



PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, April 28, 2025
6:30 PM

AGENDA

SUBJECT TO CHANGE

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

VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

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

1. Call Meeting to Order

2. Roll Call

3. Action Items

a. **Project:** Final Plat Review of Minor Subdivision (2Lots) of land at 25 Sperry Lane

Applicant: Joseph Lovejoy

Location: 25 Sperry Lane

Project Description: Minor subdivision of lands located at 25 Sperry Lane into two new parcels: Parcel A (.748 ac) and Parcel B (.726 ac). This project is located in the R2 zoning district

SEQR: Unlisted Action – part 2 required

Anticipated Action: Hold Public Hearing, complete SEQR pt 2, issue approval and conditions (if applicable)

b. **Project:** Final Plat Review of Conlon Corners Minor Subdivision (4 Lots)

Applicant: Andy Sciarabba on behalf of Jesse Young (owner)

Location: 113 Bower Road

Project Description: Minor subdivision of lands located at 113 Bower Road into four new parcels: Lots 1-3 (1.5 ac each) and the remaining 182-acre parent lot. This project will also have a 20' easement with the Town for the installation of a walking trail. This project is located in the RA zoning district

SEQR: Unlisted Action – part 2 required

Anticipated Action: Hold Public Hearing, complete SEQR pt. 2, issue approval and conditions (if applicable)

c. **Project:** Site Plan Review of "Sperling Studio

Applicant: Andy Sciarabba on behalf of Josh Sperling (owner)

Location: 2073 E Shore Drive (located in the old IGA building)

Project Description: Art / woodworking studio including new site improvements. This project is located in the B1 zoning district

SEQR: Unlisted Action – part 2 required

Anticipated Action: Review project planting updates, hold Public Hearing, complete SEQR pt. 2, issue approval and conditions (if applicable)

d. **Project:** Site Plan Review - 89 Goodman Road

Applicant: Kevin Kirby, owner

Location: 89 Goodman Road

Project Description: Site Plan Review of small, home-based business named the “Barksville Inn”. This project is located in the AG zoning district

SEQR: Type II – no action needed

Anticipated Action: Review project, issue final approval and conditions (if applicable)

e. **Project:** Preliminary Plat Review of Minor Subdivision (2 Lots) of land at 655 Ridge Rd

Applicant: Pat Miller

Location: 655 Ridge Rd

Project Description: Minor subdivision of lands located at 655 Ridge Road into two parcels: Lot 1 (24.5 acres) and Lot 2 (6.75 acres). This project is located in the R2 zoning district

SEQR: Unlisted Action - part 2 required

Anticipated Action: Preliminary plat review, schedule public hearing for May, complete SEQR pt. 2 (during May’s meeting)

f. **Project:** Preliminary Plat Review of Minor Subdivision (2 Lots) of land at 372 Holden Rd r

Applicant: Nolan Hatfield

Location: 372 Holden Road

Project Description: Minor subdivision of lands located at 372 Holden Road into two parcels: the new “Parcel C” (2.68 acres) and remaining “Parent Parcel” (27.6 acres). This project is located in the AG zoning district

SEQR: Unlisted Action – part 2 required

Anticipated Action: Preliminary plat review, schedule public hearing for May, complete SEQR pt. 2 (during May’s meeting)

g. **Project:** Sketch Plan Review of 0 Sun Path

Applicant: Nate Cooke

Location: 0 Sun Path

Project Description: Sketch Plan Review of 0 Sun Path

SEQR: N/A

Anticipated Action: Sketch Plan Review of project

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.

NORTH

- LEGEND**
- - COMPUTED POINT
 - - EXISTING IRON, LABELED
 - ⊙ - 3/4" REBAR SET WITH CAP
 - ⊗ - UTILITY POLE

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 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.

MAP REFERENCES:

- 1) "SURVEY MAP NO. SPERRY LANE" DATED 9/26/2013 BY T.G. MILLER P.C.
- 2) "SURVEY MAP NO. 1 LANSING HEIGHTS ROAD" DATED 6/29/2022 BY SHEVE LAND SURVEYING.
- 3) "SURVEY MAP NO. 3 LANSING HEIGHTS ROAD" DATED 3/26/2018 BY SHEVE LAND SURVEYING.
- 4) "SURVEY MAP NO. 7 LANSING HEIGHTS ROAD" DATED 3/26/2018 BY SHEVE LAND SURVEYING

