



# PLANNING BOARD MEETING

Lansing Town Hall Board Room  
Monday, May 20, 2024  
6:30 PM

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## 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](http://www.lansingtown.com), click on the "YouTube" Icon (red square) located on the bottom left corner of our Home Page.

#### 1. Call Meeting to Order

#### 2. Roll Call

#### 3. Action Items

- a. Project:** Site Plan Review of Salt Point Brewery's site modifications: new walk-in cooler, stage/performance area

Applicant: Chris Hesse

Location: 6 Louise Bement Lane Tax Parcel # 31.-1-16.6

Project Description: The applicant proposes to add a new walk-in cooler and to construct a new stage/ music performance area once time and money allows.

SEQR: This is a Type II action under SEQR 617.4 (c)(12), requiring no further action

Anticipated Action: Review of project, determination of public hearing

- b. Project:** Site Plan Review of minor subdivision of land at 105 Ludlow Road

Applicant: Mary Seymour

Location: 105 Ludlow Road Tax Parcel # 15.-1-7.1

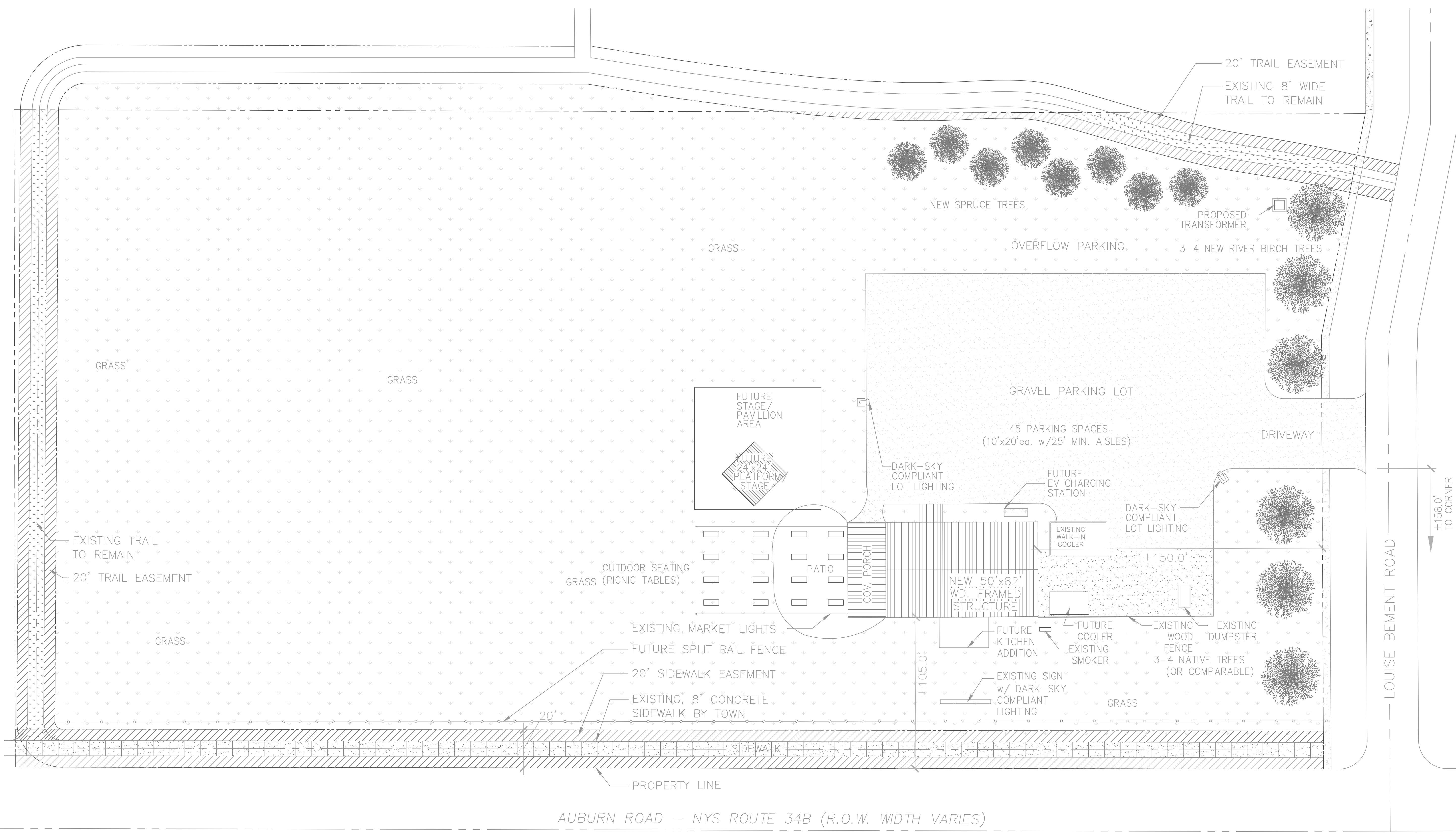
Project Description: The applicant proposes to subdivide the parent lot at 105 Ludlow Road (Parcel A) into two lots; Parcel B (4.37 acres) and Parcel C (7.96 acres).

