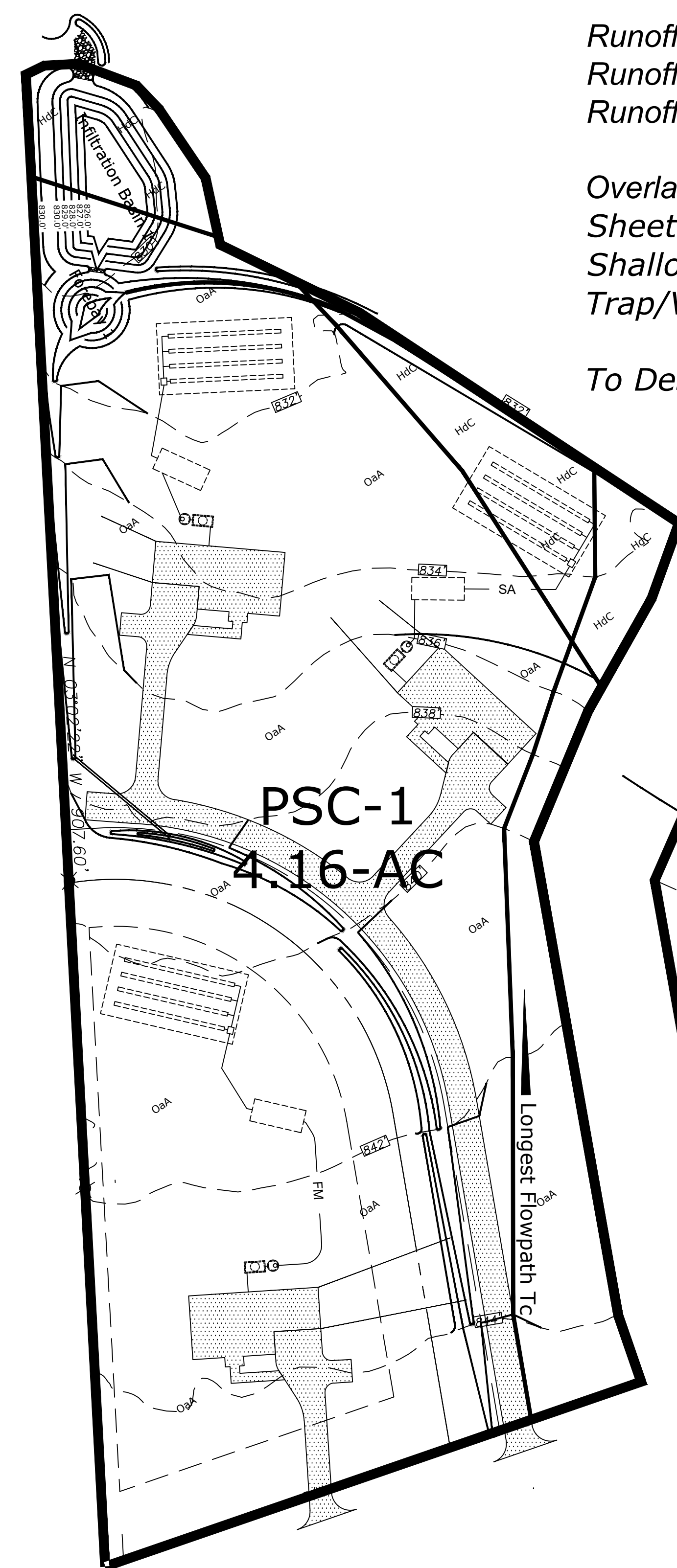


TIMOTHY C. BUHL, P.E.

35 FIRE LANE 24, AUBURN, NY 13021

DATE: JAN 25, 2023
 SCALE: 1"=50'
 DRAWN: SDG
 JOB:
 SHEET:
C-109

Design Point 1
○



PSC-1
4.16-AC

Proposed Subcatchment 1 - PSC-1
Proposed Site Conditions - Area = 181,292 SF (6.53-AC)

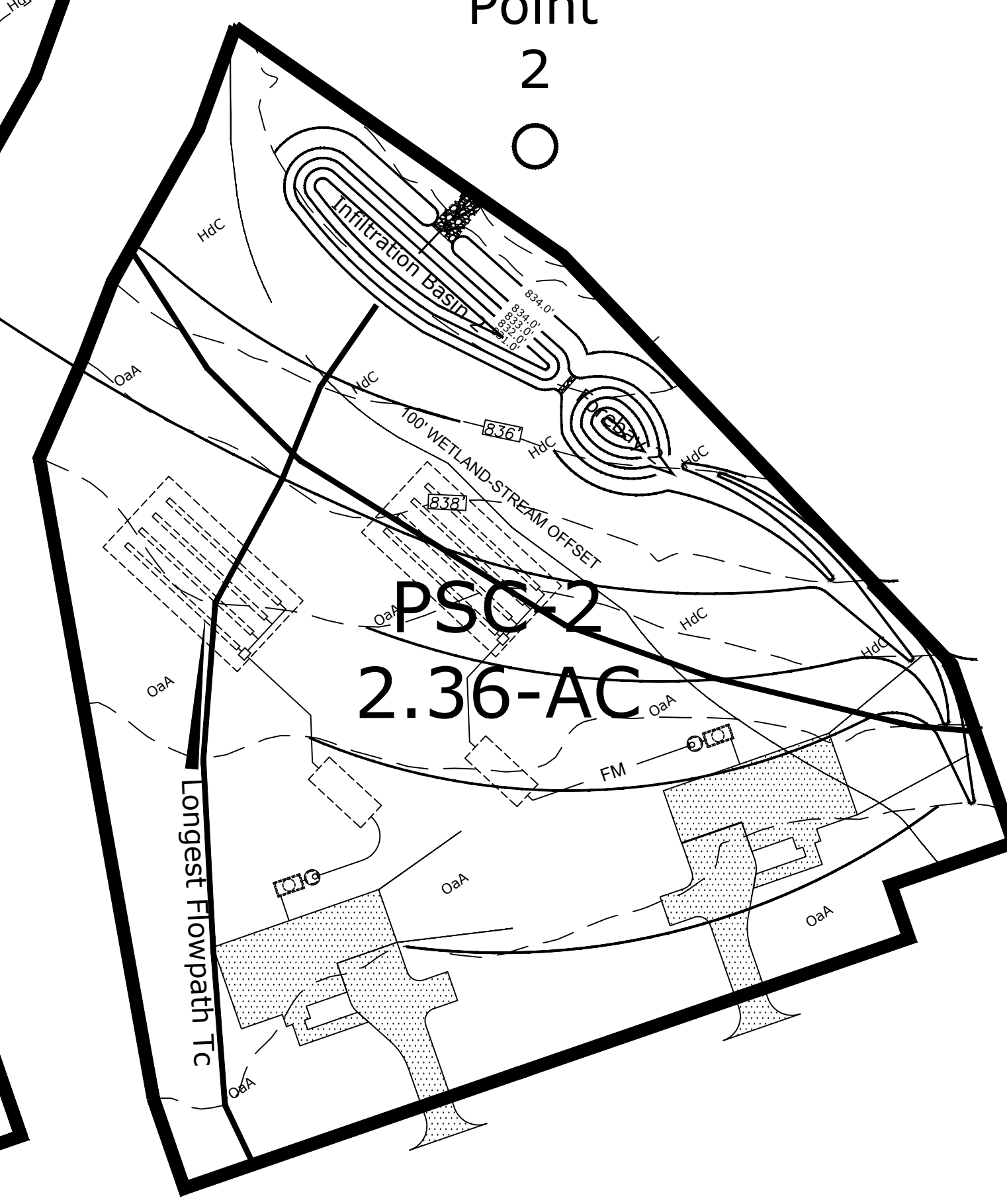
Surface Conditions & Soils:
9% Howard, HdC; Hydrologic Soil Group (HSG) A
91% Ovid, OaA -Hydrologic Soil Group (HSG) C

Runoff Curve Number = 39, Grass >75%, Good HSG A Soils
Runoff Curve Number = 74, Grass >75%, Good HSG C Soils
Runoff Curve Number = 98, Rooftops, Street and Drives, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 743 lf +/-
Sheet Flow, Short Grass - 100 lf @ S = 2.0% avg.
Shallow Conc. Flow - Grassed Waterway - 416 lf @ S = 2.4% avg.
Trap/Vee Channel Flow - 227 lf @ S = 0.8% avg.

To Design Point 1 - (DP 1)

Design Point 2
○



PSC-2
2.36-AC

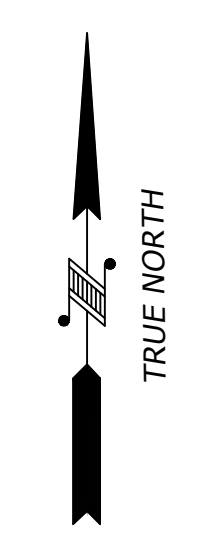
Proposed Subcatchment 2 - PSC-2
Proposed Site Conditions - Area = 102,943 SF (6.53-AC)

Surface Conditions & Soils:
35% Howard, HdC; Hydrologic Soil Group (HSG) A
65% Ovid, OaA -Hydrologic Soil Group (HSG) C

Runoff Curve Number = 39, Grass >75%, Good HSG A Soils
Runoff Curve Number = 74, Grass >75%, Good HSG C Soils
Runoff Curve Number = 98, Rooftops, Street and Drives, Good HSG C Soils

Overland Stormwater Runoff - Longest Flowpath = 358 lf +/-
Sheet Flow, Short Grass - 100 lf @ S = 2.0% avg.
Shallow Conc. Flow - Grassed Waterway - 258 lf @ S = 3.4% avg.

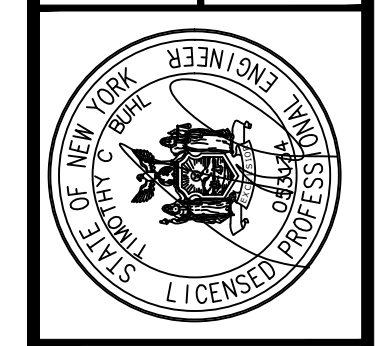
To Design Point 1 - (DP 1)



REFERENCE HYDROCAD (HYDRAULIC & HYDROLOGIC) MODELING RESULTS PRESENTED WITH THESE PLANS

No.	Date	SYMBOL	REVISIONS Description

HYDRAULIC AND HYDROLOGIC RUNOFF ANALYSIS WORKSHEET PROPOSED CONDITIONS
EAST SHORE CIRCLE SUBDIVISION - PHASE 1
106 EAST SHORE CIRCLE
LANSEING, NY 14882
JESSE YOUNG
LANSEING (T) TOMPKINS CO. N.Y.



TIMOTHY C. BUHL, P.E.
35 FIRE LANE 24, AUBURN, NY 13021

DATE: JAN 25, 2023
SCALE: 1" = 50'
DRAWN: SDG
JOB:
SHEET:
C-110

RESOLUTION PB 23-XX

**TOWN OF LANSING PLANNING BOARD RESOLUTION
SUBDIVISION PRELIMINARY PLAT APPROVAL
106 EAST SHORE DRIVE
TAX PARCEL NO. 37.1-7-12.2**

WHEREAS, an application was made by Jesse Young for a major subdivision to divide an approximately 23 acre lot (TPN 37.1-7-12.2) located at 106 East Shore Drive, into six lots. The parcel is in the R2 zone; and

WHEREAS, this is a proposed action reviewed under Town of Lansing Code § 235 Subdivision, for which the respective completed applications were received **XXX 2023**; and the Town reviewed and accepts as adequate: "East Shore Circle Major Subdivision Phase I," sheets G-001, C101-C110 prepared by Andrew J. Sciarabba, PE dated 01/25/2023, a Short Environmental Assessment Form (SEAF), Part 1 submitted by the Applicant, and Part 2 prepared by the Planning Staff, and other application materials; and

WHEREAS, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") requires that a Lead Agency be established for conducting environmental review of projects in accordance with state environmental law and the Lead Agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action; and

WHEREAS, the Planning Board, being the local agency which has primary responsibility for approving the action, did on **XXX, 2023** classify the project as an Unlisted Action and declare itself the Lead Agency for the environmental review; and

WHEREAS, the Planning Board has considered and carefully reviewed the requirements of the Town's local laws relative to subdivisions and the unique needs of the Town due to the topography, soil types and distributions, and other natural and man-made features upon and surrounding the area of the proposed subdivision, and the Planning Board has also considered the Town's Comprehensive Plan and compliance therewith and on 27 Feb 2023 issued a Negative Declaration of Significance in accordance with the provisions of Part 617 of the State Environmental Quality Review Act; and

WHEREAS, on 27 Feb 2023, the Planning Board reviewed and considered the aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and duly held a public hearing on the Major subdivision application, and all evidence and comments were considered, along and together with the requirements of the Town's subdivision regulations, existing development in the surrounding area, the public facilities and services available, the Town's Comprehensive Plan and Land Use Ordinance, site characteristics and issues, and any potential on- and

off-site environmental impacts; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board;

NOW THEREFORE BE IT RESOLVED, that the Town of Lansing Planning Board grants Preliminary Subdivision Approval of the Application for a Major Subdivision of certain land at 106 East Shore Drive, Lansing, New York, subject to the following conditions:

1. The sealing and endorsement of such Major Subdivision Final Plat by the Planning Board Chair, thereafter presenting and obtaining the signing of the Plat by Tompkins County Assessment Department stamp followed by filing in the Tompkins County Clerk's Office, followed by provision of proof of such filing within the time limit requirements of 62 days with the Town of Lansing Code Enforcement Office.

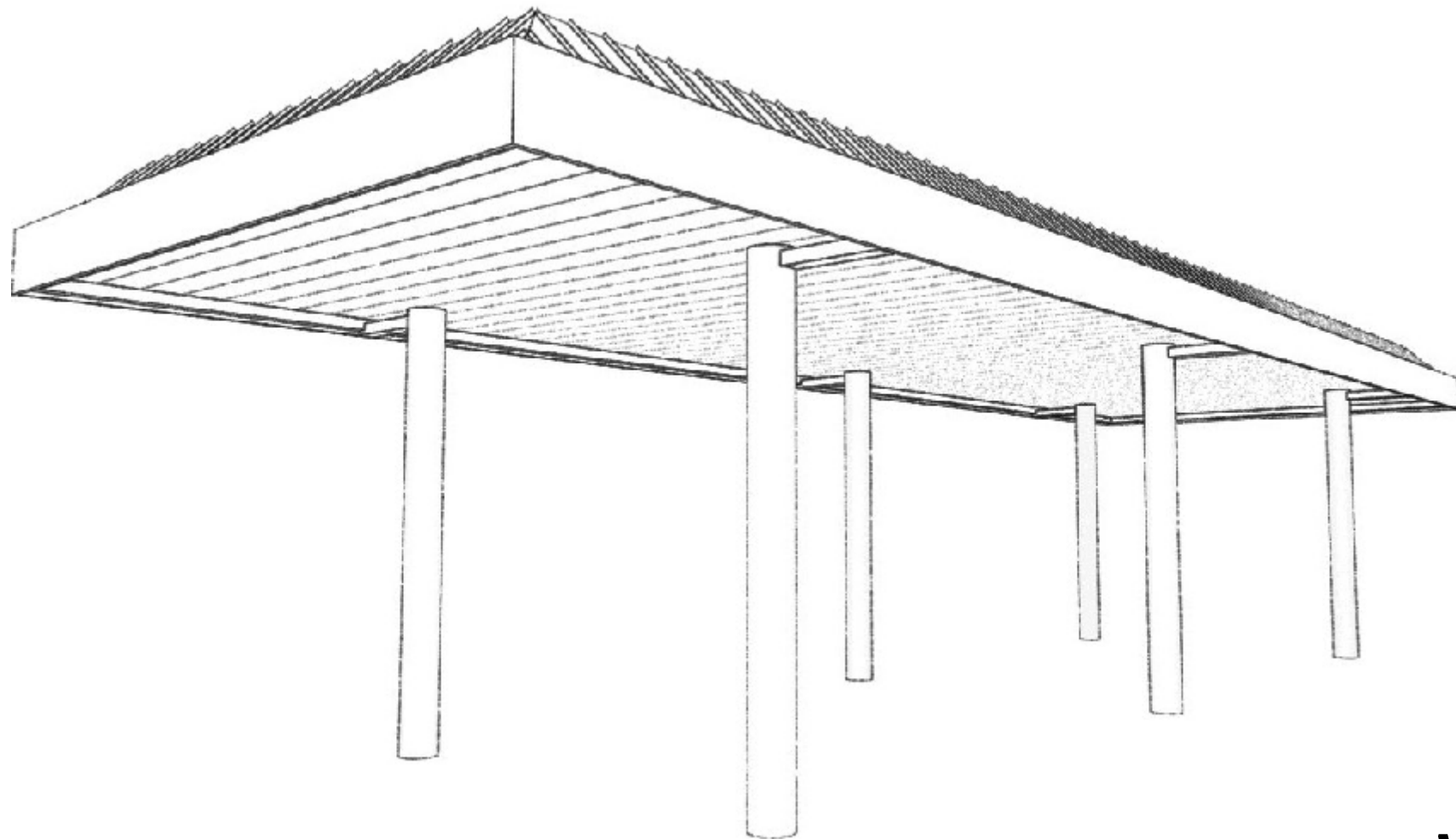
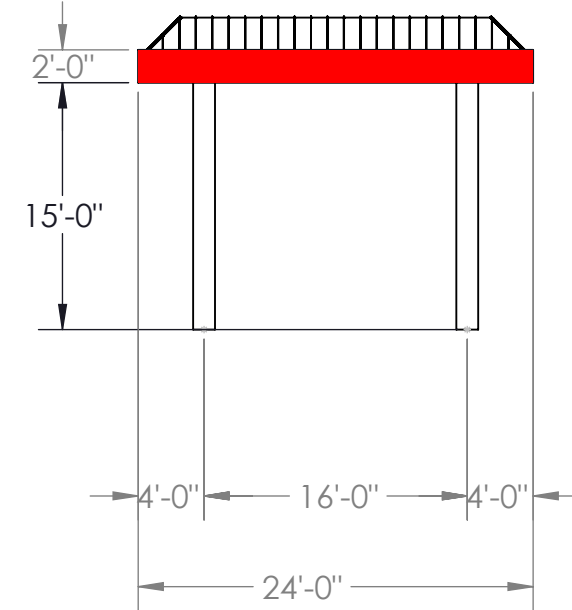
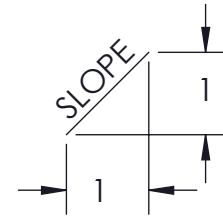
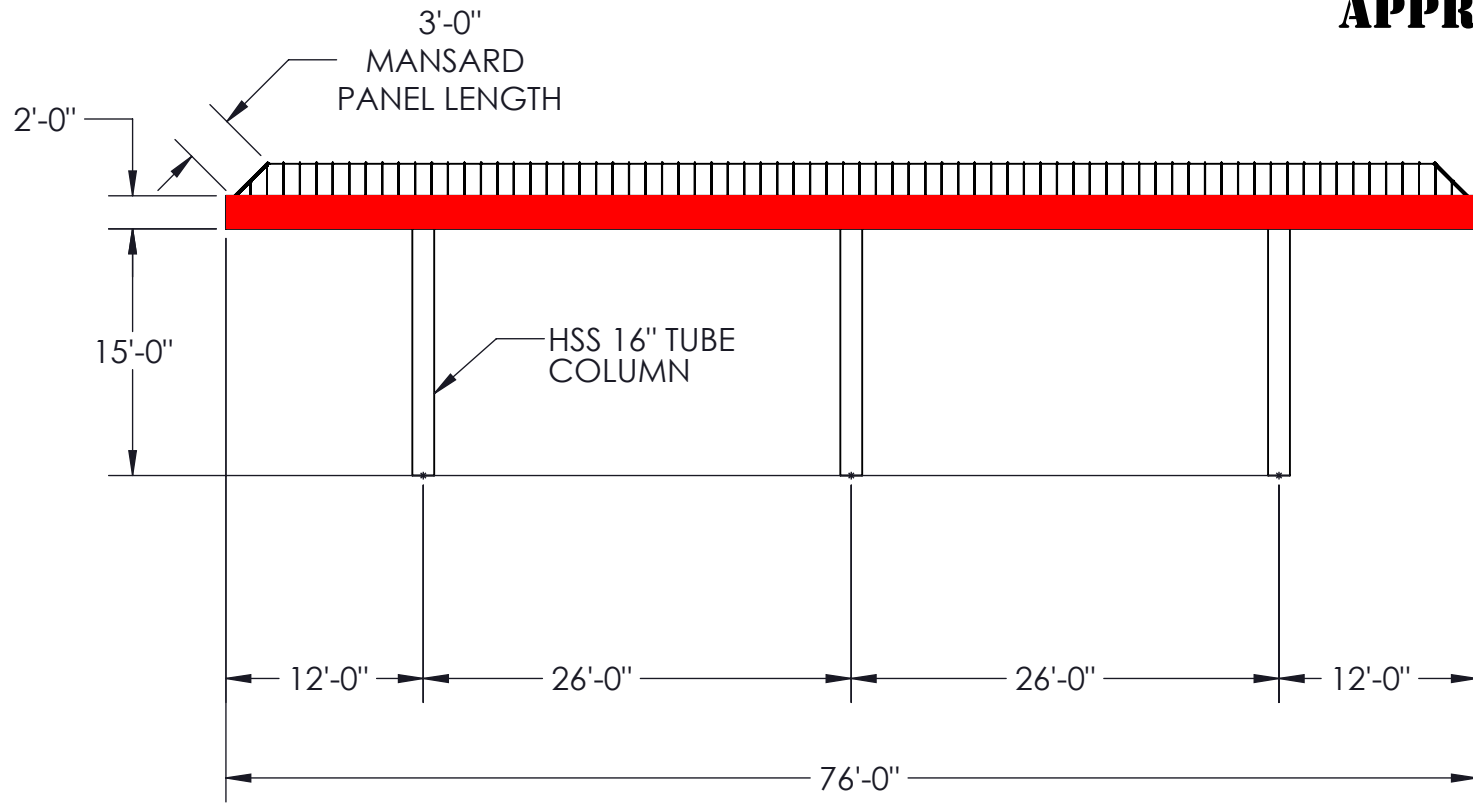
Dated: 27 March 2023

Motion by:
Seconded by:

VOTE AS FOLLOWS:

Tom Butler	
Norman Lin Davidson	
Al Fiorille	
Larry Sharpsteen	
Dean Shea	
Deborah Trumbull	
Erin Worsell	

APPROVED



APPROVED

McGEE CORPORATION 12100 Stallings Commerce Drive Blvd. P.O. Box 1375 Matthews, NC 28105-1375 Phone: (704) 882-1500 Watts: (800) 526-5589 These prints are the property of McGee Corp.. Reproduction or reuse is prohibited without written permission.	PR. JOB NO. DANDY MINI MART	FINAL JOB NO.	DRAWING NO. PO
	SCALE: DATE: 12/2/2022	IN ACCORDANCE WITH REV. LETTER: _____	DRAWN BY: CHK'D BY:
	PRELIMINARY		SHEET NO. 1 of 1

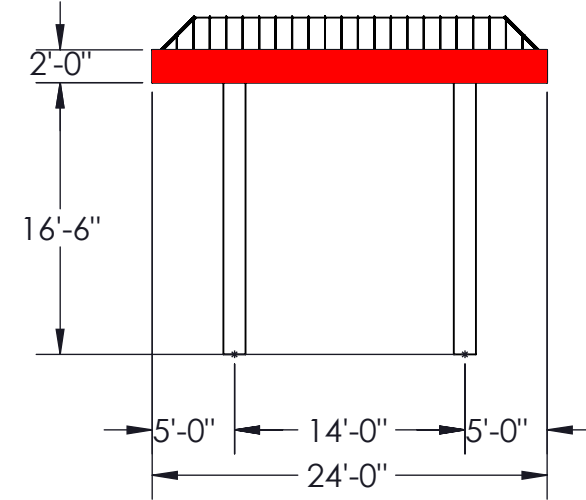
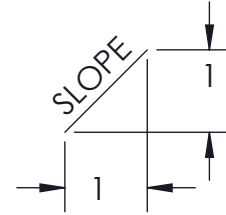
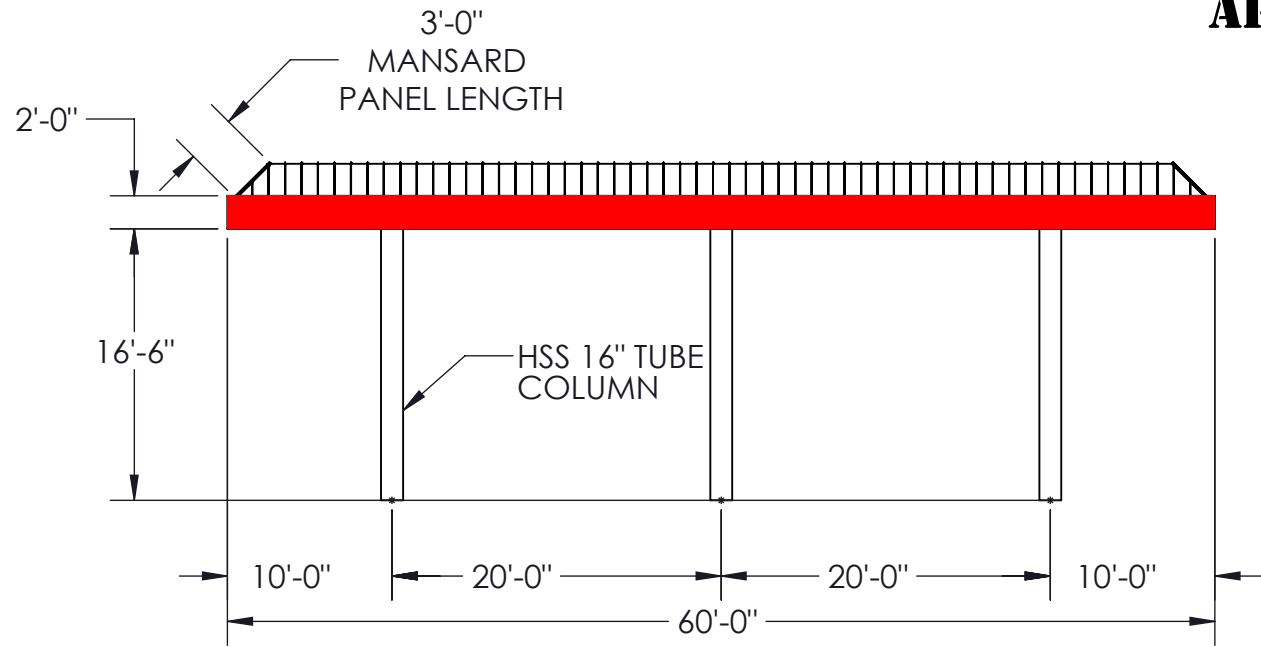
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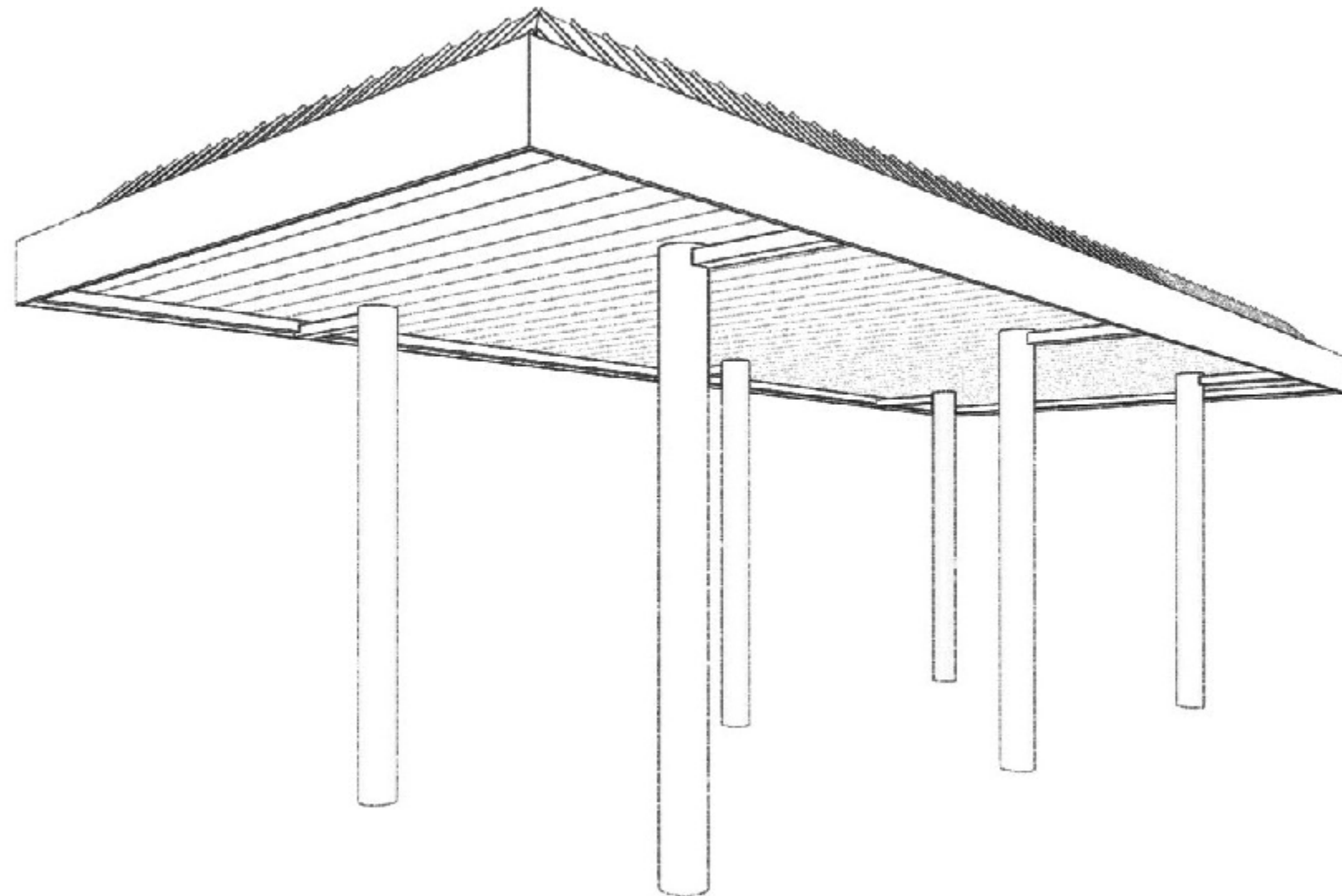
APPROVED



B

A

APPROVED



APPROVED

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1

APPROVED

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 Matthews, NC 28105-1375
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PR. JOB NO. DANDY MINI MART	FINAL JOB NO.	DRAWING NO. PO
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SCALE: DATE: 12/2/2022	IN ACCORDANCE WITH REV. LETTER: _____	DRAWN BY: CHK'D BY:
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PRELIMINARY	SHEET NO. 1 of 1
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**Full Environmental Assessment Form
Part 1 - Project and Setting**

Section 3, Item f.

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Dandy Mini-Mart, Lansing		
Project Location (describe, and attach a general location map): South-West from the intersection of East Shore Drive and Ridge Road, Lansing.		
Brief Description of Proposed Action (include purpose or need): The proposed project involves the construction of 6,100 SF of convenience store including outdoor seating area in a parcel of 4.073 acres. It also includes two gasoline fuel islands, diesel fuel island, fuel tank storage area, and parking lots (36 spaces including 4 truck spaces and up to 4 EV spaces initially). It also includes the on-site wastewater treatment system and stormwater management of the property.		
Name of Applicant/Sponsor: Dandy Mini Marts Inc.		Telephone: 570-888-4344 ext. 133 E-Mail: dphillips@godandy.com
Address: 6221 Mile Lane Road		
City/PO: Sayre	State: PA	Zip Code: 18840
Project Contact (if not same as sponsor; give name and title/role): Duane Philips		Telephone: 570-888-4344 (x133) E-Mail: dphillips@godandy.com
Address: 6221 Mile Lane Road		
City/PO: Sayre	State: PA	Zip Code: 18840
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Approval CAC Referral	03/23/2022
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sign Area Variance	12/13/2022
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	M-239 Referral - County PB	05/15/2022
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - SPDES, NYSDOT - PERM 33	05/15/2022
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

Cayuga Lake Scenic Byway _____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

Section 3, Item f.

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Commercial Mixed Use (B1)

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Lansing School District

b. What police or other public protection forces serve the project site?
New York State Police Department, Tompkins County Sheriff

c. Which fire protection and emergency medical services serve the project site?
Lansing Fire Department

d. What parks serve the project site?
Lansing Park & Recreation

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial & Vacant

b. a. Total acreage of the site of the proposed action? _____ 4.70 acres
b. Total acreage to be physically disturbed? _____ 4.70 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 4.70 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ 18 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses?

Yes No
Section 3, Item f.

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?

Yes No

If Yes, Gas Canopy: 20'H x 24'W x 76'L

- i. Total number of structures _____ 1
- ii. Dimensions (in feet) of largest proposed structure: _____ 24.5 height; _____ 65 width; and _____ 90 length 20' to Top of Parapet
- iii. Approximate extent of building space to be heated or cooled: _____ up to 6,100 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

Yes No

If Yes,

- i. Purpose of the impoundment: _____
- ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
- iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

Yes No

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials?

Yes No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting?

Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?

Yes No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or _____

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:
• acres of aquatic vegetation proposed to be removed: _____
• expected acreage of aquatic vegetation remaining after project completion: _____
• purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
• proposed method of plant removal: _____
• if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: _____ 1000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: Consolidated Water District - WD321
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 1000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site?
- Will a line extension within an existing district be necessary to serve the project?

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

Wastewater treatments will be provided with an on-site wastewater treatment system.

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 2.70 acres (impervious surface) 57.5% Lot Coverage.
_____ Square feet or 4.70 acres (parcel size)

ii. Describe types of new point sources. Roof Leaders and Parking Lot

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

All stormwater to be collected by proposed stormwater catchbasins, and treated with the use of underground infiltration chambers.

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?

Yes No
Section 3, Item f.

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

- i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of 5 A.M. to 11 P.M.
- ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

4 Deliveries per day on average

iii. Parking spaces: Existing 0 Proposed 36 Net increase/decrease +36

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

There will be two new access driveway.

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? EV Charging Stations Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
U.S. Avg. Usage is 52.5 KWH/Year/SF. 312,000 KWH/Year.

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Via Grid/Local Utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7 A.M. - 7 P.M.
- Saturday: 7 A.M. - 7 P.M.
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 5 A.M. - 11 P.M.
- Saturday: 5 A.M. - 11 P.M.
- Sunday: 5 A.M. - 11 P.M.
- Holidays: 5 A.M. - 11 P.M.

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?

Yes No

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If yes:

i. Provide details including sources, time of day and duration:

Typical construction noise 7AM-7PM during the construction period.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?

Yes No

Describe:

n. Will the proposed action have outdoor lighting?

Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

See photometrics plan - all dark sky compliant, no off-site spillage

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?

Yes No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day?

Yes No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?

Yes No

If Yes:

i. Product(s) to be stored Gasoline & Diesel - Underground permit through NYSDEC

ii. Volume(s) per unit time (e.g., month, year) NL-20,000 gal, PNL-8,000 gal, Diesel-15,000 gal, 90

iii. Generally, describe the proposed storage facilities: Octane-10,000 gal, and E85-6,000 gal (Also (2) 1,000 gal propane tanks)
Underground tanks

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?

Yes No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices?

Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?

Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

• Construction: < 0.1 tons per week (unit of time)

• Operation : < 0.5 tons per week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

• Construction: Recycling

• Operation: Recycling

iii. Proposed disposal methods/facilities for solid waste generated on-site:

• Construction: Service Hauler

• Operation: Service Hauler

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

Section 3, Item f.

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
- Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.12	2.70	+1.58
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.58	2.00	-1.58
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities:
 Woodsedge Senior Housing _____

e. Does the project site contain an existing dam? Yes No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
 iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes: No hazardous wastes were identified in the Phase I and II ESAs.
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): 2204537; 9610296
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____
 Not Applicable
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

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v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 10 feet 6'-10' during Phase II ESA Borings

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: Ovid Silt Loam 99.3 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: 8 feet

e. Drainage status of project site soils: Well Drained: 0.7 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained 99.3 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 898-245 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

Section 3, Item f.

n. Does the project site contain a designated significant natural community? Yes No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. 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 Commission on the State Register of Historic Places to be eligible for listing on the State Register of Historic Places.

If Yes:
i. Nature of historic/archaeological resource: [] Archaeological Site [x] Historic Building or District
ii. Name: Rogues Harbor Inn
iii. Brief description of attributes on which listing is based:
Rogue's Harbor Inn is a National Historic Landmark which was built in 1830.

f. 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? [x] Yes [] No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? [] Yes [x] No
If Yes:
i. Describe possible resource(s):
ii. Basis for identification:

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? [x] Yes [] No
If Yes:
i. Identify resource: Taughannock Fall State Park (4.3 mi), Cayuga Lake Scenic Byway (Adjacent), Myers Park (2.5 mi)
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Park, Scenic Byway
iii. Distance between project and resource: 4.8 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? [] Yes [x] No
If Yes:
i. Identify the name of the river and its designation:
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? [] Yes [] No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Brian Grose Date Revised 12/14/2022

Signature [Signature] Title Engineer for Applicant



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	898-245
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.	
E.2.l. [Aquifers]	No	Section 3, Item f.
E.2.n. [Natural Communities]	No	
E.2.o. [Endangered or Threatened Species]	No	
E.2.p. [Rare Plants or Animals]	No	
E.3.a. [Agricultural District]	No	
E.3.c. [National Natural Landmark]	No	
E.3.d [Critical Environmental Area]	No	
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.	
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Rogues Harbor Inn	
E.3.f. [Archeological Sites]	Yes	
E.3.i. [Designated River Corridor]	No	



**Phase II
Limited Environmental Site Investigation**

Job No. 2020-062.002

July 2022

**Multi-Parcel Commercial Property
Ridge Road & East Shore Drive
Lansing, New York**

← Groundwater Flow Direction

**Figure 3
Boring / Groundwater Sample Locations
(NYS GIS April 2021)**



*113 East Chemung Place
Elmira, NY 14904
Phone (607) 734-2165
Fax (607) 734-2169
www.FaganEngineers.ca*

Boring ID:
B-1



SOIL BORING LOG

Date: 7/29/2022	Job No: 2020-062.002	Total Depth of Boring: 12-ft.	Depth to Water: ~8'
Project: Dandy Mini Marts – Lansing Site			
Method of Excavation: Geoprobe® 6620DT - Direct Push Method		Driller: TREC Environmental	
Location: 3 & 5 Ridge Road, Lansing, NY			

Depth (ft-bgs)	Description	Sample Recovery (inches)	PID Headspace (ppm)	Lab Samples Collected
0 to 4	0-15" brown silt loam with angular gravel, no odor	15"	1.0	No
4 to 8	0-9" brown & gray silt loam & sand, angular gravel, bottom 3" wet, no odor	9"	0.2	No
8 to 12	0-25" brown silt loam, sand & angular gravel, no odor; refusal at just under 12'	25"	1.2	No
12 to 16				
16 to 20				
20 to 24				

Comments: Initial Ambient PID readings = 0.0 – 0.2 ppm

Boring ID:
B-2**SOIL BORING LOG**

Date: 7/29/2022 | Job No: 2020-062.002 | Total Depth of Boring: 14-ft. | Depth to Water: NA (~9' on 8/1)

Project: Dandy Mini Marts – Lansing Site

Method of Excavation: Geoprobe® 6620DT - Direct Push Method | Driller: TREC Environmental

Location: 3 & 5 Ridge Road, Lansing, NY

Depth (ft-bgs)	Description	Sample Recovery (inches)	PID Headspace (ppm)	Lab Samples Collected
0 to 4	0-20" brown silt loam with angular gravel, no odor; 20-28" brown & gray silt loam, clay with angular gravel, no odor	28"	1.2	No
4 to 8	0-16" brown & gray clay, angular gravel, moist, no odor; 16-36" light brown & gray loam, angular gravel, dry gray dust, no odor	36"	2.6	No
8 to 12	0-5" brown silt loam; 5-19" light brown & gray gravelly loam, angular gravel, no odor; 19-42" light gray stone & dust (bedrock)	42"	2.6	No
12 to 14	0-43" light gray stone & dust (bedrock), no odor, refusal at 14'	43"	2.3	No
16 to 20				
20 to 24				

Comments: Collected groundwater sample from open hole on August 1, 2022; designated as MW-2

Boring ID:
B-3**SOIL BORING LOG**

Date: 7/29/2022 | Job No: 2020-062.002 | Total Depth of Boring: 11.7-ft. | Depth to Water: NA-Dry

Project: Dandy Mini Marts – Lansing Site

Method of Excavation: Geoprobe® 6620DT - Direct Push Method | Driller: TREC Environmental

Location: 3 & 5 Ridge Road, Lansing, NY

Depth (ft-bgs)	Description	Sample Recovery (inches)	PID Headspace (ppm)	Lab Samples Collected
0 to 4	0-11" brown loamy topsoil with vegetative roots, no odor; 11-28" brown silt loam, some clay with angular gravel, no odor	28"	1.5	No
4 to 8	0-13" brown loam, angular gravel, no odor; 13-23" light brown & gray rock dust, gravel, no odor; 23-42" brown clay, some small gravel; no odor	42"	1.3	No
8 to 12	0-19" dark brown moist loam, some clay, angular gravel, no odor; 19-38" brown loam & gray stone & dust (bedrock), no odor; refusal at 11.7'	38"	2.0	No
12 to 14				
16 to 20				
20 to 24				

Comments:



Boring ID:
B-4

SOIL BORING LOG

Date: 7/29/2022	Job No: 2020-062.002	Total Depth of Boring: 14.5-ft.	Depth to Water: ~12'
Project: Dandy Mini Marts – Lansing Site			
Method of Excavation: Geoprobe® 6620DT - Direct Push Method		Driller: TREC Environmental	
Location: 3 & 5 Ridge Road, Lansing, NY			

Depth (ft-bgs)	Description	Sample Recovery (inches)	PID Headspace (ppm)	Lab Samples Collected
0 to 4	0-10" dark brown gravelly loam, no odor; 10-17" brown and gray silt loam, with angular gravel, no odor; 17-23" brown tight silt loam and clay, with small gravel, no odor	23"	1.5	No
4 to 8	0-19" brown loam, angular gravel, some clay, no odor; 19-28" gray rock dust, gravel, no odor;	28"	7.5	No
8 to 12	0-5" dark brown moist loam, slight gasoline odor; 5-28" brown loam & gray gravel, slight gasoline odor;	28"	80	Yes (11-12')
12 to 14	0-20" wet, brown-gray silty loam, gasoline odor; 20-27" dry gray & brown coarse soil & small gravel; 27-41" dry, gray rock (bedrock) & dust	41"	116	*No
16 to 20				
20 to 24				

Comments: *Temporary 1" monitoring well MW-4 installed; measured 7.44' from ground surface (8.6' from riser when sampled later in day)

Boring ID:
B-5



SOIL BORING LOG

Date: 7/29/2022	Job No: 2020-062.002	Total Depth of Boring: 11.7-ft.	Depth to Water: NA-Dry
Project: Dandy Mini Marts – Lansing Site			
Method of Excavation: Geoprobe® 6620DT - Direct Push Method		Driller: TREC Environmental	
Location: 3 & 5 Ridge Road, Lansing, NY			

Depth (ft-bgs)	Description	Sample Recovery (inches)	PID Headspace (ppm)	Lab Samples Collected
0 to 4	0-12" gray gravel (asphalt) intermixed with angular gravel, and stone dust, no odor; 12-29" brown silty clay, with angular gravel, no odor	29"	6.0	No
4 to 8	0-10" dark brown silty loam, angular gravel, some clay, no odor; 10-30" dark brown and gray silty clay with some sand & gravel, no odor	30"	1.2	No
8 to 11.7	0-12" dark brown moist silty clay, with gravel, no odor; 12-42" gray loam, gravel, and stone dust (bedrock), no odor; Refusal at 11.7'	42"	1.5	Yes (11-11.7')

Comments:

Boring ID:
B-6



SOIL BORING LOG

Date: 7/29/2022 | Job No: 2020-062.002 | Total Depth of Boring: 9.5-ft. | Depth to Water: NA-Dry
 Project: Dandy Mini Marts – Lansing Site
 Method of Excavation: Geoprobe® 6620DT - Direct Push Method | Driller: TREC Environmental
 Location: 7 (11) Ridge Road, Lansing, NY

Depth (ft-bgs)	Description	Sample Recovery (inches)	PID Headspace (ppm)	Lab Samples Collected
0 to 4	0-18” brown moist silt / clay, then intermixed with angular gravel, no odor; 18-24” brown silt / clay, with angular gravel, no odor	24”	1.0	No
4 to 8	0-14” brown moist silt / clay, angular gravel, no odor; 14-30” gray stone, dust, angular gravel with some sandy loam, no odor	30”	6.6	No
8 to 9.5	0-3” brown moist silty clay, with gravel, no odor; 3-9” gray, loam, gravel and stone dust (bedrock), sweet solvent or weathered petroleum odor; Refusal at 9.5’ (bedrock)	9”	176	Yes (8-9.5’)

Comments:

Boring ID:
B-7



SOIL BORING LOG

Date: 7/29/2022 | Job No: 2020-062.002 | Total Depth of Boring: ~6-ft. | Depth to Water: NA-Dry
 Project: Dandy Mini Marts – Lansing Site
 Method of Excavation: Geoprobe® 6620DT - Direct Push Method | Driller: TREC Environmental
 Location: 7 (11) Ridge Road, Lansing, NY

Depth (ft-bgs)	Description	Sample Recovery (inches)	PID Headspace (ppm)	Lab Samples Collected
0 to 4	0-3” brown silt loamy topsoil clay, with vegetative roots, no odor; 3-27” brown gravelly silt loam with some gray stone dust, angular gravel, slight sweet solvent or weathered petroleum odor;	27”	55	Yes
4 to 6	0-8” brown silt loamy soil, angular gravel, slight sweet solvent or weathered petroleum odor; 8-17” gray course dry soil & sand, angular gravel, slight sweet solvent or weathered petroleum odor; 17-21” brown silty clay, slight sweet solvent or weathered petroleum odor; 21-26” gray stone & dust (bedrock); Refusal at 6’ (bedrock)	26”	12	No

Comments:

Boring ID:
B-8



SOIL BORING LOG

Date: 7/29/2022	Job No: 2020-062.002	Total Depth of Boring: ~10-ft.	Depth to Water: ~9.7'
Project: Dandy Mini Marts – Lansing Site			
Method of Excavation: Geoprobe® 6620DT - Direct Push Method		Driller: TREC Environmental	
Location: 7 (11) Ridge Road, Lansing, NY			

Depth (ft-bgs)	Description	Sample Recovery (inches)	PID Headspace (ppm)	Lab Samples Collected
0 to 4	0-8" brown silt loamy topsoil, with vegetative roots, no odor; 8-26" brown & gray silt loam, with small course gravel, no odor; 26-36" brown silty clay, no odor	36"	2.2	No
4 to 8	0-44" brown tight silty clay, faint fuel oil odor; 44-48" gray moist tight silty clay, faint fuel oil odor	48"	4.0	No
8 to 10	0-18" gray moist-wet tight silty clay, fuel oil odor; 18-28" dry gray course stone dust (bedrock), faint fuel oil odor; Refusal at ~10' (bedrock)	28"	19.1	Yes (8-10')

Comments: Temporary 1" monitoring well MW-8 installed. Well only had 1" of water in it on 7/29/2022. well had sufficient water 2.5' on 8/1/2022 to collect samples for laboratory analysis.