BAUDA (R.O.)
2019-2416

REINHART (R.O.)
464/439

SPERRY LANE
O.H.
PRESENT CENTERLINE
FORMER R/W

360'± TO CENTERLINE INT.
W/ LANSING HEIGHTS ROAD

7' STRIP OF LAND
TO TOWN OF LANSING
429/199

P.O.B.
PARCEL A&B

PROPOSED NEW DIVISION LINE

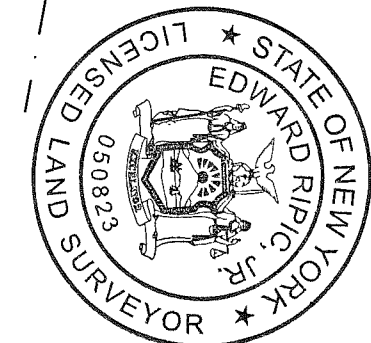
PARCEL B
AREA= 0.726 ACRES

PARCEL A
AREA= 0.748 ACRES

TITLE INFORMATION

LHL PROPERTIES, LLC
INSTRUMENT NO. 2021-11758
TAX MAP No. 26.-3-28
TOTAL AREA= 1.474 ACRES

KUYENDALL (R.O.)
2018-4183



NOTE:
THIS SURVEY MAP PREPARED WITHOUT
BENEFIT OF AN ABSTRACT OF TITLE
PROVIDED. SUBJECT TO ANY STATE OF
FACT THAT AN UPDATED ABSTRACT OF
TITLE MAY SHOW.

VALESENTE (R.O.)
2018-5991

COLEMAN &
BAKER (R.O.)
2024-3518

1-1/4" PIPE
1-1/4" PIPE
1-1/4" PIPE
1-1/4" PIPE

STREET LINE

STREET LINE

STREET LINE

1-1/4" PIPE
18.61'
7.00'

S 81°02'44" E 102.23'

S 81°20'59" E 92.55'

N 07°30'00" E 164.27'

N 82°13'12" W 193.94'

213.26'

N 07°46'48" E

236.63'

S 46°59'12" E

8.57'

WILSON (R.O.)
550/899

NORTH

Survey for

LHL PROPERTIES, LLC

LOCATED AT 25 SPERRY LANE

TOWN of LANSING

TOMPKINS COUNTY

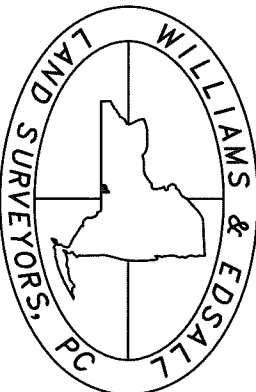
NEW YORK

DATE: 11/8/2024

SCALE: 1"=40'

I hereby certify to: LHL PROPERTIES, LLC
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 hereon.

SIGNED: *Edward Ripic, Jr.* DATE: 11/8/2024
EDWARD RIPIC, JR.



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

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: Joseph Loueja
Mailing address: 22 Lakeview Dr.
Lansing, NY 14882
- B. Description of the proposed project: Subdivide 1.6 acres
into 2 lots
- C. Project site address: 25 Sperry Lane Town: Lansing
- D. Project site tax map number: 26-3-28
- 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: 0
- G. Is any portion of the project site currently being farmed?
☐ Yes. If yes, how many acres _____ or square feet _____ ?
☒ No.

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

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

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

Joseph Loueja - land owner 2-1-25
Name and Title of Person Completing Form Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: sperry division			
Project Location (describe, and attach a location map): 25 Sperry Lane Lansing, NY 14882			
Brief Description of Proposed Action: divide 1.6 acre lot into 2			
Name of Applicant or Sponsor: Joseph Lovejoy		Telephone: 607-644-2376 E-Mail: joe.lovejoy11@gmail.com	
Address: 22 Lakeview Dr.			
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?		1.6 acres	
b. Total acreage to be physically disturbed?		1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.6 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		Section 3, Item a.	
5. Is the proposed action,	NO		
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input 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

☒ ☐

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

NO YES

☒ ☐

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

NO YES

If Yes,

☒ ☐

a. Will storm water discharges flow to adjacent properties?

☒ ☐

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

☒ ☐

If Yes, briefly describe:

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

NO YES

If Yes, explain the purpose and size of the impoundment:

☒ ☐

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

NO YES

If Yes, describe:

☒ ☐

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

NO YES

If Yes, describe:

☒ ☐

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

Applicant/sponsor/name: Joseph Lovejoy Date: 2-1-20258

Signature: Joseph Lovejoy 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]	No
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

Agency Use Only [If applicable]

Project: 25 Sperry LaneDate: 4-28-25

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

3-27-2025 SUBMISSION

CONLON CORNERS

3-LOT MINOR SUBDIVISION

JESSE YOUNG
Conlon Road, Lansing, New York 14882

SCIARABBA

engineering+design

SCIARABBA ENGINEERING, PLLC
9004 Kingtown Road
Trumansburg, NY 14886
607-533-0346
www.sciarabbaplus.com