SEQR: This is an Unlisted action under SEQR 617.4 and will require further review

Anticipated Action: Review of project, SEQR, determination of public hearing

#### 4. Adjourn Meeting

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



**PROPOSED SITE PLAN:**  
**SALT POINT BREWERY**  
**6 LOUISE BEMENT RD.**  
**LANSING, NY**

SHEET TITLE  
**PROPOSED SITE PLAN**

DATE ISSUED

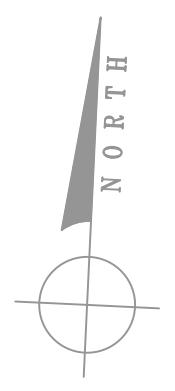
SCALE  
**1:300**

DRAWN BY

DATE CREATED

SHEET NO.

**1** PROPOSED SITE PLAN ~ SALT POINT BREWING ~ 'PARCEL D'



1:300

**SITE NOTES:**

LOT AREA	5.479 ACRES (238,647 SF)
<b>NEW IMPERVIOUS SURFACES:</b>	<b>AREA:</b>
PROPOSED 50'x82' PRIMARY STRUCTURE	4,100 SF
PROPOSED COVERED PORCH	1,755 SF
PROPOSED NEW PARKING LOT (45 SPACES)	31,300 SF
WALK-IN COOLER	240 SF
PROPOSED PAVILION	400 SF
PROPOSED PATIO & WALKWAYS	1,930 SF
<b>TOTAL NEW IMPERVIOUS AREA:</b>	<b>39,625 SF</b>
PERCENTAGE OF NEW IMPERVIOUS AREA	16.60%

## 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.

<b>Part 1 – Project and Sponsor Information</b>			
Salt Point Brewing Update / addition			
Name of Action or Project:			
6 Louise Bement Ln.			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone: 607-220-6116	
Chris Hesse		E-Mail: <del>cbhese@</del> cbhese@gmail.com	
Address:			
43 Myers Rd.			
City/PO:		State:	Zip Code:
Lansing		NY	14882
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			<input type="checkbox"/>
			<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5 acres	
b. Total acreage to be physically disturbed?		.018 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5 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 type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		Section 3, Item a.	
5. Is the proposed action,	NO		
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	<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: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?	NO	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" 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	<input checked="" type="checkbox"/>	YES <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 type="checkbox"/>	<input checked="" 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	<input checked="" type="checkbox"/>	YES <input 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