Dandy Pizza Cafe Deli

Convenience Store

Signage Proposal

7 Ridge Road, Lansing NY, 14882

TAX MAP PARCELS 31-6-9, 10, 11, 13 and 14



South Elevation

1) Wall Mount - Main ID - Dandy Logo - Illuminated

7'w X 7'h Circle = 38.5 sq/ft

2) Wall Mount - PizzaCafeDeli - Illuminated

9'6" w X 11" h = 10 sq/ft



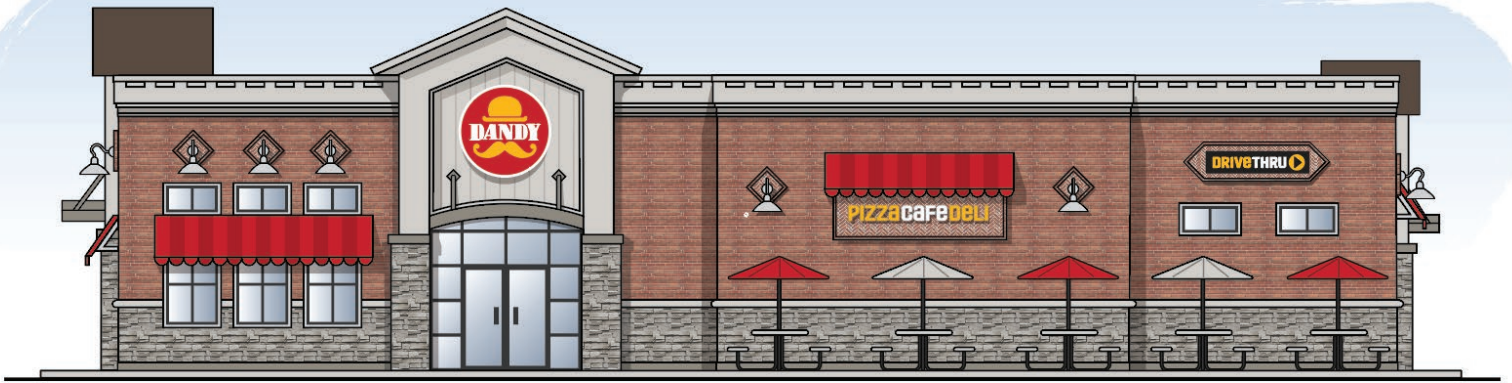
North Elevation

3) Wall Mount - Main ID - Dandy Logo - Illuminated

7'w X 7'h Circle= 38.5 sq/ft

4) Wall Mount - PizzaCafeDeli - Illuminated

9'6"w X 11"h = 10 sq/ft



East Elevation

5) Wall Mount - Main ID - Dandy Logo - Illuminated

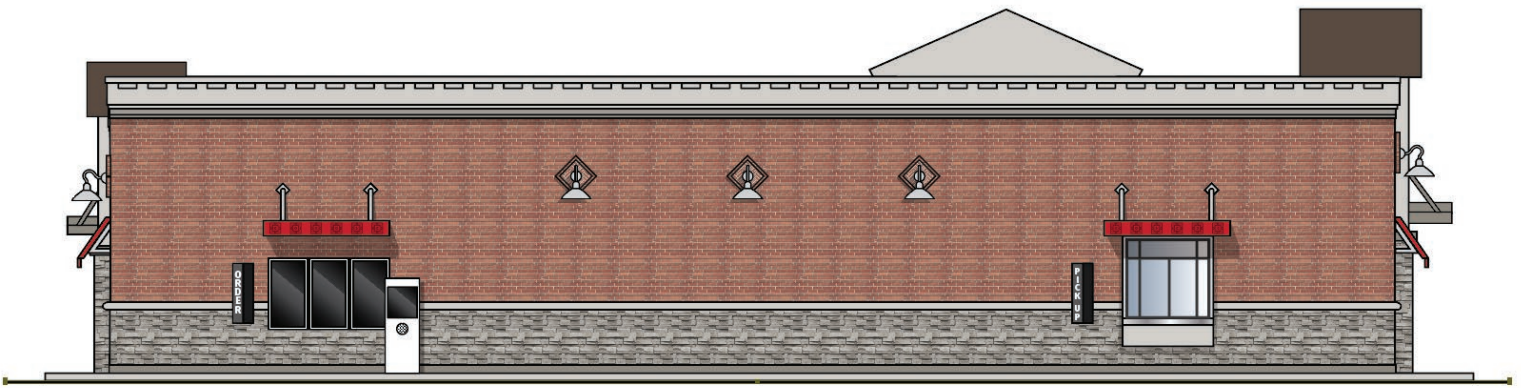
7'w X 7'h Circle= 38.5 sq/ft

6) Wall Mount - PizzaCafeDeli - Illuminated

9'6" w X 11" h = 10 sq/ft

7) Wall Mount - Informational - Drive Thru - Illuminated

7'w x 16" h = 10.5 sq/ft



West Elevation

8) Wall Mount - Informational - Order - Non Illuminated

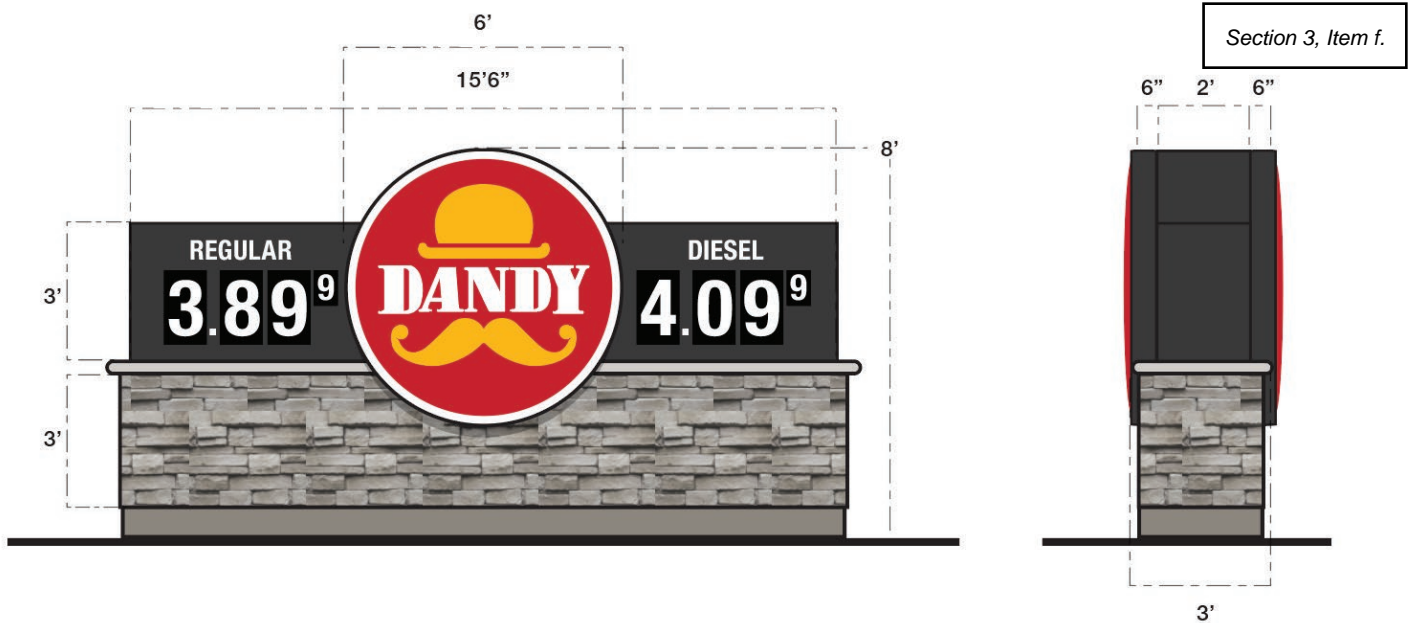
4' x 1'h = 4 sq/ft

9) Wall Mount - Informational - Pick Up - Non Illuminated

4'w X 1'h = 4 sq/ft

10) Wall Mount - Digital Drive Thru Menu - Illuminated

8'w x 4'h = 32 sq/ft



Main Entrances

11) Free Standing Monument - Illuminated - Double Sided

a) Dandy Logo: $6'w \times 6'h = 28.25 \text{ sq/ft}$

b) Pricer: $(15'6'' - 6') \times 3' = 28.5$



Fuel Dispensers

12) Fuel Dispenser - Double Sided

a) Top: Dandy text 20" w x 5" h = 1 sq/ft

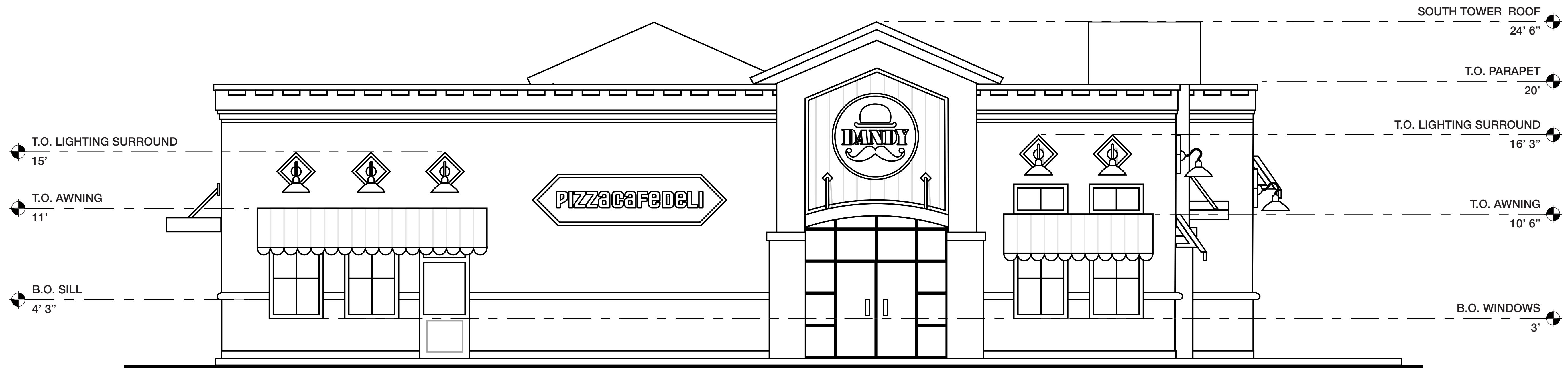
b) Bottom: Dandy Logo 20" w x 17" h = 2.5 sq/ft



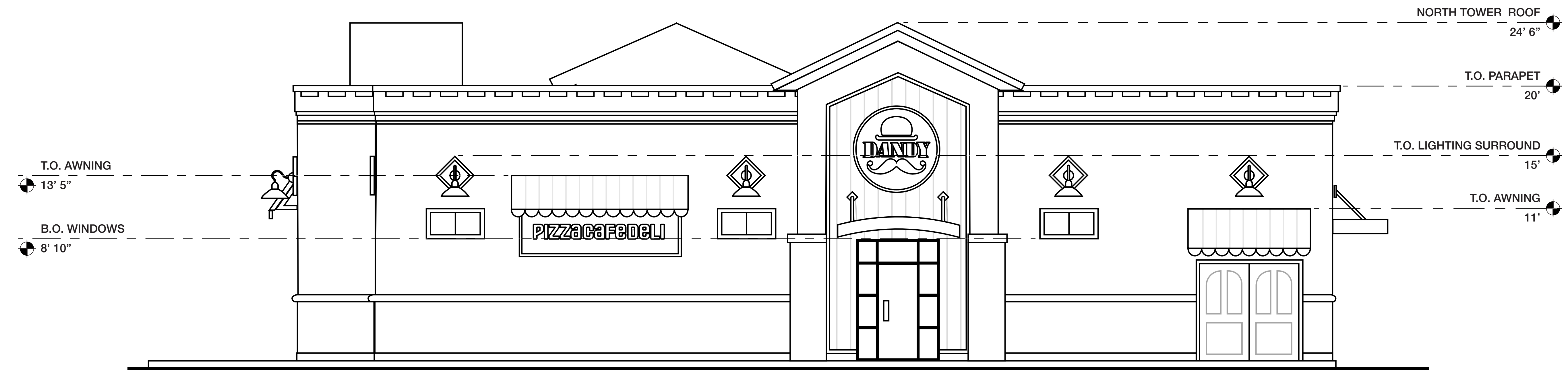
Total Aggregate: _____

<u>Sign:</u>	<u>Square Foot:</u>
1) Wall Mount - Main ID - Dandy	38.5
2) Wall Mount - PizzaCafeDeli	10
3) Wall Mount - Main ID - Dandy	38.5
4) Wall Mount - PizzaCafeDeli	10
5) Wall Mount - Main ID - Dandy	38.5
6) Wall Mount - PizzaCafeDeli	10
7) Wall Mount - Drive Thru	10.5
8) Wall Mount - Order	4
9) Wall Mount - Pick Up	4
10) Wall Mount - Drive Thru Menu Freestanding	32
11) Monument (qty 2 - 56.75 ea.) Fuel	113.5
12) Dispensers (qty 9 - 3.5ea)	31.5

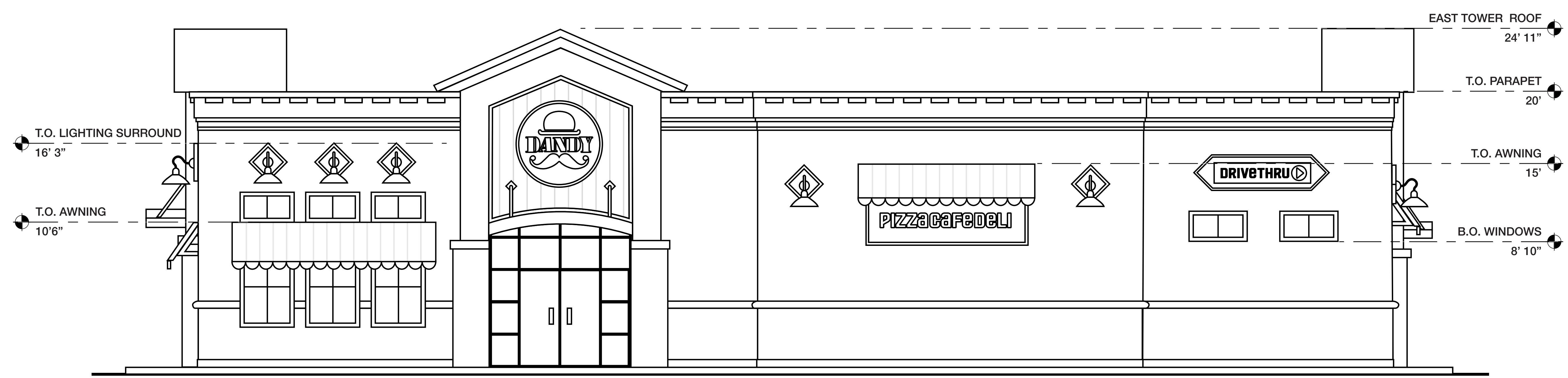
Total Square footage of site signage: 341



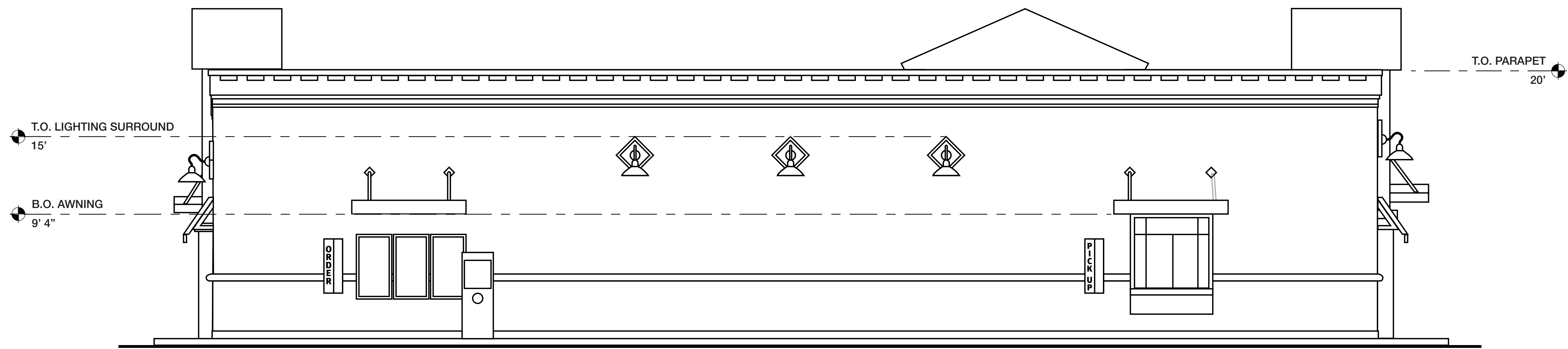
① SOUTH ELEVATION
1/4" = 1'-0"



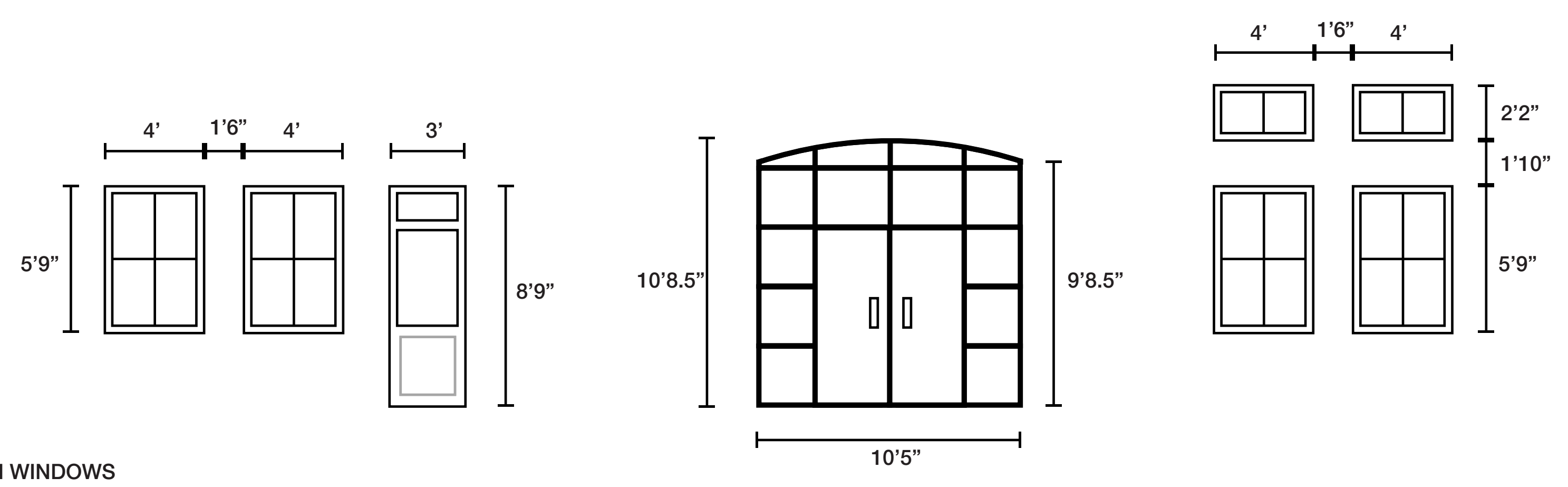
② NORTH ELEVATION
1/4" = 1'-0"



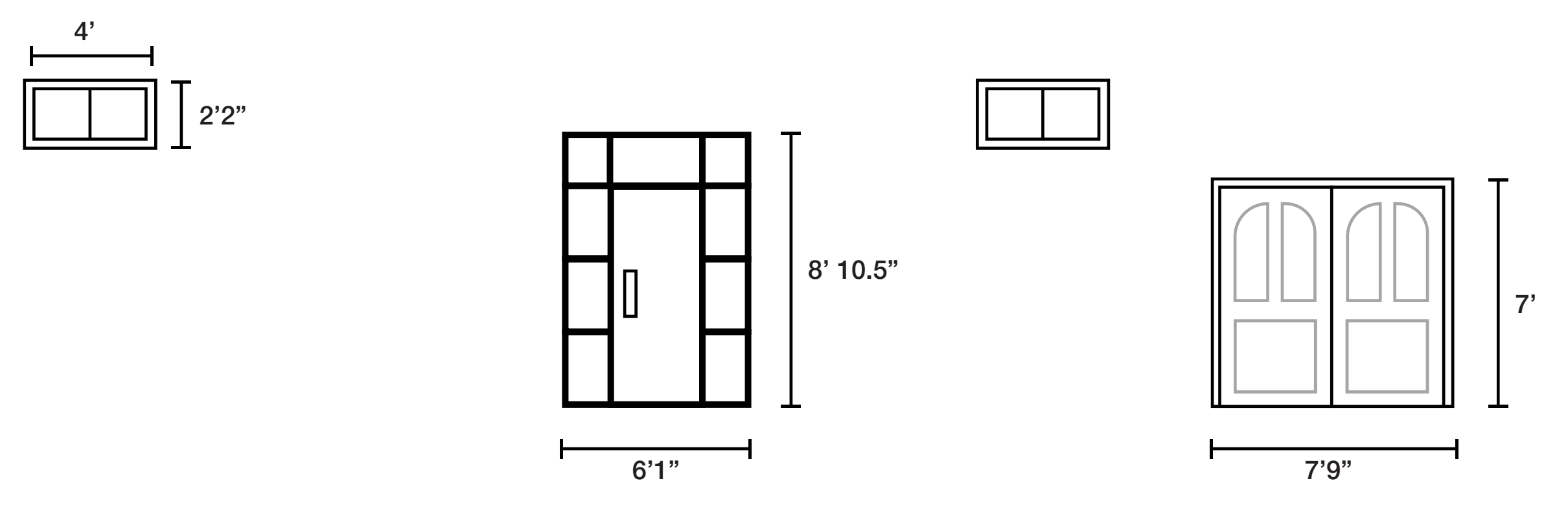
3 EAST ELEVATION
1/4" = 1'-0"



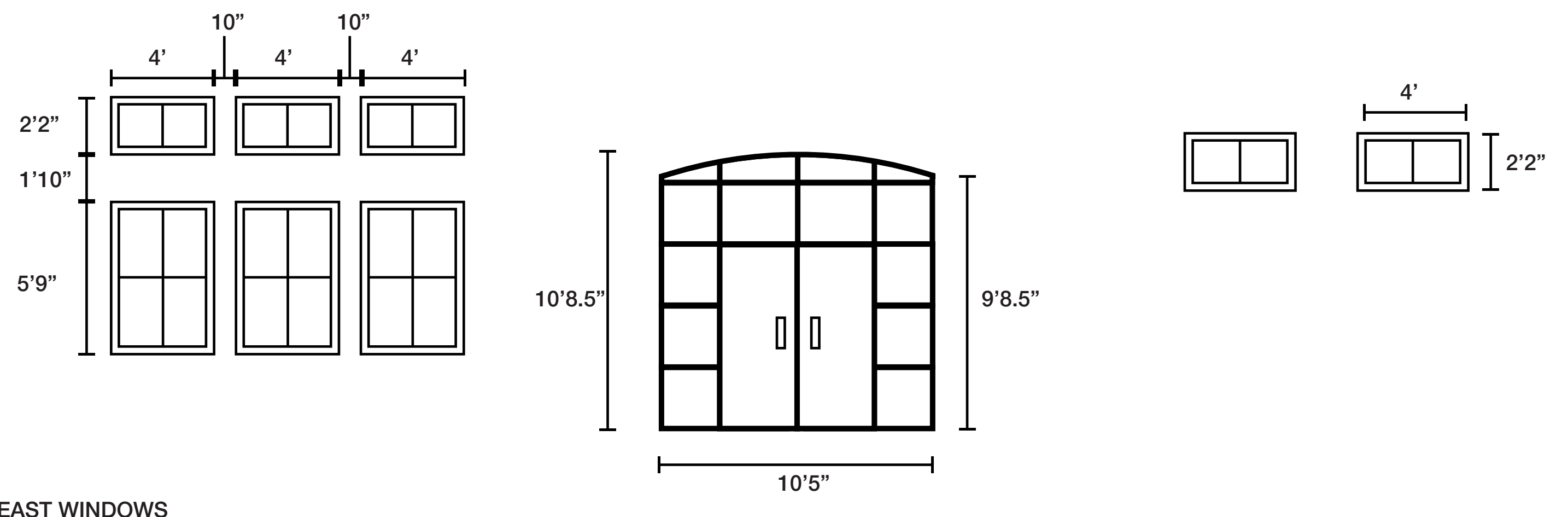
4 WEST ELEVATION
1/4" = 1'-0"



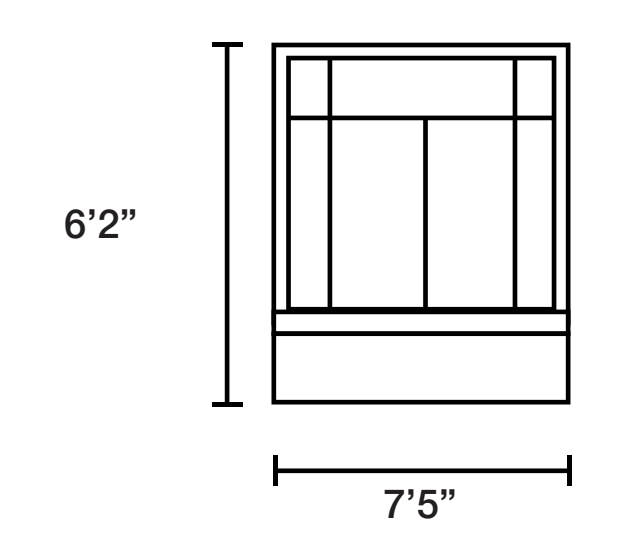
① SOUTH WINDOWS
1/4" = 1'-0"



② NORTH WINDOWS
1/4" = 1'-0"



③ EAST WINDOWS
1/4" = 1'-0"

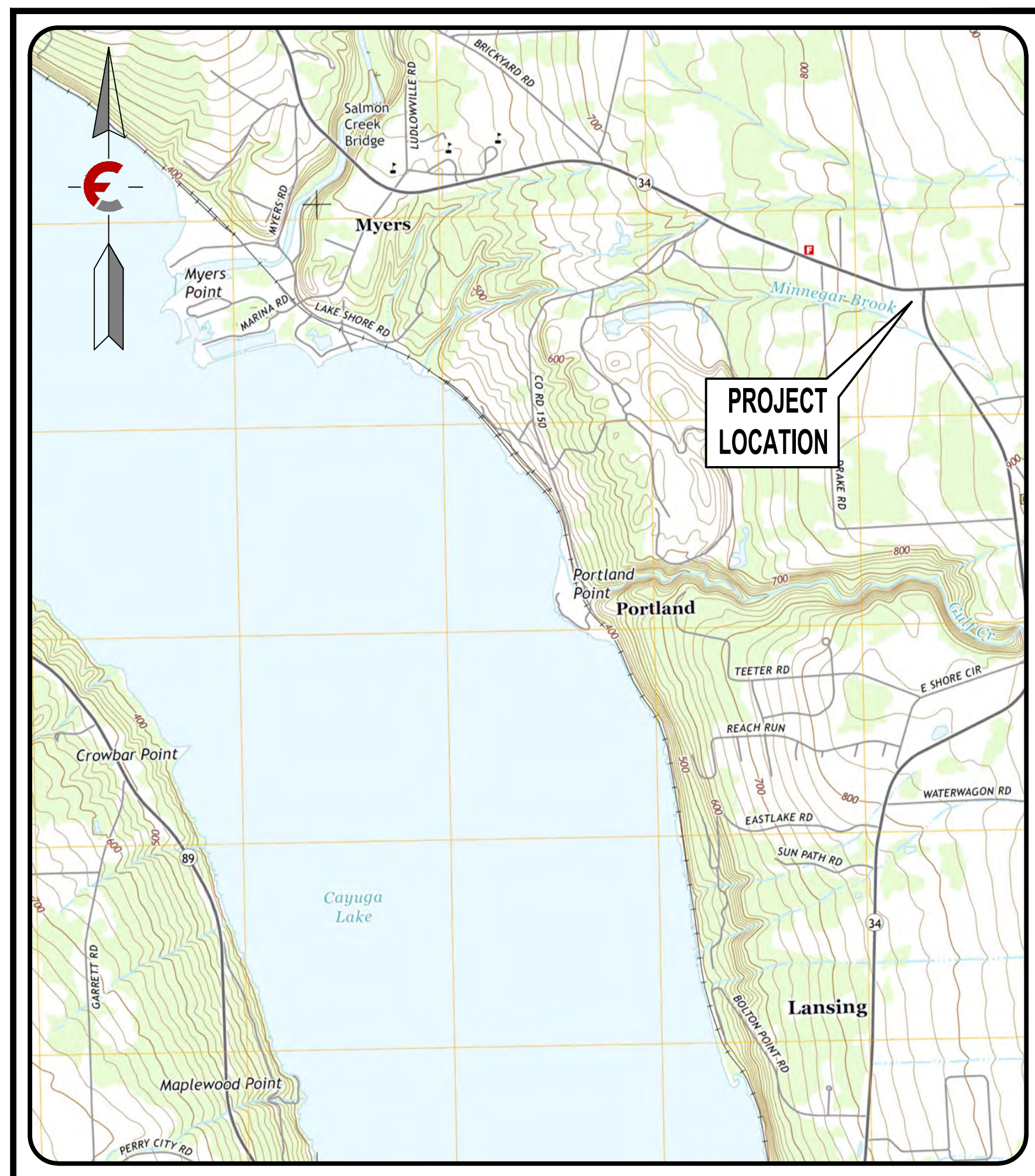


③ WEST WINDOWS
1/4" = 1'-0"

Site Plan Drawings For

PROPOSED DANDY MINI-MART

LANSING (T), TOMPKINS (Co.), NEW YORK



LOCATION MAP

November 30, 2020

Last Revised: December 14, 2022

PREPARED FOR:

JUST DANDY LLC
 6221 Mile Lane Road
 Sayre, PA 18840

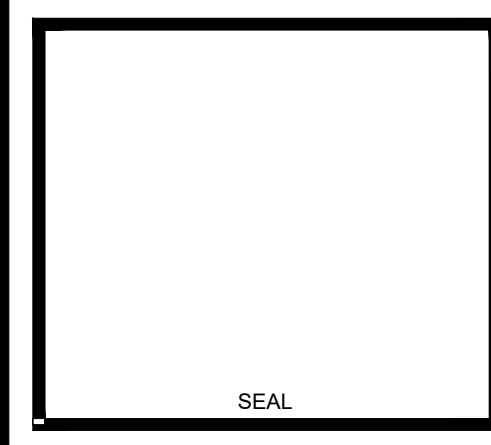
PROJECT LOCATION:

NYS Route 34B (Ridge Road)
Lansing, N.Y. 14850
Tax Map No. 31-6-9.1, 10, 11, 13, 14

INDEX OF DRAWINGS	
NO.	TITLE
C1	GENERAL NOTES
C2	EXISTING CONDITIONS
C2A	DEMOLITION PLAN
C3	SITE PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	SITE PROFILES
C7	LANDSCAPING PLAN
C8	PHOTOMETRICS PLAN
C9-C11	CIVIL DETAILS
C12-C13	SEWER DETAILS
C14-C16	STORMTECH DETAILS
C17	E & S PLAN
C18	E & S DETAILS
C19	NYS DOT WORKZONE DETAILS
C20	TRUCK TURNING PLAN
C21	PASSENGER CAR TURNING PLAN

Rev.	Date	Revision Description
8.	12/14/22	Site Plan Revisions
7.	11/28/22	Updated Sign/Utility Locations
6.	10/26/22	Per Town Comments
5.	06/16/22	Per NYSDOT Comments
4.	05/23/22	Revised Landscaping Plan
3.	05/03/22	Per NYSDOT Comments
2.	03/21/22	Preliminary Site Plan Submission
1.	07/29/21	Added Southern Fenceline

It is a Violation of The New York Education Law, Article 145 Section 7209, For Any Person, Unless He is Acting Under The Direction of A Licensed Professional Engineer Or Land Surveyor To Alter An Item In Any Way, If An Item Bearing The Seal Of An Engineer Or Land Surveyor is Altered. The Altering Engineer Or Land Surveyor Shall Affix To The Item His Seal And The Notation "Altered By" Followed By His Signature And The Date Of Such Alteration, And A Specific Description Of The Alteration.



**PROPOSED DANDY
 MINI-MART**
 LANSING (T), TOMPKINS (Co.), NEW YORK



Scale: As Noted
 11x17 Prints are 1/2 Size
 Date: November 30, 2020
 Design By: JBG, RSN
 Drawn By: RSN
 Checked By: JBG
 Project No.: 2020.062
 Drawing Name: 20062.dwg

TITLE

CO

FINAL PRINT
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I. GENERAL

- BASE MAPPING PREPARED BY WEILER ASSOCIATES PROJECT #16510T DATED 10/20/2020.
- THE PROJECT SITE DOES NOT CONTAIN FEMA DELINEATED FLOODWAYS OR FLOODPLAINS.
- THE PROJECT SITE DOES NOT CONTAIN FEDERALLY REGULATED WETLANDS ON-SITE, NOR ANY NWI MAPPED WETLANDS.
- MUNICIPAL WATER SERVICE PROVIDED BY BOLTON POINT.
- PROJECT SITE IS NOT SERVED BY PUBLIC SANITARY SEWER. SEPTIC SYSTEM TO BE REVIEW BY COUNTY HEALTH DEPARTMENT.
- THE CONTRACTOR'S SURVEYOR SHALL CHECK ALL HORIZONTAL AND VERTICAL CONTROL PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL PROMPTLY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE CONTRACTOR SHALL KEEP HIS OPERATIONS WITHIN THE PROJECT LIMITS OF DISTURBANCE.
- ALL DAMAGE TO PRIVATE PROPERTY OR UTILITIES (UNDER OR ABOVE GROUND) SHALL BE REPORTED TO THE OWNER OF RECORD AT ONCE.
- CONSTRUCTION ALONG CITY, TOWN, AND STATE ROADS SHALL CONFORM TO SPECIFICATIONS LISTED ON PERMITS ISSUED BY THE APPROPRIATE AGENCIES.
- SAFE AND CONTINUOUS THROUGH TRAFFIC, INGRESS AND EGRESS FOR ADJACENT OWNER DRIVEWAYS, SERVICE ROADS, PUBLIC STREETS, AND SIDEWALKS SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCAL MUNICIPALITY AND NEW YORK STATE D.O.T. AN ACCEPTABLE MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR CONSTRUCTION IN/ALONG/NEAR TOWN AND STATE ROADWAYS.
- HIGHWAY DRAINAGE, SIDE STREET DRAINAGE, SWALES, DITCHES, AND OTHER EXISTING DRAINAGE FACILITIES SHALL BE PROTECTED AND MAINTAINED IN ADEQUATE WORKING CONDITION DURING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE ANY OF SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION TO THE SATISFACTION OF THE OWNER OF THE INFRASTRUCTURE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DISTURB AND/OR DAMAGE PROPERTY CORNERS (IRON PINS, HUBS, ECT.). ANY DISTURBED OR DAMAGED PROPERTY CORNERS SHALL BE REPLACED BY THE CONTRACTOR'S LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- ALL EXISTING UTILITIES SUCH AS ELECTRIC, GAS MAINS, AND TELEPHONE SHALL BE STAKED OUT BY THE UTILITY COMPANY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL NEW YORK STATE DIG SAFELY (1-800-962-7962) PRIOR TO CONSTRUCTION AND NOTIFY UTILITY COMPANIES FOR STAKEOUT.
- THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES. IF UTILITIES ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR THESE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- EXISTING WATERMAIN LOCATIONS AND DEPTHS SHOWN ARE APPROXIMATE. EXISTING INDIVIDUAL WATER SERVICES ARE NOT SHOWN ON DRAWINGS.
- THE CONTRACTOR SHALL NOTIFY OWNER OF ALL IMPACTED MUNICIPAL WATER SYSTEMS, THE RESIDENT ENGINEER AND THE FIRE DEPARTMENT 48 HOURS IN ADVANCE PRIOR TO CONSTRUCTION ON AND INTERRUPTION OF SERVICE OF ANY WATERMANS. THE CONTRACTOR SHALL PROTECT ALL WATER SERVICE LINES AND PRIVATE WELLS. THE CONTRACTOR SHALL HAVE AMPLE SUPPLY OF REPAIR CLAMPS, COUPLINGS, AND PIPING FOR EMERGENCY REPAIRS.
- IN AREAS WHERE THE CONTRACTOR IS EXCAVATING NEAR ANY UTILITY POLES, THE CONTRACTOR SHALL BRACE AND/OR HOLD IN PLACE UNTIL EXCAVATED AREA IS BACKFILLED AND COMPACTED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL REMOVED VEGETATION, SOIL AND OTHER DISTURBED DEBRIS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING APPROPRIATE EROSION CONTROL MEASURES TO PREVENT SEDIMENT FROM MIGRATING OFF SITE, TO STORM SEWERS, OR ADJACENT ROADWAYS IN ACCORDANCE WITH THE APPROVED SWPPP.
- ALL EXCAVATIONS SHALL PROVIDE PROTECTION TO THE WORK FORCE AS PER THE CURRENT O.S.H.A. REQUIREMENTS, AS WELL AS ANY STATE AGENCY REQUIREMENTS.
- THE CONTRACTOR SHALL OBSERVE O.S.H.A. AND OTHER APPLICABLE SAFETY REQUIREMENTS. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONSTRUCTION SAFETY AT ALL TIMES.
- CONTRACTOR SHALL REVIEW SOIL BORING AND TESTING REPORTS TO DETERMINE SPECIAL CONDITIONS REQUIRED FOR CONSTRUCTION AND SUITABILITY OF ON-SITE SOILS FOR FILL MATERIAL AND FOR INFORMATION ON GROUNDWATER DEPTHS.
- ALL DISTURBED AREAS SHALL BE SEEDED ACCORDING TO THE REQUIREMENTS SPECIFIED ON SHEET C4.7 AND THE EROSION AND SEDIMENTATION CONTROL PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL FEATURES PRIOR TO BULK EARTHMOVING ACTIVITIES.
- ALL LIGHT POLES, LIGHT FIXTURES AND ASSOCIATED CONDUIT SHALL BE PROVIDED AND INSTALLED UNDER A SEPARATE CONTRACT. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE CONTRACTOR RESPONSIBLE FOR THIS WORK AND PROVIDE THE NECESSARY EXCAVATION AND BACKFILL FOR INSTALLATION OF THE TRENCHING. THE SITE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR SUPPLYING AND INSTALLING THE POLE BASES FOR ALL EXTERIOR LIGHTING FIXTURES.

II. SANITARY SEWERS

- SANITARY SEWERS, MANHOLES, CLEANOUTS, AND OTHER APPURTENANCES SHALL BE CONSTRUCTED, AND TESTED IN ACCORDANCE WITH LOCAL MUNICIPAL SPECIFICATIONS.
- SANITARY SEWERS SHALL BE SDR-35 PVC PIPE CONFORMING TO ASTM D-3034, WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM D-3212 AND ASTM F-477.
- TESTED SANITARY SEWERS SHALL HAVE AN INFILTRATION RATE OF LESS THAN 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE PER DAY.
- SANITARY SEWERS SHALL BE LAID WITH A STRAIGHT ALIGNMENT BETWEEN MANHOLES. AS PER THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, 2014 EDITION, SECTION 33.85 DEFLECTION TEST. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE 30 DAYS. A RIGID BALL OR MANDREL USED FOR THE DEFLECTION TEST SHALL HAVE A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
- THE CONTRACTOR SHALL CONCRETE ENCASE THE SANITARY SEWER LINE OR FORCEMAIN AT ALL POINTS WHERE VERTICAL SEPARATION IS LESS THAN 18" AT CROSSINGS WITH STORM SEWER LINES.
- ANY POLYETHYLENE FORCEMAIN SHALL BE TYPE DR-11 WITH A PRESSURE RATING OF 128 PSI.

III. STORM SEWERS

- STORM SEWERS, MANHOLES, INLETS, DITCHES, AND OTHER SYSTEM COMPONENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUNICIPAL SPECIFICATIONS.
- STORM SEWERS SHALL BE ADVANCED DRAINAGE SYSTEM'S ADS N-12 CORRUGATED, SMOOTH INTERIOR, HIGH DENSITY POLYETHYLENE (HDPE) PIPE. ADS N-12 STORM SEWER SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND ASTM D 2321.
- ALL FLARED-END SECTIONS SHALL BE GALVANIZED METAL END SECTIONS UNLESS OTHERWISE SPECIFIED.
- RIPRAP PADS AT STORM SEWER DISCHARGES SHALL CONSIST OF NYSDOT LIGHT STONE FILLING UNLESS OTHERWISE NOTED ON THE CONTRACT DRAWINGS.
- CROWN OF MULTIPLE PROPOSED STORM SEWER PIPES IS AT OR NEAR THE TOP OF THE SUBGRADE. CONTRACTOR SHALL PROTECT INTEGRITY OF ALL INSTALLED STORM SEWERS UNTIL SUFFICIENT COVER IS PLACED ON SAID PIPING.

IV. ACCESS ROADS AND PARKING AREA

- LIMING, FERTILIZING, SEEDING, AND MULCHING OF DISTURBED AREAS SHALL BE CONSISTENT WITH THE APPROVED SWPPP.
- SIGNAGE, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE TO THE NYSDOT'S MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ROADWAY EMBANKMENT: OBTAIN SUBGRADE ELEVATION BY COMPACTING ON-SITE SOILS IN MAXIMUM 8 INCH HORIZONTAL LIFTS. USE ON-SITE SOILS AS EMBANKMENT FILL THAT DO NOT CONTAIN ORGANIC OR DELETERIOUS MATERIALS, ARE NOT EXCESSIVELY WET OR FROZEN, OR THAT HAS COBBLES IN EXCESS OF 6 INCHES ALONG THE LONGEST DIMENSION. IF SUITABLE ON-SITE SOILS ARE NOT AVAILABLE, A WELL GRADED BANK-RUN APPROVED BY THE ENGINEER SHALL BE IMPORTED. THE BANK-RUN GRAVEL SHALL BE SOUND, DURABLE, FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, WITH NO MORE THAN 10 PERCENT BY WEIGHT FINER THAN NO. 200 SIEVE. ADJUST THE MOISTURE CONTENT OF THE EMBANKMENT FILL (WHETHER ON-SITE OR OTHERWISE) TO WITHIN 2% OF OPTIMUM BY EITHER AIR DRYING OR THROUGH THE ADDITION OF WATER PRIOR TO COMPACTION. SPREAD WET FILL IN AN 8 INCH LOOSE LIFT AND DISC TO EXPEDITE AIR DRYING.
- ROADWAY EXCAVATION: EXCAVATE SUBSOIL TO THE DEPTH REQUIRED TO PROVIDE A UNIFORM SURFACE OF SOLID UNDISTURBED GROUND FOR THE PLACEMENT OF AGGREGATE SUBBASE COURSE.
- FILL, SUBGRADE, AND SUBBASE SHALL BE COMPACTED TO OR ABOVE 95 PERCENT 'MODIFIED PROCTOR' DENSITY WITH A SMOOTH DRUM ROLLER, OR OTHER SUFFICIENT COMPACTION EQUIPMENT, WEIGHING AT LEAST 7 TONS. OPERATE COMPACTOR IN THE STATIC MODE FOR COMPACTION OF SILTY SOILS AND IN THE VIBRATORY MODE FOR ALL OTHER MATERIALS.
- SUBBASE MATERIAL SHALL BE PLACED IN MAXIMUM 6 INCH AND MINIMUM 3 INCH HORIZONTAL LIFTS. MAINTAIN OPTIMUM MOISTURE CONTENT FOR COMPACTION.
- WHEREVER GROUNDWATER SEEPAGE IS ENCOUNTERED, INSTALL UNDERDRAINS BELOW THE SUBBASE. LAP UNDERDRAIN FABRIC WITH SUBBASE FABRIC.
- BELOW THE SUBBASE, PROVIDE A SOIL STABILIZATION GEOTEXTILE FABRIC, SUBJECT TO THE ACCEPTANCE OF THE HIGHWAY SUPERINTENDENT, WITH THE FOLLOWING CERTIFIABLE PROPERTY VALUES: MINIMUM PUNCTURE STRENGTH OF 125 LBS., MINIMUM MULLEN BURST STRENGTH OF 430 PSI, MINIMUM GRAB TENSILE STRENGTH OF 220 LBS., AND MAXIMUM APPARENT OPENING SIZE OF 40-80 SIEVE.

V. PUBLIC WATER

- WATERMANS, WATER SERVICES, FIRE HYDRANTS, AND OTHER APPURTENANCES SHALL BE CONSTRUCTED, TESTED, AND DISINFECTED IN ACCORDANCE WITH THE OWNER'S SPECIFICATIONS FOR WATERMAIN EXTENSIONS. WATERMAIN AND APPURTENANCE MATERIALS AND INSTALLATION SHALL COMPLY WITH NYSDOH STANDARDS AND AWWA STANDARD C600-93.
- DUCTILE IRON PIPE SHALL BE CLASS 52, AND SHALL CONFORM IN ALL ASPECTS TO AWWA C-151. FITTING SHALL CONFORM IN ALL ASPECTS TO AWWA C-11- OR TO COMPACT FITTINGS AWWA C-153. ALL SHALL BE FURNISHED WITH CEMENT MORTAR LINING IN CONFORMANCE WITH AWWA C-104. PIPES SHALL HAVE GASKETED, PUSH-ON, JOINTS CONFORMING TO AWWA C-111
- THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER AND ANY TYPE OF SEWER UTILITIES (SANITARY OR STORM) SHALL BE 10 FEET, MEASURED FROM OUTSIDE WALL TO OUTSIDE WALL OF THE MAINS. THE MINIMUM VERTICAL SEPARATION DISTANCE AT THE POINT OF CROSSING SHALL BE 18 INCHES, ALSO MEASURED FROM OUTSIDE WALL TO OUTSIDE WALL.
- WATERMAIN SHALL BE INSTALLED AT A CONTINUOUS UPWARD GRADE TO A POINT OF AIR RELEASE. POINTS OF AIR RELEASE INCLUDE WATER INCLUDE WATER SERVICES, FIRE HYDRANTS, AND BLOW-OFF VALVES.
- SAMPLING REQUIREMENTS FOR THE DISINFECTION OF WATERMANS SHALL BE CONSISTENT WITH AWWA STANDARD C651-92, SECTION 5.2 CONTINUOUS FEED METHOD, DISINFECTING WATERMANS. AFTER FINAL FLUSHING AND BEFORE THE NEW WATERMAIN IS IN OPERATION, TWO CONSECUTIVE SAMPLES TAKEN 24 HOURS APART, SHALL BE COLLECTED FROM THE NEW WATERMAIN. AT LEAST ONE SET OF SAMPLES SHALL BE COLLECTED FROM EVERY 1200 LINEAR FEET OF WATERMAIN, PLUS ONE SET FROM THE END OF LINES AND EACH BRANCH.
- FITTINGS SHALL BE DUCTILE IRON WITH MECHANICAL JOINTS.
- HYDRANTS SHALL CONFORM TO WATER SYSTEMS SPECIFICATIONS WITH A 5' BURY, OPEN LEFT, TRAFFIC TYPE GROUND FLANGE, 6" INLET, (1) 4-1/2" NST STEAMER NOZZLE, (2) 2-1/2" NST HOSE NOZZLES MECHANICAL JOINT CONNECTION, 5" HYDRANT VALVE SEAT, AND A PENTAGON OPERATING NUT. THE HYDRANTS SHALL CONFORM TO AWWA C-502.
- MAIN VALVES SHALL BE MECHANICAL JOINTS, RESILIENT SEAT, GATE, 2" OPERATING NUT, OPEN LEFT, WITH STAINLESS STEEL BONNET AND PACKING BOLTS AND NUTS. THE VALVES SHALL CONFORM TO AWWA C-509.
- MAIN VALVE BOXES SHALL BE 5-1/4", SCREW TYPE, WITH CAST IRON LIDS MARKED "WATER."
- ALL NEW AND ALTERED EXISTING WATERMANS SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST REVISION OF AWWA STANDARD C-600-93 (LATEST REVISION).
- THE FOLLOWING MINIMUM SEPARATION DISTANCES BETWEEN GAS LINES AND WATER LINES ARE RECOMMENDED. OTHER MORE STRINGENT SEPARATION DISTANCES MAY APPLY.
HORIZONTAL- 5 FEET
VERTICAL- 2 FEET

VI. WATER WELL DECOMMISSIONING

- PRIOR TO CONDUCTING WELL DECOMMISSIONING, MUNICIPAL AUTHORITIES SHOULD BE CONTACTED TO DETERMINE IF THERE ARE LOCAL REGULATIONS REGARDING THIS ACTIVITY.
- NYSDEC'S WATER WELL ABANDONMENT AND DECOMMISSIONING REPORT SHALL BE FILLED OUT WHEN AN ACTIVE WELL BECOMES INACTIVE OR IS DECOMMISSIONED.
- COMPLETE AND ACCURATE WRITTEN RECORDS OF DECOMMISSIONING OPERATIONS SHOULD BE MAINTAINED. THE INFORMATION TO BE RECORDED SHOULD INCLUDE THE ORIGINAL WELL LOG AND/OR CONSTRUCTION RECORD, THE TYPE OF GROUTING MATERIAL USED, VOLUME OF MATERIAL USED, AND METHOD OF PLACING GROUTING MATERIAL INTO THE WELL. UPON DECOMMISSIONING A WELL, THE RECORD OF SUCH ACTION SHOULD BE SENT TO THE BUREAU OF WATER RESOURCE MANAGEMENT, 625 BROADWAY, ALBANY, NY 12233-3508.
- REMOVE EQUIPMENT, MATERIALS, DEBRIS, AND OBSTRUCTIONS THAT MAY INTERFERE WITH SEALING OF THE WELL OR BORING. THIS MAY INCLUDE PUMPING EQUIPMENT, DROP PIPE, PACKERS, ETC..
- THE WELL SHOULD BE DISINFECTED USING A SOLUTION OF CALCIUM HYPOCHLORITE, SUCH AS HTH, CONTAINING APPROXIMATELY 65% TO 75% AVAILABLE CHLORINE. COMMON HOUSEHOLD BLEACH MAY BE TOO WEAK. CALCIUM HYPOCHLORITE PRODUCTS CONTAINING FUNGICIDES, ALGICIDES, OR OTHER DISINFECTANTS SHOULD BE AVOIDED.
- APPROPRIATE MEASUREMENTS SHOULD BE MADE TO VERIFY THE DEPTH OF THE WELL. CASING WITH AN OPEN ANNUAL SPACE SHOULD BE EITHER GROUTED IN PLACE OR REMOVED. FOR CASING REMOVED FROM A COLLAPSING FORMATION, GROUT SHOULD BE PUMPED THROUGH A TREMIE PIPE SO THAT DURING ITS REMOVAL THE BOTTOM OF THE CASING REMAINS SUBMERGED IN GROUT.
 - WHERE CASING IS GROUTED IN PLACE, THE CASING SHOULD BE CUT OFF AT LEAST 24 INCHES BELOW GRADE, WHERE PRACTICABLE. FOR WELLS LOCATED IN A BUILDING, UPON COMPLETION OF GROUTING THE CASING SHOULD BE FILLED TO FLOOR LEVEL WITH NO LESS THAN 12 INCHES OF CEMENT. CASING SHOULD BE CUT OFF NOT MORE THAN 3 INCHES FROM FLOOR LEVEL. FOR WELLS TERMINATING IN A WELL PIT, CASING SHOULD BE CUT OFF NOT LESS THAN TWELVE INCHES BELOW THE GRADE ESTABLISHED WHEN THE PIT IS FILLED.
 - AFTER THE GROUT HAS CONSOLIDATED, THE TOP OF THE CASING SHOULD BE CLOSED AND SEALED. STEEL CASINGS SHOULD BE SEALED WITH A WELDED STEEL PLATE; PVC CASINGS WITH A PERMANENTLY AFFIXED PVC CAP.
- THE PORTION(S) OF THE WELL OCCUPIED BY THE WELL SCREEN SHOULD BE FILLED WITH CLEAN SAND OR GRAVEL (DEFINED AS BEING RELATIVELY FREE OF CLAY AND ORGANIC MATTER). THE FILLING SHOULD BE NO LESS PERMEABLE THAN THE FORMATION SURROUNDING THE WELL SCREEN AND SHOULD EXTEND NO MORE THAN THREE FEET ABOVE THE TOP OF THE SCREEN.
- THE ENTIRE CASING, INCLUDING RISER ANNUAL SPACES BETWEEN CASINGS SHOULD BE FILLED. SEALING MATERIALS SHOULD HAVE BEARING STRENGTH SUFFICIENT TO PREVENT SUBSIDENCE AND SUPPORT TRAFFIC OR BUILDING LOADS. NOTE THAT THE USE OF TOO MUCH BENTONITE IN THE GROUT MIX CAN LEAD TO EXCESSIVE SHRINKAGE AND CRACKING.
 - SLURRY MIXTURE AND PUMPING - WHEN A BENTONITE SLURRY, NEAT CEMENT SLURRY OR CONCRETE SLURRY IS USED, IT SHOULD BE PLACED INTO THE WELL UNDER PRESSURE VIA A TREMIE PIPE OF AT LEAST ONE INCH INSIDE DIAMETER. AT THE START OF OPERATIONS, THE TREMIE PIPE IS PLACED AT THE BOTTOM OF THE WELL TO AVOID SEGREGATION OR DILUTION OF SEALING MATERIALS. THE TREMIE PIPE SHOULD BE SUBMERGED IN THE SLURRY AT ALL TIMES DURING SLURRY PLACEMENT. THE TREMIE PIPE MAY BE RAISED SLOWLY AS GROUT IS INTRODUCED TO THE CASING OR HOLE. PLACING OF GROUT SHOULD BE CONTINUOUS UNTIL GROUT APPEARS AT THE TOP OF THE CASING, AT WHICH TIME THE TREMIE PIPE MAY BE REMOVED. IF THE TREMIE PIPE REMAINS AT THE BOTTOM OF THE WELL DURING GROUT EMPACEMENT, REMOVE THE PIPE PRIOR TO GROUT HARDENING.
 - CEMENT SLURRIES - NEAT CEMENT OR CONCRETE SLURRIES SHOULD BE PREPARED BY ADDING CEMENT OR SAND-AND-CEMENT TO THE CALCULATED REQUIRED VOLUME OF CLEAN WATER. THE MATERIAL SHOULD BE ADEQUATELY MIXED UNTIL IS FREE OF LUMPS, THEN IMMEDIATELY PUMPED INTO THE WELL WITHOUT DELAY.
 - COARSE GRADE OR PELLETIZED BENTONITE - WHERE COARSE GRADE OR PELLETIZED BENTONITE IS USED, IT SHOULD BE Poured SLOWLY INTO THE TOP OF THE WELL TO AVOID BRIDGING OF MATERIAL IN THE CASING OR BOREHOLE. PELLETS OR COARSE BENTONITE SHOULD BE PLACED INTO THE WELL BY POURING AT AN EVEN RATE NOT TO EXCEED FIFTY POUNDS PER FINE MINUTE INTERVAL. FINE BENTONITE PARTICLES WHICH ACCUMULATE IN THE BOTTOM OF THE SHIPPING CONTAINER SHOULD NOT BE USED. A WORK PIPE OR WEIGHTED DROP STRING SHOULD BE PLACED IN THE WELL AND THE HEIGHT OF ACCUMULATED PLUGGING MATERIAL MEASURED AFTER EACH 50 POUNDS OF BENTONITE IS PLACED IN THE WELL. IF MEASUREMENT INDICATES THAT BRIDGING OF PLUGGING MATERIAL HAS OCCURRED, A WORK PIPE, DRILL RODS, OR OTHER WEIGHTED DEVICE SHOULD BE RUN INTO THE CASING TO BREAK THE BRIDGE. THE PLUGGING OPERATION SHOULD CONTINUE UNTIL THE BENTONITE APPEARS AT THE SURFACE. WATER SHOULD THEN BE PLACED INTO THE CASING TO PROMOTE EXPANSION OF THE BETONITE ABOVE THE STATIC WATER LEVEL.
 - ADDITIONAL SEALING RECOMMENDATIONS FOR WELLS OR BORINGS IN UNCONSOLIDATED MATERIALS.
 - IT IS RECOMMENDED THAT THE PORTION OF A WELL ADJACENT TO UNCONSOLIDATED MATERIAL BE FILLED WITH BENTONITE GROUT, HIGH SOLIDS BENTONITE GROUT, OR NEAT CEMENT GROUT. CONCRETE GROUT IS MOST APPROPRIATE FOR GROUTING IN THE DRY PORTION OF THE HOLE.
 - A DUG WELL 16 INCHES OR GREATER IN DIAMETER MAY BE SEALED BY POURING AT A RATE SUFFICIENT TO COMPLETELY FILL THE WELL WITHOUT BRIDGING USING:
 - UNIFORMLY MIXED DRY BENTONITE POWDER OR GRANULAR BENTONITE AND SAND IN A RATIO OF ONE PART BENTONITE TO FIVE PARTS SAND;
 - A CLEAN UNCONSOLIDATED MATERIALS WITH A PERMEABILITY OF 10-6 CENTIMETERS PER SECOND OR LESS; OR
 - CONCRETE GROUT.
 - ADDITIONAL SEALING RECOMMENDATIONS FOR WELLS OR BORINGS IN ROCK - LOST CIRCULATION CAN OCCUR WHEN SEALING A BEDROCK WELL THAT INTERSECTS FRACTURES. CARE MUST BE TAKEN TO BRIDGE OR SEAL FRACTURES TO PREVENT EXCESSIVE LOSS OF GROUT AND ENSURE THAT THE FRACTURE IS SEALED. APPLICATION OF LOST CIRCULATION PREVENTION METHODS MAY BE REQUIRED. ANY MATERIALS ADDED TO A CEMENT OR BENTONITE SLURRY FOR THIS PURPOSE MUST NOT POSE A CONTAMINATION RISK TO GROUNDWATER. WELLS PENETRATING CAVERNOUS ROCK MAY REQUIRE PLACEMENT OF A BRIDGE IN COMPETENT ROCK OVER THE VOID. GROUT IS THEN PLACED ABOVE THE BRIDGE.
- FOR FLOWING WELLS THE INTEGRITY OF THE EXTERIOR CASING SEAL SHOULD BE TESTED PRIOR TO DECOMMISSIONING THE WELL. TO TEST THE SEAL, THE WELL SHOULD BE CAPPED FOR A PERIOD OF ONE WEEK AND CHECKED FOR ANY LEAKAGE AROUND THE OUTSIDE OF THE CASING. IF LEAKAGE OCCURS, THE CASING EXTERIOR MUST BE RESEALED PRIOR TO WELL DECOMMISSIONING. ONCE LEAKAGE HAS BEEN ELIMINATED, THE INTERIOR OF THE WELL CASING SHOULD BE PRESSURE GROUTED. THE DEPARTMENT SHOULD BE NOTIFIED WHEN A WELL CANNOT BE SEALED AS DESCRIBED. ALTERNATIVELY, AND DEPENDING ON THE PRESSURE HEAD, THE CASING CAN BE EXTENDED UPWARD UNTIL NO WATER FLOWS OVER THE TOP. FOR GENERAL INFORMATION ON FLOWING WELLS, SEE THE FLOWING WELL HANDBOOK, PUBLISHED BY THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY.
- WELL PITS SHOULD BE FILLED WITH CLEAN SOIL TO THE ESTABLISHED GRADE LEVEL. UPON COMPLETION OF WELL DECOMMISSIONING, THE SITE SHOULD BE RESTORED TO A CONDITION THAT REASONABLY APPROACHES THE ORIGINAL CONDITION OF THE PROPERTY PRIOR TO THE START OF WORK. THE WORK AREA SHOULD BE GRADED TO CONFORM TO EXISTING GROUND CONTOURS. ALL MATERIALS, DEBRIS, TOOLS, MACHINERY, SEALING MATERIAL, GREASE, OR OTHER MATERIALS WHICH HAVE ACCUMULATED AT THE SITE SHOULD BE REMOVED AND/OR DISPOSED OF PROPERLY AND IN ACCORDANCE WITH LAW.