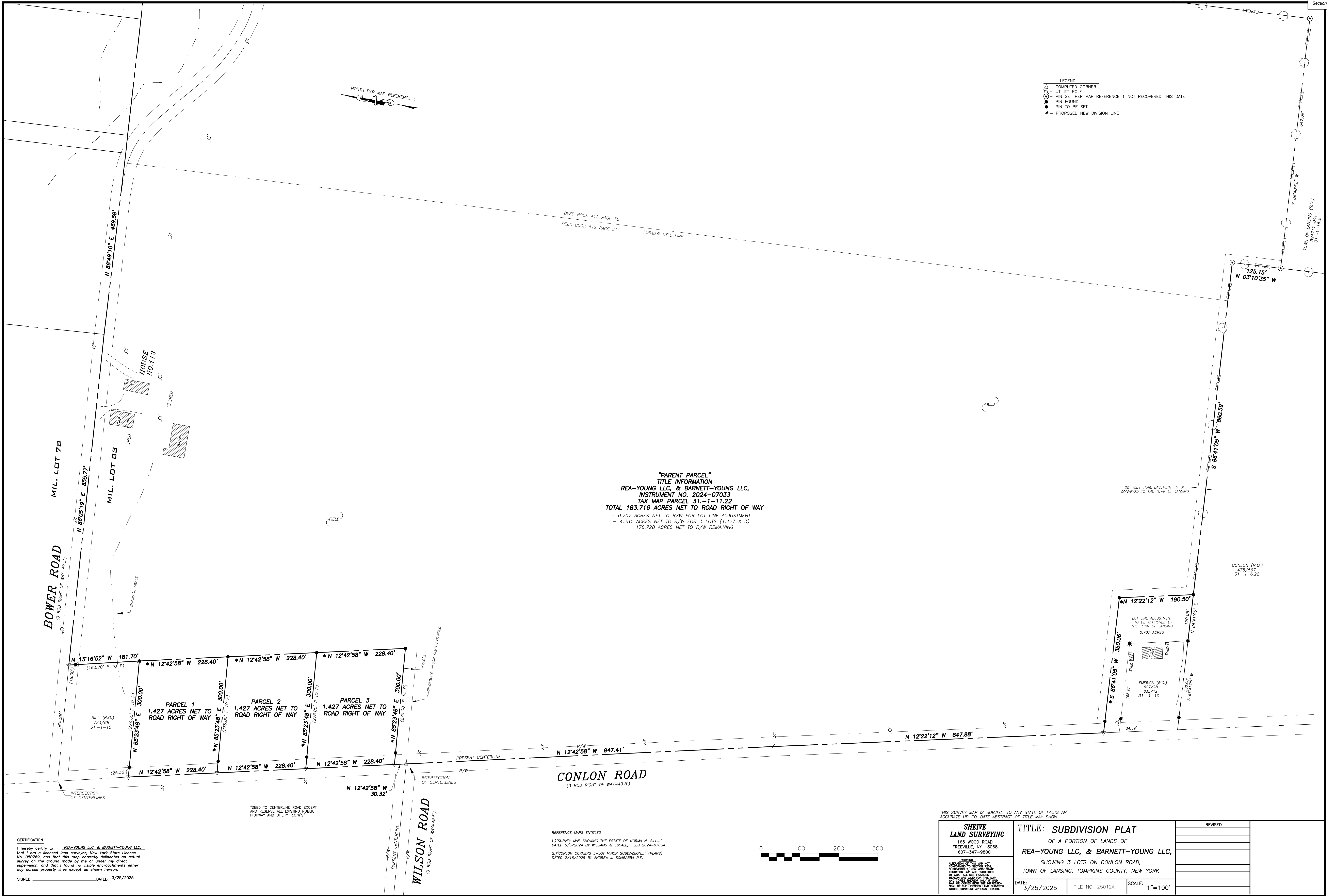


DRAWING LIST

GENERAL	
G-001	COVER SHEET
SHEIVE LAND SURVEYING	
	SUBDIVISION PLAT
CIVIL	
C-101	EXISTING CONDITIONS PLAN
C-102	EROSION AND SEDIMENT CONTROL PLAN
C-103	GROUND DISTURBANCE AND AND UTILITY PLANS

CONLON CORNERS SUBDIVISION
CONLON ROAD LANSING NY, 14882

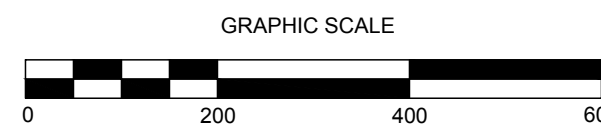
PROJECT LOCATION PLAN		PROJECT INFORMATION	
			DATE: 3/27/2025 JOB NUMBER: 24-31 APPLICANT: JESSE YOUNG APPLICANT ADDRESS: 3105 N. TRIPHAMMER ROAD, SUITE #1 LANSING, NY 14882 APPLICANT PHONE: 607-533-0346 APPLICANT EMAIL: JESSE@YOUNGBROS.COM PROJECT ADDRESS: CONLON ROAD LANSING, NY 14882 PARCEL INFORMATION: TAX MAP NO. 31.-1-11.22 183.716 ACRES TO ROW
			DRAWING NUMBER G-001