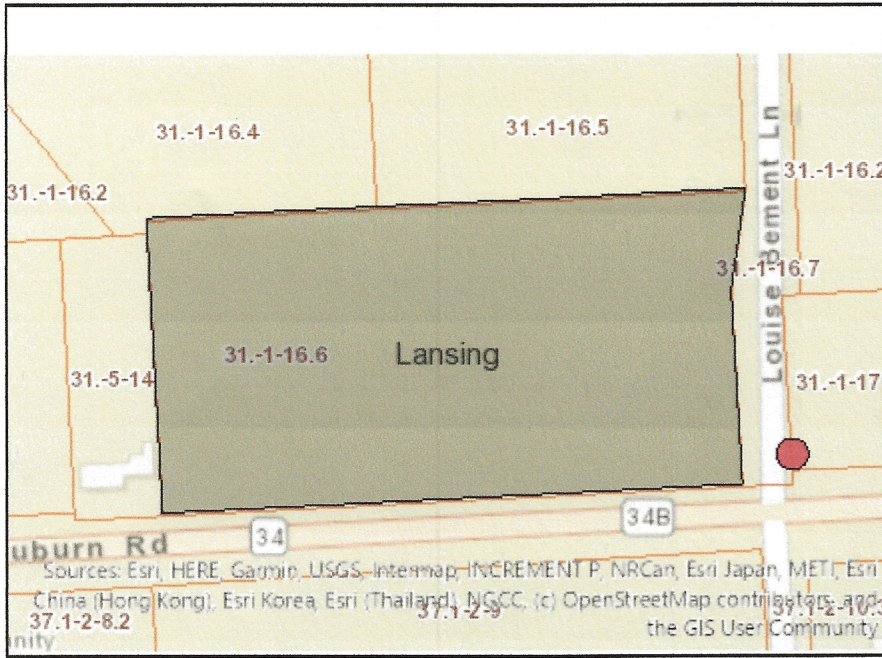
Wetland    Urban    Suburban

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,	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"/>

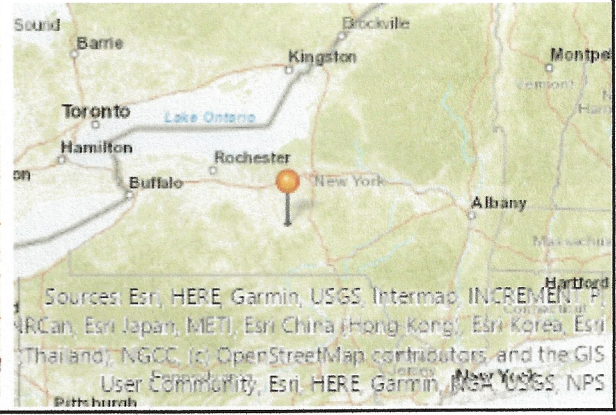
**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Chris Hesse Date: 3/18/24

Signature: [Signature] Title: Owner



**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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
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 a.

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

A. Name of applicant: Chris Hesse  
Mailing address: 43 Myer Rd.  
Louisa NY 14882

B. Description of the proposed project: kitchen addition and update to  
current site plan.

C. Project site address: 6 Louise Bennett Ln. Town: Louisa

D. Project site tax map number: 31.-1-16.6

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: .018

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.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Chris Hesse  
Name and Title of Person Completing Form

3/18/24  
Date

**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: Mary Seymour for Arlene Selby (mother)  
Mailing address: 13 Salmon Creek Rd  
Lansing NY 14882

B. Description of the proposed project: Arlene Selby wants to  
subdivide property to her children.

C. Project site address: 105 Leeward Rd ~~Lansing~~ Town: Lansing

D. Project site tax map number: 15-1-18.3

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: 14.21

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.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**

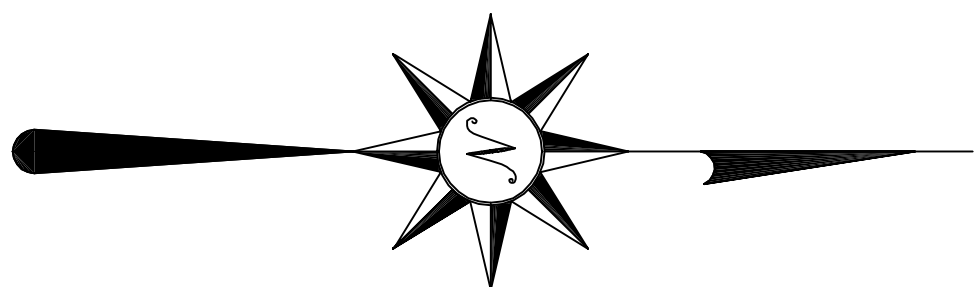
Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts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