LEGEND

---	PROPERTY LINE
---	EXISTING EASEMENT
-----	EXISTING EDGE OF ROADWAY
-----	EXISTING CURB LINE
--- SW ---	EXISTING SANITARY SEWER
--- G ---	EXISTING GAS MAIN
--- UG/E/7/C ---	EXISTING UTILITY LINE
--- X --- X ---	EXISTING FENCE LINE
--- W ---	EXISTING WATER LINE
--- 932 ---	EXISTING CONTOUR LINE
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED CONTOUR LINE
---	PROPOSED EASEMENT
---	PROPOSED STORM SEWER
---	PROPOSED EDGE OF ROADWAY
---	PROPOSED CURB LINE
---	PROPOSED SANITARY SEWER
---	PROPOSED GAS LINE
---	PROPOSED UTILITY LINE
---	PROPOSED WATER LINE
---	PROPOSED SILT FENCE
---	PROPOSED COMPOST SOCK
---	EXISTING SANITARY MANHOLE
---	EXISTING FIRE HYDRANT ASSEMBLY
---	EXISTING CLEANOUT
---	EXISTING SPOT ELEVATION
---	PROPOSED SANITARY MANHOLE
---	PROPOSED WATER VALVE
---	PROPOSED THRUST BLOCK
---	PROPOSED FIRE HYDRANT ASSEMBLY
---	PROPOSED CLEANOUT
---	PROPOSED LIGHTING FIXTURE
---	PROPOSED SPOT ELEVATION
---	PROPOSED DRYWELL
---	PROPOSED CATCH BASIN
---	PROPOSED INLET PROTECTION
---	PROPOSED TOP/BOTTOM CURB

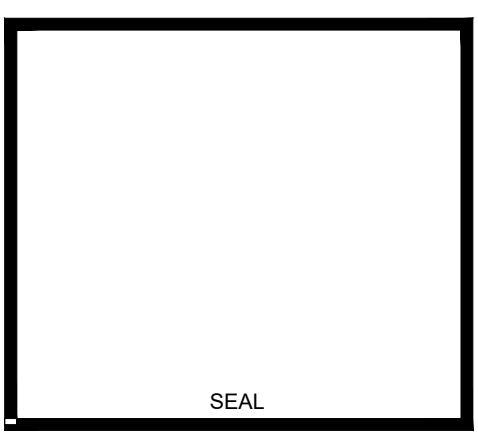
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Rev.	Date	Revision Description
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7.	11/28/22	Updated Sign/Utility Locations
6.	10/26/22	Per Town Comments
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1.	07/29/21	Added Southern Fenceline

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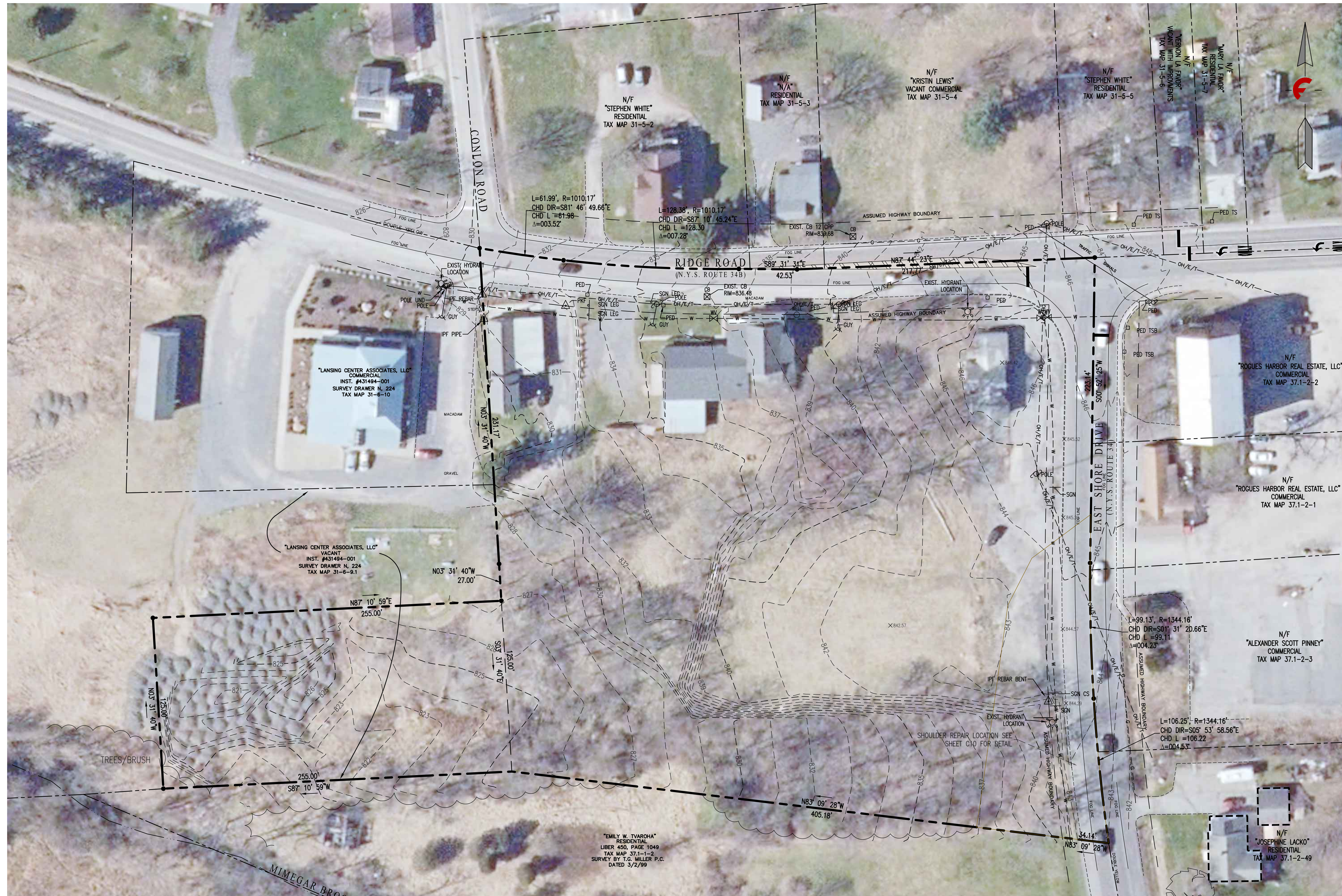
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Date:	November 30, 2020
Design By:	JBG, RSN
Drawn By:	RSN
Checked By:	JBG
Project No.:	2020.062
Drawing Name:	20062.dwg

GENERAL NOTES

C1



LEGEND

---	PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING EDGE OF ROADWAY
---	EXISTING CURB LINE
---	EXISTING SANITARY SEWER
---	EXISTING GAS MAIN
---	EXISTING UTILITY LINE
---	EXISTING FENCE LINE
---	EXISTING WATER LINE
---	EXISTING CONTOUR LINE
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED CONTOUR LINE
---	PROPOSED EASEMENT
---	PROPOSED STORM SEWER
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---	PROPOSED DRYWELL
---	PROPOSED CATCH BASIN
---	PROPOSED INLET PROTECTION
---	PROPOSED TOP/BOTTOM CURB

- PLAN NOTES:**
- BASE MAPPING PREPARED BY WEILER ASSOCIATES PROJECT #16510T DATED 10/20/2020.
 - FLOODPLANE DESIGNATION - ZONE C
 - UNIQUE NATURAL AREAS - N/A
 - NEW YORK STATE WETLANDS - N/A
 - FEDERAL WETLANDS - N/A

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EXISTING CONDITIONS
C2



LEGEND	
---	PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING EDGE OF ROADWAY
---	EXISTING CURB LINE
---	EXISTING SANITARY SEWER
---	EXISTING GAS MAIN
---	EXISTING UTILITY LINE
---	EXISTING FENCE LINE
---	EXISTING WATER LINE
---	EXISTING CONTOUR LINE
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED CONTOUR LINE
---	PROPOSED EASEMENT
---	PROPOSED STORM SEWER
---	PROPOSED EDGE OF ROADWAY
---	PROPOSED CURB LINE
---	PROPOSED SANITARY SEWER
---	PROPOSED GAS LINE
---	PROPOSED UTILITY LINE
---	PROPOSED WATER LINE
---	PROPOSED SILT FENCE
---	PROPOSED COMPOST SOCK
---	EXISTING SANITARY MANHOLE
---	EXISTING FIRE HYDRANT ASSEMBLY
---	EXISTING CLEANOUT
---	EXISTING SPOT ELEVATION
---	PROPOSED SANITARY MANHOLE
---	PROPOSED WATER VALVE
---	PROPOSED THRUST BLOCK
---	PROPOSED FIRE HYDRANT ASSEMBLY
---	PROPOSED CLEANOUT
---	PROPOSED LIGHTING FIXTURE
---	PROPOSED SPOT ELEVATION
---	PROPOSED DRYWELL
---	PROPOSED CATCH BASIN
---	PROPOSED INLET PROTECTION
---	PROPOSED TOP/BOTTOM CURB

- GENERAL DEMOLITION NOTES:**
1. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PLAN SET AND PROJECT SPECIFICATIONS.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
 3. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
 4. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 6. EXISTING WELLS TO BE ABANDONED. SEE GENERAL NOTES (C-1) FOR PROPER ABANDONMENT PROCEDURES.

1. EXISTING BUILDINGS TO BE REMOVED.
2. EXISTING CONCRETE PADS & WALKS TO BE REMOVED.
3. EXISTING BLACKTOP TO BE REMOVED.
4. EXISTING CULVERT TO BE REMOVED.
5. EXISTING STONE TO BE REMOVED.
6. EXISTING TREES TO BE REMOVED.
7. EXISTING CONCRETE APRON TO BE REMOVED.
8. EXISTING WELL TO BE ABANDONED.
9. EXISTING CONCRETE CURB TO BE REMOVED.
10. REMOVE EXISTING MOUND, ABSORPTION TRENCHES, PIPES AND VAULTS.

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8.	12/14/22							
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3.	05/03/22							
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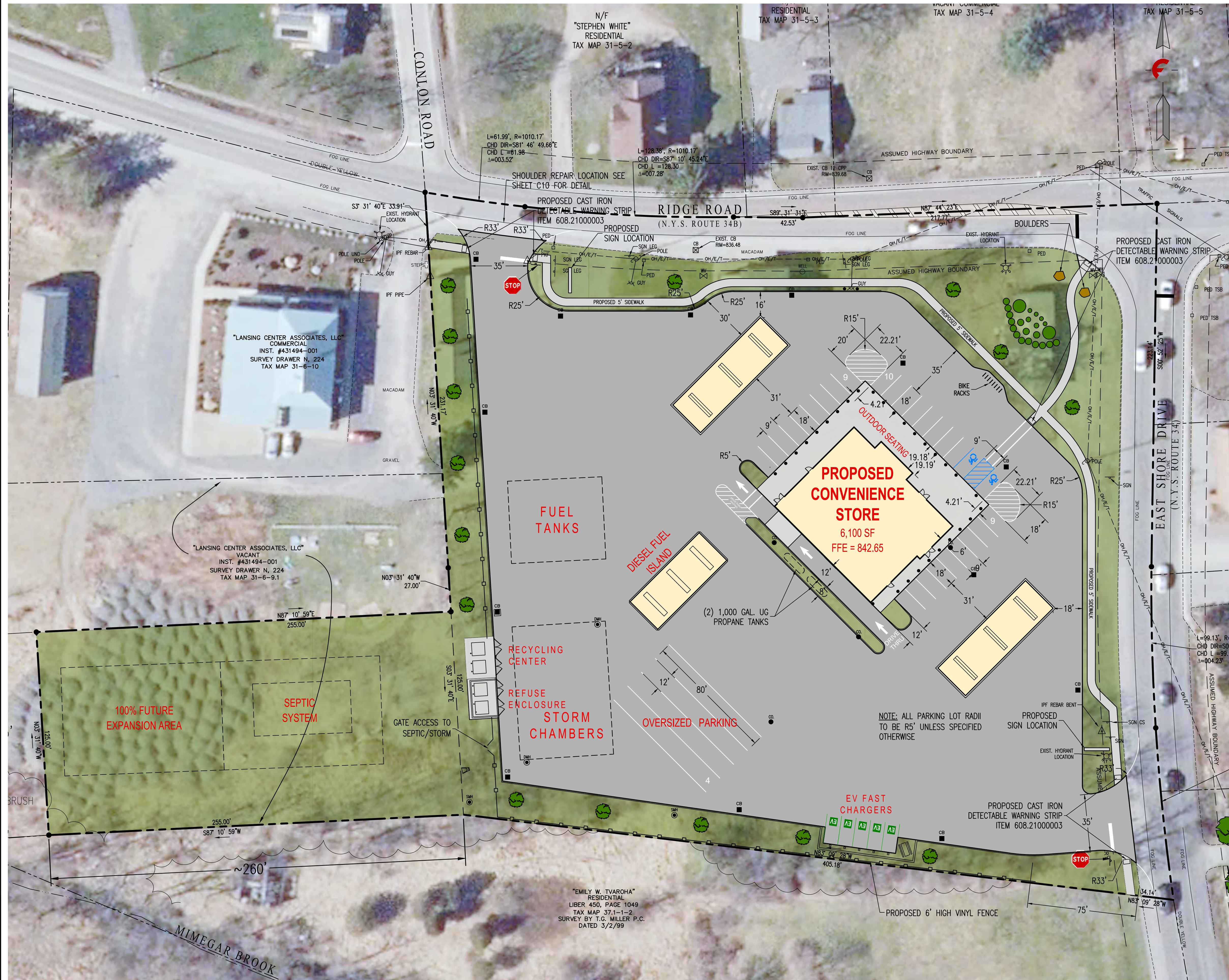
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DEMOLITION PLAN
C2A

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LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF ROADWAY
- EXISTING CURB LINE
- SW --- EXISTING SANITARY SEWER
- C --- EXISTING GAS MAIN
- UG/E/T/C --- EXISTING UTILITY LINE
- X/E/T --- EXISTING FENCE LINE
- W --- EXISTING WATER LINE
- 932 --- EXISTING CONTOUR LINE
- LOD --- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOUR LINE
- ST --- PROPOSED STORM SEWER
- EXISTING CURB LINE
- SW --- PROPOSED SANITARY SEWER
- C --- PROPOSED GAS LINE
- UG/E/T/C --- PROPOSED UTILITY LINE
- W --- PROPOSED WATER LINE
- SF --- PROPOSED SILT FENCE
- CS --- PROPOSED COMPOST SOCK
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING CLEANOUT
- 99.50 x --- EXISTING SPOT ELEVATION
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER VALVE
- PROPOSED THRUST BLOCK
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED CLEANOUT
- PROPOSED LIGHTING FIXTURE
- PROPOSED SPOT ELEVATION
- PROPOSED DRYWELL
- PROPOSED CATCH BASIN
- PROPOSED INLET PROTECTION
- PROPOSED TOP/BOTTOM CURB

ZONING INFORMATION

B-1 & B-2 ZONING DISTRICTS

	REQUIRED	PROPOSED
PARCEL SIZE	NONE	4.7 Acres
MIN. ROAD FRONTAGE	100'	785'
BUILDING SETBACK		
FRONT YARD	60'	117'
REAR YARD	10'	145'
SIDE YARD	10'	186'
MAX. BUILDING HEIGHT		
MAX HEIGHT	35'	24.5'
MAX. LOT COVERAGE	80%	63%
MIN. PARKING SPACES	23 SPACES**	36 SPACES

*LESS WITH SITE PLAN APPROVAL

**1 PARKING STALL FOR EACH 250 SF OF GROSS FLOOR AREA
5,685 SF / 250 SF = 23 PARKING STALLS

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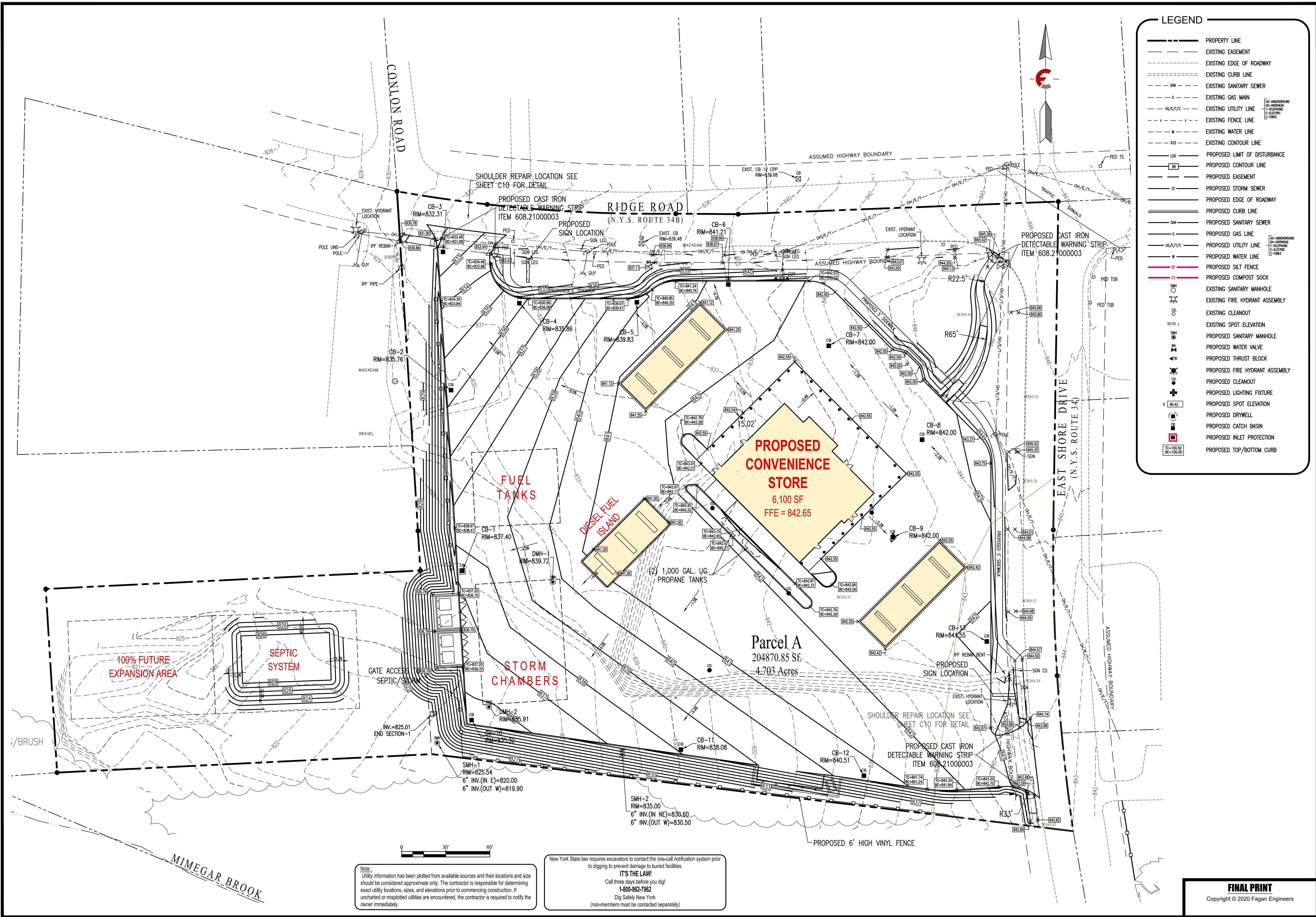
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SITE PLAN

C3

140



Rev.	Date	Revision Description
8.	12/14/22	Site Plan Revisions
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99.50	EXISTING SPOT ELEVATION
SMH	PROPOSED SANITARY MANHOLE
TV	PROPOSED WATER VALVE
TB	PROPOSED THRUST BLOCK
FHA	PROPOSED FIRE HYDRANT ASSEMBLY
CA	PROPOSED CLEANOUT
LF	PROPOSED LIGHTING FIXTURE
SE	PROPOSED SPOT ELEVATION
SD	PROPOSED DRYWELL
CB	PROPOSED CATCH BASIN
IP	PROPOSED INLET PROTECTION
TC/BC	PROPOSED TOP/BOTTOM CURB

PROPOSED DANDY MINI-MART
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FAGAN ENGINEERS
 & LAND SURVEYORS P.C.

113 East Chemung Place
 Elmira N.Y. 14904
 Phone (607) 734-2165
 Fax (607) 734-2169
 www.FaganEngineers.com

Scale:	1" = 30'
Date:	November 30, 2020
Design By:	JBG, RSN
Drawn By:	RSN
Checked By:	JBG
Project No.:	2020.062
Drawing Name:	20062.dwg

GRADING PLAN

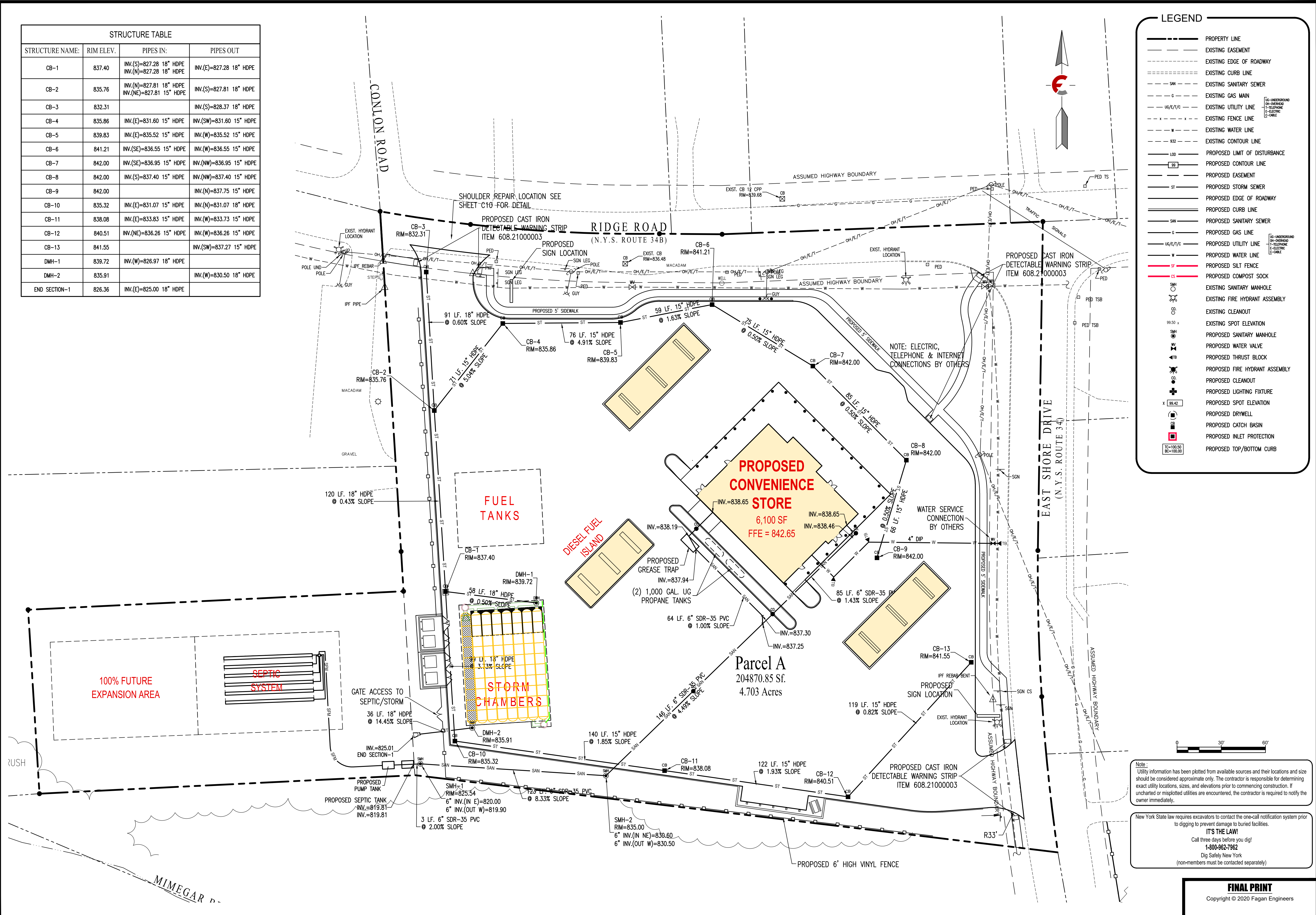
C4

Note:
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 Dig Safely New York
 (non-members must be contacted separately)

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STRUCTURE TABLE			
STRUCTURE NAME:	RIM ELEV.	PIPES IN:	PIPES OUT
CB-1	837.40	INV.(S)=827.28 18" HDPE INV.(N)=827.28 18" HDPE	INV.(E)=827.28 18" HDPE
CB-2	835.76	INV.(N)=827.81 18" HDPE INV.(NE)=827.81 15" HDPE	INV.(S)=827.81 18" HDPE
CB-3	832.31		INV.(S)=828.37 18" HDPE
CB-4	835.86	INV.(E)=831.60 15" HDPE	INV.(SW)=831.60 15" HDPE
CB-5	839.83	INV.(E)=835.52 15" HDPE	INV.(W)=835.52 15" HDPE
CB-6	841.21	INV.(SE)=836.55 15" HDPE	INV.(W)=836.55 15" HDPE
CB-7	842.00	INV.(SE)=836.95 15" HDPE	INV.(NW)=836.95 15" HDPE
CB-8	842.00	INV.(S)=837.40 15" HDPE	INV.(NW)=837.40 15" HDPE
CB-9	842.00		INV.(N)=837.75 15" HDPE
CB-10	835.32	INV.(E)=831.07 15" HDPE	INV.(N)=831.07 18" HDPE
CB-11	838.08	INV.(E)=833.83 15" HDPE	INV.(W)=833.73 15" HDPE
CB-12	840.51	INV.(NE)=836.26 15" HDPE	INV.(W)=836.26 15" HDPE
CB-13	841.55		INV.(SW)=837.27 15" HDPE
DMH-1	839.72	INV.(W)=826.97 18" HDPE	
DMH-2	835.91		INV.(W)=830.50 18" HDPE
END SECTION-1	826.36	INV.(E)=825.00 18" HDPE	



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF ROADWAY
- EXISTING CURB LINE
- EXISTING SANITARY SEWER
- EXISTING GAS MAIN
- EXISTING UTILITY LINE
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING CONTOUR LINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOUR LINE
- PROPOSED EASEMENT
- PROPOSED STORM SEWER
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- PROPOSED SANITARY SEWER
- PROPOSED GAS LINE
- PROPOSED UTILITY LINE
- PROPOSED WATER LINE
- PROPOSED SILT FENCE
- PROPOSED COMPOST SOCK
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING CLEANOUT
- EXISTING SPOT ELEVATION
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER VALVE
- PROPOSED THRUST BLOCK
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED CLEANOUT
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- PROPOSED SPOT ELEVATION
- PROPOSED DRYWELL
- PROPOSED CATCH BASIN
- PROPOSED INLET PROTECTION
- PROPOSED TOP/BOTTOM CURB

Site Plan Revisions

Rev.	Date	Description
8.	12/14/22	Updated Sign/Utility Locations
7.	11/28/22	Per Town Comments
6.	10/26/22	Per NYSDOT Comments
5.	06/16/22	Revised Landscaping Plan
4.	05/23/22	Per NYSDOT Comments
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SEAL

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www.FaganEngineers.com

Scale: 1" = 30'
11x17 Prints are 1/2 Size

Date: November 30, 2020

Design By: JBG, RSN

Drawn By: RSN

Checked By: JBG

Project No.: 2020.062

Drawing Name: 20062.dwg

UTILITY PLAN

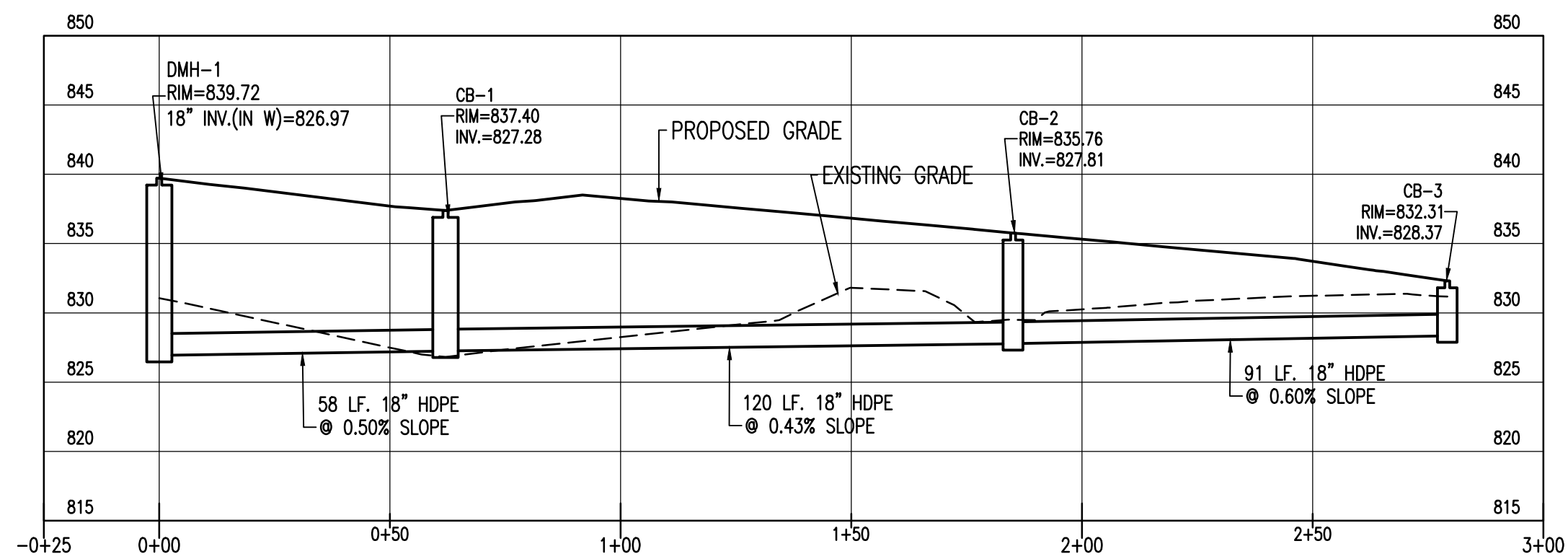
C5

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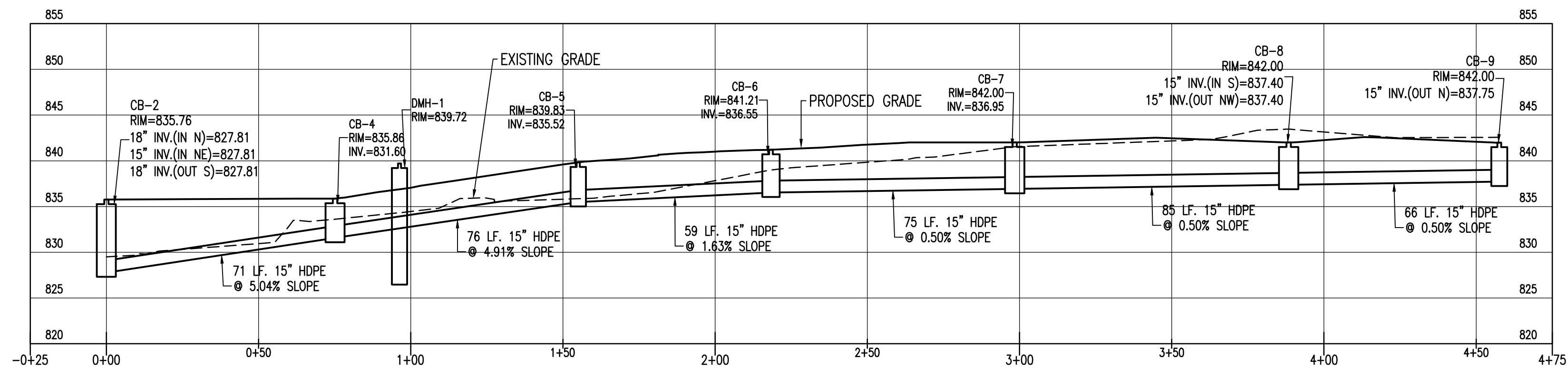
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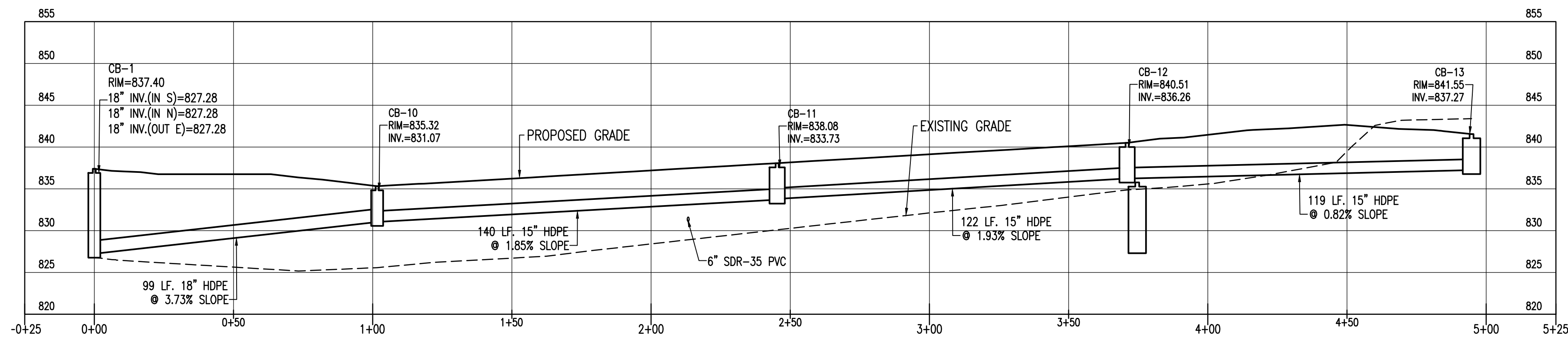
**DMH-1 TO CB-8
STORM SEWER PROFILE**

HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 10'



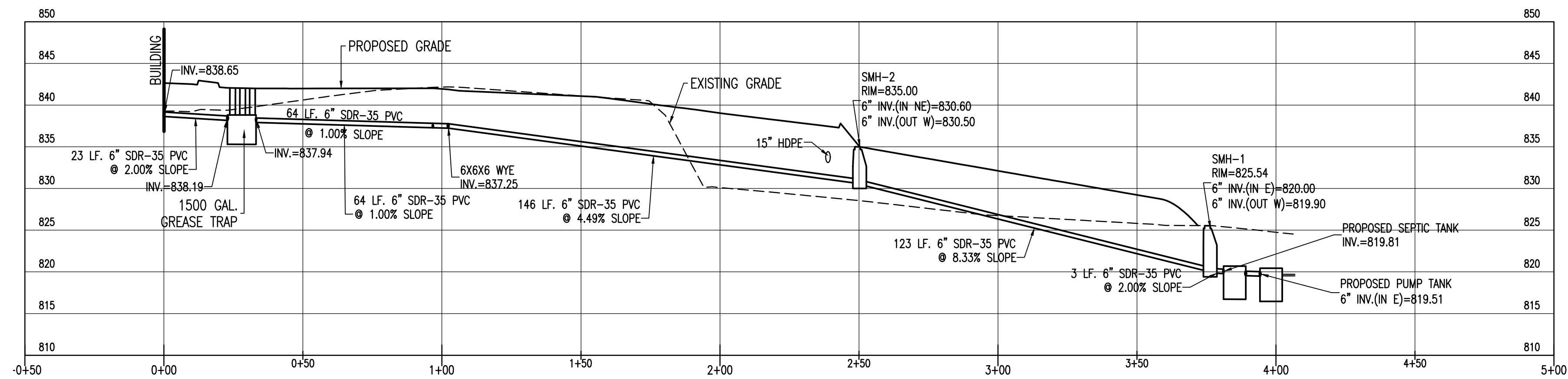
**CB-2 TO CB-9
STORM SEWER PROFILE**

HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 10'



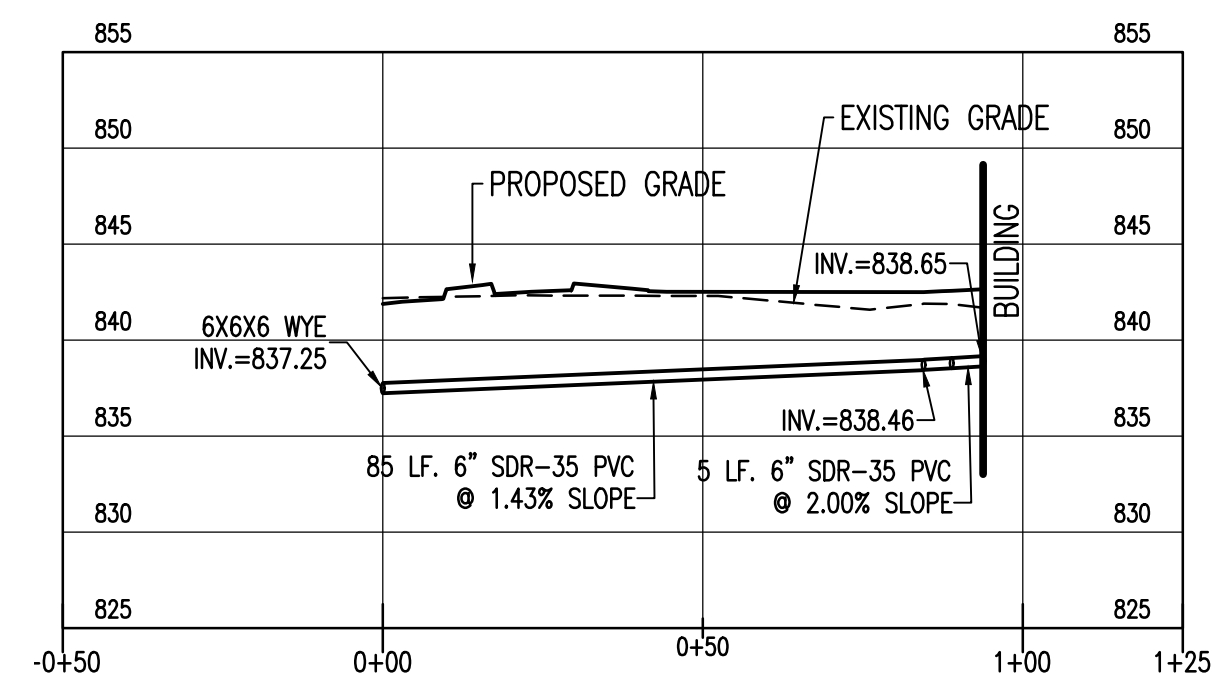
**CB-1 TO CB-13
STORM SEWER PROFILE**

HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 10'



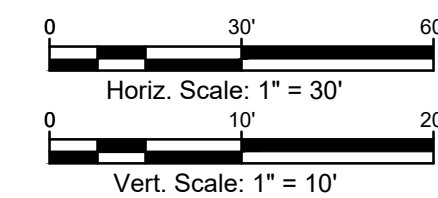
SANITARY SEWER PROFILE

HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 10'



SANITARY SEWER PROFILE

HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 10'



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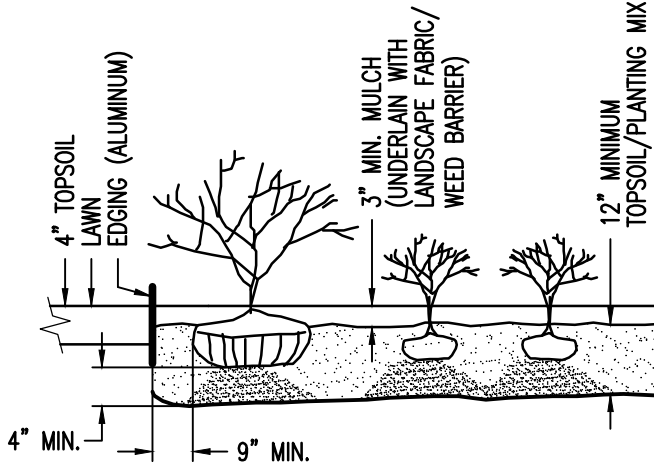
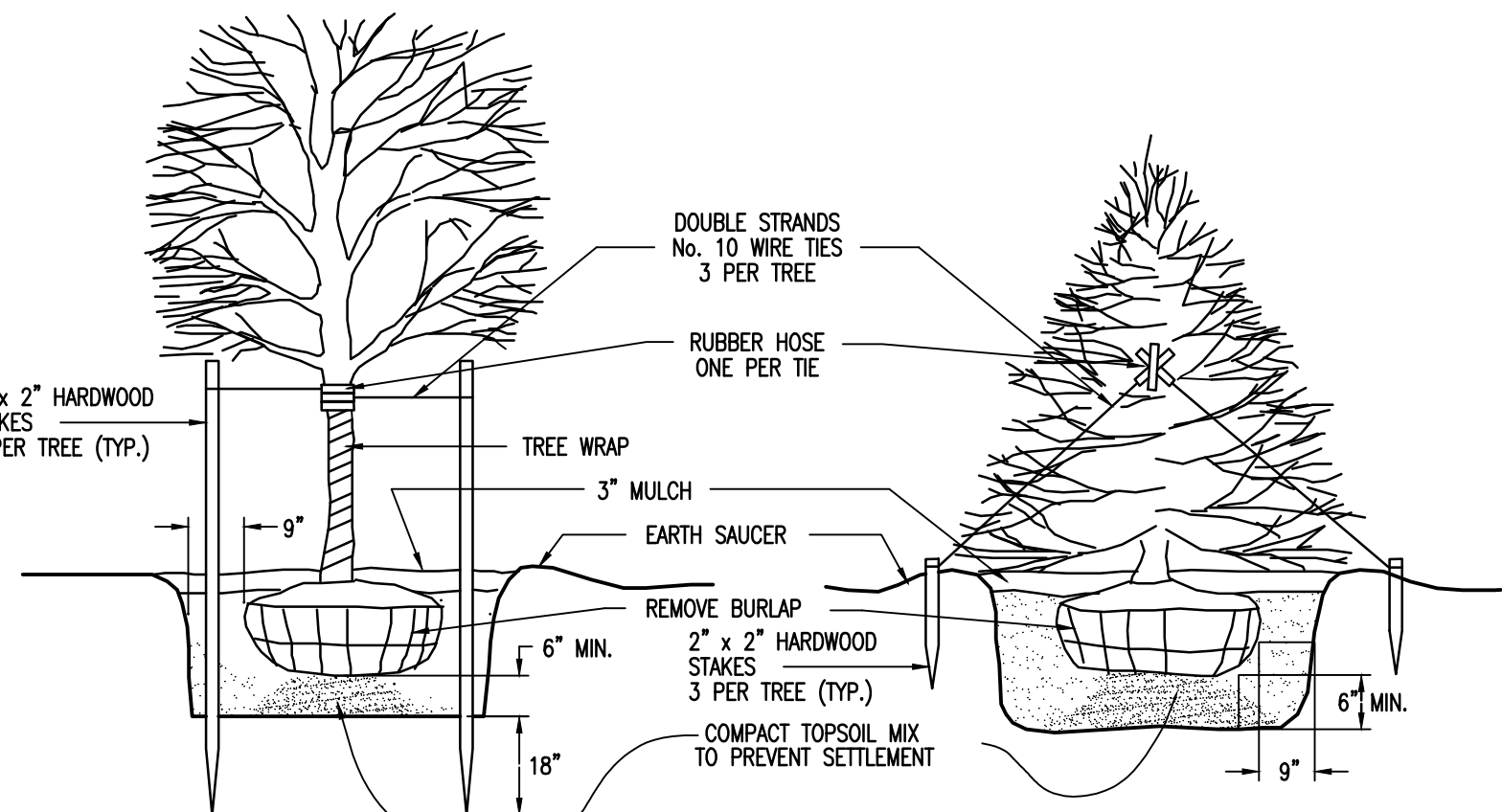
SITE PROFILES
C6

LANDSCAPING CHART

KEY	MIN. QTY.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MIN. CALIPER	CONTAINER SIZE	MATURE WIDTH
SB	18	PRUNUS SERRULATA "KANZA"	SERVICE BERRY	7-10'	2" MIN.	B+B	15-25"
BW	12	BUSCUS "WINTERGREEN"	WINTER GREEN BOXWOOD	3-4'	N/A	#5	3-5'
SC	2	PRUNUS X CISTENA	PURPLELEAF SAND CHERRY	7-10'	N/A	#5	5-7'
GS	3	SPIRAEA JAPONICA	GOLDMOUND SPIREA	2-3'	N/A	#5	4'
BB	2	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	2-3'	N/A	#5	4'
SJ	4	JUNIPERUS CHINENSIS VAR. SARGENTII	SARGENT JUNIPER	2'	N/A	#5	6-8'

- LANDSCAPING NOTES:
- TOPSOIL AND SEED ALL DISTURBED LAWN AREAS.
 - PROVIDE APPROVED DOUBLE GROUND HARDWOOD MULCH (DARK BROWN) FOR PLANTING MULCH IN PARKING AREA ISLANDS.

NOTE:
 MAINTENANCE AND REPLACEMENT OF LANDSCAPE MATERIALS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND ALL FUTURE OWNERS.



TREE AND SHRUB PLANTING DETAIL

N.T.S.



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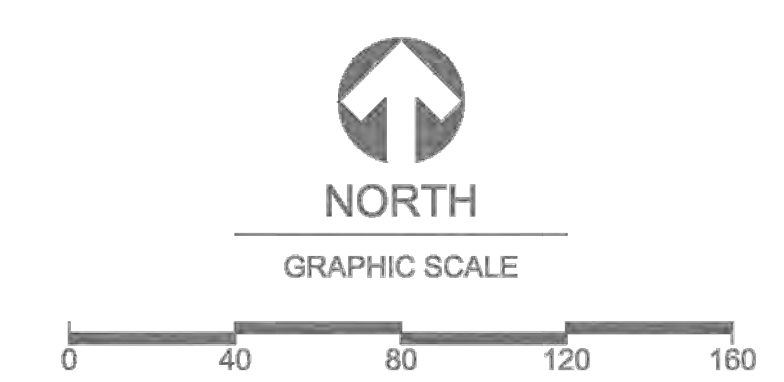
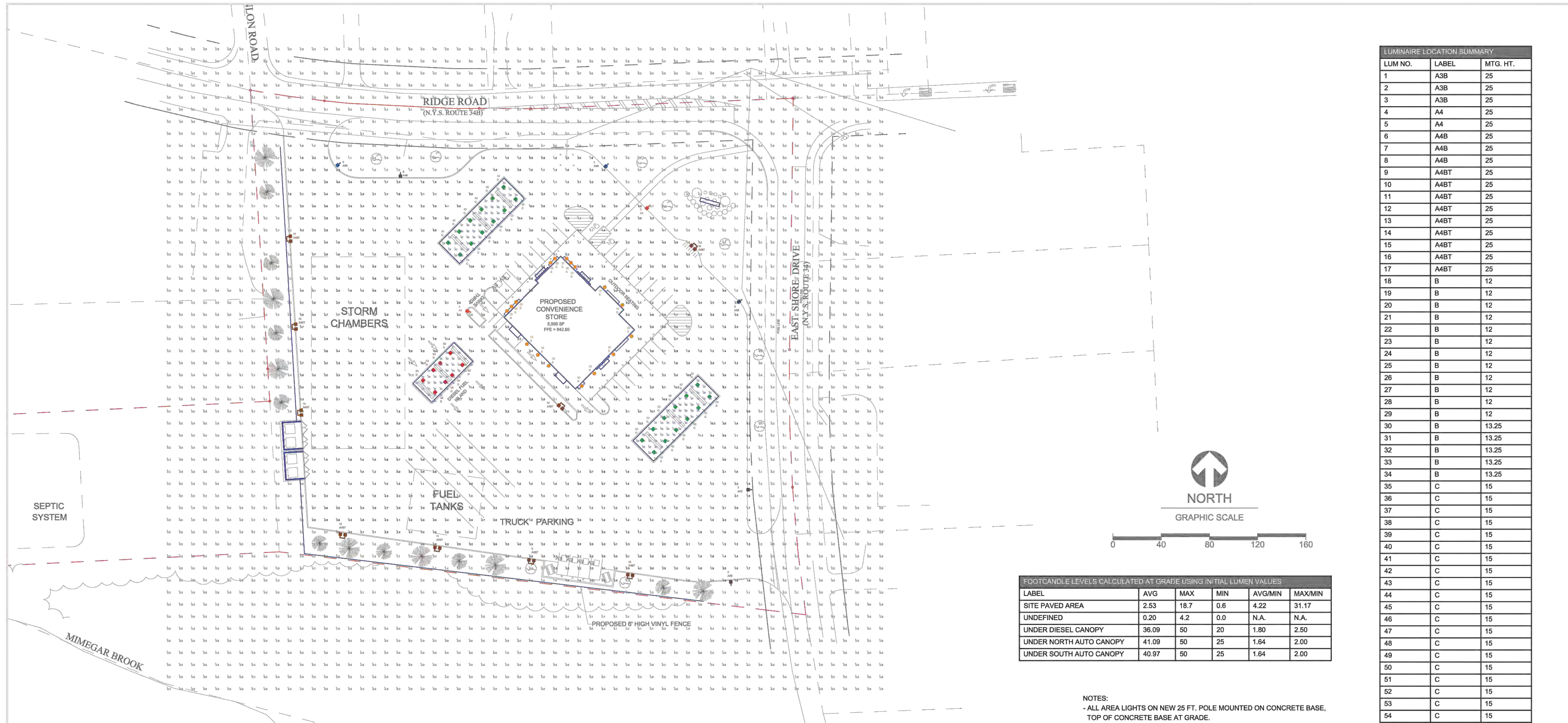
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LANDSCAPING PLAN
C7



FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
SITE PAVED AREA	2.53	18.7	0.6	4.22	31.17
UNDEFINED	0.20	4.2	0.0	N.A.	N.A.
UNDER DIESEL CANOPY	36.09	50	20	1.80	2.50
UNDER NORTH AUTO CANOPY	41.09	50	25	1.64	2.00
UNDER SOUTH AUTO CANOPY	40.97	50	25	1.64	2.00

NOTES:
- ALL AREA LIGHTS ON NEW 25 FT. POLE MOUNTED ON CONCRETE BASE.
TOP OF CONCRETE BASE AT GRADE.

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	3	A3B	SINGLE	7575	1.030	B1-U0-G2	72	216	Cree Inc	OSQ-ML-B-AA-XX + OSQM-B-11L-50K9-3M-UL-NM-XX-w_OSQ-BLSMF
	2	A4	SINGLE	9599	1.030	B2-U0-G2	72	144	Cree Inc	OSQ-ML-B-AA-XX + OSQM-B-11L-50K9-4M-UL-NM-XX
	3	A4B	SINGLE	7374	1.030	B1-U0-G2	72	216	Cree Inc	OSQ-ML-B-AA-XX + OSQM-B-11L-50K9-4M-UL-NM-XX-w_OSQ-BLSMF
	9	A4BT	TWIN	7374	1.030	B1-U0-G2	72	1296	Cree Inc	OSQ-ML-B-AA-XX + OSQM-B-11L-50K9-4M-UL-NM-XX-w_OSQ-BLSMF
	17	B	SINGLE	1378	1.000	B1-U0-G0	15.06	256.02	TROY-CSL LIGHTING	RH20-LED1540-XX-FG-3-LL23-XX
	24	C	SINGLE	10225	1.020	B3-U0-G1	86	2064	Cree Lighting	CPY250-C-13L-50K9-F-UL-DM-XX
	8	D	SINGLE	10225	1.020	B3-U0-G1	86	688	Cree Lighting	CPY250-C-13L-50K9-F-UL-DM-XX

LUM. NO.	LABEL	MTG. HT.
1	A3B	25
2	A3B	25
3	A3B	25
4	A4	25
5	A4	25
6	A4B	25
7	A4B	25
8	A4B	25
9	A4BT	25
10	A4BT	25
11	A4BT	25
12	A4BT	25
13	A4BT	25
14	A4BT	25
15	A4BT	25
16	A4BT	25
17	A4BT	25
18	B	12
19	B	12
20	B	12
21	B	12
22	B	12
23	B	12
24	B	12
25	B	12
26	B	12
27	B	12
28	B	12
29	B	12
30	B	13.25
31	B	13.25
32	B	13.25
33	B	13.25
34	B	13.25
35	C	15
36	C	15
37	C	15
38	C	15
39	C	15
40	C	15
41	C	15
42	C	15
43	C	15
44	C	15
45	C	15
46	C	15
47	C	15
48	C	15
49	C	15
50	C	15
51	C	15
52	C	15
53	C	15
54	C	15
55	C	15
56	C	15
57	C	15
58	C	15
59	D	18
60	D	18
61	D	18
62	D	18
63	D	18
64	D	18
65	D	18
66	D	18

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PHOTOMETRICS PLAN
C8

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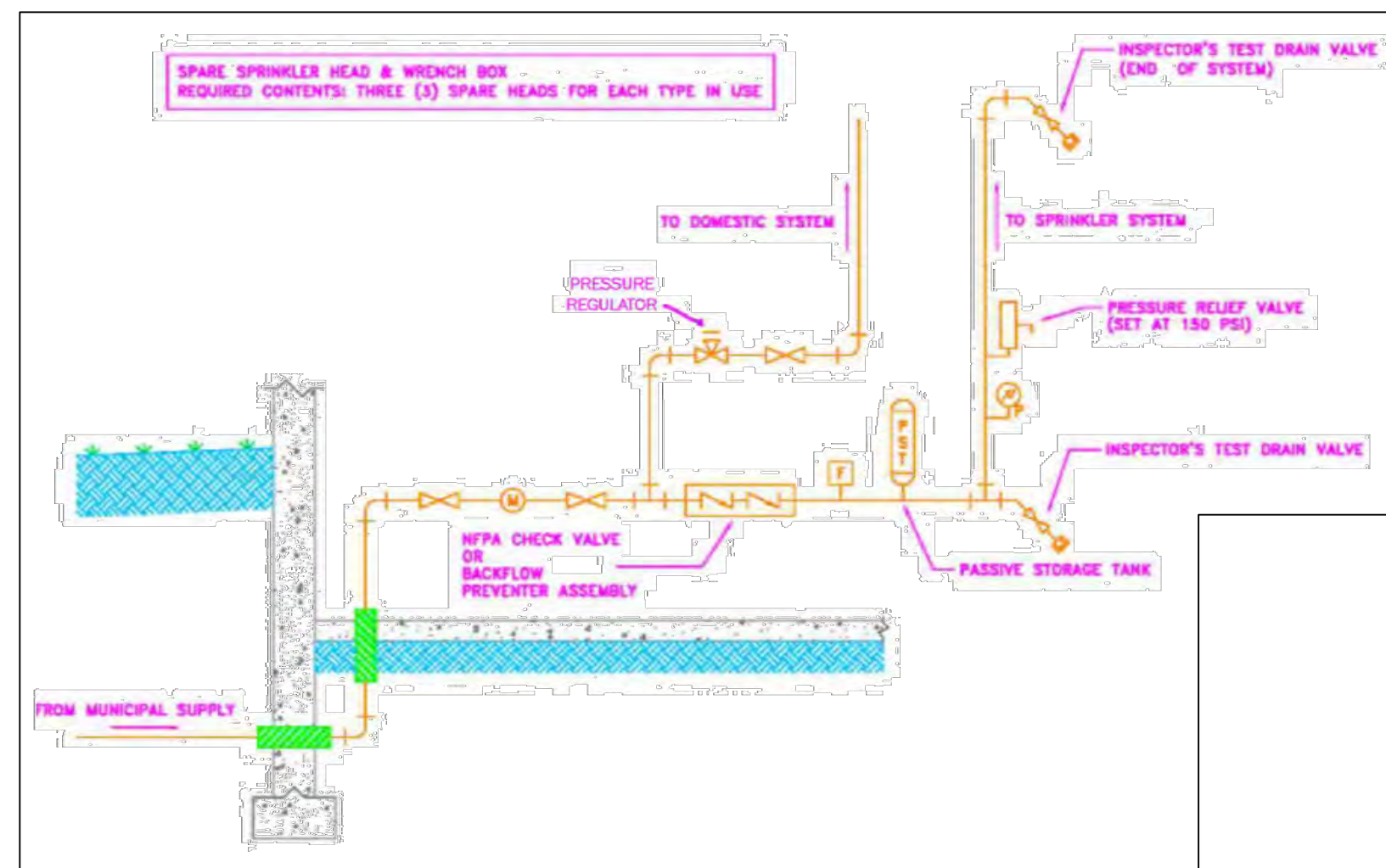
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SCALE: 1" = 40'
LAYOUT BY: DAR
DWG SIZE: D
DATE: 4/27/22

PROJECT NAME:
DANDY MINI MART D85
LANSING, NY
DRAWING NUMBER:
RL-7936-S1

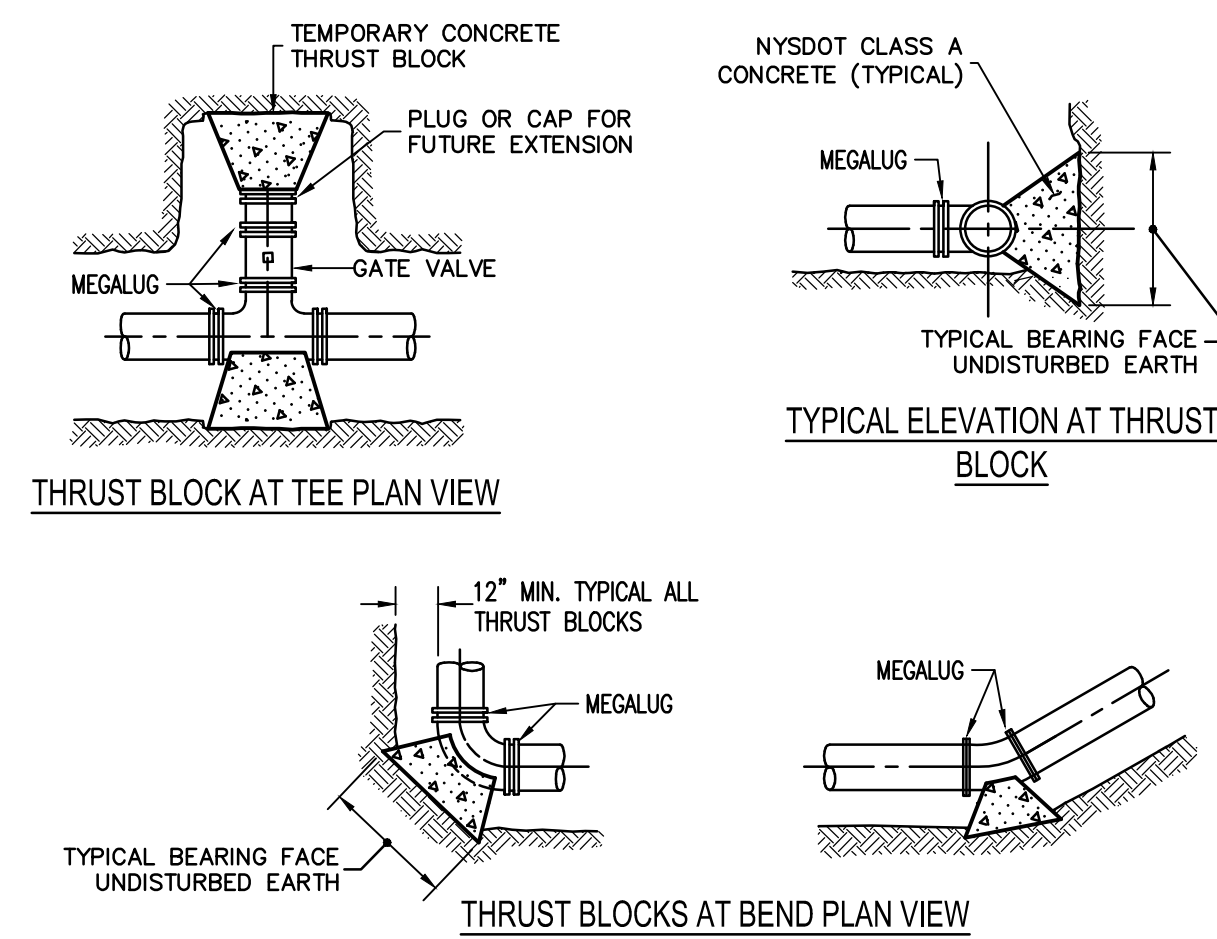


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WATER METER & SPRINKLER DETAIL

N.T.S.



TYPICAL THRUST BLOCK DETAILS

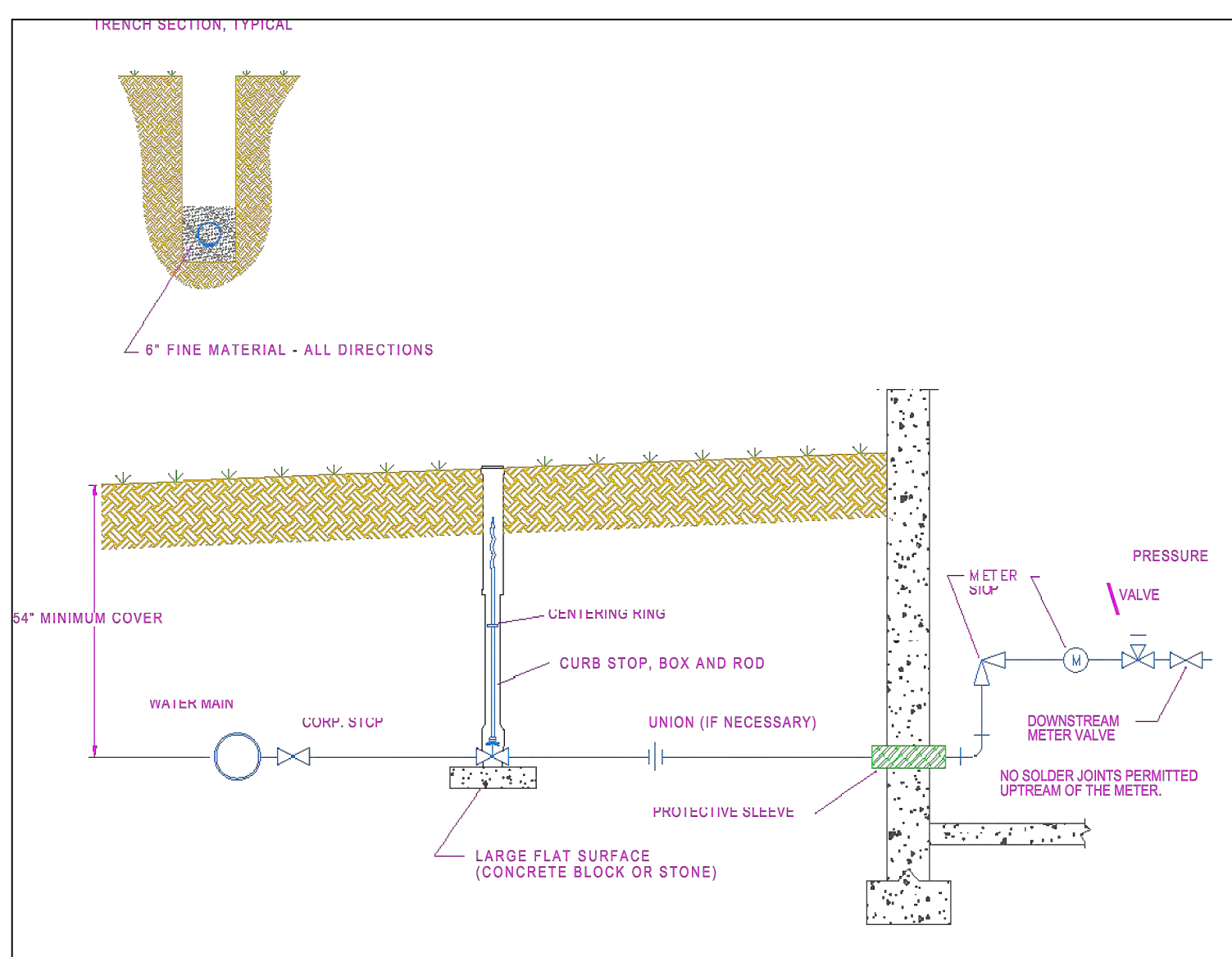
N.T.S.

PIPE SIZE	MINIMUM AREA OF BEARING FACE OF CONCRETE THRUST BLOCK IN SQ. FT. BLOCKS TO BE POURED AGAINST UNDISTURBED EARTH.				
	90° BEND OR HYD.	45° BEND	22-1/2° BEND	11-1/4° BEND	TEE OR DEAD END
4"	1.3	1.0 MIN.	1.0 MIN.	1.0 MIN.	1.0 MIN.
6"	2.6	1.4	1.0 MIN.	1.0 MIN.	1.9
8"	4.6	2.5	1.3	1.0 MIN.	3.2
10"	6.8	3.7	1.9	1.0 MIN.	4.8
12"	9.7	5.2	2.7	1.3	6.8

AREAS BASED ON AN INTERNAL PRESSURE OF 150 P.S.I.G. AND A SOIL BEARING CAPACITY OF 3000 P.S.F.

NOTES:

- Thrust blocks shall be placed at all bends, tees, and dead ends.
- MEGALUG Series 1100 or approved equal shall be utilized with the thrust blocks.
- The thrust restraint bearing areas listed above are based on the internal pressures and soil bearing capacities as noted. If adverse soil conditions warrant these areas will require adjustment as directed by the engineer.
- Form thrust blocks such that all mechanical joint fitting's nuts & bolts are not covered over with concrete.
- Thrust restraint gaskets (in push-on joint types); "field lok gaskets" shall be utilized in deflected pipe joints.
- Mechanical joint fitting thrust restraint - ebaon sales, inc.; megalug series 1100, or approved equal to be utilized on all vertical bend fittings, all reducers and horizontal fittings (tees, bends, etc.) where concrete thrust blocks are not practical, reliable or subject to future disturbance.
- Gravity thrust blocks for vertical bends shall be used in conjunction with the previously noted M.J. thrust restraints. The gravity blocks located under the vertical fittings shall be anchored to the fittings with a minimum of two no.6 rebars looped around the fitting and anchored into the poured in place gravity thrust block.

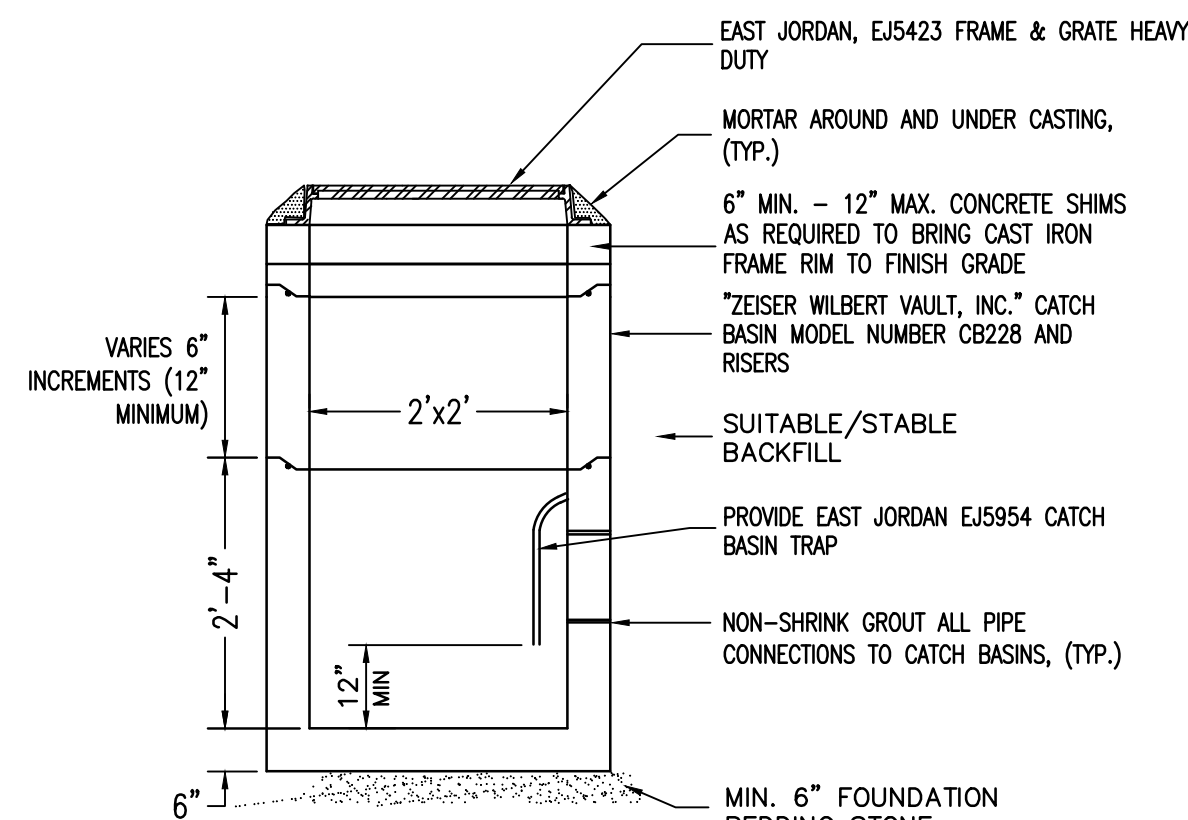


WATER CONNECTION DETAIL

N.T.S.

WATERMAIN / SEWER CROSSING DETAIL

CONDITION	SCHEMATIC	REQUIREMENTS
I WATER LINE ABOVE SEWER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MIN.
II WATER LINE ABOVE SEWER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MIN. B) WHEN BOTH WATER LINE AND SEWER LINE ARE NEW, SLEEVE SEWER LINE WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING. --OR-- WHEN ONE LINE IS EXISTING, SLEEVE PIPE BEING INSTALLED WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING.
III SEWER LINE ABOVE WATER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MIN. B) SLEEVE SEWER LINE WITH "STEEL CASING FOR 10 FT." EACH SIDE OF CROSSING. C) PROVIDE CRADLE OF CONCRETE OR CRUSHER RUN STONE FOR 10 FT. EACH SIDE OF CROSSING.
<p>NOTES:</p> <p>WL WATER LINE SL SEWER LINE D OUTSIDE DIAMETER OF PIPE</p> <p>IN NO CASE SHALL PIPES BE CLOSER THAN 12 INCHES APART. DISTANCES ARE MEASURED BETWEEN OUTSIDES OF PIPE.</p>		



2'x2' CATCH BASIN DETAIL

N.T.S.

Manufactured by: Practical Best Management - 1-800-748-6945 www.crystalstream.com

CRYSTALSTREAM "CRYSTALCLEAN" WATER QUALITY VAULT MODEL "1266"

JURISDICTION: Lansing, NY

CrystalStream Technologies

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Protected by U.S. Patent No. 6, 829, 481; 6, 829, 482; 6, 829, 483; 6, 829, 484; 6, 829, 485; 6, 829, 486; 6, 829, 487; 6, 829, 488; 6, 829, 489; 6, 829, 490; 6, 829, 491; 6, 829, 492; 6, 829, 493; 6, 829, 494; 6, 829, 495; 6, 829, 496; 6, 829, 497; 6, 829, 498; 6, 829, 499; 6, 829, 500.

Legend:

- ① CORRUGATED ALUMINUM SHEET 1/4" MESH LINING, 1'-6" H. x 1'-6" W. x 1'-6" D. x 1'-6" H. x 1'-6" W. x 1'-6" D. x 1'-6" H.
- ② 1ST INTERNAL Baffle w/ 1" HOLES DRILLED AT 1'-0" O.C., 3'-0" H.
- ③ 2ND INTERNAL Baffle w/ 1" HOLES DRILLED AT 1'-0" O.C., 5'-0" H.
- ④ SPILL PROTECTION RESENER 4'-4" H. WITH A 1'-0" FRONT OUT.
- ⑤ 3/4" COCOFIBER FIBER FILTER IN ALUMINUM FRAME 4'-4" H.
- ⑥ 1/4" ALUMINUM PLATE, 8" H., 3'-4" WIDE.

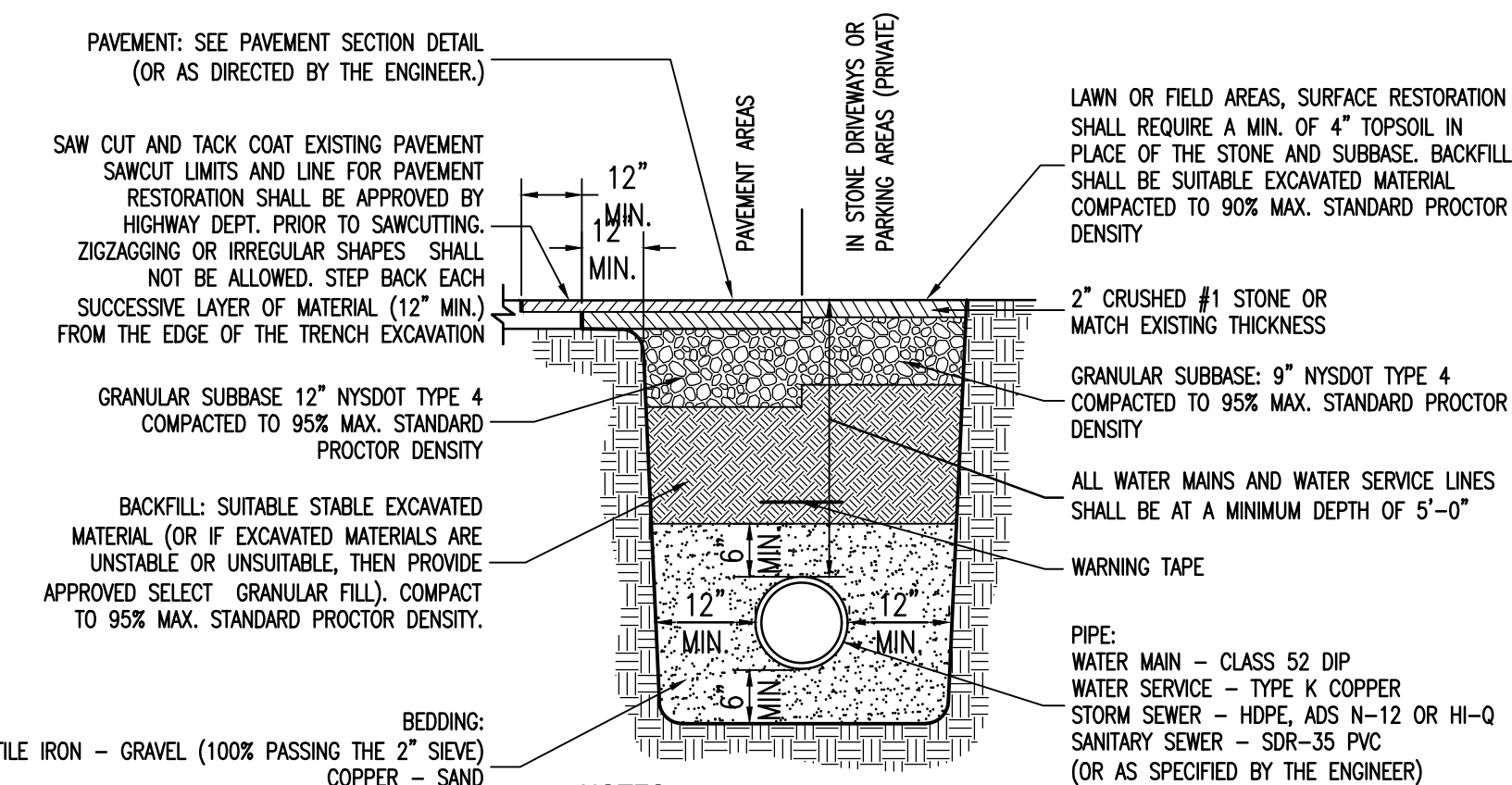
Specifications:

- TOTAL FLOW CAPACITY SHALL BE 24 GFS.
- WATER QUALITY FLOW OF 4-7 GFS MUST BE CAPABLE OF PASSING THROUGH THE VAULT.
- SPILL PROTECTION CAPACITY SHALL BE 1.359 GPM OR LESS.
- ANY CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER AND THE REVIEWING AUTHORITY.

Job Name: Dandy Minit Mart

Device No.: CST-1 NYO-007-090622

DESIGN FIRM: Fagan Engineers



TYPICAL PIPE TRENCH DETAIL

N.T.S.

- NOTES:**
- Excavate trench to a safe side slope or provide trench bracing per OSHA standards.
 - Contractor shall keep all excavations free of water and provide a firm stable base for the pipe bedding.

Rev.	Date	Revision Description
8.	12/14/22	Site Plan Revisions
7.	11/28/22	Updated Sign/Utility Locations
6.	10/26/22	Per Town Comments
5.	06/16/22	Per NYSDOT Comments
4.	05/23/22	Revised Landscaping Plan
3.	05/03/22	Per NYSDOT Comments
2.	03/21/22	Preliminary Site Plan Submission
1.	07/29/21	Added Southern Fenceline

It is a Violation Of The New York Education Law, Article 145 Section 7209, For Any Person, Unless He is Acting Under The Direction Of A Licensed Professional Engineer Or Land Surveyor To Alter An Item In Any Way, If An Item Bearing The Seal Of An Engineer Or Land Surveyor is Altered, The Altering Engineer Or Land Surveyor Shall Affix To The Item His Seal And The Notation "Altered" Followed By His Signature And The Date Of Such Alteration, And A Specific Description Of The Alteration.

PROPOSED DANDY MINI-MART

LANSING (T), TOMPKINS (Co.), NEW YORK

FAGAN ENGINEERS
6 LAND SURVEYORS PC

113 East Chemung Place
Elmira N.Y. 14904
Phone (607) 734-2165
Fax (607) 734-2169
www.FaganEngineers.com

Scale: As Noted
11x17 Prints are 1/2 Size

Date: November 30, 2020

Design By: JBG, RSN

Drawn By: RSN

Checked By: JBG

Project No.: 2020.062

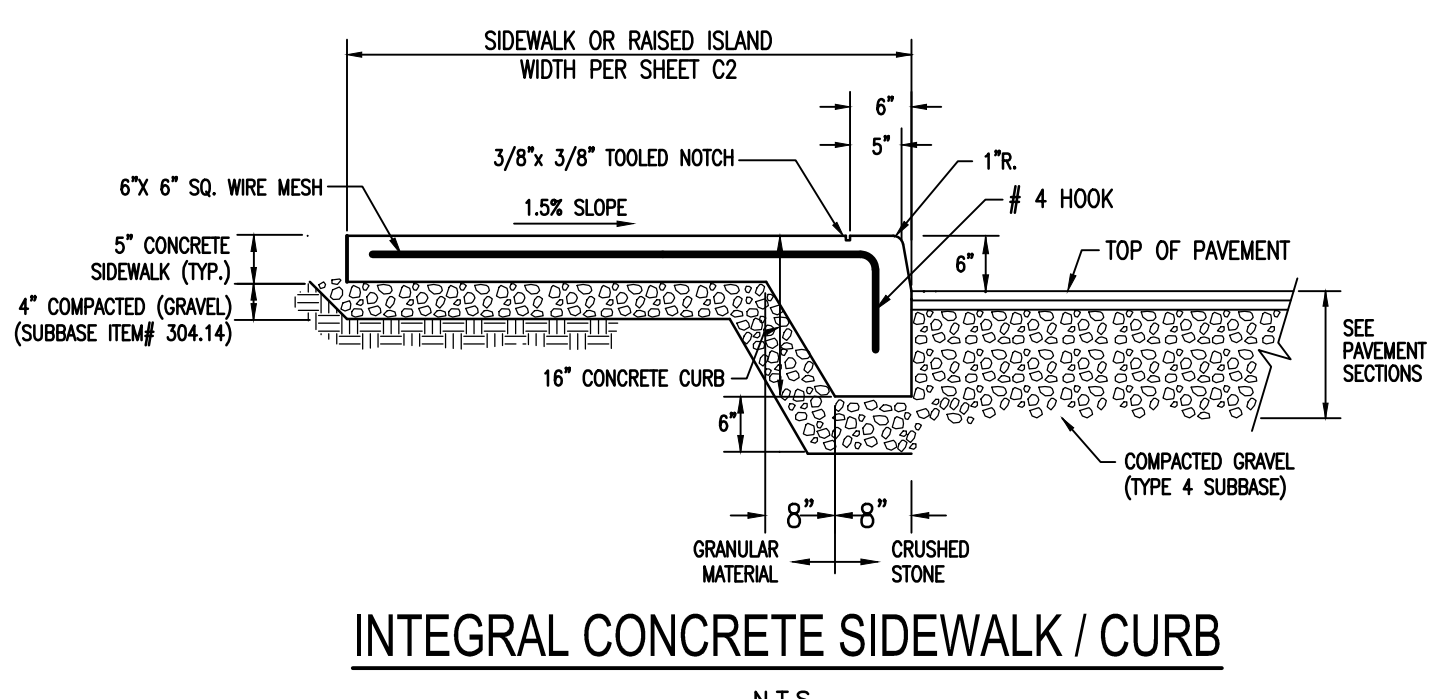
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CIVIL DETAILS

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INTEGRAL CONCRETE SIDEWALK / CURB

N.T.S.

CONCRETE CURB/SIDEWALK NOTES

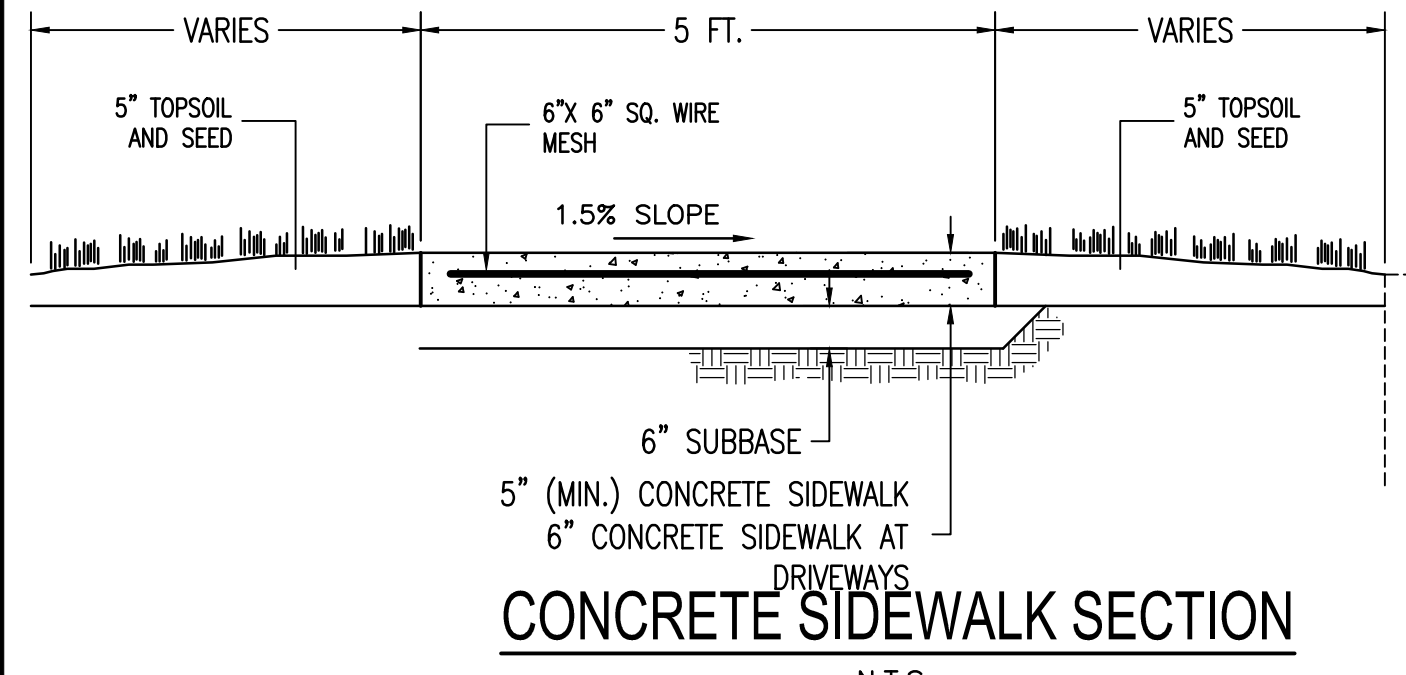
1. PROVIDE 4000 PSI (28 DAY COMPRESSIVE STRENGTH) CONCRETE, UTILIZING TYPE II PORTLAND CEMENT.
2. PROVIDE 5/8" WIDE ASPHALT IMPREGNATED FIBER BOARD CONTROL JOINTS IN SIDEWALK CONSTRUCTION AS FOLLOWS:
 - ADJACENT TO ALL CONCRETE CURBING
 - ADJACENT TO ALL BUILDING FOUNDATIONS/ WALLS
 - APPROXIMATELY EVERY 24 FT. IN LONG SIDEWALK RUNS.
3. SIDEWALK SHALL HAVE A LIGHT BROOM FINISH ACROSS THE WALK.
4. EDGES AND JOINTS SHALL BE ROUNDED BY AND EDGING TOOL ACCEPTABLE TO OWNER.
5. CONTRACTION JOINTS SHALL BE TOOLED TO FORM SQUARE BLOCKS.
6. RAMP SLOPE SHALL BE NO GREATER THAN 1:12 .
7. CONCRETE CURB / SIDEWALK SHALL BE COATED WITH A CURING COMPOUND AFTER FINISHES ARE COMPLETE.

SIDEWALK NOTES:

1. SIDEWALKS/RAMPS PROPOSED REQUIRE ADA COMPLIANT INSPECTIONS, THE ENGINEER WILL PERFORM THE REQUIRED PRE-POUR CONCRETE FORM INSPECTION, SIGN/DATE AND SUBMIT TO NYSOT THE INSPECTION REPORT.
2. AFTER COMPLETION OF SIDEWALK SUBMIT TO NYSOT PERMITS A COMPLETED, SIGNED AND SEALED CRITICAL SHEETS FOR THE DESIGN AND LAYOUT AND ACCEPTANCE OF PEDESTRIAN FACILITIES SHEETS CONFIRMING COMPLIANCE WITH ALL OTHER APPLICABLE CODES, STANDARDS, AND SPECIFICATIONS. IN INSTANCES WHERE NON-STANDARD FEATURES CANNOT BE AVOIDED A JUSTIFICATION FORM WILL NEED TO BE COMPLETED UNDER THE PROCESS FORMALGATED UNDER THE HIGHWAY DESIGN MANUAL CHAPTER 2 (REFER TO EXHIBIT 2-15A).

NYSOT NOTES:

1. NYSOT HIGHWAY WORK PERMIT SHALL BE ISSUED AND PRESENT AT JOB LOCATION AT ALL TIMES WITH STAMPED NYSOT APPROVED PLANS.
2. SIGNS AND WORK ZONE TRAFFIC IS TO ADHERE TO FEDERAL MUTCD WITH STATE SUPPLEMENT.
3. CONSTRUCTION HOLIDAY LANE CLOSURE RESTRICTIONS SHALL BE ADHERED TO.
4. PERFORM UTILITY INSTALLATION WITHIN THE NYSOT ROW IN ACCORDANCE WITH NYSOT BLUE BOOK.
5. ALL TREE PLANTINGS AND ADVERTISING SIGNS SHALL BE OFF NYSOT ROW
6. CONTACT THE CENTRAL NEW YORK NYSOT RESIDENT ENGINEER SEVEN (7) DAYS BEFORE START OF WORK AT (315)-428-4640.
7. ROAD TO BE KEPT CLEAN AT ALL TIMES AND FREE OF ALL CONSTRUCTION DEBRIS.
8. ALL WORK ZONE SIGNS AND FLAGGERS SHALL BE OFF THE ROADWAY WHEN NOT IN USE.
9. NYSOT NON SEASONAL CONSTRUCTION IS NOT PERMITTED WITHIN THESE PLANS. ANOTHER REVIEW FROM NYSOT IS REQUIRED WHEN ASKING FOR NON SEASONAL WORK.
10. ANY PROPOSED CHANGES WITHIN THE NYSOT ROW REQUIRES TWO (2) WEEKS NOTICE TO THE CENTRAL NEW YORK REGION NYSOT PERMITS OFFICE AT (315) 428-4640.
11. NOTIFY DIG SAFELY TWO (2) DAYS PRIOR TO WORK.
12. ADHERE TO NYSOT PERMIT CLOSURE PROCESS FOR INSPECTION, BOND RELEASE, AND CLOSURE OF PERMIT.

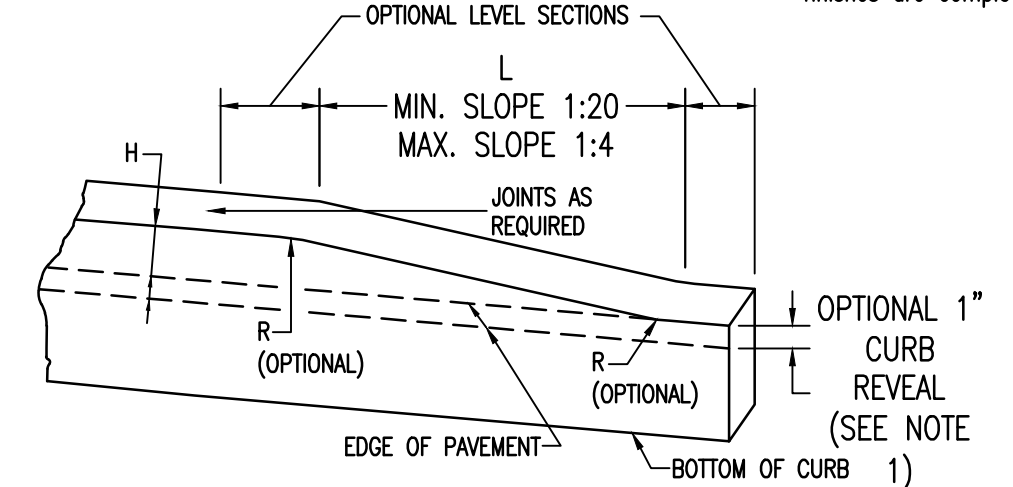


CONCRETE SIDEWALK SECTION

N.T.S.

CONCRETE SIDEWALK NOTES

1. The Local Code Enforcement Officer shall be notified prior to repair of existing sidewalk or construction of new sidewalk within a public right-of-way.
2. Appropriate barricades shall be required for the entire construction period.
3. Provide 3500 psi (28 day compressive strength) concrete, utilizing Type II Portland cement and 6" x 6" sq. wire mesh reinforcement.
4. Provide 5/8" wide asphalt impregnated fiber board expansion joints in sidewalk construction as follows:
 - Adjacent to all concrete curbing and gutters.
 - Adjacent to all building foundations or walls.
 - Abutting yard walks, driveways or existing sidewalks.
 - Approximately every 20 ft. in long sidewalk runs.
5. Sidewalk shall have a light broom finish across the walk. Edges and joints shall be rounded by an edging tool.
6. Side walk shall be coated with a curing compound after finishes are complete.

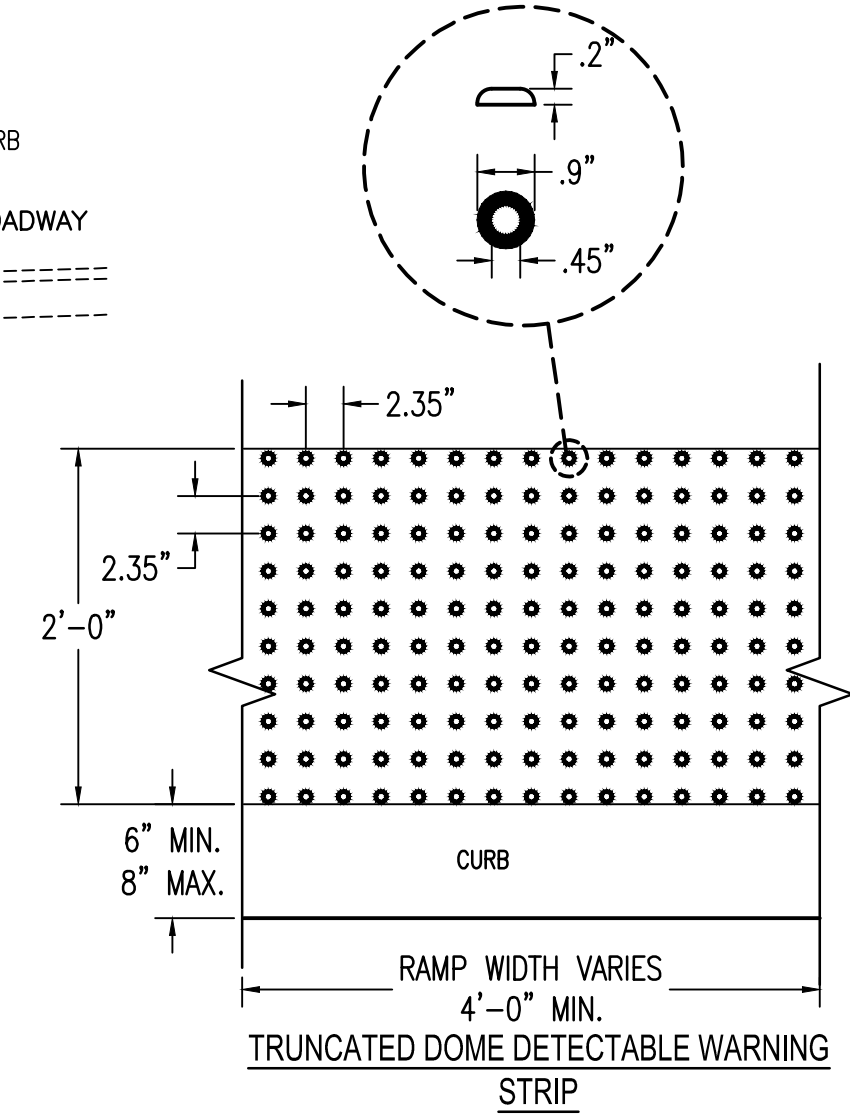


CURB TRANSITION LENGTHS (L)			
SLOPE	1:4	1:12	1:20
4"	16"	48"	80"
6"	24"	72"	120"

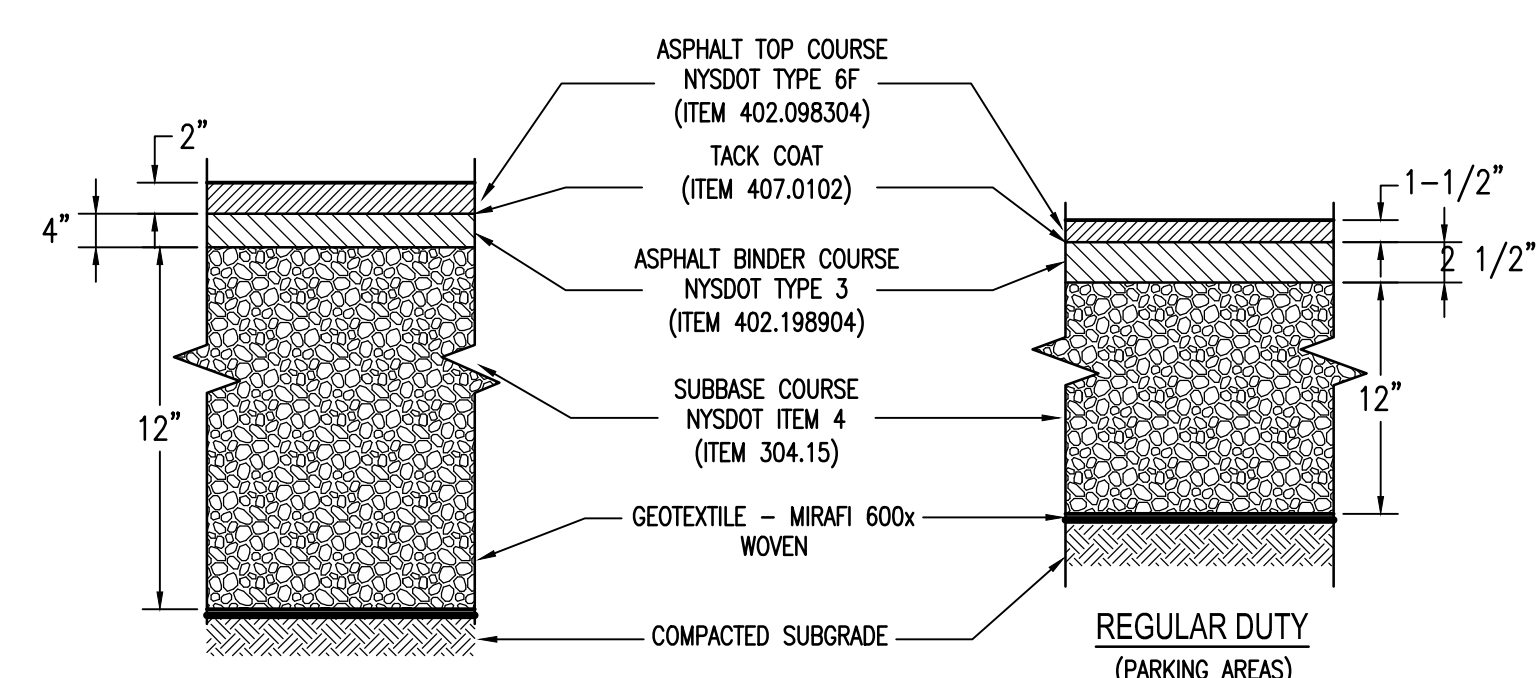
CAST-IN-PLACE CONCRETE CURB TRANSITIONS

N.T.S.