Mary Seymour  
Name and Title of Person Completing Form

4/14/24  
Date



MAGNETIC NORTH



SECOND GARDEN PARK LIMITED PARTNERSHIP  
~R.O.~  
INSTRUMENT NO. 2023-00984  
TAX MAP NO. 15-1-71

REFERENCE MAP  
SURVEY MAP SHOWING LANDS OF DONALD & SHERRE NORMAN  
MADE BY T.C. MILLER P.C.  
DATED MARCH 1, 2001

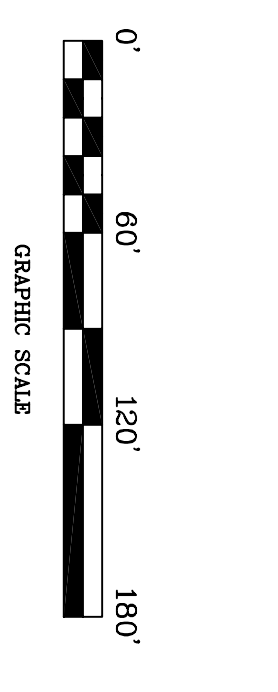
REFERENCE MAP  
MAP SHOWING A PORTION OF LANDS  
OF DONALD WORSSELL  
INSTRUMENT NO. 1994-00011  
DATED JULY 27, 1994

REFERENCE MAP  
LANDS OF DONALD WORSSELL  
INSTRUMENT NO. 1994-00011  
DATED JULY 27, 1994



LEGEND:

- EXISTING MONUMENT AS SHOWN
- SET 3/4" REBAR AND SURVEY CAP
- UTILITY POLE
- UNDERGROUND TEL RIBBER
- REPUTED OWNER
- (---) RECORD DISTANCE
- (---) RECORD DISTANCE, MEASURED DISTANCE
- /H OVERHEAD UTILITIES
- /G UNDERGROUND UTILITIES
- PRESENT CENTERLINE OF PAVEMENT
- FENCES
- STONES



NOTES:

- ABSTRACT OF TITLE NOT REVIEWED. PREMISSORS SUBJECT TO RECORDS.
- SURVEY AND SUBDIVISION OF RECORDS. AN UP TO DATE SEARCH MAY REVEAL.
- UNDERGROUND UTILITIES SHOWN BY THIS SURVEY ARE APPROXIMATE ONLY AND DRAWN BASED ON UNDERGROUND UTILITIES MUST BE FIELD MARKED BY OTHERS TO DETERMINE THEIR EXISTENCE.
- SEE 1502 FOR RECORDS 2 203 FOR PARTIAL RELEASE OF DEED COVENANTS.
- PARTIES SHOWING HERON MAY BE SUBJECT TO NYSNG FOLE LINE EASEMENT L-489/7-45

REFERENCE MAPS:

- 1. MAP OF SURVEY SHOWING PARCELS OF LAND ON LUDLOW ROAD... DATED AUG. 24, 1974, ABANDONED MAY 10, 1988.
- 2. MAP OF THREE PARCELS OF LAND OWNED BY THALMPP BUILDERS, INC. DATED NOV. 1, 1978.