- NOTES:**
1. USE 1" REVEAL AND CONTINUE CURB ACROSS DRIVEWAY ENTRANCES ONLY IF SHOWN IN THE CONTRACT DOCUMENTS, OR DIRECTED BY THE ENGINEER AS A FIELD CONDITION.
 2. TERMINATE CURB, CURB AND GUTTER, AND ASPHALT CURB BY TRANSITIONING ON A MAXIMUM SLOPE OF 1:12 TO PAVEMENT SURFACE, EXCEPT WHEN BEHIND GUIDE RAIL.
 3. EXTEND JOINT FILLER 6" MINIMUM BEHIND CURB ON BOTH SIDES OF CURB BOX, 705-07 NOT NEEDED WHEN VERTICAL FACED CURB WIDTH EQUAL TO WIDTH OF CURB BOX.



TRUNCATED DOME DETECTABLE WARNING STRIP



HEAVY DUTY (ACCESS ROADS & SERVICE AREAS)

REGULAR DUTY (PARKING AREAS)

NOTES:

1. ALL PAVEMENT AND BASE MATERIAL SHALL CONFORM TO NEW YORK STATE DEPT. OF TRANSPORTATION "STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS".
2. SUBGRADE AND SUBBASE SHALL BE COMPACTED TO 95% MAX. STANDARD PROCTOR DENSITY.
3. IF SUBGRADE IS UNSUITABLE OR UNSTABLE, UNDERCUT AND REPLACE WITH APPROVED SELECT GRANULAR FILL COMPACTED TO 95% MAX. STANDARD PROCTOR DENSITY.

DRIVEWAY PAVEMENT SECTIONS

N.T.S.

DEFINITION OF TERMS:

DRIVEWAY - EVERY ENTRANCE OR EXIT USED BY VEHICULAR TRAFFIC TO AND FROM LANDS OR BUILDINGS ABUTTING A HIGHWAY.

RESIDENTIAL DRIVEWAY - A DRIVEWAY SERVING FOUR OR FEWER PRIVATE HOMES OR AN APARTMENT BUILDING FOR FOUR OR FEWER FAMILY UNITS.

COMMERCIAL DRIVEWAY - A DRIVEWAY SERVING A COMMERCIAL ESTABLISHMENT, INDUSTRY, GOVERNMENT, OR EDUCATIONAL INSTITUTION, PUBLIC UTILITY, HOSPITAL, CHURCH, APARTMENT BUILDING, OR OTHER COMPARABLE TRAFFIC GENERATOR.

MINOR COMMERCIAL DRIVEWAY - ANY COMMERCIAL DRIVEWAY WHERE THE ACTUAL OR ANTICIPATED TRAFFIC VOLUME ON A TYPICAL DAY IS DEFINED BY THE DRIVEWAY POLICY AS DEFINED IN THE HIGHWAY DESIGN MANUAL, FROM CHAPTER 9, SPHERICAL.

MINOR COMMERCIAL DRIVEWAY - ANY COMMERCIAL DRIVEWAY WHERE THE ACTUAL OR ANTICIPATED TRAFFIC VOLUMES ON A TYPICAL DAY ARE LESS THAN THE VALUES STIPULATED FOR A MAJOR COMMERCIAL DRIVEWAY.

FIELD ENTRANCE - A DRIVEWAY SERVING A FARMWARD, CULTIVATED OR UNCULTIVATED FIELD, TIMBERLAND, OR UNDEVELOPED LAND NOT USED FOR INDUSTRIAL, COMMERCIAL, OR RESIDENTIAL PURPOSES.

URBAN / SUBURBAN - THE AREA CHARACTER BASED ON NYSOT HIGHWAY DESIGN MANUAL CHAPTER 2, SECTION 2.4.

DRIVEWAY OFFSET - THE DISTANCE IN FEET MEASURED FROM THE INSIDE EDGE OF THE OUTERMOST TRAVEL LANE OR TURNING LANE, TO THE HIGHWAY EDGE OF PAVEMENT. THE DISTANCE IS EQUAL TO THE WIDTH OF THE OUTERMOST LANE AND THE WIDTH OF THE PAVED SHOULDER, OR CURB OFFSET.

HIGHWAY EDGE OF PAVEMENT - THE OUTSIDE EDGE OF THE PAVED HIGHWAY SURFACE.

SHOULDER WIDTH - THE WIDTH IN FEET OF PAVED SHOULDER INCLUDING A PARKING LANE, BIKE LANE, CURB OFFSET, OR OTHER PAVED AREA OUTSIDE OF THE TRAVEL LANE.

MINIMUM PAVING LIMIT (MPL) - THE MINIMUM DISTANCE IN FEET MEASURED ALONG THE CENTERLINE OF A DRIVEWAY FROM THE OUTSIDE EDGE OF THE OUTERMOST TRAVEL LANE THAT A DRIVEWAY MUST BE PAVED UNLESS THE SHOULDER WIDTH:

PAVEMENT LENGTH (PL) - THE DISTANCE IN FEET MEASURED ALONG THE CENTERLINE OF A DRIVEWAY FROM THE HIGHWAY EDGE OF PAVEMENT TO THE END OF PROPOSED DRIVEWAY PAVEMENT.

TRANSITION LENGTH (TL) - THE DISTANCE IN FEET MEASURED ALONG THE CENTERLINE OF A DRIVEWAY BEYOND THE DRIVEWAY PAVEMENT LENGTH (PL) TO THE END OF PROPOSED DRIVEWAY PAVEMENT. THE TRANSITION LENGTH (TL) IS TYPICALLY USED FOR GRADING, LAYOUT, OR TRANSITION REASONS. THE TRANSITION LENGTH (TL) ONLY APPLIES TO DRIVEWAYS THAT ARE IMPROVED.

BUFFER ZONE - A PHYSICAL DISTANCE SEPARATING THE PEDESTRIAN ACCESS ROUTE AND THE VEHICLE TRAVELED WAY. THE BUFFER ZONE BUFFERS PEDESTRIANS FROM TRAFFIC AND APPURTENANCES. THE BUFFER ZONE MAY BE PLANTED OR PAVED.

SHARED-USE PATH (SUP) - A BICYCLE AND PEDESTRIAN FACILITY, TYPICALLY WITHIN THE RIGHT-OF-WAY, SEPARATED FROM MOTORIZED VEHICULAR TRAFFIC BY A BUFFER ZONE OR BARRIERS. REFER TO HIGHWAY DESIGN MANUAL CHAPTER 17 AND ASBESTO GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES FOR BUFFER ZONES, BUFFER ZONE WIDTH AND SEPARATION OF SHARED USE PATHS FROM ROADWAYS.

SIDEWALK - A SHORTLY, STABLE AND SLIP RESISTANT EXTERIOR PATHWAY INTENDED FOR PEDESTRIAN USE ALONG A VEHICULAR WAY SEPARATED WITH A CURB OFFSET.

HMA - HOT MIX ASPHALT

POC - PORTLAND CEMENT CONCRETE

DESIGN ELEMENT TOLERANCES

ELEMENT	DESIGN AND FIELD LAYOUT LIMIT	LIMIT FOR WORK ACCEPTANCE
SIDEWALK CROSS SLOPE - SEE NOTE 12	1.5% MAX.	2.0% MAX.
SIDEWALK GRADE RUNNING SLOPE - SEE NOTE 11	4.5% MAX.	5.0% MAX.
CURB RAMP GRADE (RUNNING SLOPE) - SEE NOTE 21	7.5% MAX.	8.3% MAX.
BLENDED TRANSITION GRADE (RUNNING SLOPE) - SEE NOTE 7	4.5% MAX.	5.0% MAX.

NOTES REFERENCED IN THE TABLE ABOVE CAN BE FOUND ON STANDARD SHEET 608-01 SHEET 1 OF 9. ALL VALUES SHOWN ON THE 608-03 STANDARD SHEETS REFER TO DESIGN AND FIELD LAYOUT LIMITS. FOR ADDITIONAL REQUIREMENTS AND TOLERANCES, SEE "CRITICAL ELEMENTS FOR THE DESIGN, LAYOUT, AND CONSTRUCTION OF PEDESTRIAN FACILITIES" AVAILABLE ON THE NYSOT HIGHWAY DESIGN MANUAL CHAPTER 18 WEBSITE.

- GENERAL NOTES FOR DRIVEWAY STANDARD SHEETS**
1. THE DRIVEWAY STANDARD SHEETS APPLY TO FIELD ENTRANCES, RESIDENTIAL DRIVEWAYS AND MINOR COMMERCIAL DRIVEWAYS. FIELD ENTRANCES AND RESIDENTIAL DRIVEWAYS ACCOMMODATE AN ASHITO SINGLE UNIT PASSENGER CAR DESIGN VEHICLE. MINOR COMMERCIAL DRIVEWAYS ACCOMMODATE AN ASHITO SINGLE UNIT TRUCK DESIGN VEHICLE.
 2. DRIVEWAY WORK PERFORMED OFF THE RIGHT-OF-WAY REQUIRES AN EASEMENT OR A DRIVEWAY RELEASE. A DRIVEWAY RELOCATION WILL REQUIRE A TEMPORARY EASEMENT MAP.
 3. IF COMMERCIAL PROPERTY DEVELOPMENT PLANS AND HMA OR HMA OR HMA ACCESS TO A STATE HIGHWAY A COMMERCIAL DRIVEWAY WORK PERMIT APPLICATION FORM PERM 33-000 MUST BE FILLED OUT AND SUBMITTED TO THE REGIONAL PERMIT COORDINATOR.
 4. SEE THE DRIVEWAY TABLE IN THE CONTRACT PLANS FOR SPECIFIC DRIVEWAY LOCATIONS, WIDTHS (4" MIN), CORNER ANGLES, LENGTHS (PL), MATERIALS, AND ENTRANCE TYPE.
 5. DETECTABLE WARNING SURFACES SHALL BE PROVIDED WHERE THE PEDESTRIAN ACCESS ROUTE CROSSES DRIVEWAYS WITH SIGNAL, YIELD OR STOP CONTROL. DETECTABLE WARNING SURFACES SHALL NOT BE PROVIDED AT CROSSINGS OF UNCONTROLLED DRIVEWAY APPROX.
 6. THE TAPER METHOD IS GENERALLY NOT RECOMMENDED FOR DRIVEWAYS WITH A DRIVEWAY OFFSET LESS THAN 15 FEET, UNLESS IT CAN BE FIELD VERIFIED THAT THE DRIVEWAY ENTRANCE WIDTH WILL ACCOMMODATE THE VEHICLES THAT USE THE DRIVEWAY ON A REGULAR BASIS.
 7. TYPE 3 AND TYPE 4 DRIVEWAY ENTRANCES CAN BE USED WITHOUT CURB IF A TAPER STYLE ENTRANCE BETTER MATCHES THE HIGHWAY CORRIDOR AESTHETICS OR SPECIFIC SITE CONDITIONS THAN A RADIUS STYLE ENTRANCE.
 8. UP TO 10" OF HMA MAY BE REQUIRED FOR HEAVY TRUCKS PER CONTRACT DOCUMENTS.
 9. UP TO 9" OF POC MAY BE REQUIRED FOR HEAVY TRUCKS PER CONTRACT DOCUMENTS.
 10. UP TO 12" OF SUBBASE MAY BE REQUIRED FOR HEAVY TRUCKS PER CONTRACT DOCUMENTS.
 11. THE DETAILS SHOW THE PAVEMENT LENGTH (PL) EXTENDING TO THE MINIMUM PAVING LIMIT (MPL). HOWEVER, THE "PL" CAN EXTEND BEYOND THE "MPL" AS SPECIFIED IN THE CONTRACT DOCUMENTS.
 12. A DRIVEWAY TYP-UP SECTION SHOULD EXTEND TO A LOGICAL TERMINAL EXAMPLES: SIDEWALK EDGE, WHERE THE DRIVEWAY GRADE MATCHES EXISTING GRADING, OR LAYOUT POINT. FOR REFERENCE, A REASONABLE LENGTH FOR TAPERING THE TYP-UP SECTION BACK TO THE EDGE OF DRIVEWAY IS 3 TO 4 TIMES THE LENGTH OF CURB CROSS. THE TYP-UP SECTION IS NOT PART OF THE DRIVEWAY OPENING WIDTH. REFER TO NYSOT STANDARD SHEET 609-02 "MISCELLANEOUS CURB DETAILS" FOR THE CURB TRANSITION.
 13. TO DETERMINE THE LIMITS OF SHOULDER RECONSTRUCTION, REFER TO THE DRIVEWAY OPENING TABLES ON SHEET 4 FOR SHOULDER OFFSETS.
 14. FOR POC SHOULDER, SEE STANDARD SHEET 502-02 FOR LONGITUDINAL JOINT DETAILS.
 15. DIMENSIONS AND ANGLES MAY BE INTERPOLATED FOR VALUES OTHER THAN THOSE SHOWN IN THE TABLES.
 16. THE SHOULDER PAVEMENT THICKNESSES SHOWN ARE DEFAULT VALUES UNLESS OTHERWISE SHOWN IN THE PLANS. MATERIALS SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- WIDTH / LENGTHS**
17. WHERE THERE ARE CONSTRAINTS THAT PREVENT THE CONSTRUCTION OF THE DRIVEWAY USING EITHER OF THE LAYOUT METHODS, THE ENGINEER MAY SPECIFY A SMALL CORNER CURB RADIUS OF 2" OR A 1/2" RADIUS CURB ALONG LOW SPEED HIGHWAYS, PROVIDED THE DRIVEWAY MEETS THE REQUIREMENTS OF THE "DRIVEWAY OPENING" TABLES ON SHEET 4.
 18. FOR RESIDENTIAL DRIVEWAYS, THE MINIMUM PAVING LIMIT SHALL BE 10' FROM THE OUTSIDE EDGE OF TRAVEL LANE OR 2' BEHIND ANY SIDEWALK, IF PRESENT, WHICHEVER IS GREATER. FOR MINOR COMMERCIAL DRIVEWAYS, THE MINIMUM PAVING LIMIT SHALL BE 30' FROM THE OUTSIDE EDGE OF TRAVEL LANE OR 2' BEHIND ANY SIDEWALK, IF PRESENT, OR EXTEND TO THE RIGHT-OF-WAY LINE, WHICHEVER IS GREATER. THE PAVING LIMIT MAY EXTEND BEYOND THE MINIMUM PAVING LIMIT FOR NEW DRIVEWAYS AND TO TRANSITION TO EXISTING PAVED DRIVEWAYS. THE PAVING LIMIT WILL BE NOTED IN THE DRIVEWAY TABLE OF THE CONTRACT PLANS.
 19. FOR GRADING AND CONSTRUCTION REQUIREMENTS OF DRIVEWAYS FROM PLACED HMA TO EXISTING HMA DRIVEWAYS, REFER TO DETAIL 9 - "HMA TO EXISTING DRIVEWAYS" ON SHEET 9, AND TABLE 3 - "DRIVEWAY MATERIALS AND THICKNESSES" ON SHEET 2.
 20. FOR POC DRIVEWAYS, REFER TO THE 502 SERIES STANDARD SHEETS FOR METAL REINFORCEMENT, JOINT TIES, SAWING AND SEALING, ETC.
 21. A 5' MINIMUM BUFFER ZONE SHALL BE USED UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.

- SITE CONDITIONS SIDEWALK / CURBS**
22. ANY POC SIDEWALK WHICH CROSSES A DRIVEWAY SHALL HAVE A MINIMUM THICKNESS OF 6" AND INCLUDE STEEL WIRE REINFORCEMENT WITH 3" OF TOP COVER.
 23. FOR GRADE CHANGES REFER TO THE DRIVEWAY PROFILES ON SHEET B. VERTICAL CURVES ARE RECOMMENDED TO CONNECT TANGENTS. SEE TABLE 5 - "MINIMUM LENGTH OF VERTICAL CURVE ON SHEET 2 FOR TYPICAL VERTICAL CURVE LENGTHS 1'-1".
 24. WHERE THE EXISTING GRADE OF THE DRIVEWAY PROFILE IS LESS THAN OR EQUAL TO 2% MATCH THE CROSS SLOPE OF THE SIDEWALK TO THE EXISTING DRIVEWAY PROFILE GRADE.
 25. WHERE THE EXISTING GRADE OF THE DRIVEWAY PROFILE EXCEEDS 2% SHOROT THE DRIVEWAY AND RECONSTRUCT A MINIMUM OF 2" ON BOTH SIDES OF THE SIDEWALK, TO TRANSITION FROM THE EXISTING GRADE OF THE DRIVEWAY PROFILE TO THE SIDEWALK CROSS SLOPE.
 26. TO PREVENT DRIVEWAY GRADES FROM EXCEEDING THE VALUES IN TABLE 9 - "MAXIMUM DRIVEWAY SLOPE" ON SHEET 2, IT MAY BE NECESSARY TO DEPRESS THE SIDEWALK ACROSS THE DRIVEWAY. SIDEWALK RAMP SHALL HAVE THE LEAST RUNNING SLOPE POSSIBLE, WITH A MAXIMUM DESIGN AND LAYOUT SLOPE OF 7.5%. THE RUNNING SLOPE FOR WORK ACCEPTANCE SHALL BE A MAXIMUM OF 8.3%. WHERE EXISTING CONDITIONS DO NOT ALLOW THE CONSTRUCTION OF A SIDEWALK RAMP AT 8.3% OR LESS RUNNING SLOPE, THE RAMP LENGTH SHALL NOT BE REQUIRED TO EXCEED 15'-0" FOR WORK ACCEPTANCE.
 27. WHERE DRAINAGE IS CARRIED ALONG THE CURB, CONSTRUCT THE DRIVEWAY WITH A SHORT UPGRADE TO PREVENT RUNOFF FROM THE DRIVEWAY ENTRANCE PLAT DRIVEWAY OR RUNNING DOWN THE DRIVEWAY DOWNHILL DRIVEWAY SLOPE. IF CONDITIONS MAKE THE ADDITION OF A SHORT UPGRADE IMPRACTICAL, USE A CURB REVEAL AND CONTINUE CURB ACROSS THE DRIVEWAY OPENING. TYPICALLY, CURB REVEAL WILL NOT BE CONSTRUCTED IN RURAL AREAS. IF CURB REVEAL IS SPECIFIED FOR A SPECIFIC DRIVEWAY, IT WILL BE NOTED IN THE DRIVEWAY TABLE OF THE CONTRACT PLANS IN THE COMMENTS COLUMN.

ENTRANCE TYPE:

28. THE ENGINEER MAY INTERCHANGE TYPE 1, TYPE 3 AND TYPE 4 RESIDENTIAL DRIVEWAYS TO BETTER MATCH THE EXISTING ENTRANCE ALONG THE HIGHWAY CORRIDOR WHILE CONSIDERING AVAILABLE SPACE, CONSTRUCTION, SAFETY, AND FUNCTIONALITY. THE DRIVEWAY TYPE SHALL COMPLY WITH TABLE 4 - "DRIVEWAY ENTRANCE TYPE SELECTION" ON SHEET 2.
29. FOR DRIVEWAYS WITH VARYING WIDTHS AND/OR CURVED ALIGNMENTS, DETERMINE THE DRIVEWAY WIDTH AND CORNER ANGLE 20'-0" FROM THE EDGE OF TRAVEL LANE.
30. FOR A ONE-WAY DRIVEWAY ENTRANCE OR EXIT, THE DRIVEWAY ENTRANCE WIDTH IS ONLY NECESSARY ON ONE SIDE OF THE DRIVEWAY TO ACCOMMODATE THE SHARPER TURNING MOVEMENT. THE MINIMUM WIDTH WILL BE IDENTIFIED ON THE DRIVEWAY TABLE OF THE CONTRACT PLANS UNDER "COMMENTS". FOR CURBED DRIVEWAYS, A SMALL CORNER CURB RADIUS OF 2" OR 1/2" RADIUS CURB ALONG LOW SPEED HIGHWAYS SHALL BE CONSTRUCTED TO ELIMINATE A SHARP CORNER BEAD IN THE CURB LINE WHICH IS SAFER FOR SHOROT OPERATIONS.

MATERIALS:

31. FOR DRIVEWAY MATERIAL REQUIREMENTS, USE TABLE 3 - "DRIVEWAY MATERIALS AND THICKNESSES" ON SHEET 2.
32. FOR FIELD ENTRANCES, THE MATERIAL WITHIN THE PAVEMENT LENGTH (PL) CAN CONSIST OF GRAVEL OR STONE AND BE CONNECTED TO THE EDGE OF THE HIGHWAY SHOULDER WITHOUT REMOVING ANY OF THE EXISTING SHOULDER MATERIAL.

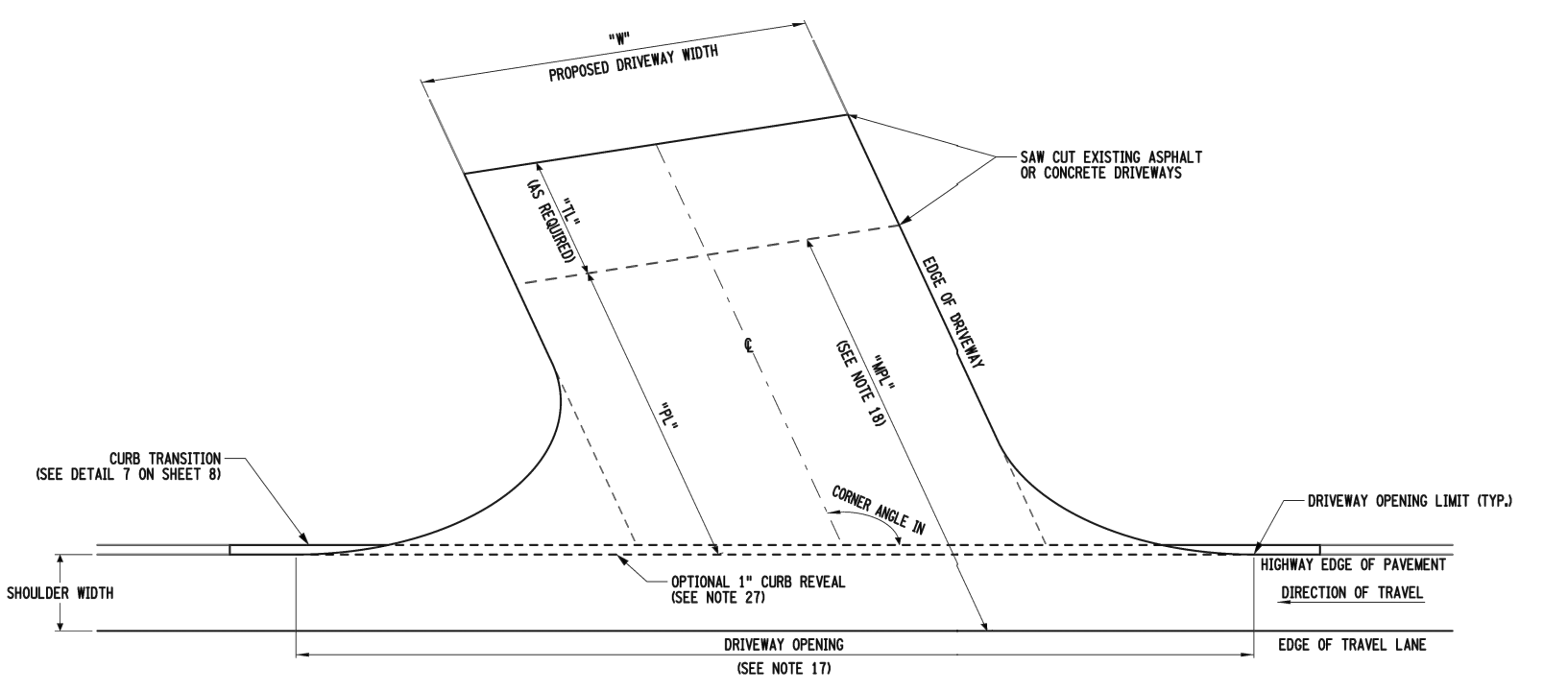
NEW YORK STATE DEPARTMENT OF TRANSPORTATION

U.S. CUSTOMARY STANDARD SHEET

RESIDENTIAL AND MINOR COMMERCIAL DRIVEWAYS (SHEET 1 OF 9)

APPROVED MARCH 07, 2016 ISSUED UNDER EB 16-012

/s/ RICHARD W. LEE, P.E. DEPUTY CHIEF ENGINEER (DESIGN) 608-03



TYPE 1 DRIVEWAY ENTRANCE

NOTE: SEE RADIUS METHOD OF LAYOUT ON SHEET 3

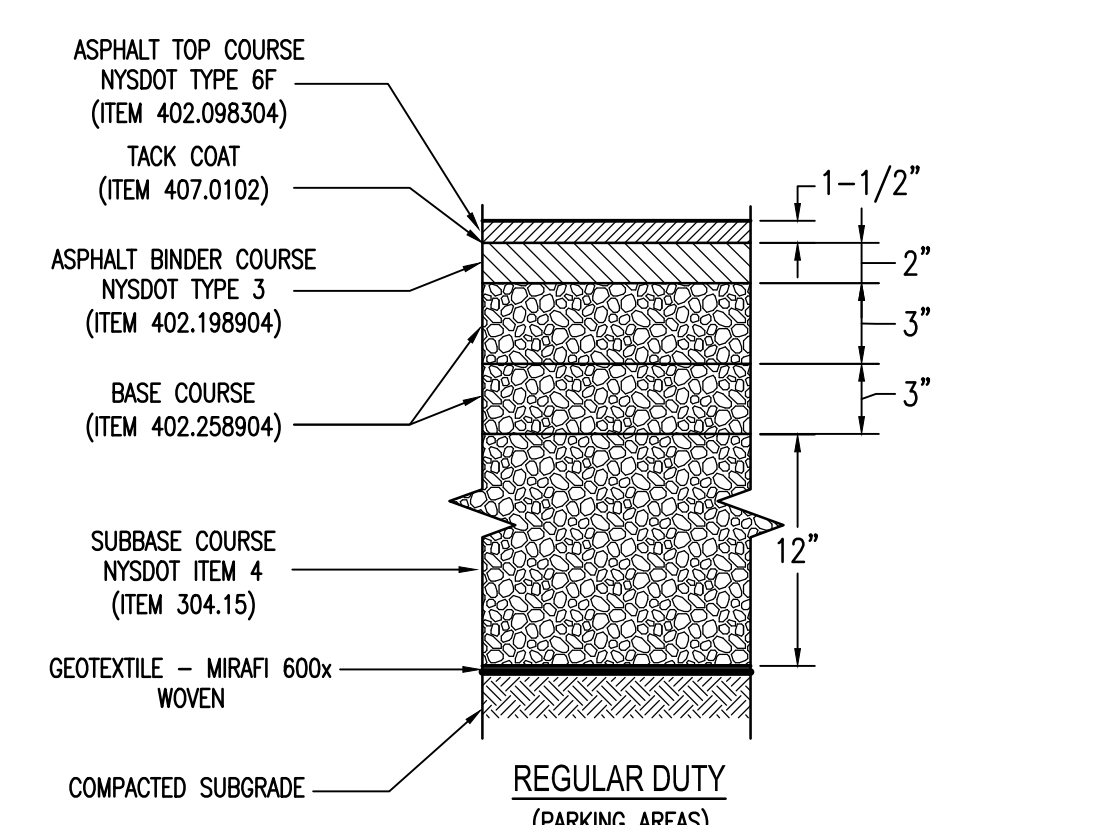
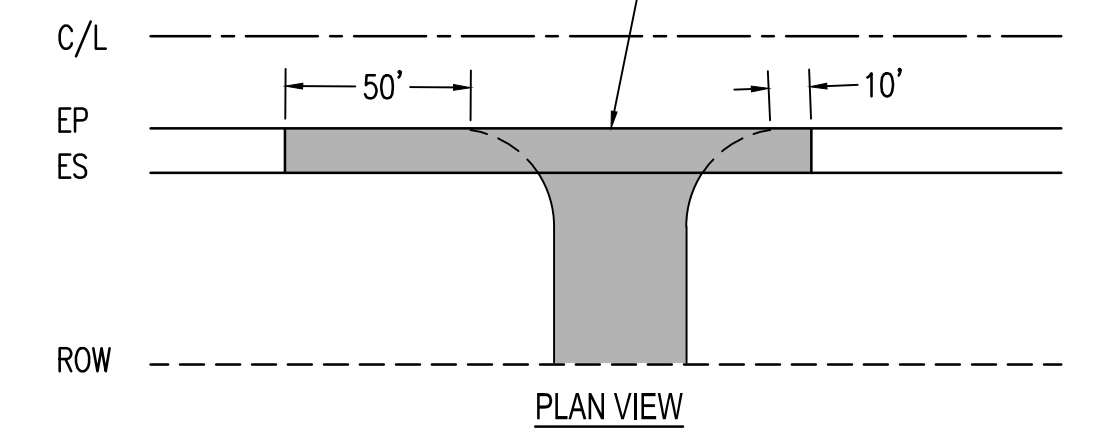
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U.S. CUSTOMARY STANDARD SHEET

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APPROVED MARCH 07, 2016 ISSUED UNDER EB 16-012

/s/ RICHARD W. LEE, P.E. DEPUTY CHIEF ENGINEER (DESIGN) 608-03



SHOULDER REPAIR PAVEMENT SECTIONS

N.T.S.

Rev.	Date	Description
1.	07/29/21	Added Southern Fence Line
2.	03/21/22	Preliminary Site Plan Submission
3.	05/03/22	Revised Landscaping Plan
4.	09/23/22	Revised Landscaping Plan
5.	06/16/22	Per NYSOT Comments
6.	10/26/22	Per Town Comments
7.	11/28/22	Updated Sign/Utility Locations
8.	12/14/22	Site Plan Revisions

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PROPOSED DANDY MINI-MART

LANSING (T), TOMPKINS (Co.), NEW YORK

SEAL

FAGAN ENGINEERS & LAND SURVEYORS PC

113 East Chemung Place Elmira N.Y. 14904
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Scale: As Noted
11x17 Prints are 1/2 Size

Date: November 30, 2020

Design By: JBG, RSN

Drawn By: RSN

Checked By: JBG

Project No.: 2020.062

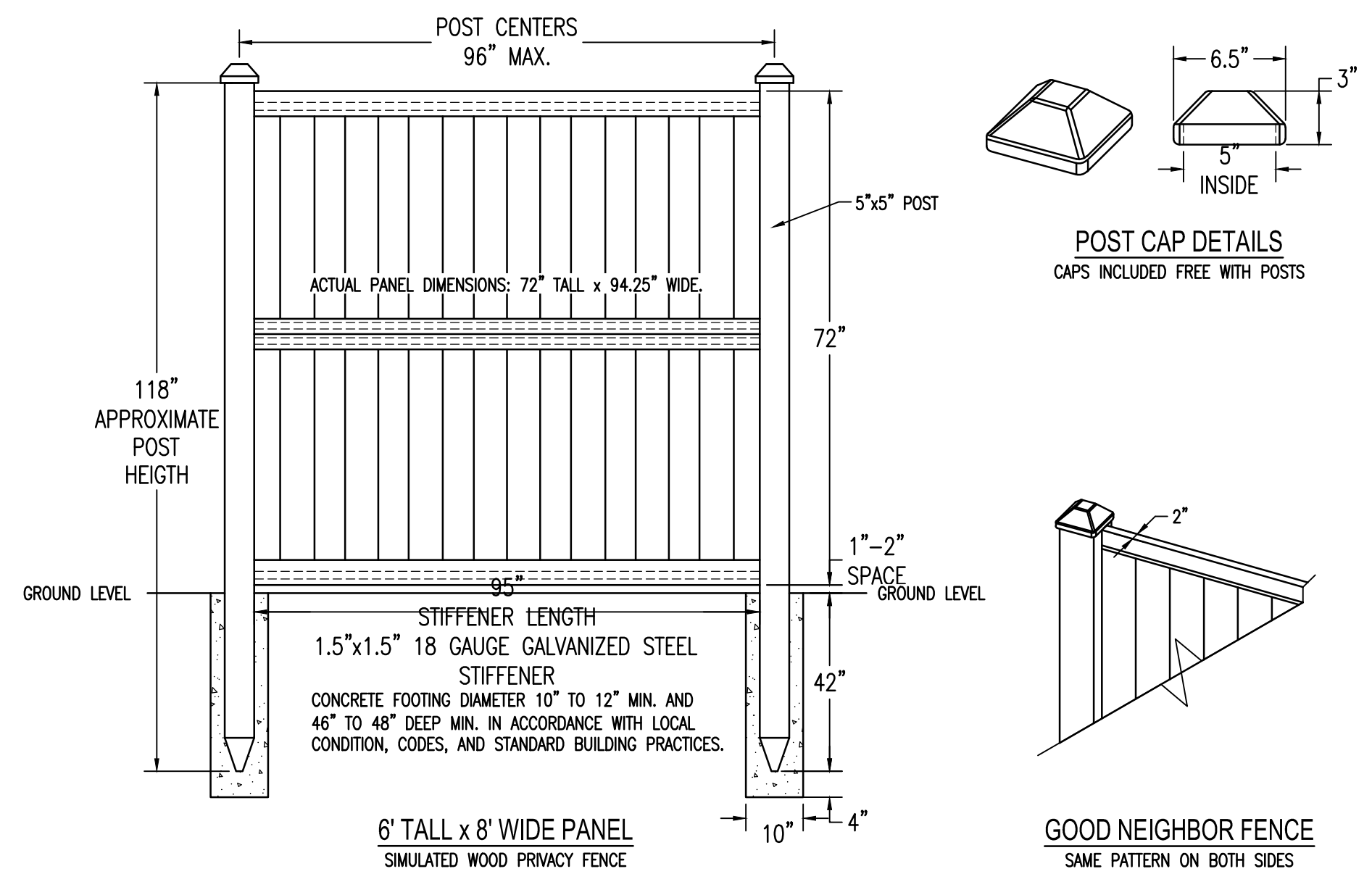
Drawing Name: 20062.dwg

CIVIL DETAILS

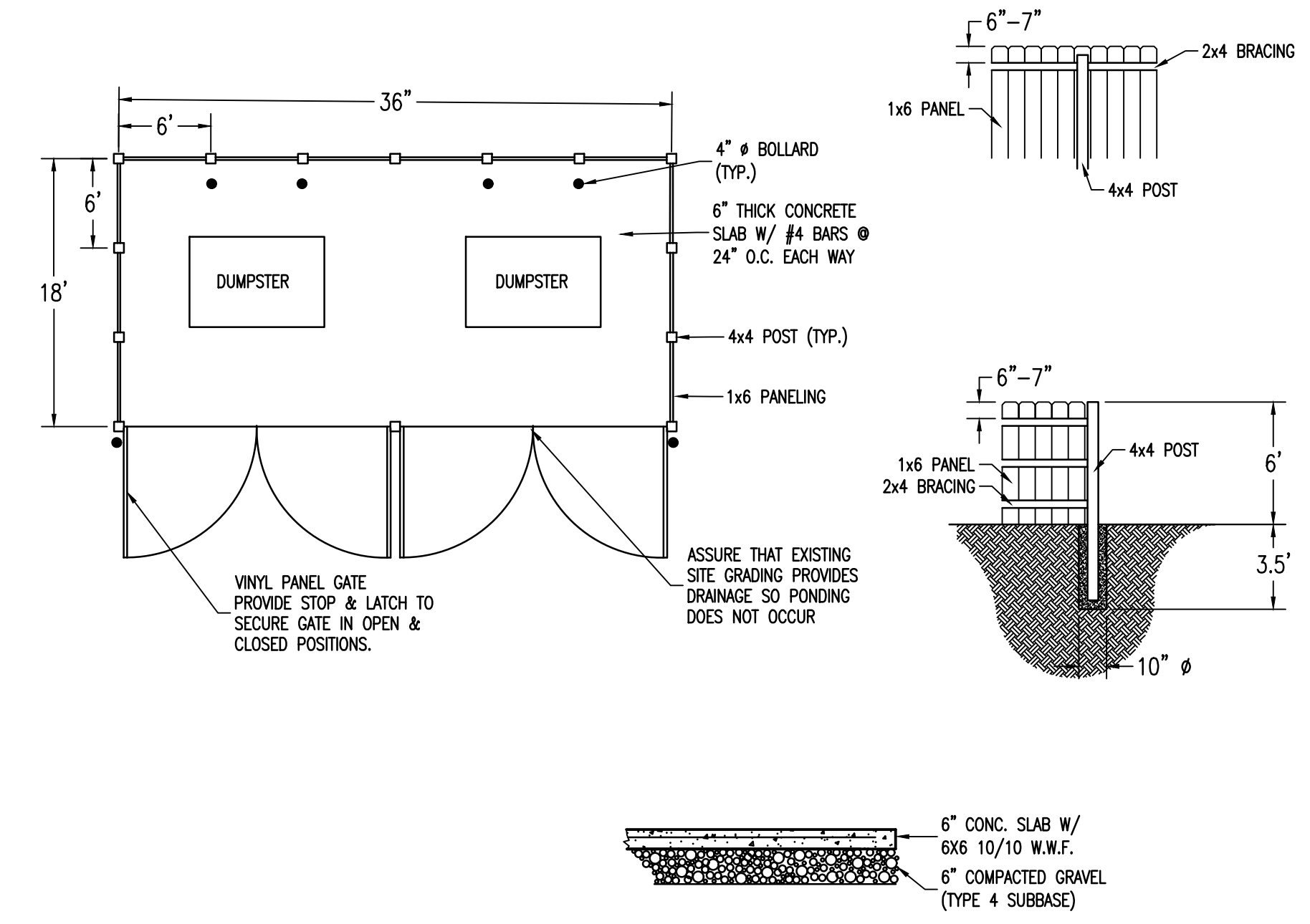
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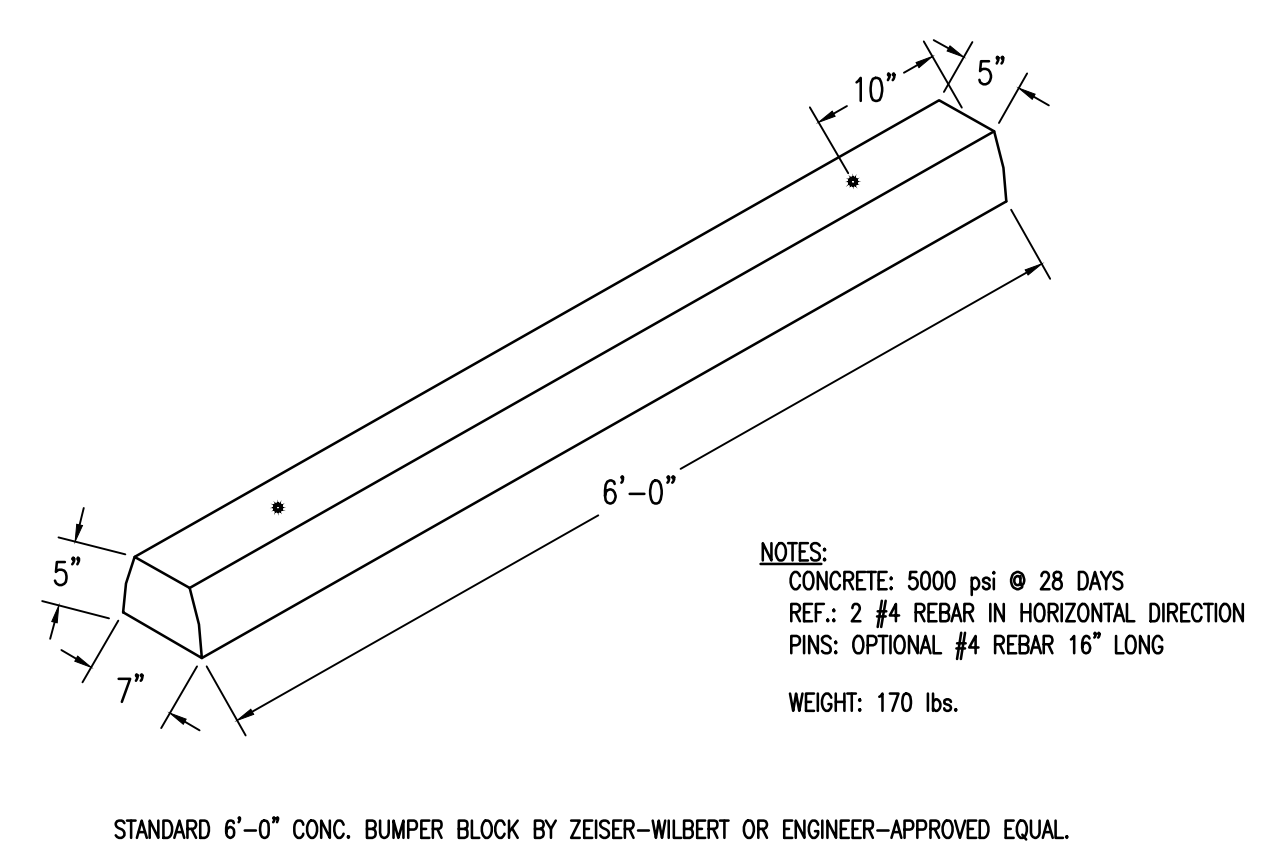
G10



VINYL PRIVACY FENCE DETAIL
N.T.S.



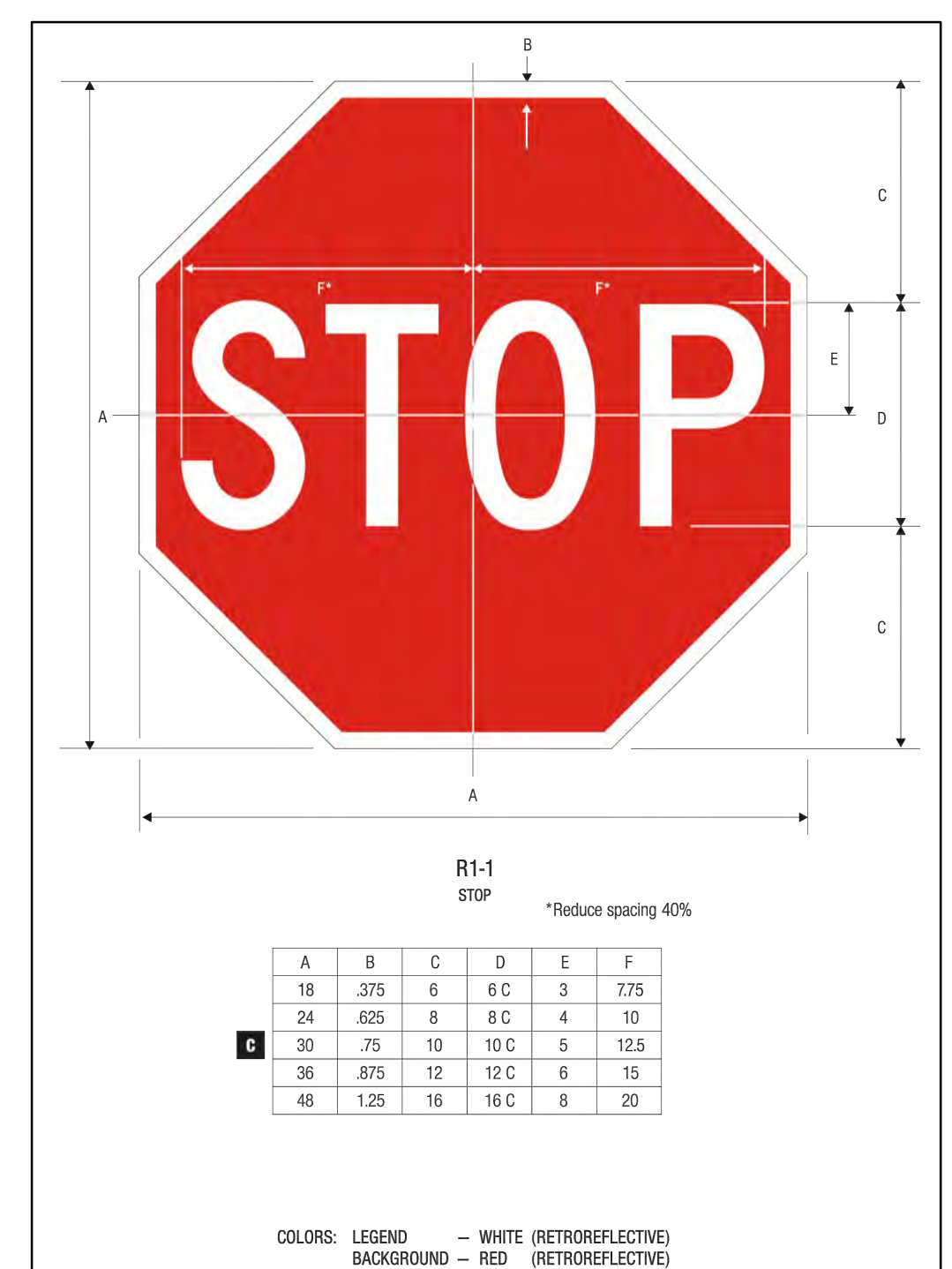
- NOTES**
- WOOD TO BE TREATED PINE. USE GALVANIZED NAILS FOR FASTENING.
 - NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.
 - COLOR TO BE DETERMINED BY OWNER.



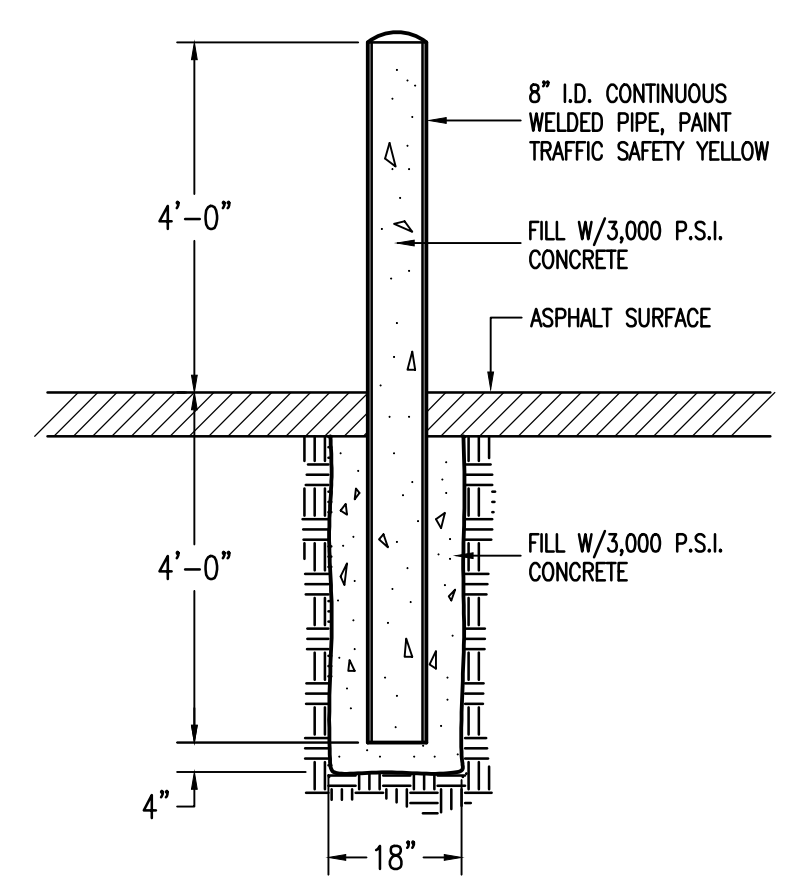
BUMPER BLOCK DETAIL
N.T.S.



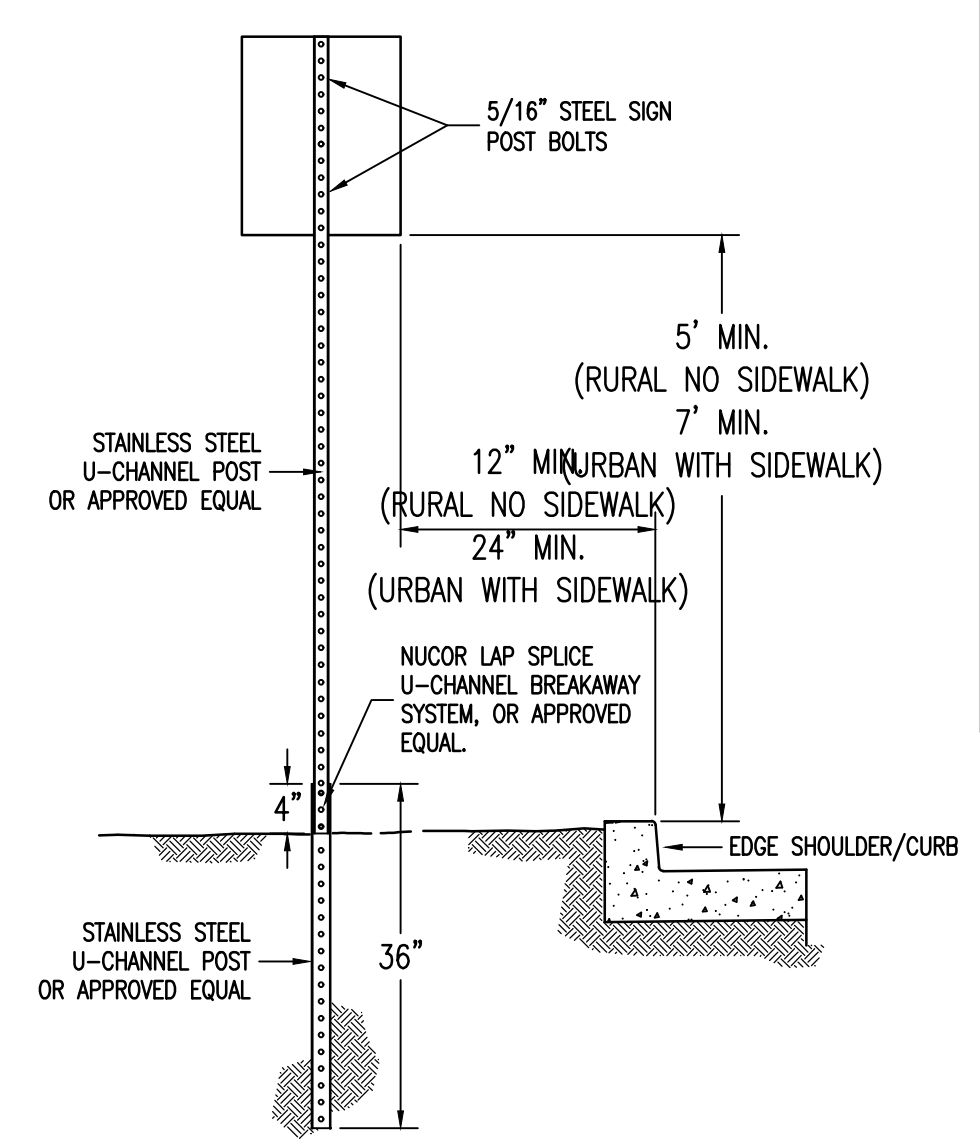
TYPICAL HC PARKING SIGN
N.T.S.



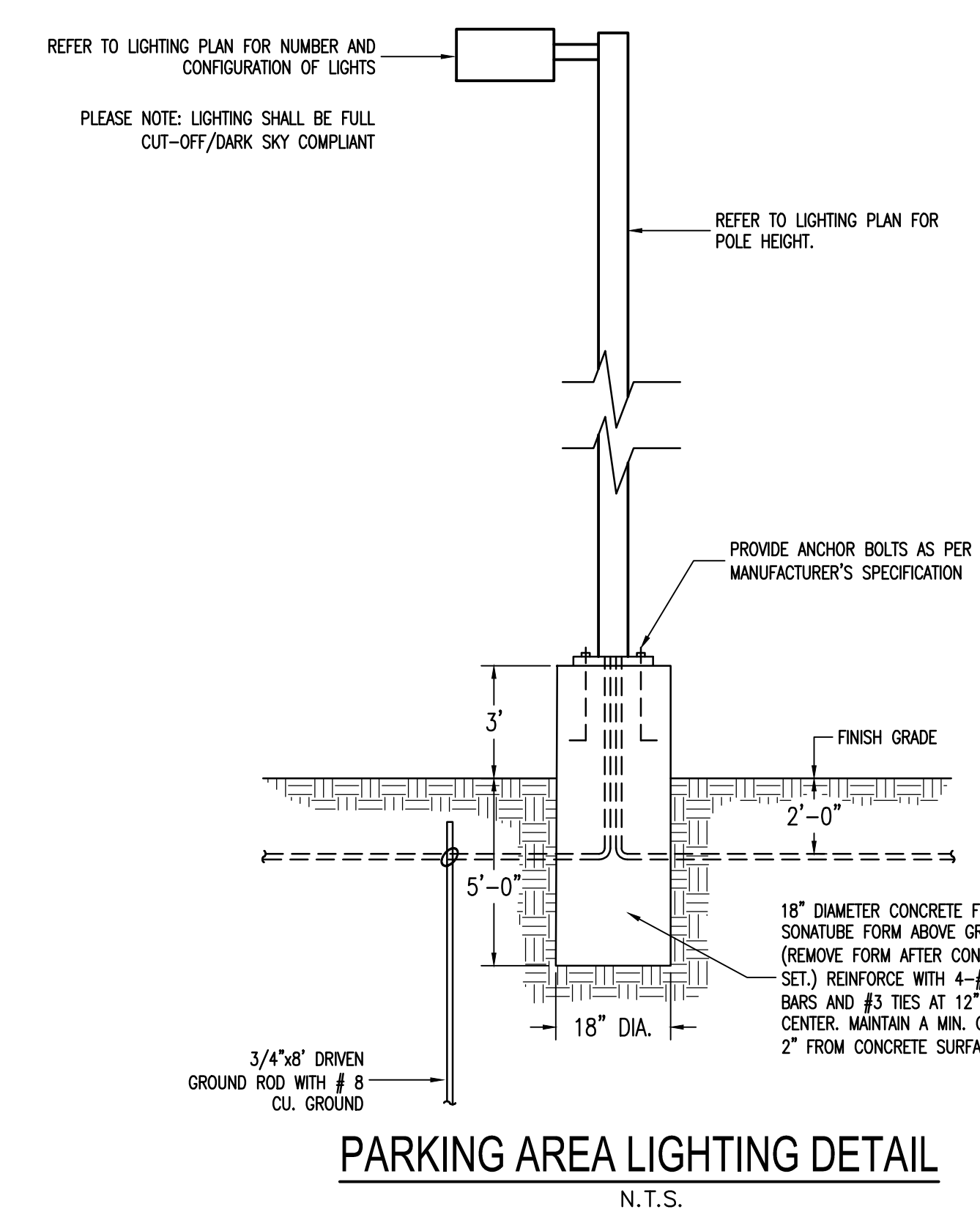
TYPICAL STOP SIGN
N.T.S.



PIPE BOLLARD DETAIL
N.T.S.



TYPICAL SIGN INSTALLATION
N.T.S.



PARKING AREA LIGHTING DETAIL
N.T.S.

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Date:	November 30, 2020
Design By:	JBG, RSN
Drawn By:	RSN
Checked By:	JBG
Project No.:	2020.062
Drawing Name:	20062.dwg

CIVIL DETAILS

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Commercial Onsite Wastewater Treatment System Design for Dandy Mini Mart

GENERAL INFORMATION:
The proposed design consists of one Wastewater Treatment System for the proposed commercial building in Lansing, NY. Based on Owners water usage records from other stores, the proposed on-site wastewater treatment system shall be designed to handle the effluent from the proposed septic system with a design flow of 615 gallons per day.

PROPOSED OWTS DESIGN FLOW:
615 GPD (based on water usage records from other Dandy Mini Marts)

SOILS & PERCOLATION TEST DATA:
No percolation tests have been performed at this time. These tests will be conducted prior to construction.

Based on the USDA Soil Survey, the existing soils have little to no percolation. Because of this, a mound system has been proposed.

SEPTIC TANK DESIGN:
Table D-2 in the New York State Design Standards for Intermediate Sized Wastewater Treatment Systems Handbook states that the Minimum Effective Tank Capacity for a Daily Flow under 5,000 GPD shall be 1.5 x Daily Flow = 1.5 x 615 GPD = 923 Gallons. Therefore a 1000 Gallon tank is being proposed.

MOUND WITH ABSORPTION TRENCH DESIGN:
615 GPD / 0.90 GPD/FT² (Application Rate) = 684 FT²
684 FT² / 2 FT = 342 FT (Total Trench Length)
Therefore, the proposed design shall consist of 6 Rows @ 60 FT.

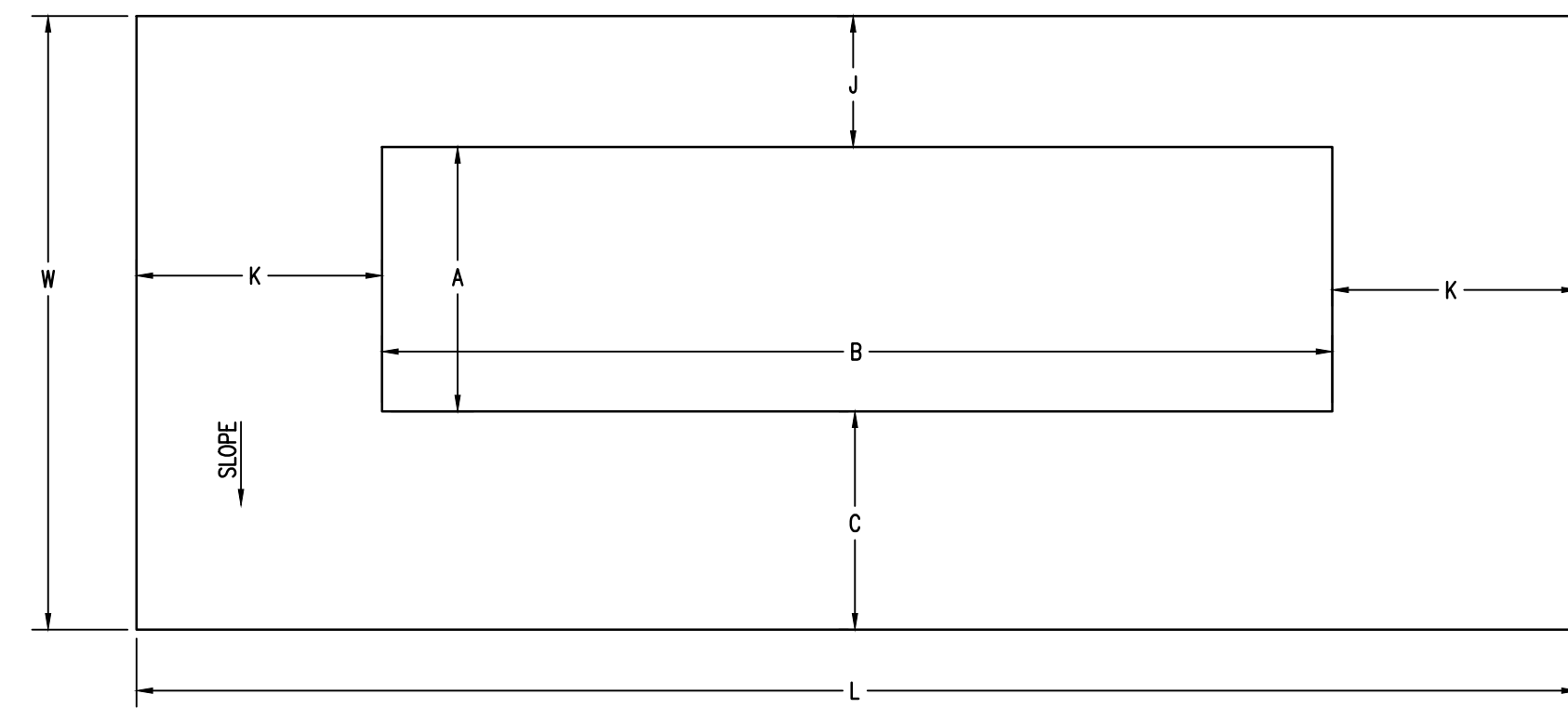
Absorption Area (A) = 6 trenches @ 2 ft wide/trench + 20 ft total trench separation = 32 ft
Absorption Area Length (B) = 60 ft
Fill Depth (D) = 2 ft
Fill Depth (E) = D + [slope x A] = 2 + [(0.08 x 32)] = 4.56 ft
Bed Depth (F) = 1 ft
Cap at Edge of Trenches (G) = 0.5 ft
Cap at Center of Trenches (H) = 1 ft
Upslope Setback (J) = [D + F + G] x 3 = [2 + 1 + 0.5] x 3 = 10.5 ft
Side Slope Setback (K) = [E + F + G] x 3 = [4.56 + 1 + 0.5] x 3 = 18.18 ft or 19 ft
Mound Length (L) = B + 2K = 60 + 2(19) = 98 ft
Downslope Setback (C) = 3 x [(E + F + G) + (slope x C)] = 3 x [(4.56 + 1 + 0.5) + (0.08 x C)] = 24 ft
Mound Width (W) = J + A + C = 10.5 + 32 + 24 = 66.5 ft or 67 ft

Material Specifications

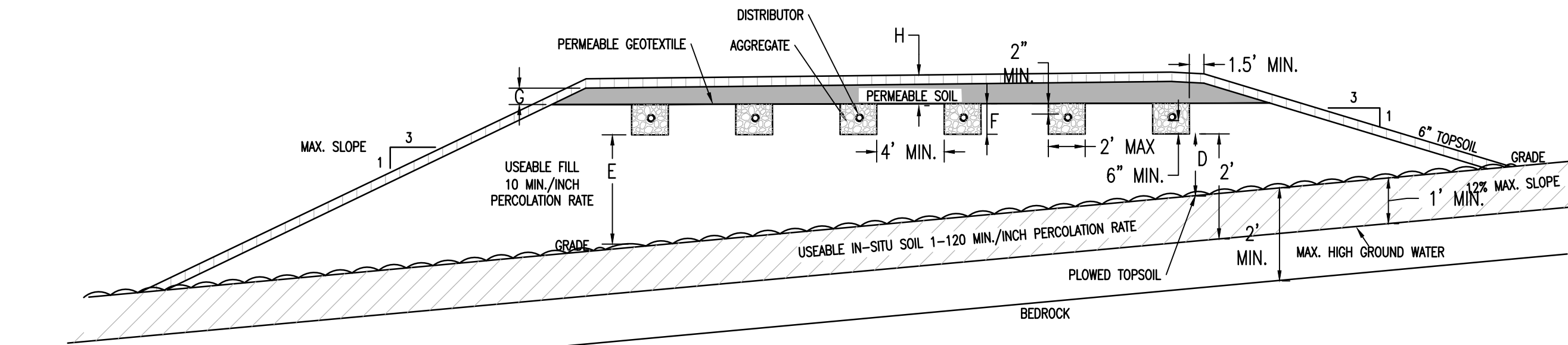
- Sewer Pipe:**
- 4" SDR 35 PVC, TYPE 1 GRADE, ASTM D-3034 OD = 4.215" (0.120 min. wall)
- Septic Unit:**
- 1,500 Gallon Septic Tank, by Zeiser Wilbert Vault Co., Elmira, NY
- Distribution Box:**
- One (1) Four Hole Distribution Box: 1 Inlet, 3 Outlets, by Zeiser Wilbert Vault Co., Elmira, NY
- Perforated Distribution Pipe:**
- 4" SDR-35 PIPE, TYPE 1 GRADE, ASTM D-3034 OD = 4.215" (0.120 min. wall)

Installation Notes

- CLEAR AND GRUB THE SITE (TREES, ROOTS, ROCKS, etc.)
- FLOW MOUND AREA TO A DEPTH OF 7'-8"
- FILL TO BE PLACED IMMEDIATELY AFTER THE SITE IS PREPARED
- CONSTRUCTION EQUIPMENT SHOULD AT NO TIME TRACK OVER THE ABSORPTION AREA
- ONCE THE MOUND HAS BEEN PREPARED ABSORPTION SYSTEM IS TO BE PREPARED/INSTALLED PER DETAILS
- BOTTOM AND SIDEWALLS OF ABSORPTION TRENCHES SHALL BE RAKED PRIOR TO INSTALLATION OF DISTRIBUTOR PIPES
- AGGREGATE IN THE TRENCHES SHALL BE COMPLETELY COVERED WITH A PERMEABLE NON-WOVEN GEOTEXTILE TO PREVENT INFILTRATION OF SOIL INTO AGGREGATE
- FINAL FILL SLOPES SHALL NOT EXCEED 1:3 (1 VERTICAL:3 HORIZONTAL)
- ENTIRE MOUND SHALL BE COVERED WITH 6" OF TOPSOIL AND SEEDED TO GRASS

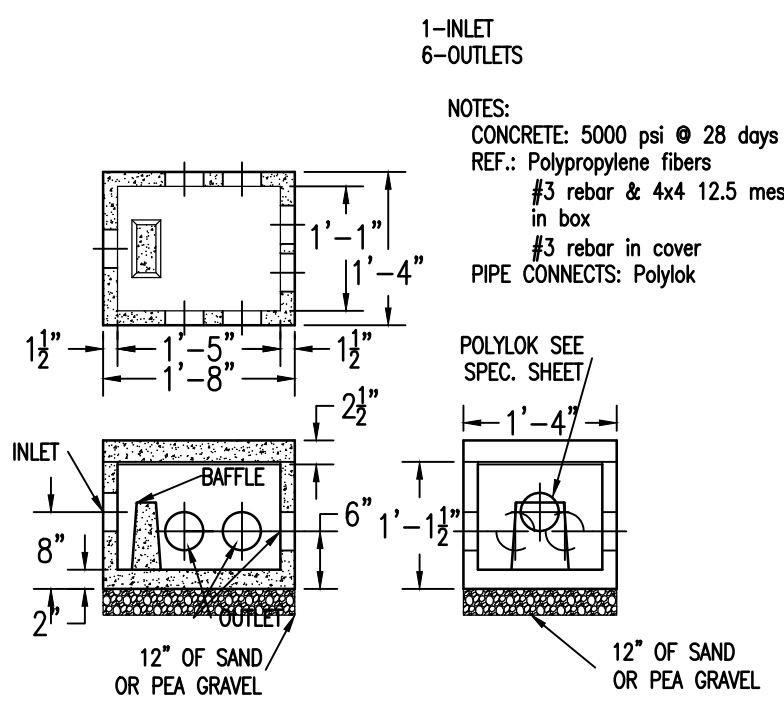


MOUND SYSTEM WITH ABSORPTION TRENCHES TOP VIEW
N.T.S.

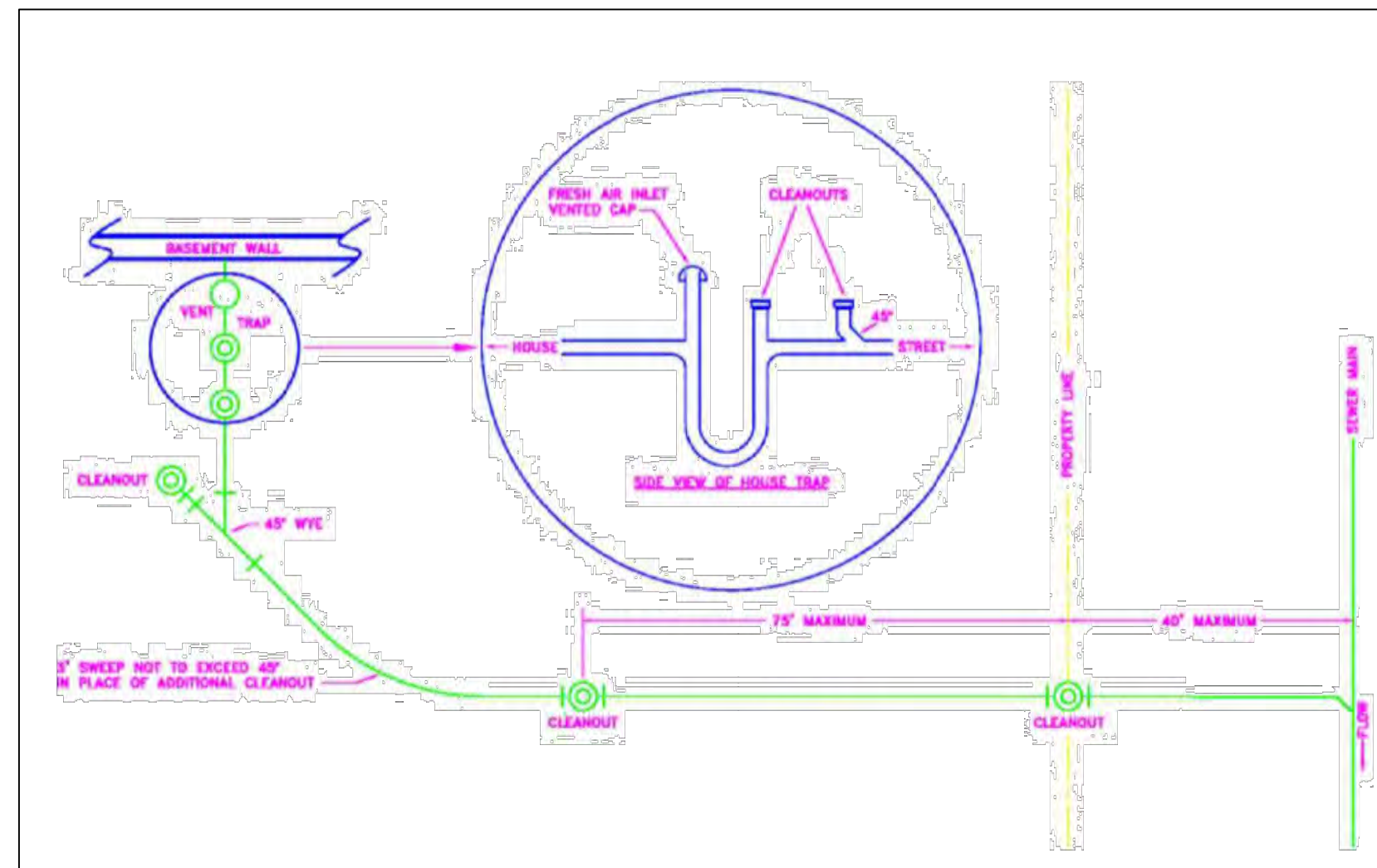


- NOTES:**
- ONLY SOILS WITH A PERCOLATION RATE NO GREATER THAN TEN (10) MINUTES PER INCH SHALL BE USED FOR THE FILL. MATERIAL SANDS WITH GREATER THAN 10% BY WEIGHT FINER THAN 0.05 MM MATERIAL MUST BE AVOIDED. AT LEAST 25% OF THE MATERIAL BY WEIGHT SHALL BE IN THE RANGE OF 0.50 MM TO 2.0 MM. LESS THAN 15% OF THE MATERIAL BY WEIGHT SHALL BE LARGER THAN A 1/2 INCH SIEVE. A SIEVE ANALYSIS MAY BE NECESSARY TO VERIFY THIS REQUIREMENT.
 - IMPORTED SOILS TO BE TESTED PRIOR TO COMPLETION OF MOUND SYSTEM BY A PROFESSIONAL ENGINEER.
 - PREPARATION OF THE SITE ON WHICH THE MOUND IS TO BE LOCATED, PLACEMENT OF THE FILL ON THE SITE, CONSTRUCTION OF THE ABSORPTION TRENCHES, GRADING THE EXPOSED FILL, AND GRADING/SEEDING THE TOP SOIL ARE CRITICAL TO PROPER OPERATION OF THE MOUND SYSTEM.

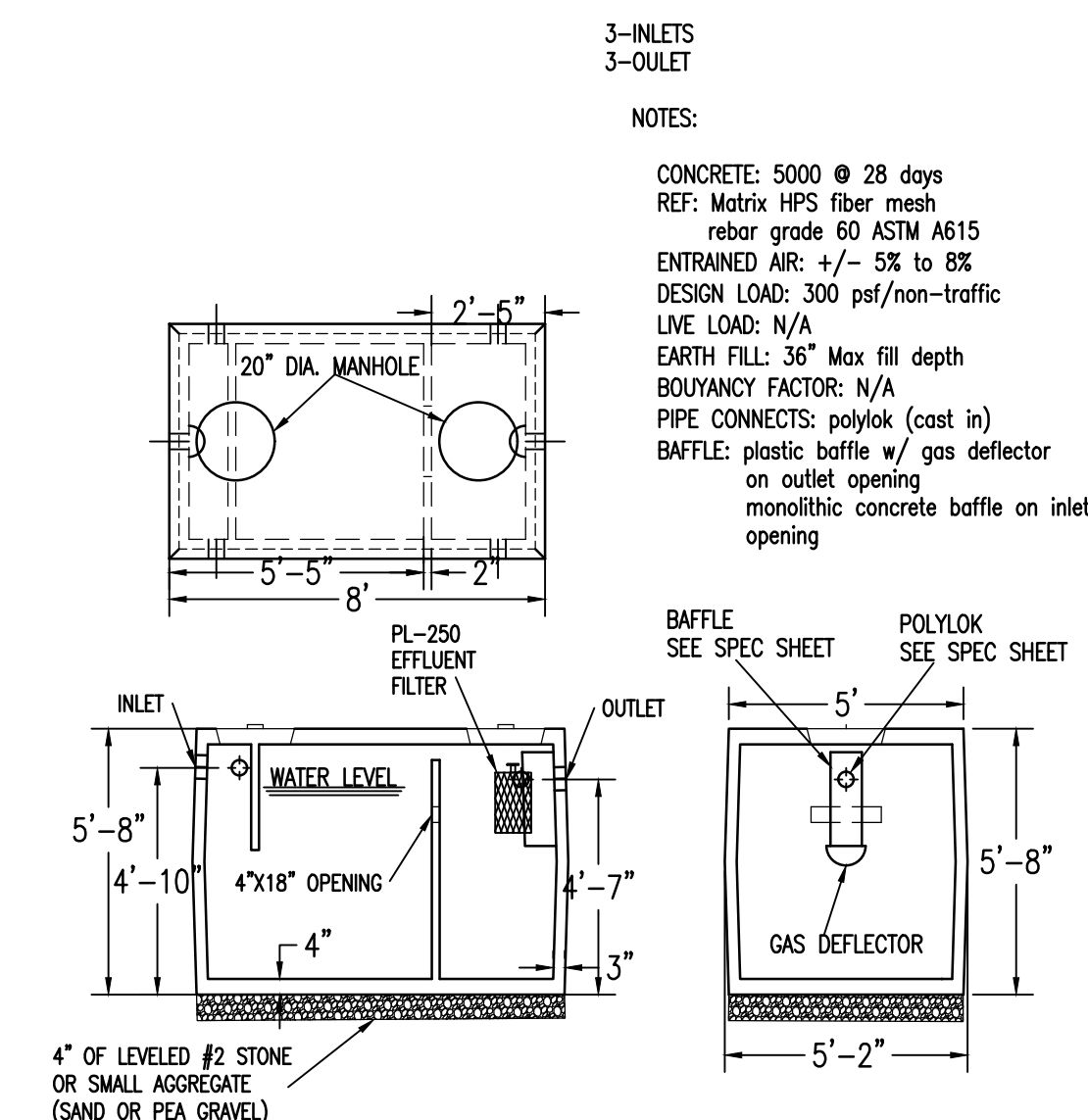
MOUND SYSTEM WITH ABSORPTION TRENCHES DETAIL
N.T.S.



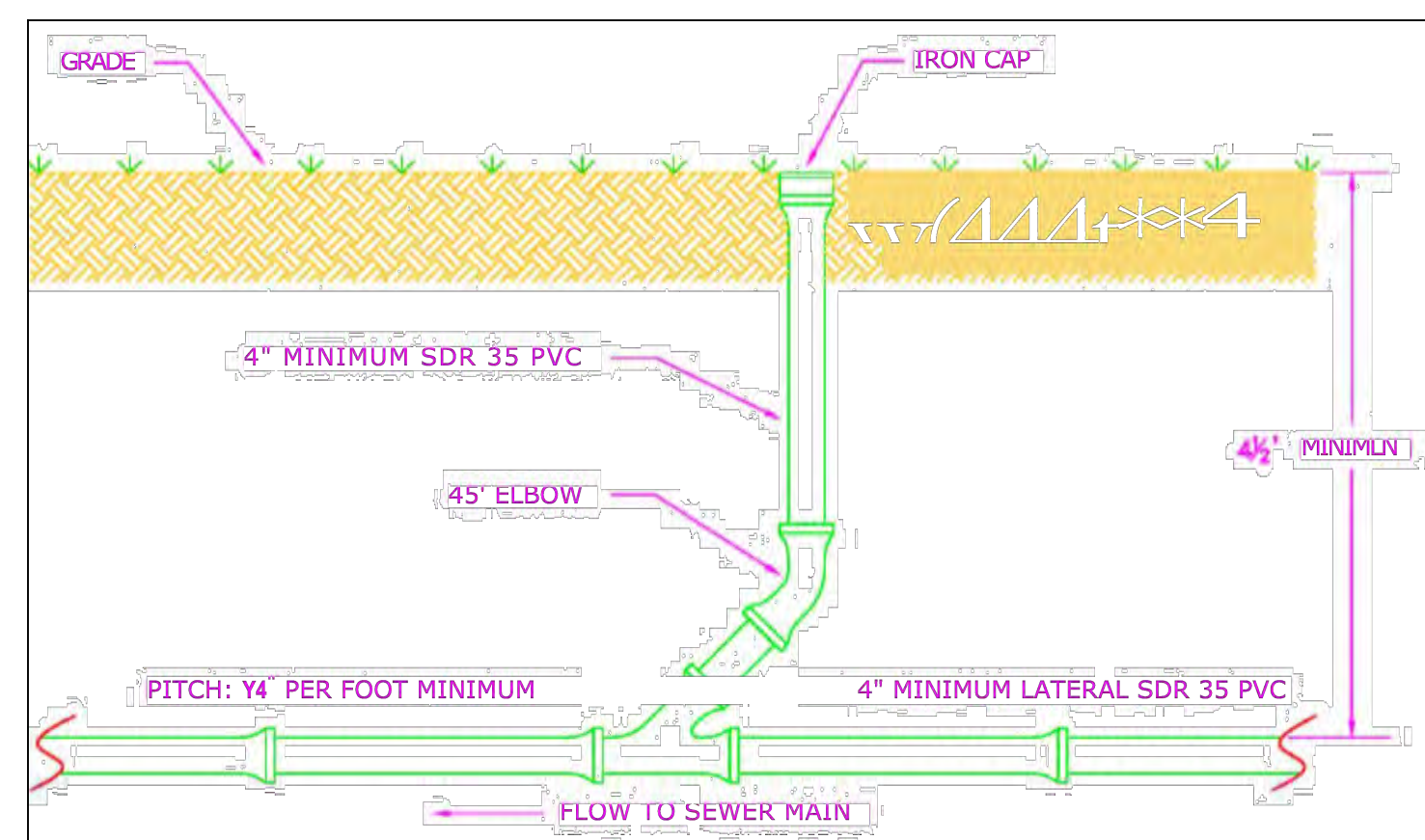
6 HOLE DISTRIBUTION BOX
N.T.S.



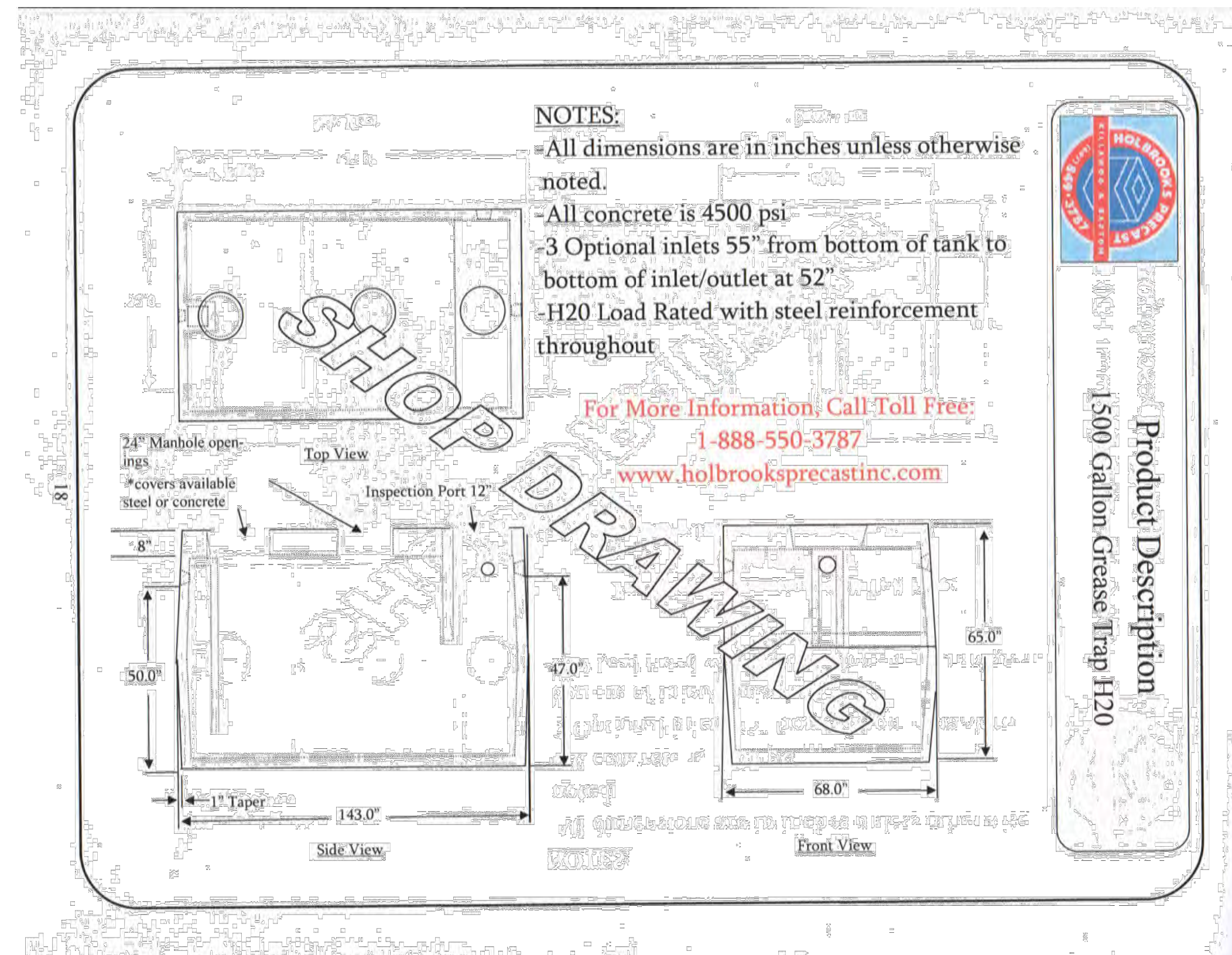
CLEANOUT PLACEMENT DETAIL
N.T.S.



ST-1000 (2 COMP) SEPTIC TANK
N.T.S.



IN-LINE CLEANOUT DETAIL
N.T.S.



- NOTES:**
- All dimensions are in inches unless otherwise noted.
 - All concrete is 4500 psi
 - 3 Optional inlets 55" from bottom of tank to bottom of inlet/outlet at 52"
 - H20 Load Rated with steel reinforcement throughout

For More Information, Call Toll Free:
1-888-550-3787
www.holbrooksprecastinc.com

Product Description
1500 Gallon Grease Trap H20

Note:
Utility information has been plotted from available sources and their locations and size should be considered approximate only. The contractor is responsible for determining exact utility locations, sizes, and elevations prior to commencing construction. If uncharted or misplotted utilities are encountered, the contractor is required to notify the owner immediately.

New York State law requires excavators to contact the one-call notification system prior to digging to prevent damage to buried facilities.
IT'S THE LAW!
Call three days before you dig!
1-800-962-7962
Dig Safely New York
(non-members must be contacted separately)

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8.	12/14/22	Site Plan Revisions
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SEWER DETAILS
C12

500 gallon pump chamber interior volume: 8' x 5' = 40 sqft (7.48 gal/c.f.) = 300 gal/ft
 Volume of 1 inch Force Main at 66 feet
 Volume = Area of 1 in diameter pipe (66 ft) = 0.36 c.f. (7.48 gal/c.f.) = 2.70 gal
 Assume the forcemain drains back in the wet well through the simplex pump.
 Doses per Day = 4 doses/day = 615 GPD / 4 doses/day = 154 gallons/dose
 Pump Volume = dose size + pipe system volume = 154 gallons + 2.70 gallons = 156.70 gallons
 Pump Selection:
 Static Head = Distribution Box Outlet Invert - Pump Off = 829.39 - 812.76 = 16.63 ft
 Forcemain Length = 263 ft
 Equivalent Length = (3 90's x 2.62 ft) + (1 Quick Disconnect x 8.32 ft) + (1 Ball Check Valve x 27.00 ft) = 43.18 ft
 C = 120 (PVC Plastic Pipe)

Pump Rate (gpm)	0	10	20	30	40	50	22
Static Head (ft)	16.63	16.63	16.63	16.63	16.63	16.63	16.63
Friction Loss (ft)	0.00	6.95	25.04	53.02	90.27	136.41	29.87
TDH (ft)	16.63	23.58	41.67	69.65	106.90	153.04	46.50

Select Gould Effluent Pump Model WE0511HH operating at 22 gpm @ 46.50 ft TDH

INSTALLATION, LAYOUT & MATERIALS

- Tanks shall be waterproof, installed with an access cover at least 24 in diameter, and of a durable construction, capable of withstanding soil pressure when empty. precast concrete pump tanks designed for pump station applications are acceptable.
- The pump tank shall be located away from vehicle traffic, where possible, and positioned to facilitate maintenance.
- Pipe, Fittings, and Connectors shall be rated for pressurized flow. Threaded galvanized pipe assemblies shall use pipe tape or pipe dope. Glued plastic fittings shall be of a deep socketed, pressure type and be cleansed with visible primer prior to assembly. Compression and gasketed fittings shall be rated to withstand pressures during operation of the pump system. (Each one foot of vertical lift results in 0.43 pounds per square inch of pressure at the lowest point in the pump system).
- Assembly of the pump, discharge line, union or disconnect, power, and control cords shall be made so as to facilitate later maintenance and pump replacement without entry into the tank. At location where one or more risers are required to bring the cover to grade, electrical and pump discharge lines may be brought through an opening in the riser wall. Repair to the riser wall must prevent groundwater entry and be of a durable construction.
- A union or disconnect is required on the pump discharge line.
- A nylon rope or stainless steel chain or gable shall be provided and secured within easy reach of the pump tank cover, for later retrieval of the pump.
- Electrical and float cords shall be of sufficient length to allow removal of the pump and placement on the ground. Cords shall be coiled and secured within reach with waterproof tape, cable ties, or other removable and reliable fastener.
- The force main between the pump tank and treatment area shall be installed so as to be frost proof. Ordinarily the most desirable method of frost proofing shall be to install the pump line so that effluent drains back into the tank after each pump cycle. Where a check valve is installed and the line is not intended to drain back to the tank, the force main shall be buried at least 42 in below grade. A 1/4 in hole shall be drilled in the rigid discharge assembly immediately beyond the check valve to allow drain back into the tank.
- The pump, chamber, and all products used in the system shall be warranted by the manufacturer for that application.
- Ball valves must be full bore type with minimum fluid passage way no less than the pipe diameter.
- Force mains located under public roads, driveways, and other traffic areas shall be installed within a protective sleeve to prevent damage to the line, and to facilitate retrieval and replacement, if necessary.
- All opening and joints in the tank, including the riser, shall be adequately sealed to prevent infiltration of ground and surface waters.

UNACCEPTABLE MATERIALS

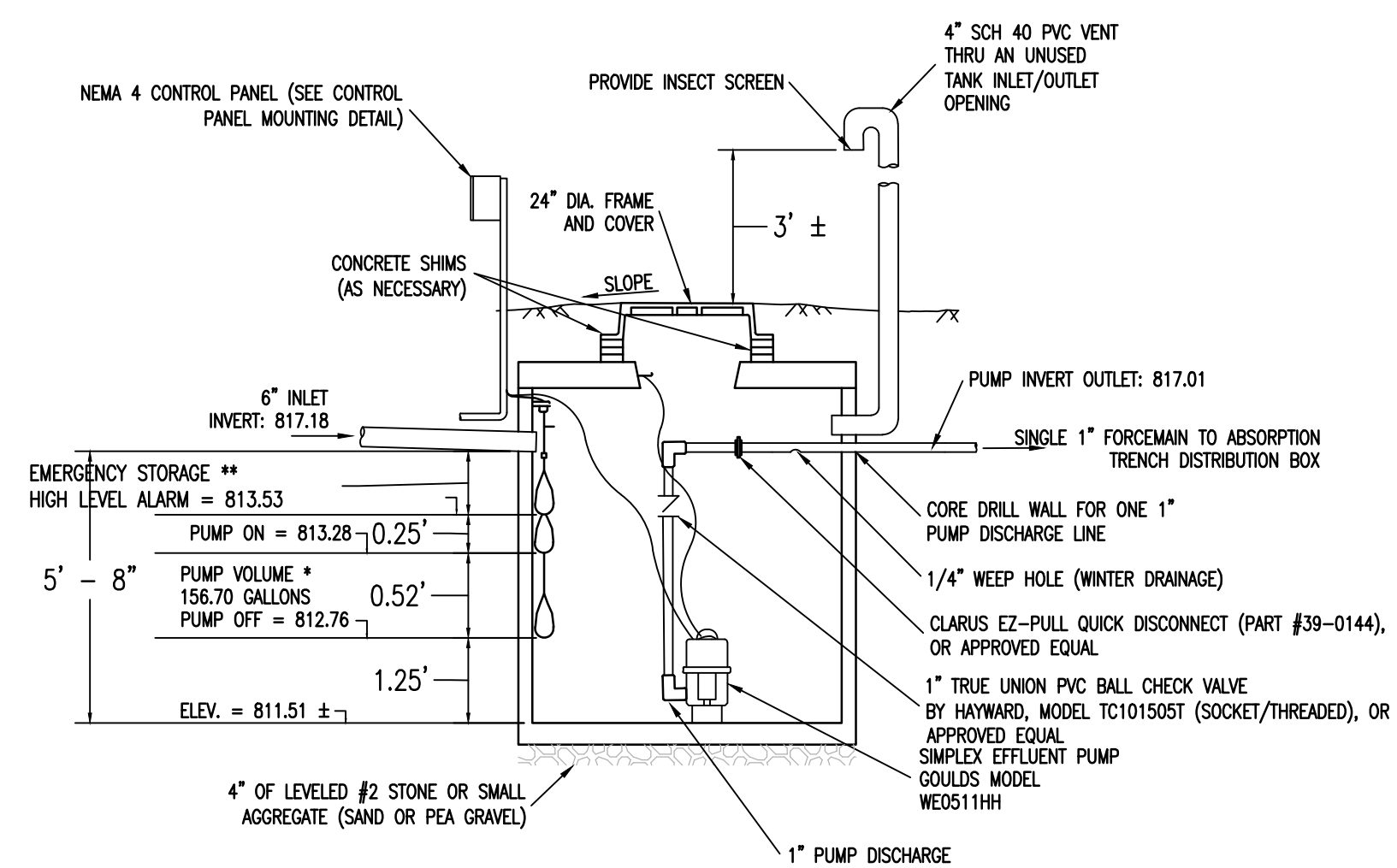
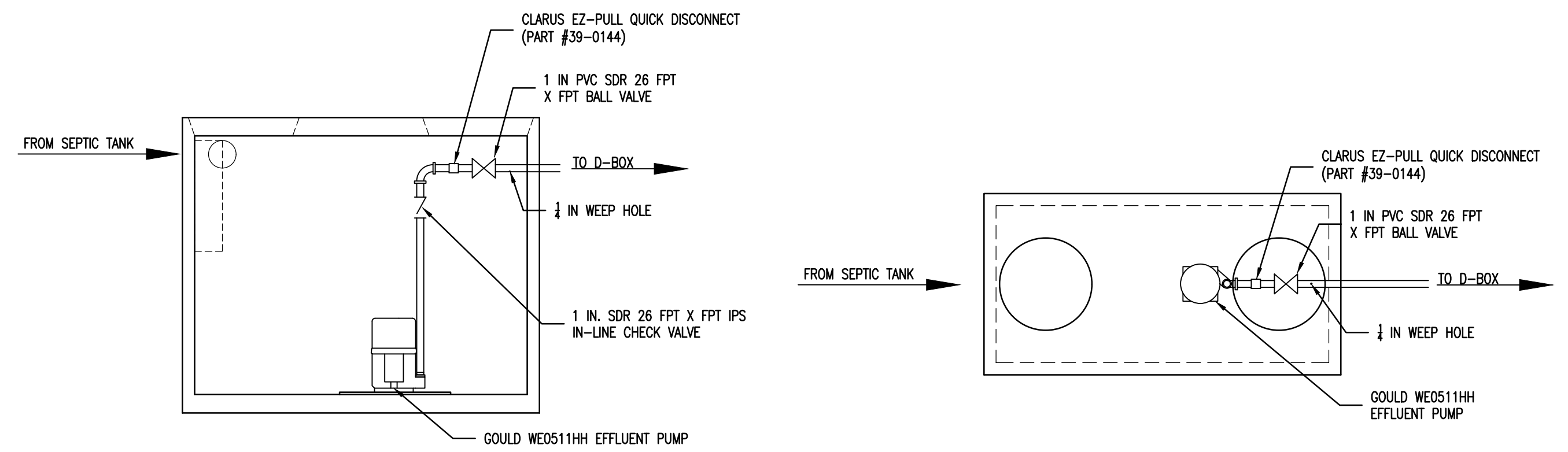
- Fittings and pipe materials not designed for pressurized flow.
- Non-sumpersible pumps, well pumps, or electrical connections within the pump tank.
- Any material NOT specifically designed and warranted for the application is unacceptable.

GENERAL NOTES, APPLICABILITY, AND LIMITATIONS TO USE

- This plan has been prepared to provide standards and guidance on installation of septic tank effluent pump stations suited to residential use. According to current sanitary and building codes, this shall not be used for layout of raw sewage pump stations, which require different criteria for tank size and pump selections.
- Flood controls shall be used for level and pump control.
- A high water alarm and float shall be provided to warn dwelling occupants of pump malfunction. The alarm shall be located in plain sight of the malfunction. The alarm shall be located in plain sight of the living area.

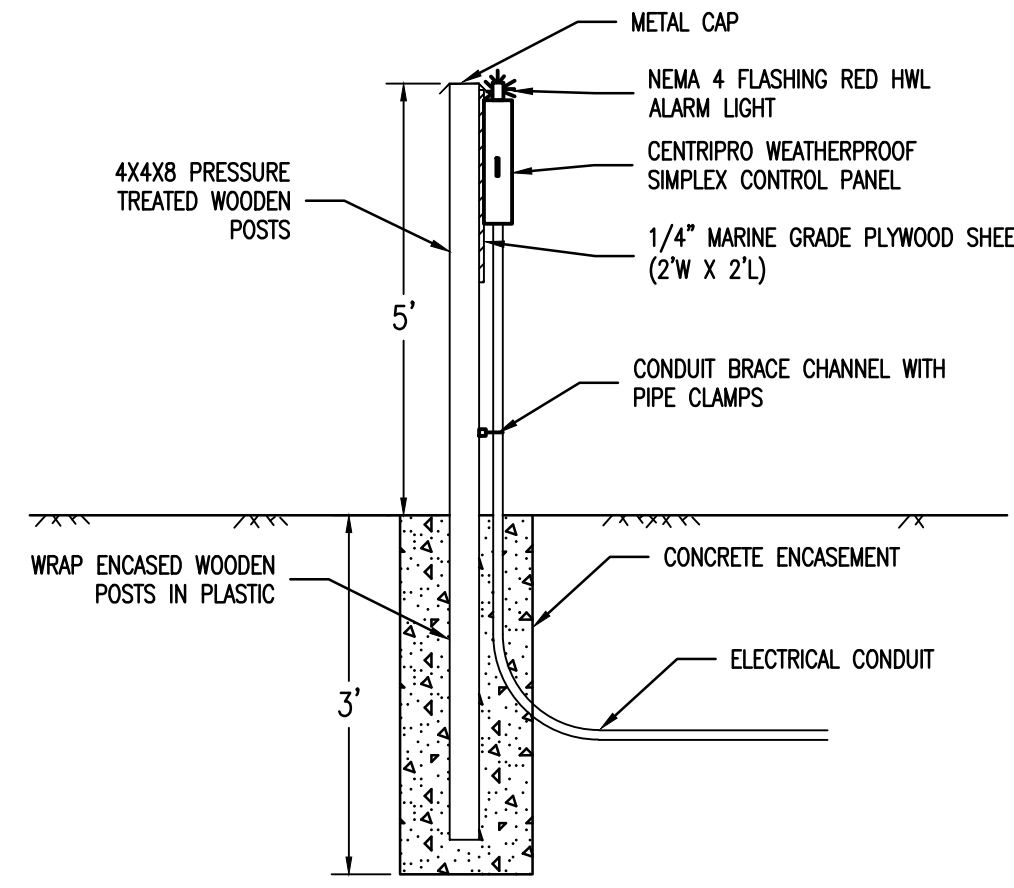
ELECTRICAL NOTES

- All electrical wiring and systems shall be in accordance with the most current version of the National Electrical Code for the specific applications.
- Electrical service and connections may be made in one of several acceptable methods. All must meet current Electrical and Building Code requirements. Junction boxes and receptacles located within the pump tank are not acceptable.
- Contractor's electrician shall provide a single phase, 115V, 20 AMP circuit dedicated for the simplex pump/pump controls.



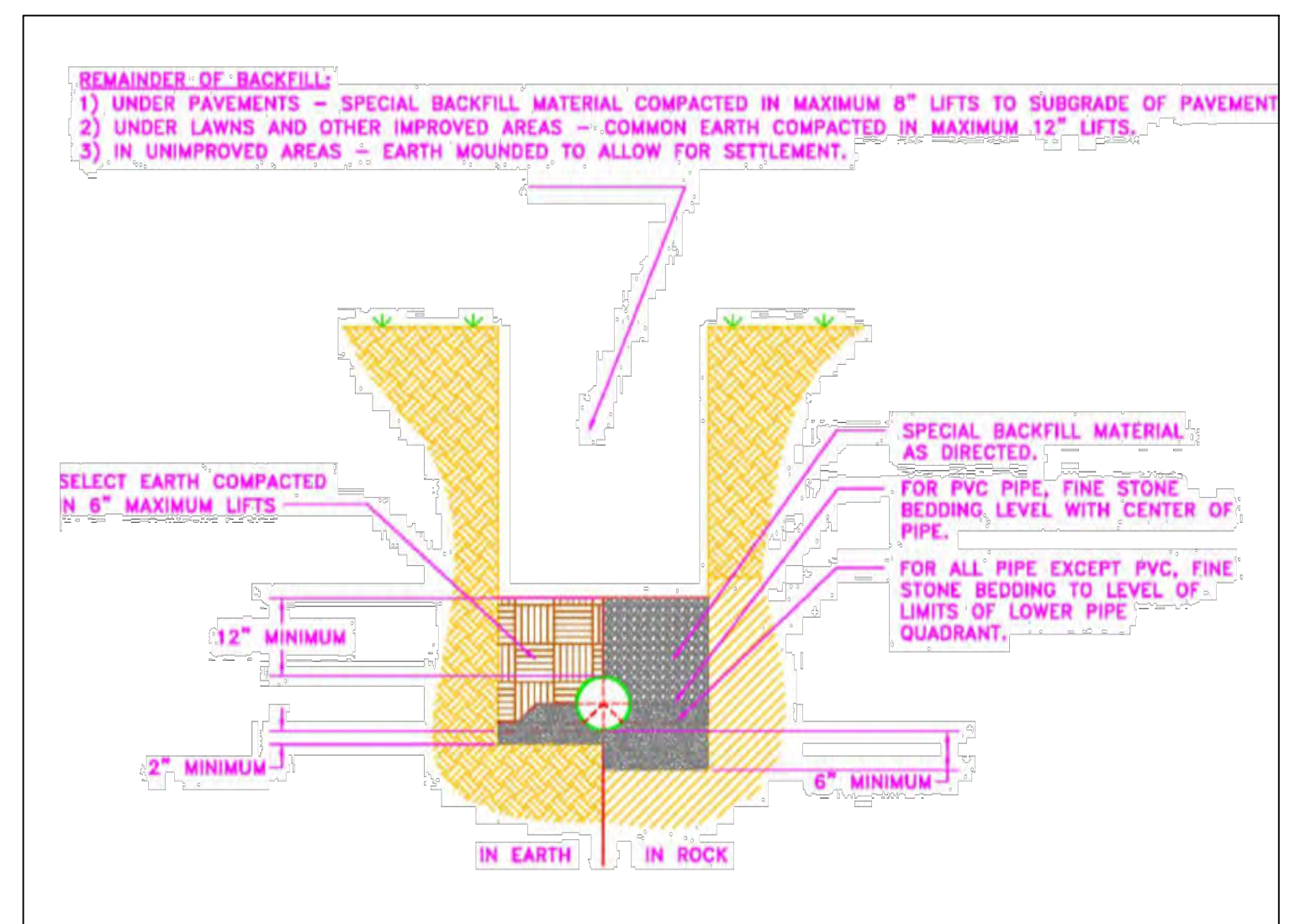
NOTE:
NO PERSON TO ENTER TANK UNLESS OSHA REPRESENTATIVE PRESENT.