SUBDIVISION PLAN  
LANDS OF ~  
ARLENE F. SELBY  
BEING PART OF MILITARY LOT 60  
TOWN OF LANSHING ~ COUNTY OF TOMPKINS  
STATE OF NEW YORK  
TAX MAP NO. 15-1-163  
REFERENCE DEEDS: L.500/P.614 & L.639/P.689

REAGAN LAND SURVEYING P.O. Box 1124 Baldwin, New York 11513 EMAIL: office@reaganlandsurveying.com		NOTE: Any revisions to this map must comply with section 2009, Subdivision 2 of the New York State Education Law. All certifications herein are valid for this map only. Licensed land surveyors whose signatures appear hereon. This map is not valid when used in conjunction with a "Survey Affidavit" or "Certificate of No-Change".	
Date: 3/2024	Drawn: A. PUZO	Scale: 1"=60'	Job No: 24-024
I hereby certify to: ARLENE F. SELBY			
that I am a licensed land surveyor, New York State license no. 049892, and that this map correctly delineates an actual survey on the ground made by me or under my direct land title survey 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			
Signed: _____ Dated: MARCH 13, 2024			
Copyright 2024. All Rights Reserved. Reagan Land Surveying			

## 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.

<b>Part 1 – Project and Sponsor Information</b>			
105 Ludlow Road Lansing NY 14882 Mary Seymour for Arlene Selby			
Name of Action or Project: Subdividing property for her children			
Project Location (describe, and attach a location map): 105 Ludlow RD Lansing NY 14882 in Tompkins County			
Brief Description of Proposed Action: Arlene Selby is wishing to Subdivide her property to her children			
Name of Applicant or Sponsor: Mary Seymour		Telephone: 607-379-0057	
		E-Mail: maryseymour41@gmail.com	
Address: 13 Salmon Creek RD			
City/PO: Lansing		State: NY	Zip Code: 14882
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		14.21 acres	
b. Total acreage to be physically disturbed?		14.21 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		14.21 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

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

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?

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

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

NO	YES
<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: Mary Seymour Date: 04-14-2024

Signature: *Mary Seymour* Title: 1/14/2024

# EAF Mapper Summary Report

Sunday, April 14, 2024 4:43 PM

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

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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	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

7270

LIBER 639 PAGE 689

WARRANTY DEED

THIS INDENTURE MADE THE 30<sup>TH</sup> DAY OF August, 1988

BETWEEN GORDON THAYER, residing at 1669 Ridge Road, Lansing New York party of the first part, and

VAUGHN H. SELBY and ARLENE F. SELBY, husband and wife as tenants by the entirety residing at 105 Ludlow Road, Lansing, New York,, parties of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE AND NO/100 (\$1.00) DOLLAR, lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, does hereby grant and release unto the parties of the second part, his or her heirs, distributees and assigns forever.

ALL THAT PIECE OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins, State of New York and located on Ludlow Road in said town more particularly bounded and described as follows: Commencing at a point in the centerline of Ludlow Road which said point is located S. 17° 00' 00" E. 1,097 feet from the intersection of the said centerline of Ludlow Road with the centerline of Algerine Road in said town, said point or place of beginning also being the southwesterly corner of premises heretofore conveyed by grantor to DONALD J. SHELDON, and JANE P. SHELDON by deed dated December 14, 1972 and recorded in the Tompkins County Clerk's Office in Liber 505 of deeds at page 123; thence running N 83° 08' E 475 feet to an iron pin; thence N 17° 00' W 258.63 feet to an iron pin; thence N 88° 37' 00" E 735.65 feet to an iron pin; thence S 19° 28' 40" E 701.51 feet to an iron pin; thence S 68° 30' 10" W 860.73 feet to a point which said point marks the Southeast corner of premises heretofore conveyed to grantees herein; thence N 17° 00' W along grantees' Easterly line 225.71 feet to a point marked by an iron pin; thence S 70° 58' W along grantees' Northerly line and passing through an iron pipe at 319.20 feet and running a total distance of 349.20 feet to a point in the center line of said Ludlow Road; thence N 17° 00' 00" W 60.04 feet along the center line of Ludlow Road to a point; thence N 70° 58' E 935.90 feet to a point; thence N 19° 28' 40" W 258.86 feet to a point; thence S 83° 08' W 943.24 feet to a point in the center line of Ludlow Road; thence N 17° 00' 00" W 60.95 feet along the center line of Ludlow Road to the point or place of beginning

SUBJECT to the following to the extent they affect the above described premises:

1.) The rights of the public in and to that portion of the above described premises lying within the bounds of the public highway.