* PUMP VOLUME = 123 GAL (DOSE) + 2.70 GAL (DRAIN BACK) = 125.70 GAL
 ** EMERGENCY STORAGE
 ACTUAL = 3.65 FT / 1,095 GAL
 MIN. REQUIRED = 2.05 FT / 615 GAL



NOTE:
POST AND PLYWOOD TO BE PAINTED (COLOR BY OWNER)

1000 GALLON PUMP CHAMBER DETAIL



TYPICAL SEWER LATERAL TRENCH DETAIL
N.T.S.

- Site was inspected by: _____ on _____
- The Total Dynamic Head at 45 GPM is Estimated to be:
Static Head: 16.63 ft + 29.87 ft Friction Head = 46.50 ft (0.4335) = 20.16 PSI
- Pump Curve supplied by the contractor for the installed pump indicated that the pump would provide the minimum recommended GPM at the estimated Total Dynamic Head and that the pump would operate with an acceptable efficiency.
- Pump installed is specifically designed for this application.
- The pump chamber was a 1000 Gallon Chamber and is specifically designed for this application.
- The pump can be removed from the chamber from the ground surface.
- An audible/visual alarm is located above grade on a post near the pump tank cover. The visible alarm, if installed, is clearly visible from the living area.

PUMP NOTES:

- Grinder, Sewage, or X Effluent
- Minimum Freeboard Storage: 615 Gallons
- Dosing Volume: 125.70 Gallons
- Pump: Goulds Model WE0511HH or Approved Equal

Simplex Control Panel:

- CENTRIPRO WEATHERPROOF PANEL with the following features:
- NEMA 4 (Dead Front Type with Locking HASP)
 - Separate Level Control Switches (OFF, ON, HWL)
 - Under The Direction Of A Licensed Professional Engineer Or Land Surveyor To Alter An Item In Any Way, If An Item Bearing The Seal Of An Engineer Or Land Surveyor Is Altered, The Altering Engineer Or Land Surveyor Shall Affix To The Item His Seal And The Notation "Altered By" Followed By His Signature And The Date Of Such Alteration, And A Specific Description Of The Alteration.
 - Automatic Alarm Reset
 - HOA Switch
 - Run Light
 - Condensation Heater - 115V

GENERAL NOTES:

- A visual high water alarm system shall be located in a conspicuous location and shall be kept in workable order at all times.
- Set the High Water Alarm to actuate when the pump tank will have a reserve volume of at least one day capacity.
- Tank installation in area of High Groundwater shall be installed with Anti-Floating Device as per the tank manufacturer.
- Electrical components to comply with latest edition of NYS Fire Underwriter's code.
- Slope finished grade away from the manhole cover so storm runoff does not enter the tank through the access cover.

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SEWER DETAILS
C13

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PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



DANDY MINI MART

LANSING, NY, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-3500.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

- STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOTTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUINOUS.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
- USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2894 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT		PROPOSED ELEVATIONS		PART TYPE		ITEM ON LAYOUT		DESCRIPTION		INVERT		MAX FLOW	
80	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	842.50	A	PREFABRICATED END CAP	24" TOP CORED END CAP, PART#: MC3500IEPP24TC / TYP OF ALL 24" TOP CONNECTIONS	14.48'						
16	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	836.00	B	PREFABRICATED END CAP	24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06'						
12	STONE ABOVE (IN)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	836.00	C	PREFABRICATED END CAP	18" BOTTOM CORED END CAP, PART#: MC3500IEPP18BC / TYP OF ALL 18" BOTTOM CONNECTIONS	1.77'						
9	STONE BELOW (IN)	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	835.50	D	FLAMP	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MC350024RAMP	14.48'						
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	834.50	E	MANIFOLD	24" x 24" TOP MANIFOLD, ADS N-12	1.77'						
15891	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	835.50	F	MANIFOLD	18" x 18" BOTTOM MANIFOLD, ADS N-12							
4759	SYSTEM AREA (SF)	18" x 18" BOTTOM MANIFOLD INVERT:	830.90	G	CONCRETE STRUCTURE	CONCRETE STRUCTURE (DESIGN BY ENGINEER / PROVIDED BY OTHERS)	30.2 CFS IN						
286.9	SYSTEM PERIMETER (ft)	24" ISOLATOR ROW PLUS INVERT:	830.90	H	CONCRETE STRUCTURE	CONCRETE STRUCTURE (DESIGN BY ENGINEER / PROVIDED BY OTHERS)	8.0 CFS OUT						
		18" BOTTOM CONNECTION INVERT:	830.00	I	UNDERDRAIN	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN							
		BOTTOM OF MC-3500 CHAMBER:	830.00										
		UNDERDRAIN INVERT:	830.00										
		BOTTOM OF STONE:	830.00										

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DOE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

StormTech Chamber System

6640 TRUHEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

DATE: _____
DRAWN: _____
CHECKED: _____
PROJECT #: _____
DRAWN: _____
CHECKED: _____

DANDY MINI MART
LANSING, NY, USA

DATE: _____
PROJECT #: _____
DRAWN: _____
CHECKED: _____

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE LIABILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PROJECTOR(S) OBTAIN ALL APPLICABLE LOCAL, STATE, FEDERAL, AND PROJECT REQUIREMENTS.

SHEET 2 OF 5

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Rev.	Date	Description
8.	12/14/22	Site Plan Revisions
7.	11/28/22	Updated Sign/Utility Locations
6.	10/26/22	Per Town Comments
5.	06/16/22	Per NYSDOT Comments
4.	05/23/22	Revised Landscaping Plan
3.	05/03/22	Per NYSDOT Comments
2.	03/21/22	Preliminary Site Plan Submission
1.	07/29/21	Added Southern Fence Line

It is a Violation Of The New York Education Law, Article 145 Section 7209, For Any Person, Unless He is Acting Under The Direction Of A Licensed Professional Engineer Or Land Surveyor To Alter An Item In Any Way, If An Item Bearing The Seal Of An Engineer Or Land Surveyor Is Altered, The Altering Engineer Or Land Surveyor Shall Affix To The Item His Seal And The Notation "Altered By" Followed By His Signature And The Date Of Such Alteration, And A Specific Description Of The Alteration.

SEAL

PROPOSED DANDY MINI-MART
LANSING (T), TOMPKINS (Co.), NEW YORK

FAGAN ENGINEERS
S & LAND SURVEYORS PC

113 East Chemung Place
Elmira N.Y. 14904
Phone (607) 734-2165
Fax (607) 734-2169
www.FaganEngineers.com

Scale:	As Noted
Date:	11x17 Prints are 1/2 Size
Design By:	November 30, 2020
Drawn By:	JBG, RSN
Checked By:	RSN
Project No.:	JBG
Drawing Name:	2020.062
	20062.dwg

STORMTECH DETAILS
C14

Rev.	Date	Revision Description
8.	12/14/22	Site Plan Revisions
7.	11/28/22	Updated Sign/Utility Locations
6.	10/26/22	Per Town Comments
5.	06/16/22	Per NYSDOT Comments
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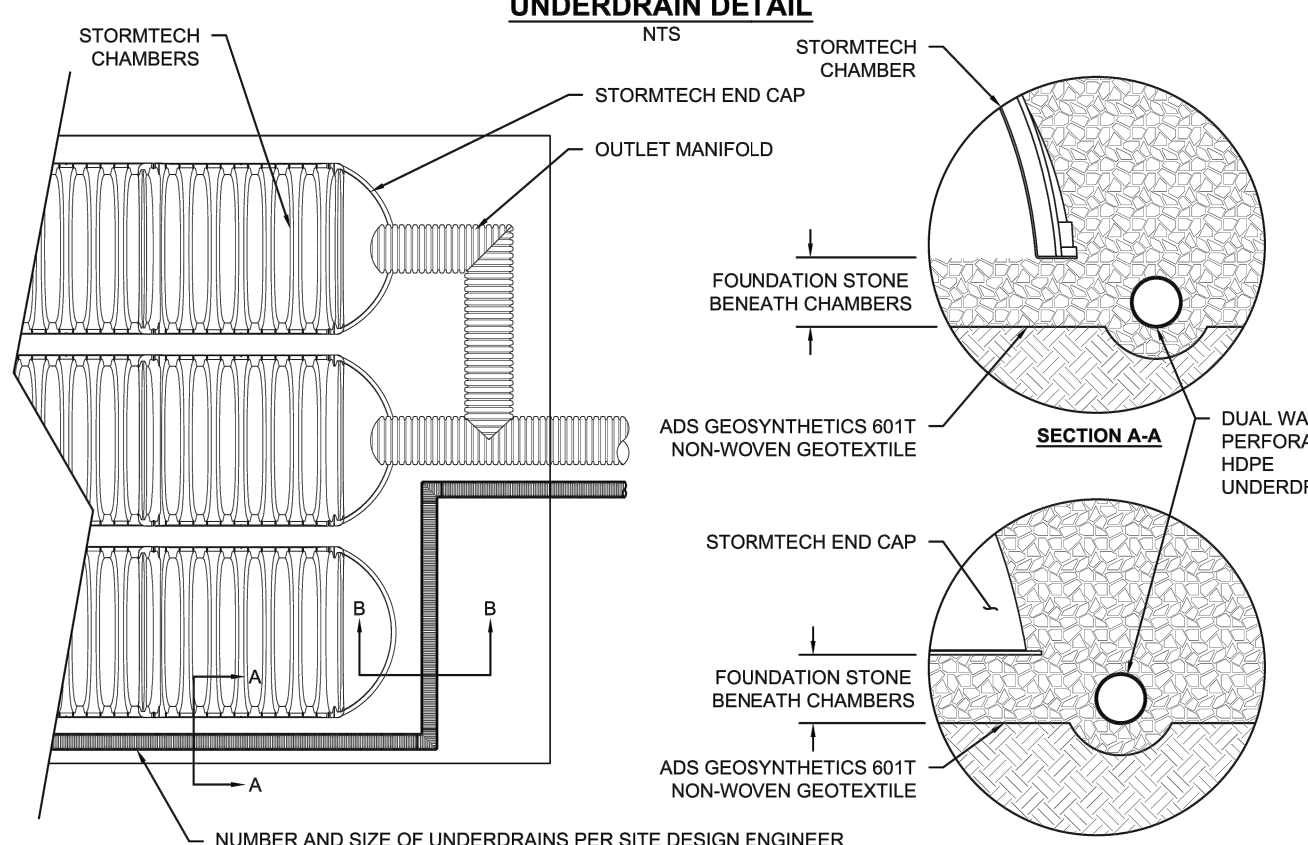


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STORMTECH DETAILS
C16

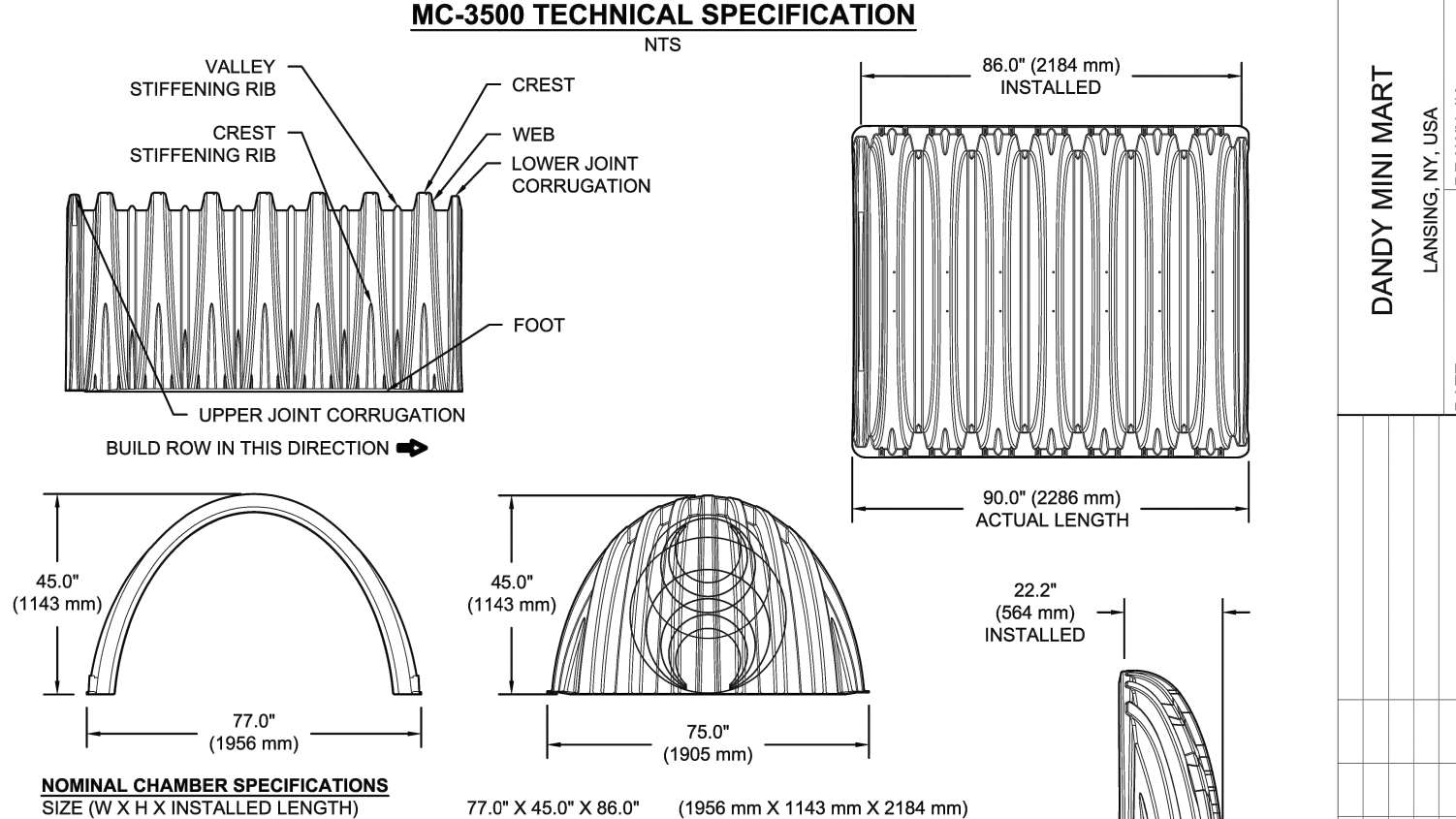
UNDERDRAIN DETAIL



SECTION A-A
SECTION B-B

NUMBER AND SIZE OF UNDERDRAINS PER SITE DESIGN ENGINEER
 4" (100 mm) TYP FOR SC-310 & SC-160LP SYSTEMS
 6" (150 mm) TYP FOR SC-740, DC-780, MC-3500, MC-4500 & MC-7200 SYSTEMS

MC-3500 TECHNICAL SPECIFICATION



NOMINAL CHAMBER SPECIFICATIONS
 SIZE (W X H X INSTALLED LENGTH)
 CHAMBER STORAGE
 MINIMUM INSTALLED STORAGE*
 WEIGHT

77.0" X 45.0" X 88.0"	(1956 mm X 1143 mm X 2184 mm)
109.8 CUBIC FEET	(3.11 m³)
175.0 CUBIC FEET	(4.96 m³)
134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS
 SIZE (W X H X INSTALLED LENGTH)
 END CAP STORAGE
 MINIMUM INSTALLED STORAGE*
 WEIGHT

75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
14.9 CUBIC FEET	(0.42 m³)
45.1 CUBIC FEET	(1.26 m³)
49 lbs.	(22.2 kg)

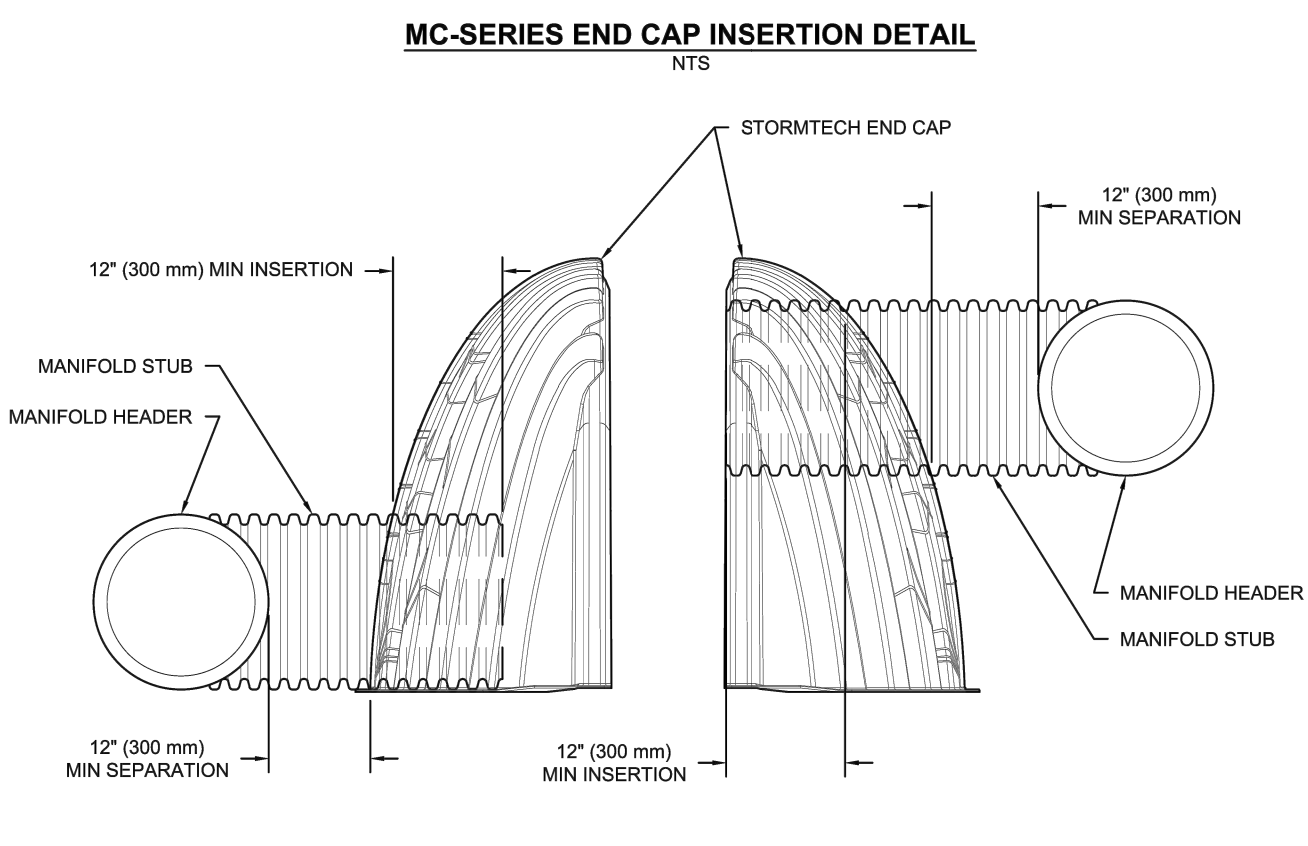
*ASSUMES 12" (305 mm) STONE ABOVE, 6" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
 STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
 END CAPS WITH A WELDED CROWN PLATE END WITH "C"
 END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP08B	---	---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B	---	---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B	---	---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B	---	---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B	---	---	1.50" (38 mm)
MC3500IEPP18TC	---	20.03" (509 mm)	---
MC3500IEPP18TW	18" (450 mm)	---	---
MC3500IEPP18BC	---	---	1.77" (45 mm)
MC3500IEPP18BW	---	---	---
MC3500IEPP24TC	---	14.48" (368 mm)	---
MC3500IEPP24TW	24" (600 mm)	---	---
MC3500IEPP24BC	---	---	2.06" (52 mm)
MC3500IEPP24BW	---	---	---
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL.

MC-SERIES END CAP INSERTION DETAIL



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

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 SUITE 100
 LANSING, MI 48215
 1-800-735-7473

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 LANSING, NY, USA
 PROJECT #: _____ CHECKED: N/A

DESCRIPTION: _____
 DATE: _____ DRAWN: _____
 LANSING, NY, USA
 PROJECT #: _____ CHECKED: N/A

SHEET
5 OF 5

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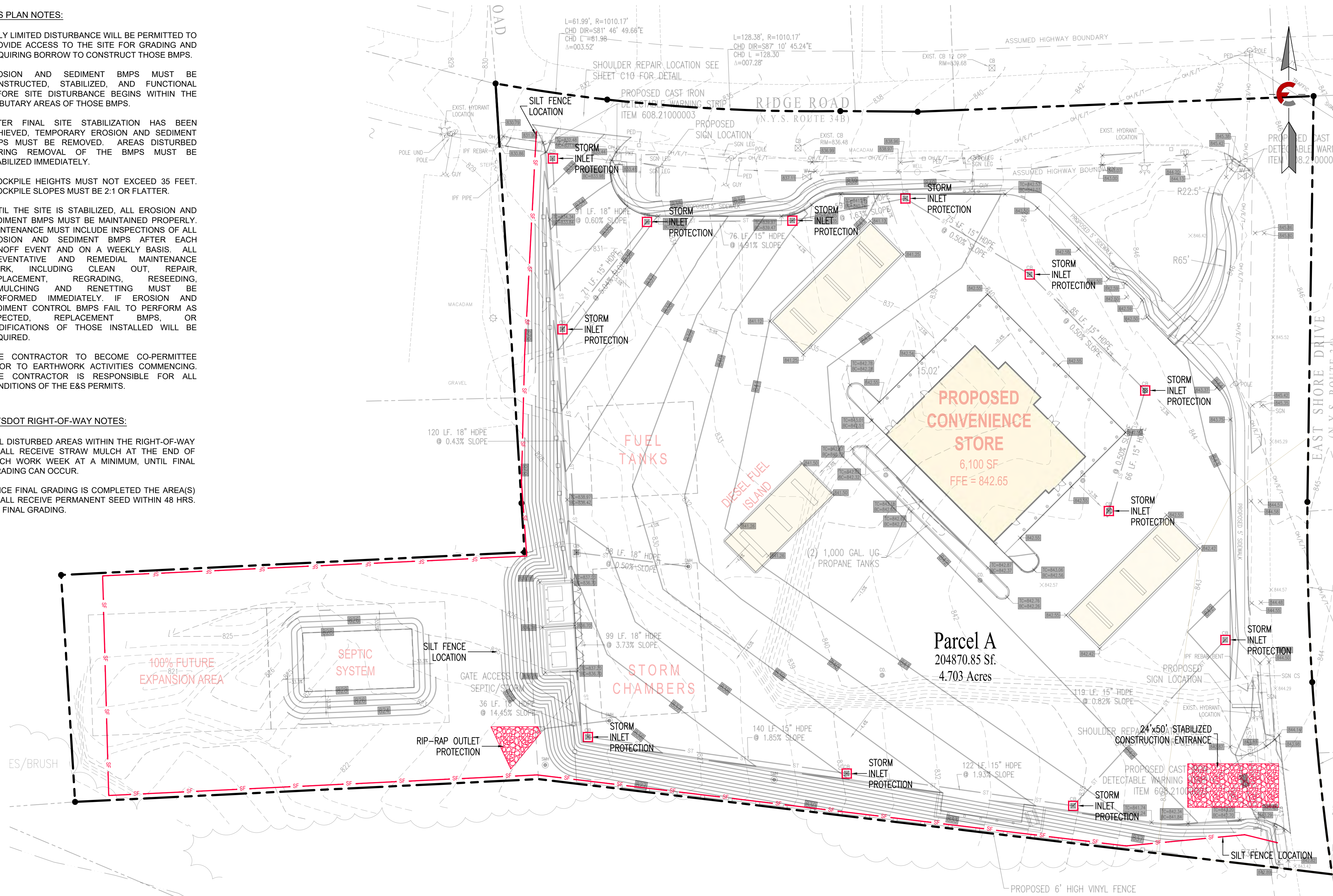
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E&S PLAN NOTES:

- ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE SITE FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE BMPs.
- EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
- STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- SITE CONTRACTOR TO BECOME CO-PERMITTEE PRIOR TO EARTHWORK ACTIVITIES COMMENCING. SITE CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS OF THE E&S PERMITS.

NYS DOT RIGHT-OF-WAY NOTES:

- ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL RECEIVE STRAW MULCH AT THE END OF EACH WORK WEEK AT A MINIMUM, UNTIL FINAL GRADING CAN OCCUR.
- ONCE FINAL GRADING IS COMPLETED THE AREA(S) SHALL RECEIVE PERMANENT SEED WITHIN 48 HRS. OF FINAL GRADING.



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF ROADWAY
- EXISTING CURB LINE
- EXISTING SANITARY SEWER
- EXISTING GAS MAIN
- EXISTING UTILITY LINE
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING CONTOUR LINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOUR LINE
- PROPOSED EASEMENT
- PROPOSED STORM SEWER
- PROPOSED EDGE OF ROADWAY
- PROPOSED CURB LINE
- PROPOSED SANITARY SEWER
- PROPOSED GAS LINE
- PROPOSED UTILITY LINE
- PROPOSED WATER LINE
- PROPOSED SILT FENCE
- PROPOSED COMPOST SOCK
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING CLEANOUT
- EXISTING SPOT ELEVATION
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER VALVE
- PROPOSED THRUST BLOCK
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED CLEANOUT
- PROPOSED LIGHTING FIXTURE
- PROPOSED SPOT ELEVATION
- PROPOSED DRYWELL
- PROPOSED CATCH BASIN
- PROPOSED INLET PROTECTION
- PROPOSED TOP/BOTTOM CURB

CONSTRUCTION SEQUENCE

- ALL PAGE NUMBERS (P. 5.*) REFER TO THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- CONTROL DUST ON SITE TO PREVENT DUST LEAVING THE SITE AND CREATING OFF-SITE DAMAGE, HEALTH HAZARDS, AND TRAFFIC SAFETY PROBLEMS. TREATMENT INCLUDES BUT IS NOT LIMITED TO SPRAYING DISTURBED SOIL SURFACES WITH WATER (5A.87).
- INSTALL STABILIZED CONSTRUCTION ENTRANCE (P. 5A.75). WIDTH: - TWELVE (12) FT. MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. IF ONLY ONE ENTRANCE IS USED THE MINIMUM WIDTH SHALL BE TWENTY-FOUR (24) FEET.
- STANDARD SILT FENCE (P. 5A.19) SHALL THEN BE PLACED AROUND ALL DISTURBED AREAS.
- CLEAR AND GRUB THE SITE. STRIP TOPSOIL AND STOCKPILE ON-SITE WITH PERIMETER SILT FENCE AND VEGETATIVE COVER.
- INSTALL ALL CATCH BASINS. INLET PROTECTION (51.27) SHALL BE PLACED AROUND ALL STORM DRAIN INLETS. UTILIZE TYPE II IN AREAS OF EXCAVATION AND TYPE III IN PAVEMENT AREAS. CONVERT ALL FABRIC DROP INLET PROTECTION TO TYPE III IN-PAVEMENT PROTECTION UPON PAVING COMPLETION WITHIN PROJECT AREA.
- CONSTRUCT BUILDING FOUNDATION AND ENCLOSE BUILDING.
- INSTALL STORMWATER CHAMBER SYSTEM AND CLOSED STORM SEWER SYSTEM. DO NOT CONNECT THE UNDERGROUND STORM SEWER SYSTEM TO THE STORMWATER CHAMBER SYSTEM UNTIL THE PROJECT HAS BEEN VEGETATED.
- INSTALL ROCK OUTLET PROTECTION (P. 5B.21) AT ALL STORM SEWER OUTLETS.
- FINALIZE CONSTRUCTION OF MAIN PROJECT ELEMENTS INCLUDING INFRASTRUCTURE AND NEW PAVEMENT.
- PERFORM SOIL RESTORATION TO DISTURBED AREAS OF THE SITE THAT WILL NOT BE PAVED. SOIL RESTORATION INCLUDES DEEP RIPPING THE SUBSOIL TO A MINIMUM DEPTH OF 12-INCHES, MIXING 3-INCHES OF COMPOST INTO THE SUBSOIL, AND SPREADING 6-INCHES OF TOPSOIL TO THE SITE. SOIL RESTORATION IS REQUIRED FOR ALL AREAS OF EXISTING GRAVEL IMPERVIOUS AREA THAT WILL BE CONVERTED TO PERVIOUS COVER.
- SPREAD TOPSOIL, FINE GRADE, SEED, MULCH, AND ESTABLISH VEGETATIVE COVER.
- ONCE DISTURBED AREAS HAVE REACHED STABILIZATION, CONNECT THE STORM CHAMBER SYSTEM TO THE STORM SEWER SYSTEM.
- REMOVE SEDIMENT FROM ANY SEDIMENT TRAPS OR BASINS.
- REMOVE ALL TEMPORARY EROSION CONTROL METHODS WHEN CONTRIBUTING DRAINAGE AREAS HAVE REACHED FINAL STABILIZATION.

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New York State law requires excavators to contact the one-call notification system prior to digging to prevent damage to buried facilities.
IT'S THE LAW!
 Call three days before you dig!
 1-800-962-7962
 Dig Safely New York
 (non-members must be contacted separately)

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Rev.	Date	Revision Description
8.	12/14/22	Site Plan Revisions
7.	11/28/22	Updated Sign/Utility Locations
6.	10/26/22	Per Town Comments
5.	06/16/22	Per NYSDOT Comments
4.	05/23/22	Revised Landscaping Plan
3.	05/03/22	Per NYSDOT Comments
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1.	07/29/21	Added Southern Fenceline

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SEAL

PROPOSED DANDY MINI-MART
 LANSGING (T), TOMPKINS (Co.), NEW YORK

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Scale: 1" = 30'
 11x17 Prints are 1/2 Size

Date:	November 30, 2020
Design By:	JBG, RSN
Drawn By:	RSN
Checked By:	JBG
Project No.:	2020.062
Drawing Name:	20062.dwg

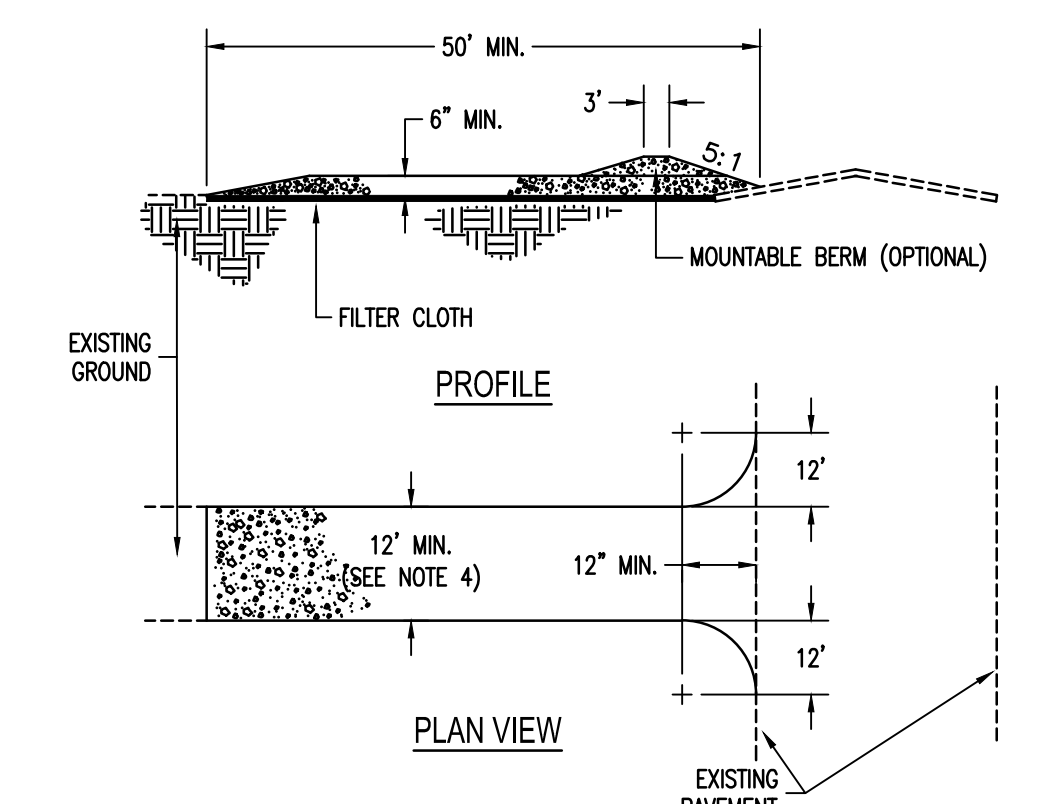
E & S PLAN
G17

STANDARD AND SPECIFICATIONS FOR LAWN AREA IMPROVEMENT

Establishing Grasses (Turf grasses)

- Time of planting:
 - Fall planting is preferred. Seed after August 15. In the spring plant until May 15.
 - If seeding is done between May 15 and August 15, irrigation may be necessary to insure a successful seeding.
- Site Preparation:
 - Install needed water and erosion control measures and bring area to be seeded to desired grades. A minimum of 4 in topsoil is required.
 - Prepare seedbed by loosening soil to a depth of 1 to 6 inches.
 - Remove all stones over 1 inch in diameter, sticks and foreign matter from the surface.
 - Lime to pH if 6.0 - 7.0.
 - Fertilize as per soil test or apply 800 to 900 pounds of 5-10-10 or equivalent per acre (20 lbs./1,000 sf.).
 - Incorporate lime and fertilizer in top 2 - 4 inches of topsoil.
 - Smooth and firm the seedbed.
- Planting:
 - Use a cultipacker type seeder if possible.
 - If seed is to be drilled, cultipack or roll before and after seeding. Drill the seed to a depth of 1/8 to 1/4 inch. If seed is to be broadcast, cultipack or roll after seeding on loose soil.
 - If hydroseeded, lime and fertilizer may be applied through the seeder.
- Mulching:
 - Site preparation:
 - Prior to mulching, install the necessary temporary or permanent erosion control (structural) practices and drainage systems within or adjacent to area to be mulched.
 - Slope, grade and smooth the site if conventional equipment is to be used in applying and anchoring the mulch.
 - Remove all undesirable stone and other debris depending on anticipated land use.
 - Compacted or crusted soil surface should be loosened to at least 2 inches by disking or other suitable methods.
 - Mulching Materials:
 - The best combination is straw (small grain) mulch applied at 2 ton/acre (90 lbs./1,000 sf.) and anchored with wood fiber mulch (hydromulch) at 500 - 700 lbs./acre (11 - 17 lbs./1,000 sf.). The wood fiber mulch must be applied through a hydroseeder immediately after mulching.

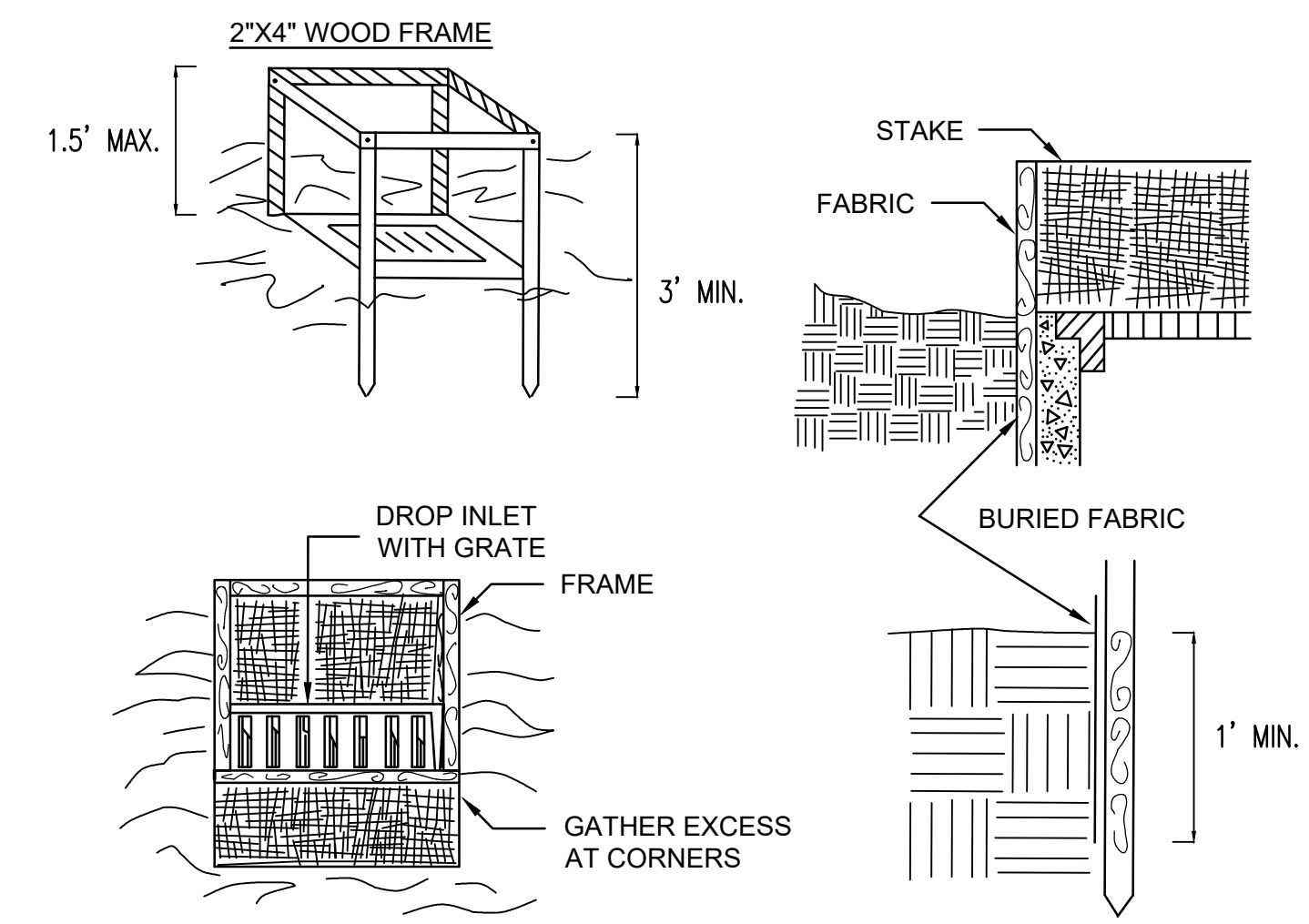
SITE/USE	SPECIES % BY WEIGHT	Lbs./1,000 sf.	Lbs./Acre
Sunny Sites (well moderately well and somewhat poorly drained soils)	65% Kentucky Bluegrass Blend	2.0 - 2.6	85 - 114
	20% Perennial Ryegrass	0.6 - 0.8	26 - 35
	15% Fine Fescue	0.4 - 0.6	19 - 26
Sunny Droughty Sites - General recreation areas and lawns, low maintenance (somewhat excessively to excessively drained soils)	65% Fine Fescue	2.6 - 3.3	114 - 143
	15% Perennial Ryegrass	0.6 - 0.7	26 - 33
	20% Kentucky Bluegrass Blend	0.8 - 1.0	35 - 44
6. First Year		4.0 - 5.0	174 - 220
7. Maintaining Grasses			



STABILIZED CONSTRUCTION ENTRANCE

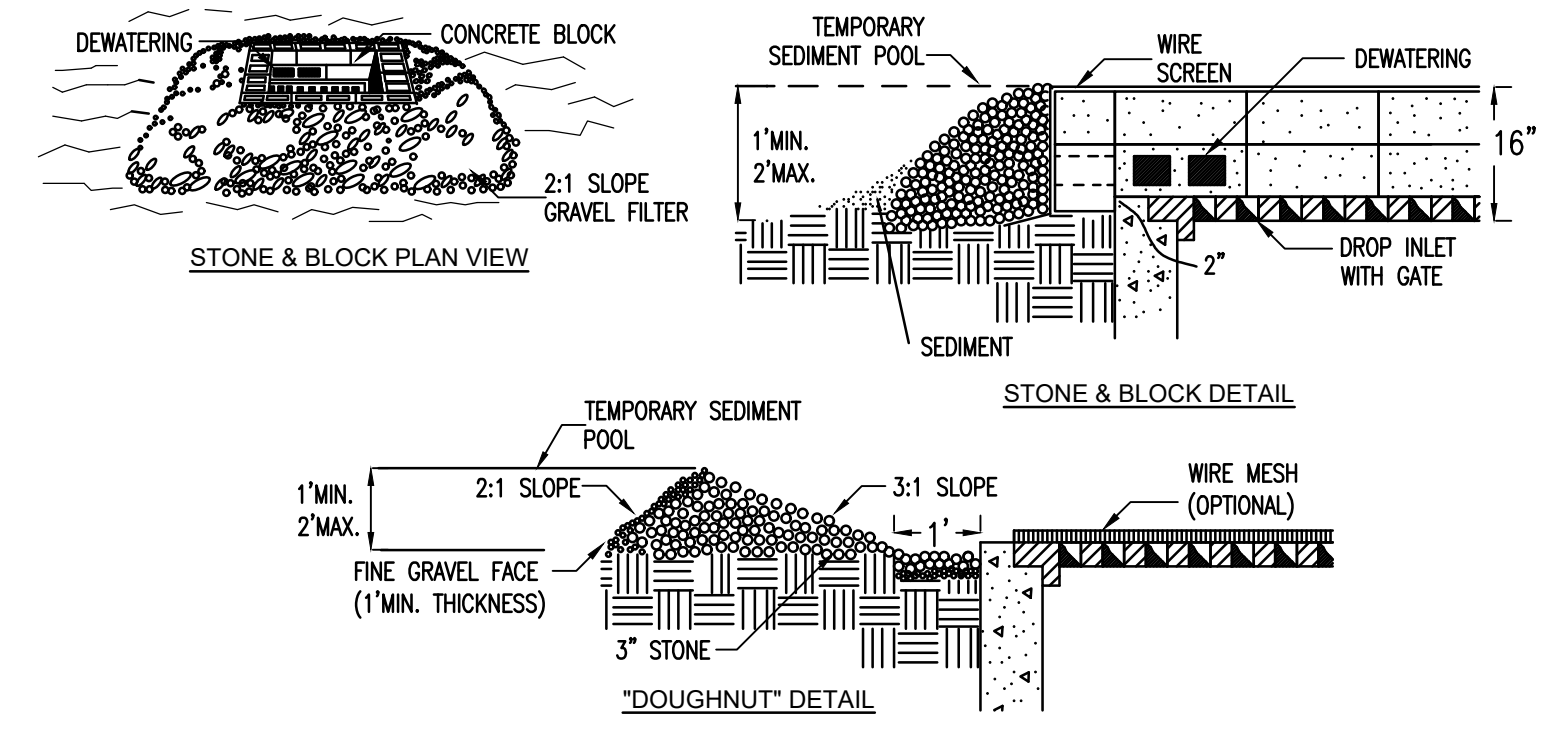
NTS.
CONSTRUCTION SPECIFICATIONS

- Stone size: - Use 2" stone, or reclaimed or recycled concrete equivalent.
- Length: - As required, but no less than 50 feet.
- Thickness: - Not less than (6) inches.
- Width: - Twelve (12) ft. Minimum, but not less than the full width at points where ingress or egress occurs. If only one entrance is used the minimum width shall be twenty-four (24) feet.
- Filter cloth: - Will be placed over the entire area prior to placing of stone.
- Surface water: - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes is permitted.
- Maintenance: - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately by Contractor.
- Washing: - Wheels shall be cleaned to remove sediment prior to entrance onto a public rights-of-way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
- Periodic inspection and needed maintenance shall be provided after each rain.



FILTER FABRIC STORM DRAIN PROTECTION

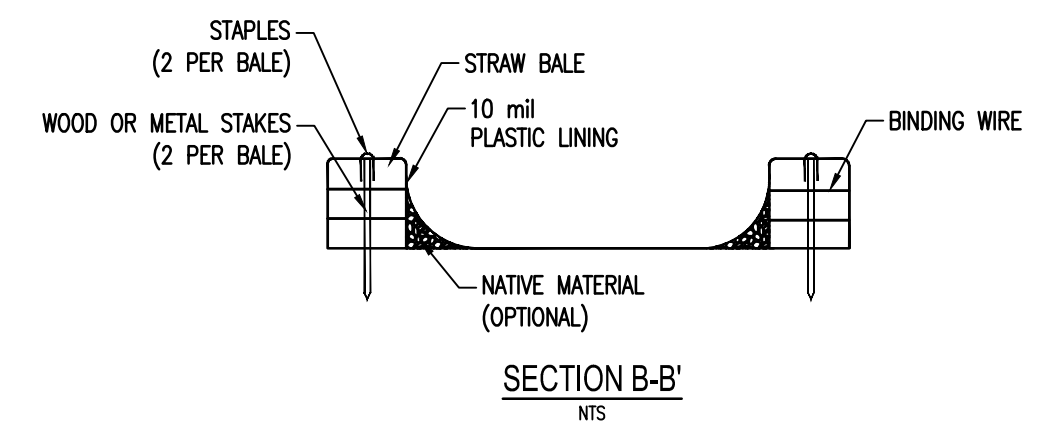
NTS.



IN-PAVEMENT INLET PROTECTION

NTS.

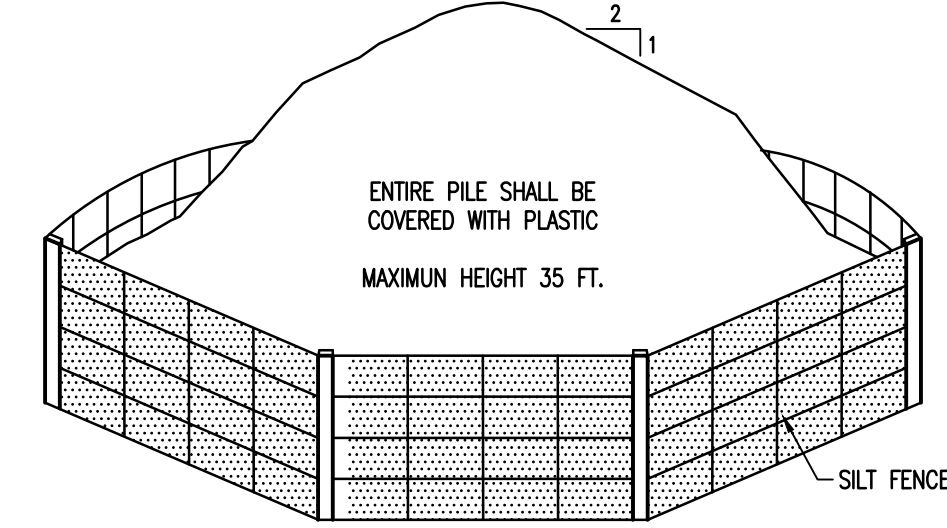
- LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.



OUTLET No.	PIPE DIA. (in)	Q (cfs)	V (fps)	STONE DIA. (in)	W1 (ft)	W2 (ft)	L (ft)	D (in)
1-#1	-	-	-	-	-	-	-	-

RIP-RAP OUTLET APRON DETAIL

NOT TO SCALE

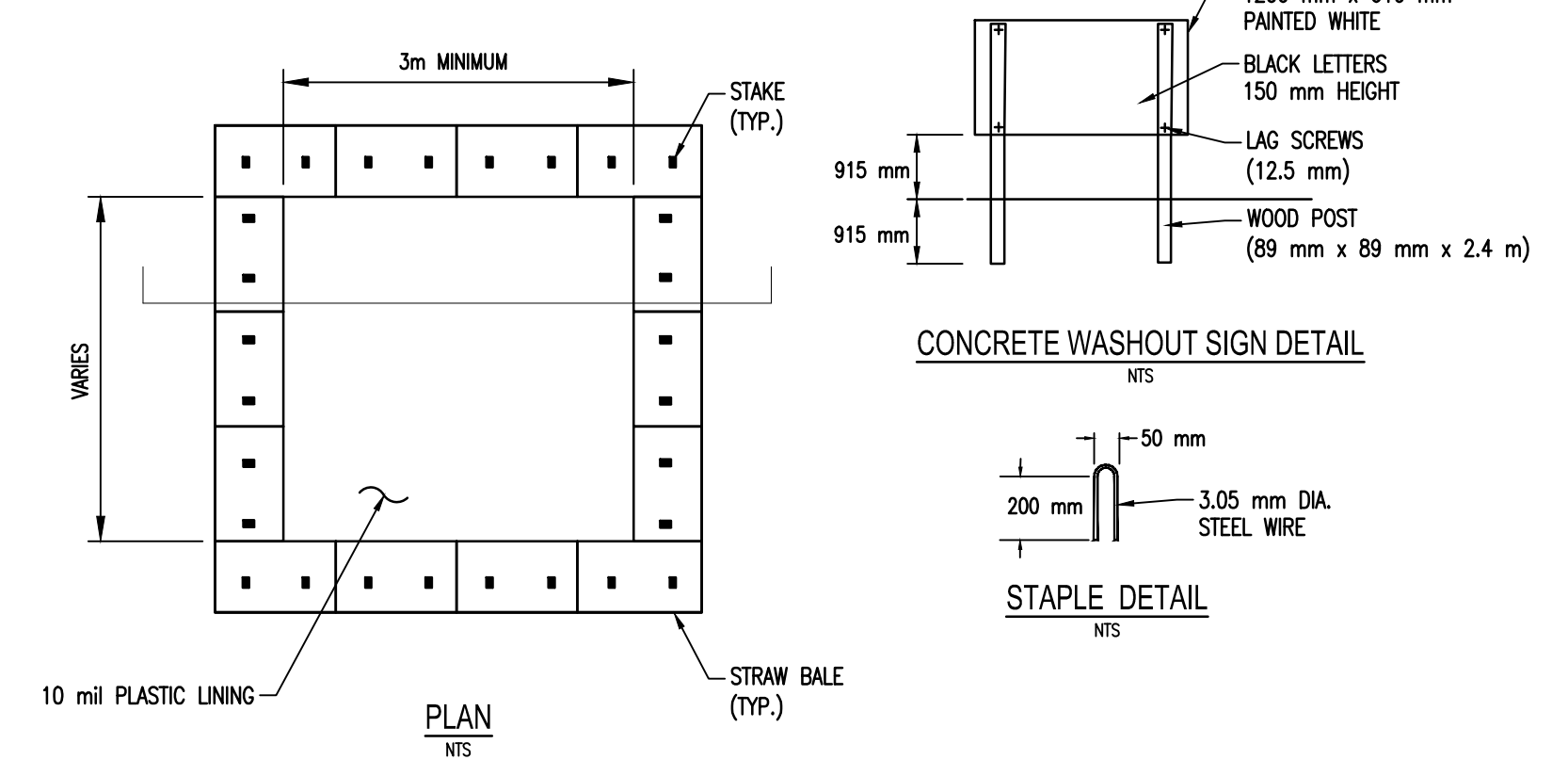


SOIL STOCKPILING NOTES:

- AREA FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SIDESLOPES SHALL BE 2:1.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING AND THEN STABILIZED WITH SEED OR SECURED IMPERVIOUS COVER.
- SEE SILT FENCE INSTALLATION DETAIL.
- PLASTIC SHEETING SHALL BE PLACED BELOW ALL STOCKPILE AREAS.