2.) The right of ingress and egress in common with

WESLEY E. McDIRMOTT  
ATTORNEY AT LAW  
405 N. HOGA ST  
ITHACA, N. Y. 14850  
607-273-8410

See Misc. Records, Liber 32 page 783.

LIBER 689 PAGE 690

grantor, his successors, heirs and assigns across a 60 foot strip of land as shown on a survey map and designated as " Roadway R.O.W." on a survey entitled "Map of Survey Parcel of Land owned by Thalapp Builders Inc.," dated October 20, 1975 drawn by R. L. MacDowell and filed in the Tompkins County Clerk's Office on December 23, 1975.

3.) Further subject to the rights of ingress and egress over the same 60 foot right of way as conveyed to Thomas J. Cook, and Carolyn Cook, their heirs, successors and assigns by deed of Thalapp Builders Inc. dated December 3, 1975 and recorded in the Tompkins County Clerk's Office in liber 549 at page 572.

4.) An easement given by Thalapp Builders Inc., to New York State Electric and Gas Corporation and New York Telephone Company dated February 11, 1974 and recorded April 3, 1974 in the Tompkins County Clerk's Office in liber 517 of deeds at page 297.

5.) Right of way granted to New York State Electric and Gas Corporation dated October 22, 1947 and recorded in the Tompkins County Clerk's Office in liber 305 of deeds at page 68.

6.) An easement given to the New York State Electric and Gas Corporation by instrument dated January 28, 1972 and recorded in said clerk's office in liber 499 of deeds at page 45.

7.) An easement granted to the New York Telephone Company by instrument acknowledged July 7, 1972, and recorded July 26, 1972 in said clerk's office in liber 501 of deeds at page 638.

SUBJECT to the following covenants which shall run with the land for a period ending June 9, 1997.

1.) The land shall be used for residential purposes only.  
2.) Modern sanitary septic tank system, approved and installed pursuant to directions of the Tompkins County Department of Health shall be used.

3.) No building shall be erected other than a private dwelling, and once a private dwelling is erected a garage for personal passenger cars and buildings incidental to a private dwelling. Any dwelling constructed on said lot shall have a market value of at least \$25,000.00 exclusive of land.

4.) The premises shall not be used for commercial purposes of any kind or nature.

5.) No livestock or poultry of any kind or nature shall be kept on the premises, except the usual household pets. Any pets kept on the premises shall be harbored in such manner as to avoid any inconvenience or annoyance to surrounding landowners.

6.) The exterior of any house constructed on the premises (exclusive of landscaping) shall be completed within two years after foundation is finished.

7.) No trailers or mobile homes shall be kept on the premises at any time except camping vehicles may be stored on the premises provided that they are stored in a building or stored on the premises behind landscaping in such manner as to be out of sight from the public highways and adjoining landowners

8.) The premises shall not be used for storage of any materials, equipment or supplies of any kind or nature.

WESLEY E. McDERMOTT  
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LIBER 639 PAGE 691

9.) Any dwelling and buildings incidental thereto, constructed on said premises, shall be built at least 25 feet from any street or highway line and at least 12 feet from the lot lines.

10.) No fence or wall, other than the wall of a building, may be built to a height of more than 6 feet so that same will not interfere with a neighbor's light, air or view.

These restrictions may be modified by agreement of a majority of owners of parcels located within 300 feet of the perimeter of the above described premises.

BEING a part of the same premises conveyed to grantor herein by deed of Thalap Builders, Inc. dated October 21, 1977 and recorded October 25, 1977 in the Tompkins County Clerk's Office in liber 561 of deeds at page 56. Reference is hereby made to a certain map of survey entitled "Map of Survey Showing Parcels of Land on Ludlow Road," dated August 24, 1974, and amended May 10, 1988, drawn by R. L. MacDowell, Jr., said map being filed concurrently herewith.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their heirs, distributees and assigns forever.

AND SAID party of the first part covenants as follows:

FIRST, that the parties of the second part shall quietly enjoy the said premises;

SECOND, that said party of the first part, will forever WARRANT the title to said premises.

THIRD, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of any improvements before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

IN PRESENCE OF

Gordon Thayer L.S.  
GORDON THAYER

WESLEY E. McDERMOTT  
ATTORNEY AT LAW  
405 N. TIOPHANT  
ITHACA, N.Y. 14850  
607 273-8410



LIBER 639 PAGE 692

STATE OF NEW YORK)  
COUNTY OF TOMPKINS) SS:

On this 30<sup>th</sup> day of August, Nineteen Hundred and EIGHTY EIGHT before me, the subscriber, personally appeared GORDON THAYER to me personally known and known to me to be the same person described in and who executed the within Instrument, he acknowledged to me that he executed the same.

*Wesley E. McDermott*  
NOTARY PUBLIC

WESLEY E. McDERMOTT  
Notary Public, State of New York  
No. 55-7816135  
Qualified in Tompkins County  
Term Expires OCT 31, 1988

RECEIVED  
\$ 92.00  
REAL ESTATE  
33 AUG 30 1988  
TRANSFER TAX  
TOMPKINS  
COUNTY

Tompkins County, ss: \_\_\_\_\_ Day of August 1988  
Recorded on the 30<sup>th</sup> of DEEDS  
4:09 o'clock P.M., in Liber 639  
at page 689 and examined. Rachel A. Pierce Clerk

WESLEY E. McDERMOTT  
ATTORNEY AT LAW  
405 N. TIOGA ST.  
ITHACA, N. Y. 14850  
(607) 273-8410

# This Indenture

01757

Made the 9th day of June

LIBER 500 PAGE 614

Nineteen Hundred and Seventy-two

Between GORDON THAYER of R.D. #2, Locke, New York

part y of the first part, and

VAUGHN H. SELBY and ARLENE F. SELBY,  
husband and wife, both of R.D. #3,  
Cold Springs Trailer Park, Trumansburg,  
New York, as tenants by the entirety,

parties of the second part,  
Witnesseth that the part y of the first part, in consideration of

-----O N E-----Dollar (\$ 1.00 )  
lawful money of the United States, and other valuable consideration paid by the parties of the second part, does hereby grant and release unto the parties of the second part, the survivor, his or her distributees and assigns forever, all THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins, State of New York, located on Ludlow Road, more particularly bounded and described as follows: Commencing at a point in the center line of Ludlow Road, said point being approximately 1,914 feet southeasterly along Ludlow Road from its intersection with the center line of Algerine Road and said point of beginning being the southwesterly corner of a parcel conveyed to Gordon Thayer by deed of Philip J. Stanion and Louise Stanion hereinafter referred to; running thence north 68° 38' east along the southerly line of the aforesaid Thayer parcel a distance of 350 feet to an iron pipe; thence north 17° west 225.71 feet to an iron pipe; thence south 70° 58' west 349.20 feet to the center line of Ludlow Road, passing through an iron pipe 30 feet easterly of the center line of Ludlow Road; thence south 17° east 240 feet to the point or place of beginning.

Reference is made to a "Map of Survey Parcel of Land Owned by Gordon Thayer" dated June 1, 1972 intended to be filed concurrently herewith.

Subject to a right of way granted to the New York State Electric & Gas Corporation by instrument dated October 22, 1947 and recorded in the Tompkins County Clerk's Office in Liber 305 of Deeds at page 68, subject to an easement granted to the New York State Electric & Gas Corporation by instrument dated January 28, 1972, recorded in the Tompkins County Clerk's Office in Book 499 of Deeds at page 45 and subject to the rights of the public in and to that portion of the above described premises which lie within the boundaries of the public highway.