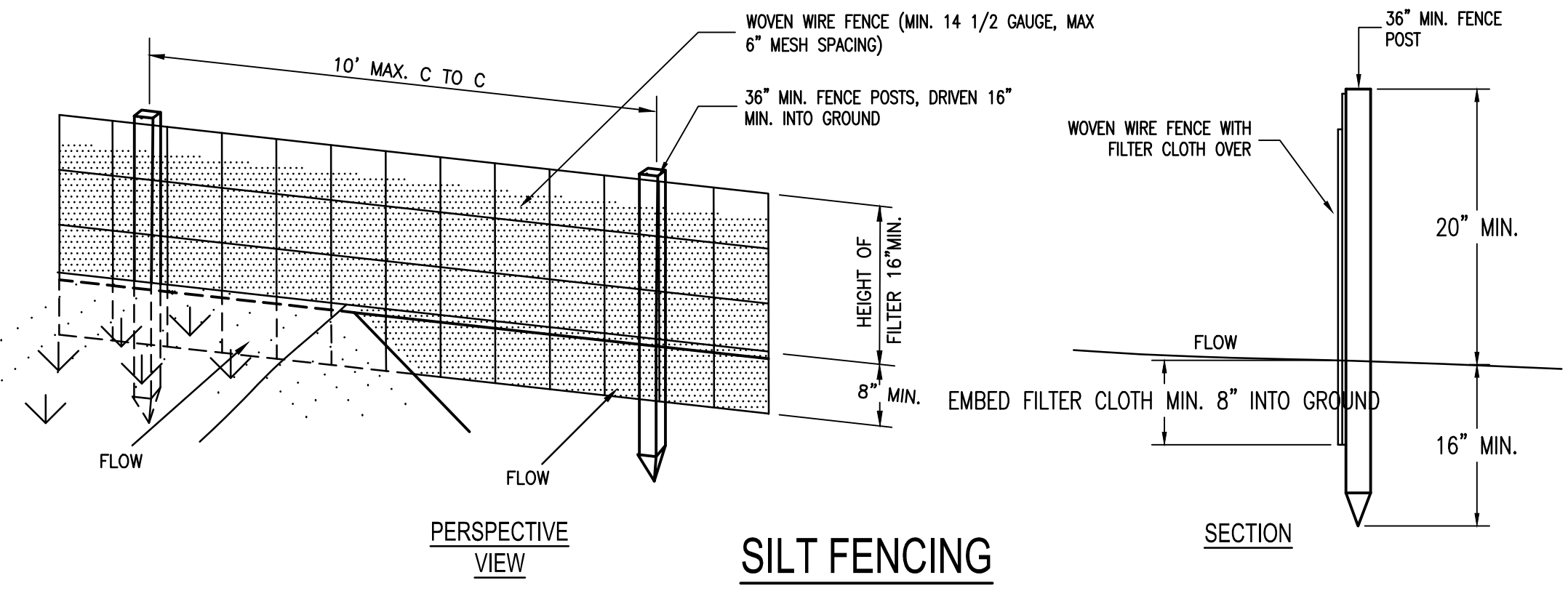
SOIL STOCKPILE DETAIL

NOT TO SCALE



CONCRETE WASHOUT DETAIL

NTS.



SILT FENCING

NTS.

CONSTRUCTION SPECIFICATIONS FOR FABRICATED SILT FENCE

- Woven wire fence to be fastened securely to fence posts with wire ties or staples.
 - Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
 - When two sections of filter cloth adjoin each other they shall be over-lapped by 6" and folded.
 - Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.
- Posts: Steel either "t" or "u" type or 2" hardwood.
Fence: Woven wire, 14 1/2 ga. 6" max. mesh opening filter.
Cloth: Filter x, mirafi 100x, stab-links t140n or approved equal, prefabricated unit, geotab, envirofence, or approved equal.

SPECIFICATIONS FOR SILT FENCE PROTECTION

- Filter fabric shall have an EOS of 40-85.
- Cut fabric from a continuous roll to eliminate joints. If joints are needed they shall be overlapped to the next stake.
- Stake materials shall be 2"x4" wood or equivalent metal with a minimum length of 3 feet.
- 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 fabric for support.
- Fabric shall be embedded 1 foot minimum below ground and backfilled. It shall be securely fastened to the stakes and frame.
- A 2"x4" wood frame shall be completed around the crest of the fabric for over flow stability.
- Maximum drainage area 1 acre.
- Inspection shall be frequent and repair or replacement shall be made promptly as needed.

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Design By:	November 30, 2020
Drawn By:	JBG, RSN
Checked By:	RSN
Project No.:	JBG
Drawing Name:	2020.062
	20062.dwg

E & S DETAILS

C18

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NYS DOT STANDARD GENERAL PLAN NOTES:

- THE ROADWAY SHALL BE KEPT CLEAN OF MUD AND DEBRIS AT ALL TIMES.
 - ROADSIDE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES.
 - MATERIALS, EQUIPMENT AND VEHICLES SHALL NOT BE STORED OR PARKED WITHIN THE NEW YORK STATE RIGHT-OF-WAY.
 - WORKZONE TRAFFIC CONTROL SHALL COMPLY WITH THE 2009 EDITIONS OF THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE NEW YORK STATE SUPPLEMENT, AND SHALL BE IN ACCORDANCE WITH THE NYS DOT CONTRACT OR HIGHWAY WORK PERMIT DOCUMENTS AND AS DEEMED NECESSARY BY THE NYS ENGINEER IN CHARGE.
 - NOTIFY NEW YORK STATE DEPARTMENT OF TRANSPORTATION RESIDENT ENGINEER AT THE APPLICABLE RESIDENCY, THREE WORKING DAYS PRIOR TO WORKING IN THE STATE RIGHT-OF-WAY.
- ONONDAGA EAST** 315-458-1910 **ONONDAGA WEST** 315-672-8151 **CORTLAND/TOMPKINS** 607-756-7072 **OSWEGO** 315-963-3730 **CAYUGA/SENECA** 315-539-3112
- NOTIFY DIG SAFELY NEW YORK THREE WORKING DAYS PRIOR TO DIGGING, DRILLING OR BLASTING AT 1-800-962-7962, FOR A UTILITY STAKE-OUT.
 - ALL WORK CONTEMPLATED AND MATERIALS USED WITHIN THE NYS RIGHT-OF-WAY SHALL BE COVERED BY AN IN CONFORMITY WITH THE NYS DEPARTMENT OF TRANSPORTATION MAY 1, 2008 SPECIFICATIONS BOOK AND ANY SUBSEQUENT ADDENDA ALONG WITH ANY APPROPRIATE CURRENT NYS DEPARTMENT OF TRANSPORTATION STANDARD SHEETS, EXCEPT AS MODIFIED IN THESE PLANS AND IN THE ITEMIZED PROPOSAL. METRIC UNITS MAY BE CONVERTED TO ENGLISH.
 - QUALITY CONTROL OF ASPHALT CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 402 OF THE STANDARD SPECIFICATIONS. ASPHALT COURSE DEPTHS SHOWN ON THE PLANS ARE COMPACTED DEPTHS.
 - NO NIGHT WORK WILL BE ALLOWED UNLESS PRIOR APPROVAL IS GIVEN BY THE DEPARTMENT. ADDITIONAL MAINTENANCE AND PROTECTION OF TRAFFIC WILL BE REQUIRED INCLUDING THE ADDITION OF REFLECTIVE MATERIALS AND LIGHTING.
 - HAZARDOUS WASTE NOTIFICATION – THE PERMITTEE ACCEPTS THE RIGHT-OF-WAY OF THE STATE HIGHWAY IN ITS AS IS CONDITION. THE DEPARTMENT OF TRANSPORTATION MAKES NO REPRESENTATION AS THE ABSENCE OF UNDERGROUND TANKS, STRUCTURES, FEATURES OR SIMILAR IMPEDIMENTS TO THE COMPLETION OF THE WORK PERMITTED HEREUNDER. SHOULD PERMITTEE FIND SOME PREVIOUSLY UNKNOWN UNDERGROUND IMPEDIMENTS TO IS WORK, THE DEPARTMENT OF TRANSPORTATION SHALL HAVE NO OBLIGATION TO CURE, REMOVE, REMEDY OR OTHERWISE DEAL WITH SUCH A PREVIOUSLY UNKNOWN UNDERGROUND IMPEDIMENTS. THE DEPARTMENT WILL PERMIT THE PERMITTEE TO REMOVE, MODIFY OR OTHERWISE DEAL WITH SUCH UNDERGROUND TANKS, STRUCTURE FEATURE OR IMPEDIMENT IF SUCH IS DONE IN A MANNER WHICH MEETS ACCEPTABLE ENGINEERING PRACTICE AND IS PRE-APPROVED BY THE DEPARTMENT OF TRANSPORTATION. SHOULD PERMITTEE DETERMINE THAT SUCH UNFORESEEN UNDERGROUND IMPEDIMENT RENDERS PERMITTEE WORK AS AUTHORIZED BY THIS PERMIT UNFEASIBLE, PERMITTEE SHALL HAVE THE OPTION OF RESTORING THE HIGHWAY TO ITS ORIGINAL CONDITIONS AND NOT PERFORMING SUCH WORK.
 - OPEN CUTTING OF THE ROADWAY SHALL NOT BE ALLOWED UNLESS PERMISSIONS GRANTED IN WRITING, BY THE REGIONAL TRAFFIC ENGINEER.

CONVENTIONAL ROADWAY

- Notes:
- In urban conditions, advance warning sign spacings may be adjusted in order to accommodate side streets and driveways.
 - Centerline cones may be added to enhance the visibility of the flagger station. If cones are used, place them 100 ft. (minimum) from flagger.
 - Flagger Symbol Sign (W20-7) and "ONE LANE ROAD AHEAD" Sign (W20-4) shall be removed, covered or turned away from road users when flagging operations are not occurring.
 - Should the traffic queue prior to the advance warning signs, the "BE PREPARED TO STOP" sign can be added to the sign series at location shown or the entire advance warning sign series shall be moved to a location prior to the queued traffic.
 - If condition warrants, Barrier Vehicle with appropriate roll ahead distance may be used in advance of the work area. To use Barrier Vehicle, Buffer Space shall be provided accordingly.
 - For moving flagging operation, refer to TAST-CMF.

TABLE 1: ADVANCE WARNING SIGN SPACING

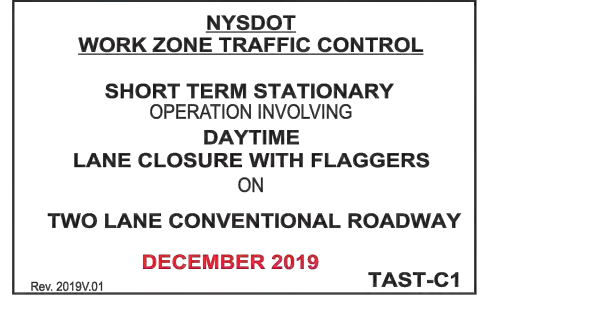
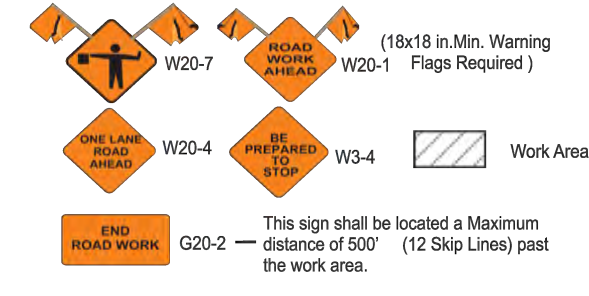
Roadway	RECONSTRUCTION POSTED SPEED LIMIT (MPH)	DISTANCE BETWEEN SIGNS	
		A (FT.)	B (FT.)
URBAN LOW (30 MPH)	30	100	100
URBAN (35-40 MPH)	35	200	200
URBAN HIGH (45 MPH)	45	350	350
RURAL	50	500	500

TABLE 2

RECONSTRUCTION POSTED SPEED LIMIT (MPH)	CONVENTIONAL HIGHWAY	FREEMWAY/EXPRESSWAY
25	155 (-4 Skip Lines)	200 (-5 Skip Lines)
30	200 (-5 Skip Lines)	250 (-6 Skip Lines)
35	250 (-6 Skip Lines)	305 (-8 Skip Lines)
40	305 (-8 Skip Lines)	360 (-9 Skip Lines)
45	360 (-9 Skip Lines)	425 (-11 Skip Lines)
50	425 (-11 Skip Lines)	495 (-13 Skip Lines)

TABLE 3: REQUIRED SIGN SIZES*

SIGN	CONVENTIONAL HIGHWAY	FREEMWAY/EXPRESSWAY
W20-7	30x36 in.	48x48 in.
W20-1	30x36 in.	48x48 in.
W20-4	30x36 in.	48x48 in.
W3-4	30x36 in.	48x48 in.
G20-2	30x18 in.	48x24 in.



CONVENTIONAL ROADWAY

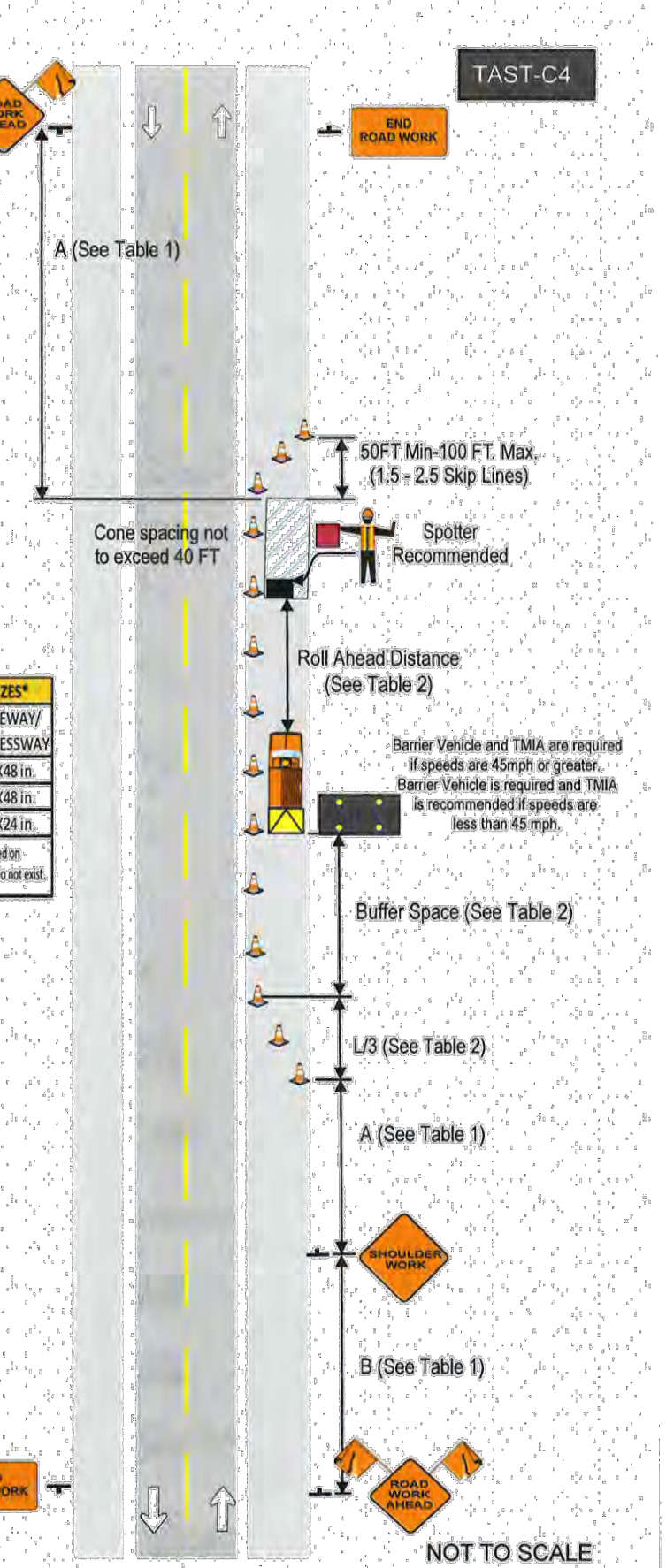
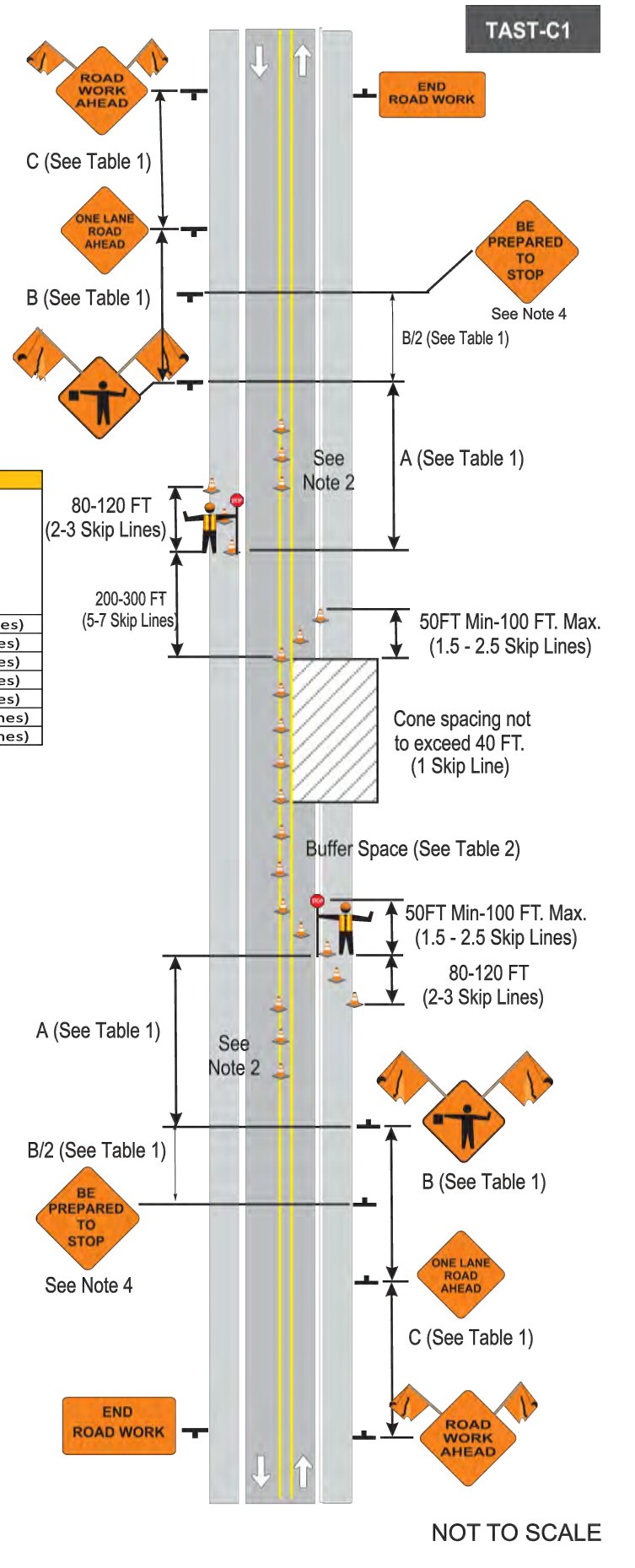
- Notes:
- Short-term stationary is daytime work that occupies a location for more than 1 hour within a single daylight period.
 - The Barrier Vehicle (and Advance Warning Vehicle(s) where appropriate) shall maintain the appropriate Roll-Ahead Distance, be an unoccupied truck, positioned parallel to traffic, parking brake set, placed in 2nd gear (Park/Neutral), have the wheels aligned with the lane striping and lane to maintain lane discipline and to stay in lane if struck.
 - There shall be no workers, equipment or other vehicles in the buffer space or the roll ahead distance.

TABLE 1: ADVANCE WARNING SIGN SPACING

Roadway	RECONSTRUCTION POSTED SPEED LIMIT (MPH)	DISTANCE BETWEEN SIGNS	
		A (FT.)	B (FT.)
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URBAN HIGH (45 MPH)	45	350	350
RURAL	50	500	500

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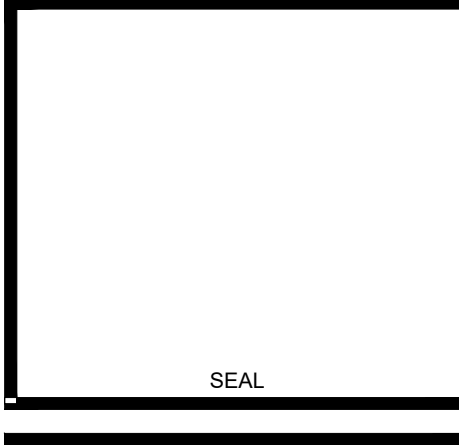


NYS DOT WZTC NOTES:

- WHERE NOT SHOWN IN THE WZTC PLANS OR OTHERWISE AUTHORIZED BY NYS DOT (OR THE ENGINEER), TRAVEL LANE WIDTHS IN WORK ZONES SHALL BE A MINIMUM OF 11 FT ON FREEWAYS, RAMPS, EXPRESSWAYS AND MULTI-LANE CONVENTIONAL ROADWAYS AND 10 FT ON ALL OTHER CONVENTIONAL ROADWAYS.
 - WORK ZONES SHALL BE RESTRICTED TO ONE SIDE OF THE ROADWAY AT A TIME IN EACH DIRECTION ON DIVIDED ROADWAYS, UNLESS APPROVED BY THE ENGINEER.
 - THE CONTRACTOR SHALL SCHEDULE WORK SO THAT ALL TRAVEL LANES AND RAMPS IN EACH DIRECTION ARE OPEN WHEN THE CONTRACTOR'S OPERATIONS ARE CLOSED DOWN OR SUBSTANTIALLY CLOSED DOWN.
 - DAILY CLOSURES MAY OCCUR OFF OF LONG-TERM CLOSURES AND SHALL BE SUBJECT TO DAILY CLOSURE RESTRICTIONS.
 - WORK ZONES SHALL BE RESTRICTED TO ONE SIDE OF THE ROADWAY AT A TIME ON UNDIVIDED HIGHWAYS.
 - WHEN A PEDESTRIAN APPROACHES A FLAGGER STATION, THE FLAGGER SHALL STOP TRAFFIC AND DIRECT THE PEDESTRIAN TO A SAFE ROUTE THROUGH THE WORK AREA. FLAGGERS SHALL COORDINATE THE FLAGGING OF THE WORK ZONE TO ENSURE PEDESTRIANS CAN SAFELY PROCEED THROUGH THE AREA. IF THERE IS MORE THAN THE OCCASIONAL PEDESTRIAN WITHIN THE PROJECT LIMITS, REFER TO THE SITE SPECIFIC PEDESTRIAN WZTC PLAN.
 - DAILY LANE, RAMP AND SHOULDER CLOSURES SHALL NOT BE PERMITTED ON STATE OWNED ROADWAYS DURING MAJOR HOLIDAYS. FOR A LIST OF THE MAJOR HOLIDAYS, SEE SPECIAL NOTE IN THE CONTRACT PROPOSAL FOR TEMPORARY LANE CLOSURE RESTRICTIONS FOR MAJOR HOLIDAYS.
- 2022**
- 6:00 AM THURSDAY, DECEMBER 20, 2021 THRU 6:AM MONDAY, JANUARY 3, 2022 – (NEW YEAR'S HOLIDAY)
 6:00 AM FRIDAY, MAY 27, 2022 THRU 6:00 AM TUESDAY, MAY 31, 2022 – (MEMORIAL DAY HOLIDAY)
 6:00 AM FRIDAY, JULY 1, 2022 THRU 6:00 AM TUESDAY, JULY 5, 2022 – (JULY 4TH HOLIDAY)
 6:00 AM FRIDAY, SEPTEMBER 2, 2022 THRU 6:00 AM TUESDAY, SEPTEMBER 6, 2022 – (LABOR DAY HOLIDAY)
 6:00 AM WEDNESDAY, NOVEMBER 23, 2022 THRU 6:00 AM MONDAY, NOVEMBER 28, 2022 – (THANKSGIVING HOLIDAY)
 6:00 AM FRIDAY, DECEMBER 23, 2022 THRU 6:00 AM TUESDAY, DECEMBER 27, 2022 – (CHRISTMAS HOLIDAY)
 6:00 AM FRIDAY, DECEMBER 30, 2022 THRU 6:00 AM TUESDAY, JANUARY 3, 2022 – (NEW YEAR'S HOLIDAY)
- ALL CHANNELIZING DEVICES SHALL BE PLACED SO AS TO PROVIDE A 2-FOOT LATERAL CLEARANCE TO THE TRAVELED WAY UNLESS OTHERWISE SHOWN ON THE PLANS. WHERE POSSIBLE A LATERAL BUFFER SPACE OF 2-FOOT MINIMUM SHALL BE PROVIDED BETWEEN THE WORK SPACE AND THE CHANNELIZING DEVICES.
 - CHANNELIZING DEVICE SPACING (CENTER TO CENTER) SHALL BE 40' MAXIMUM FOR POSTED SPEED LIMITS 40 MPH OR GREATER AND 20' MAXIMUM FOR POSTED SPEED LIMITS 35 MPH OR LESS.
 - STANDARD CONES AND TUBULAR MARKERS SHALL NOT BE USED FOR CHANNELIZATION AND DELINEATION DURING THE HOURS OF DARKNESS, WHICH IS DEFINED AS THE PERIOD BETWEEN SUNSET AND SUNRISE.
 - ALL CONSTRUCTION SIGN SHALL BE MOUNTED AT A HEIGHT OF 7 FEET ABOVE THE EDGE OF TRAVEL TIME.
 - SIGNS SHALL NOT ENCRoACH MORE THAN 4" INTO SHOULDERS USED BY PEDESTRIANS OR BICYCLES.
 - WHERE SHOULDER WIDTHS ARE LIMITED AND SIGNS CANNOT BE ERRECTED BEYOND THE SHOULDER, CONSTRUCTION SIGNES MAY NEED TO BE MOUNTED ON CONCRETE MEDIAN BARRIERS, BRIDGE PARAPETS, ETC..
 - THE CONTRACTOR'S FAILURE TO COMPLY WITH THE REQUIREMENTS AS STATED ABOVE WILL BE CONSIDERED UNSATISFACTORY TEMPORARY WORK ZONE TRAFFIC CONTROL. PAYMENT WILL BE WITHHELD FOR THE VARIOUS CONTRACT ITEMS WHICH CONTAIN WORK ZONE TRAFFIC CONTROL PROVISIONS IN ACCORDANCE WITH TABLE 619-7 FOR EACH DAY THAT A FAILURE TO COMPLY OCCURS. FAILURE TO COMPLY WILL ALSO RESULT IN THE ASSESSMENT OF LIQUIDATED DAMAGES FOR EACH VIOLATION.
 - THE CONTRACTOR SHALL BE AWARE THAT THE WORK ZONE TRAFFIC CONTROL IS A VERY CRITICAL ITEM OF THE PERMIT AND SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 619 "WORK ZONE TRAFFIC CONTROL" OF THE STANDARD SPECIFICATIONS, THE 2009 EDITION OF THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE NEW YORK STATE SUPPLEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORK ZONE TRAFFIC CONTROL AT ALL TIMES FOR THE DURATION OF THE PERMITTED WORK.
 - ACTUAL FIELD CONDITIONS MAY REQUIRE OTHER SIGNS AND OTHER ARRANGEMENTS OF SIGNS. DISTANCES SHALL BE ADAPTED TO PREVAILING CONDITIONS. SIGNS SHALL BE LOCATED TO PROVIDE OPTIMUM VISIBILITY. SIGNS THAT RE NOT APPLICABLE SHALL BE COVERED OR OBSCURED FROM SIGHT. ALL SIGN NUMBERS REFER TO THE 2009 EDITION OF THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND THE NEW YORK STATE SUPPLEMENT.
 - PEDESTRIAN ACCOMMODATIONS SHALL BE MAINTAINED FOR THE DURATION OF THE PROPOSED WORK. ANY DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY SHALL BE ADEQUATELY FENCED TO PREVENT PEDESTRIAN ACCESS WHEN THE CONTRACTOR'S OPERATIONS ARE SHUT DOWN.
 - MATERIALS, EQUIPMENT AND VEHICLES SHALL NOT BE STORED OR PARKED WITHIN THE STATE RIGHT-OF-WAY BEFORE WORK BEGINS OR AFTER CONTRACTOR'S OPERATIONS ARE SHUT DOWN. STAGING AREAS OUTSIDE THE RIGHT-OF-WAY SHALL BE USED TO STOCKPILE ALL CONSTRUCTION MATERIALS. DURING WORKING HOURS, NO CONSTRUCTION MATERIAL MAY BE STORED OR PLACED ON THE ROADWAY OR ROADBED EXCEPT WITHIN A PROTECTED WORK AREA.
 - VEHICLES BELONGING TO THE CONTRACTOR OR WORKERS SHALL NOT BE PARKED WITHIN 30 FEET OF THE EDGE OF PAVEMENT ALONG A ROADWAY BEING USED BY THE GENERAL PUBLIC UNLESS THEY ARE PARKED WITHIN A PROTECTED WORK AREA. DURING NON-WORKING HOURS, CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STORED WITHIN 30 FEET OF THE EDGE OF PAVEMENT.
 - W20-7A "FLAGGER" SIGNS SHALL BE USED WHENEVER FLAGGING OCCURS FOR MORE THAN A BRIEF PERIOD OF TIME. THE SIGNS SHALL BE PROMPTLY REMOVED, COVERED, OR FACED WAY FROM THE TRAFFIC WHEN THE FLAGGING OPERATION CEASES. ALL FLAGGING STATIONS AND LANE CLOSURES SHOULD BE LOCATED TO ENSURE MAXIMUM VISIBILITY.
 - NO DROP-OFF GREATER THAN SIX INCHES SHALL BE LEFT OVERNIGHT WITHIN 30 FEET OF THE EDGE OF PAVEMENT. DROP-OFFS LESS THAN SIX INCHES WILL BE PERMITTED IF PROPER DELINEATION AND SIGNING IS PROVIDED, AND PRIOR PERMISSION IS GRANTED IN WRITING BY A REPRESENTATIVE OF THE DEPARTMENT. A DROP-OFF IS CONSIDERED ELIMINATED IF TAPERED AWAY BY A 1 ON 6 SLOPE OR FLATTER.
 - CARE SHALL BE TAKEN TO INSURE THAT NO DAMAGE OCCURS TO THE EXISTING PAVEMENT/SHOULDER/CURB AREAS AS A RESULT OF CONSTRUCTION EQUIPMENT MOVEMENT.
 - THE CONTRACTOR MAY SUBMIT REVISIONS TO THIS PLAN FOR APPROVAL, BUT ANY CHANGE THAT ALTERS THE BASIC CONCEPTS OF THE PLAN MUST BE APPROVED BY THE NYS DOT REGIONAL DIRECTOR OR HIS DESIGNEE.

Rev.	Date	Description
8.	12/14/22	Site Plan Revisions
7.	11/28/22	Updated Sign/Utility Locations
6.	10/26/22	Per Town Comments
5.	06/16/22	Per NYSDOT Comments
4.	05/23/22	Revised Landscaping Plan
3.	05/03/22	Per NYSDOT Comments
2.	03/21/22	Preliminary Site Plan Submission
1.	07/29/21	Added Southern Fenceline

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PROPOSED DANDY MINI-MART
 LANSGING (T), TOMPKINS (Co.), NEW YORK

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 113 East Chemung Place
 Elmira N.Y. 14904
 Phone (607) 734-2165
 Fax (607) 734-2169
 www.FaganEngineers.com

Scale: As Noted
 11x17 Prints are 1/2 Size

Date: November 30, 2020

Design By: JBG, RSN

Drawn By: RSN

Checked By: JBG

Project No.: 2020.062

Drawing Name: 20062.dwg

NYS DOT DETAILS

C19



TRUCK PATH FOR FUEL AND PARKING FROM EAST ENTRANCE
NTS.



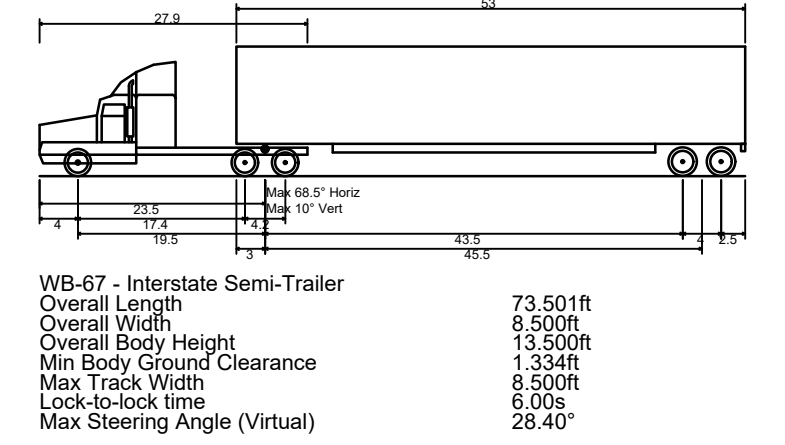
TRUCK PATH FOR FUEL FROM WEST ENTRANCE
NTS.



TRUCK PATH FOR PARKING FROM WEST ENTRANCE
NTS.

LEGEND

---	PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING EDGE OF ROADWAY
---	EXISTING CURB LINE
---	EXISTING SANITARY SEWER
---	EXISTING GAS MAIN
---	EXISTING UTILITY LINE
---	EXISTING FENCE LINE
---	EXISTING WATER LINE
---	EXISTING CONTOUR LINE
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED CONTOUR LINE
---	PROPOSED EASEMENT
---	PROPOSED STORM SEWER
---	PROPOSED EDGE OF ROADWAY
---	PROPOSED CURB LINE
---	PROPOSED SANITARY SEWER
---	PROPOSED GAS LINE
---	PROPOSED UTILITY LINE
---	PROPOSED WATER LINE
---	PROPOSED SILT FENCE
---	PROPOSED COMPOST SOCK
---	EXISTING SANITARY MANHOLE
---	EXISTING FIRE HYDRANT ASSEMBLY
---	EXISTING CLEANOUT
---	EXISTING SPOT ELEVATION
---	PROPOSED SANITARY MANHOLE
---	PROPOSED WATER VALVE
---	PROPOSED THRUST BLOCK
---	PROPOSED FIRE HYDRANT ASSEMBLY
---	PROPOSED CLEANOUT
---	PROPOSED LIGHTING FIXTURE
---	PROPOSED SPOT ELEVATION
---	PROPOSED DRYWELL
---	PROPOSED CATCH BASIN
---	PROPOSED INLET PROTECTION
---	PROPOSED TOP/BOTTOM CURB



TRUCK PROFILE
SCALE: 1"=20'

Note:
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IT'S THE LAW!
Call three days before you dig!
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SEAL

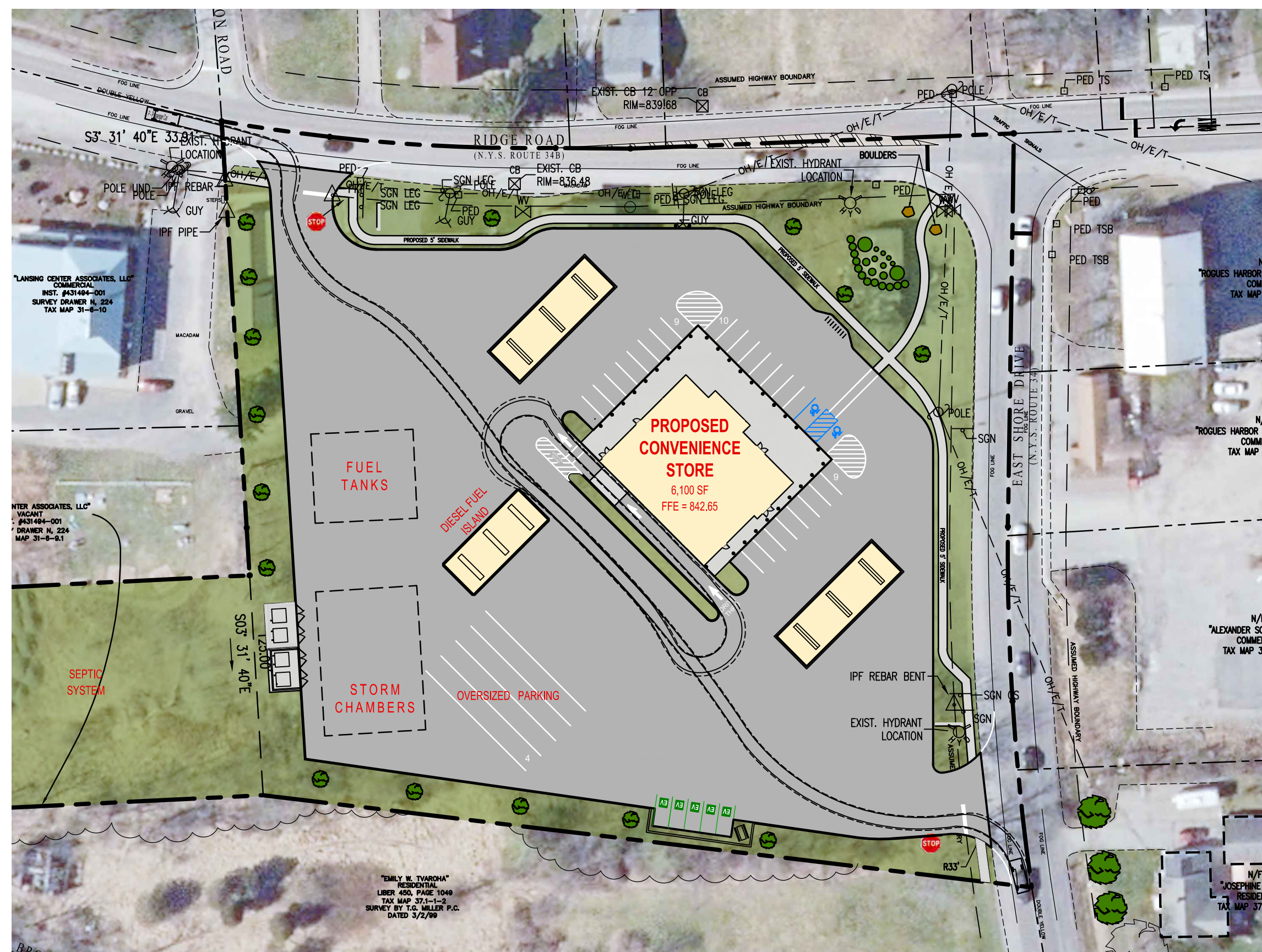
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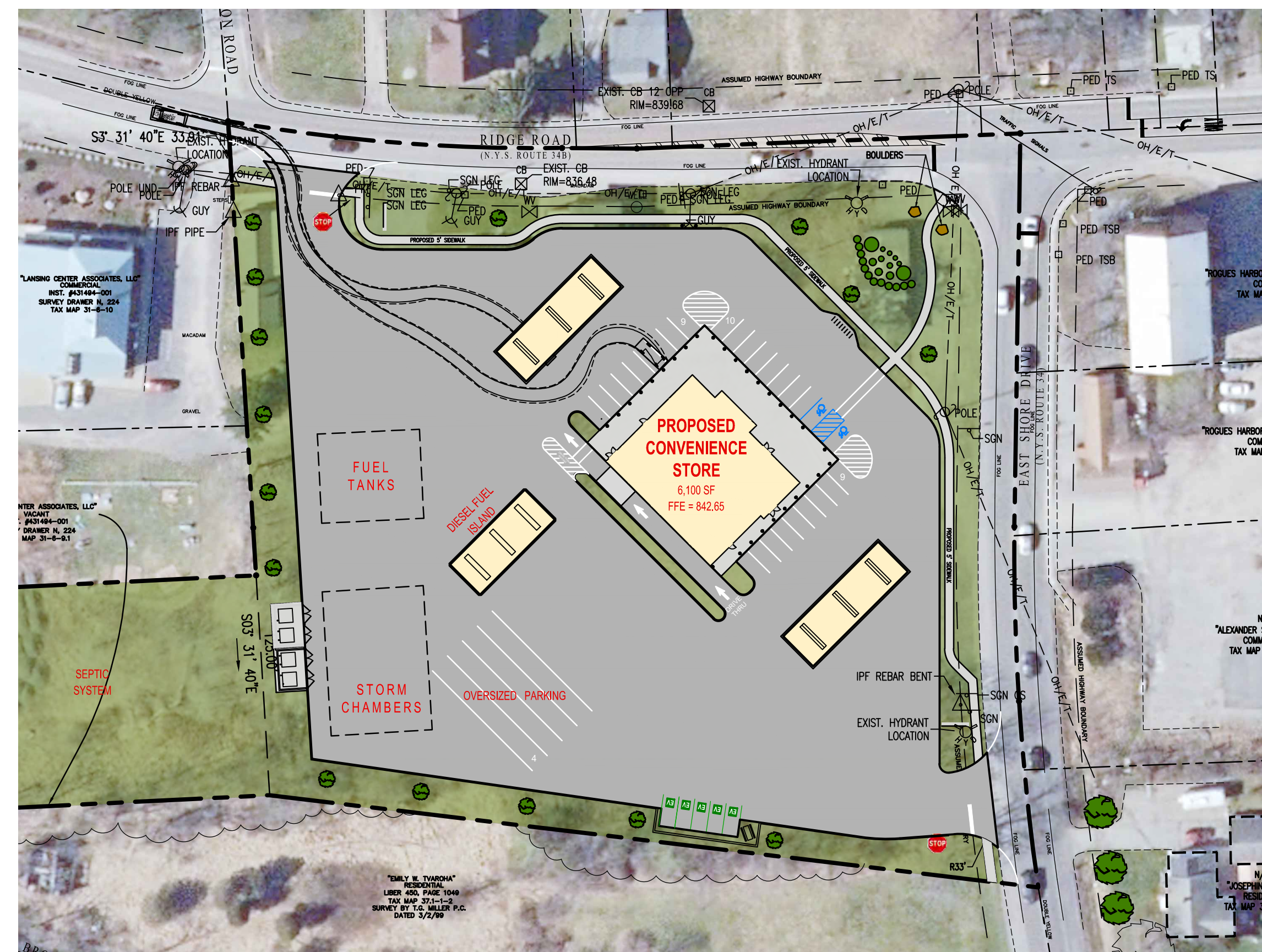
TRUCK TURN
C20

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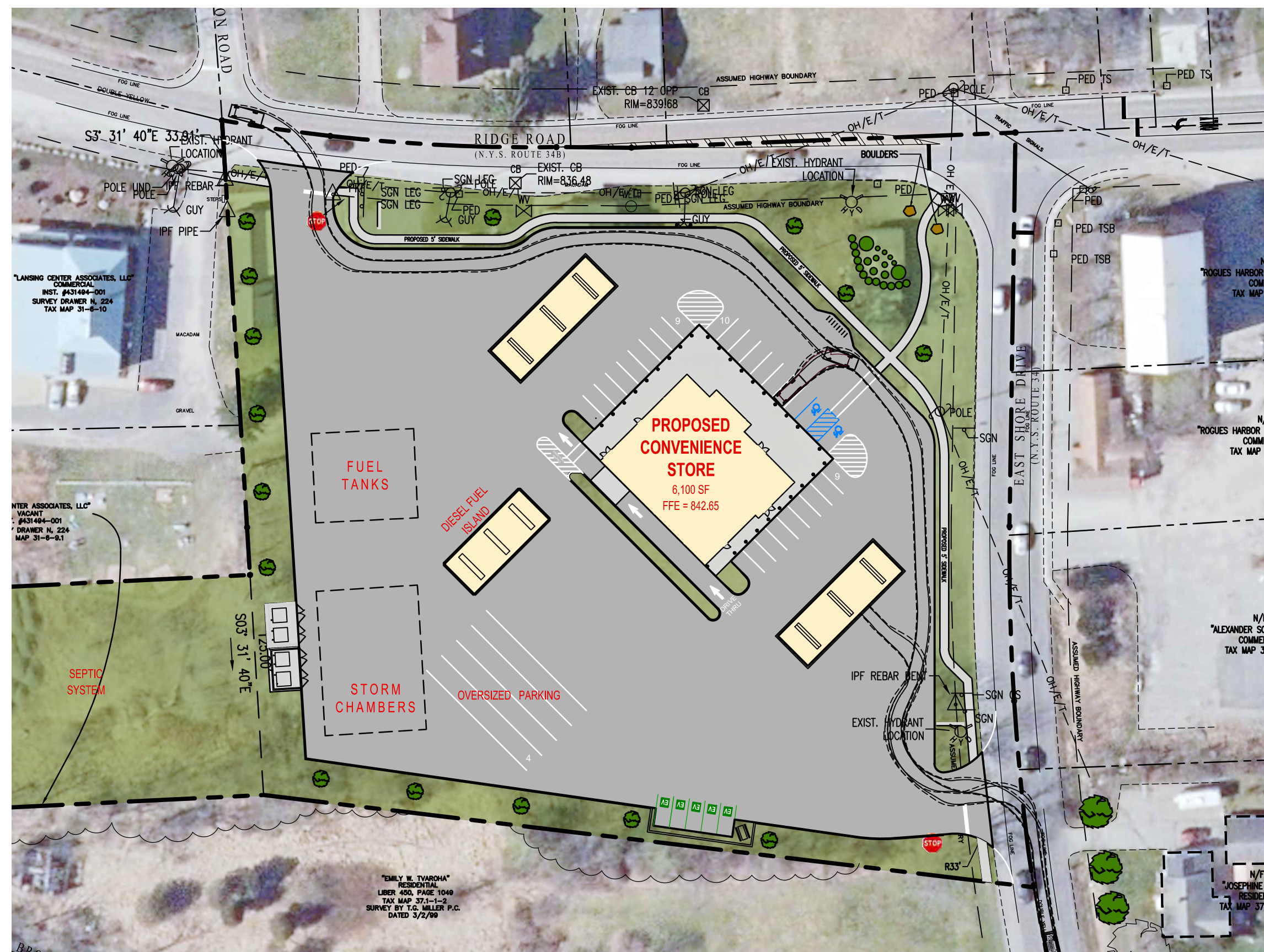
PASSENGER CAR PATH FOR DRIVE-THRU FROM WEST ENTRANCE

NTS.



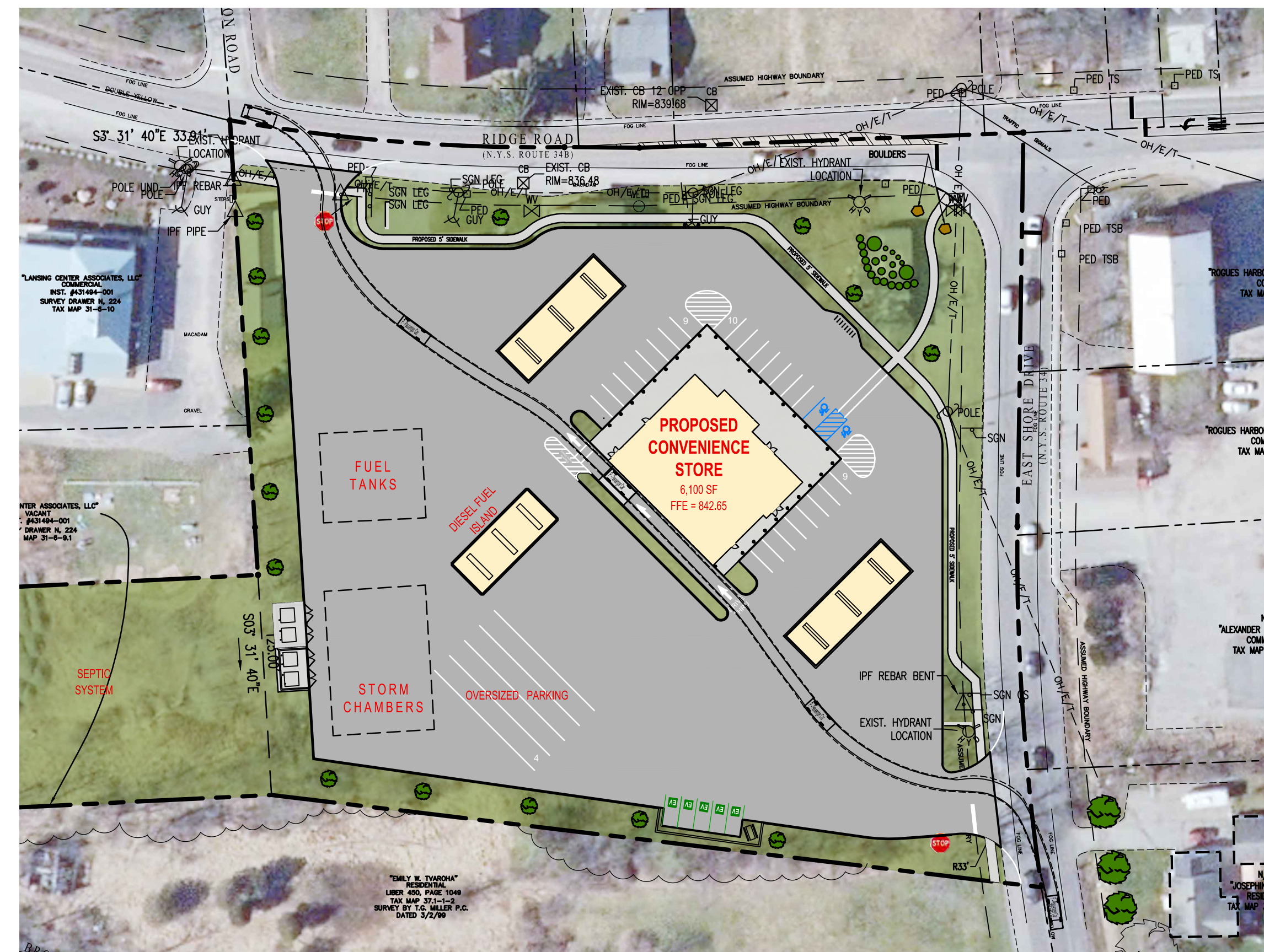
PASSENGER CAR PATH FOR FUEL AND PARKING FROM WEST ENTRANCE

NTS.



PASSENGER CAR PATH FOR FUEL AND PARKING FROM EAST ENTRANCE

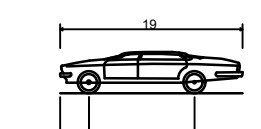
NTS.



PASSENGER CAR PATH FOR DRIVE-THRU FROM EAST ENTRANCE

NTS.

LEGEND	
---	PROPERTY LINE
---	EXISTING EASEMENT
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---	PROPOSED CATCH BASIN
---	PROPOSED INLET PROTECTION
---	PROPOSED TOP/BOTTOM CURB



P - Passenger Car
 Overall Length
 Overall Width
 Overall Body Height
 Min Body Ground Clearance
 Track Width
 Lock-to-lock time
 Max Steering Angle (Virtual)

CAR PROFILE
 SCALE: 1"=20'

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PASSENGER CAR TURN
C21