Being a portion of the premises conveyed to Gordon Thayer from Philip J. Stanion and Louise E. Stanion by deed dated September 7, 1971, recorded in said Clerk's Office in Liber 494 of Deeds at page 936.

Subject to the following covenants which shall run with the land for a period of 25 years from the date hereof:

1. The land shall be used for residential purposes only, and only one residence, not exceeding two families, shall be built on said lot.
2. Modern sanitary septic tank system, approved and installed pursuant to directions of the Tompkins County Department of Health shall be used.
3. No building shall be erected other than a private dwelling, and once a private dwelling is erected a garage for personal passenger cars and buildings incidental to a private dwelling. Any dwelling constructed on said lot shall have a market value of at least \$25,000 exclusive of land.

- 4. This parcel shall not be subdivided.
- 5. The premises shall not be used for commercial purposes of any kind or nature.
- 6. No livestock or poultry of any kind or nature shall be kept on the premises, except the usual household pets. Any pets kept on the premises shall be harboured in such manner as to avoid any inconvenience or annoyance to surrounding landowners.
- 7. The exterior of any house constructed on the premises (exclusive of landscaping) shall be completed within 2 years after foundation is finished.
- 8. No trailers or mobile homes shall be kept on the premises at any time except camping vehicles may be stored on the premises provided they are stored in a building or stored on the premises behind landscaping in such manner as to be out of sight from the public highways and adjoining landowners.
- 9. The premises shall not be used for storage of any materials, equipment or supplies of any kind or nature.
- 10. Any dwelling and buildings incidental thereto, constructed on said premises, shall be built at least 25 feet from any street or highway line and at least 12 feet from the lot lines.
- 11. No fence or wall, other than the wall of a building, may be built to a height of more than 6 feet, so that same will not interfere with a neighbor's light, air or view.
- 12. These restrictions may be modified in whole or in part by a written agreement of Gordon Thayer if he owns any of the property described in the above deed from Stanion lying within 300 feet of any part of the perimeter of the within described lot, or by agreement of all of the neighbors who own property whose title is derived from the above mentioned deed from Stanion to Thayer and which property lies within 300 feet of the perimeter of the within described lot.

Tax Map No. 15-1-18.2  
 Town of Lansing  
 Mailing Address: Ludlow Road

LIBR 506 716 225

LIBER 500 PAGE 616

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

We have and do hold the premises herein granted unto the parties of the second part, the survivor, his or her distributees and assigns forever.

And said party of the first part

covenants as follows:

First, That the parties of the second part shall quietly enjoy the said premises;

Second, That said party of the first part

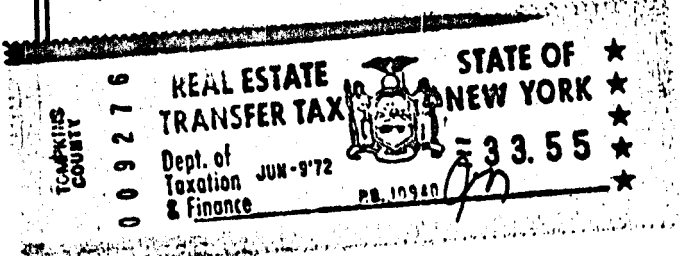
will forever warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In Presence of

Gordon Thayer  
GORDON THAYER



State of New York } ss. On this 9th day of June  
County of TOMPKINS } Nineteen Hundred and Seventy-two  
before me, the subscriber, personally appeared GORDON THAYER

to me personally known and known to me to be the same person described in and who executed the within Instrument, and he duly acknowledged to me that he executed the same.

John C. Barney  
Notary Public  
JOHN C. BARNEY  
Notary Public, State of New York  
No. 55-0169985  
Qualified in Tompkins County  
Term Expires March 30, 1973

A true copy of the original recorded on the 9th day of June 1972 at 3:38 o'clock P.M., and examined.

Eric S. Boyd  
Clerk