EXISTING CONDITIONS PLAN

SCALE: 1"=200'



SCIARABBA
engineering+design

SCIARABBA ENGINEERING, PLLC
9064 Kingstons Road
Trumansburg, NY 14886
607-357-0378
www.sciarabbadesign.com



CONLON CORNERS SUBDIVISION CONLON ROAD LANSING NY, 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	REISSUED 9/27/2025

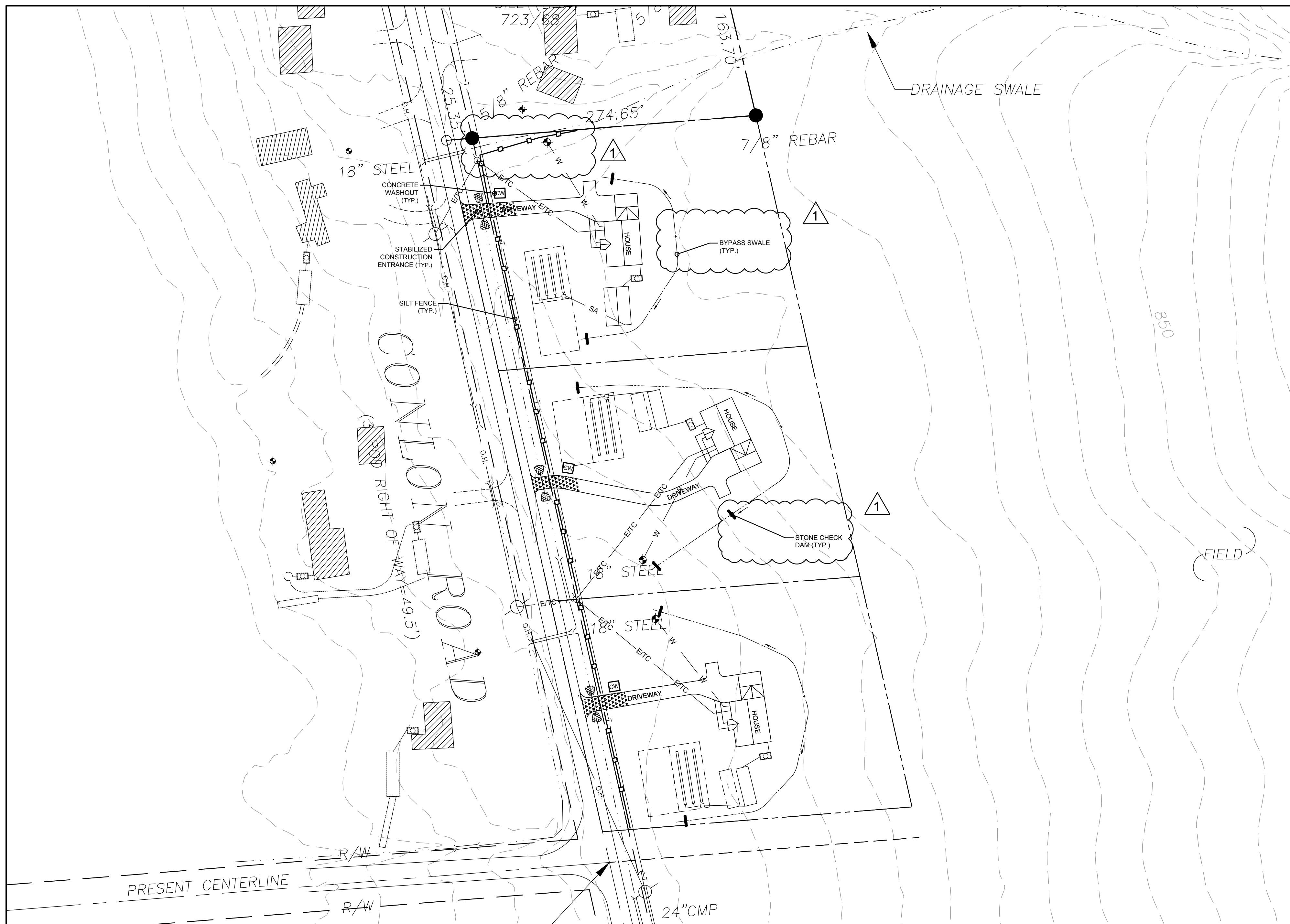
PROJECT NUMBER	24-31
DATE	2/25/2025
SCALE	1"=200'

DRAWING TITLE

EXISTING
CONDITIONS
PLAN

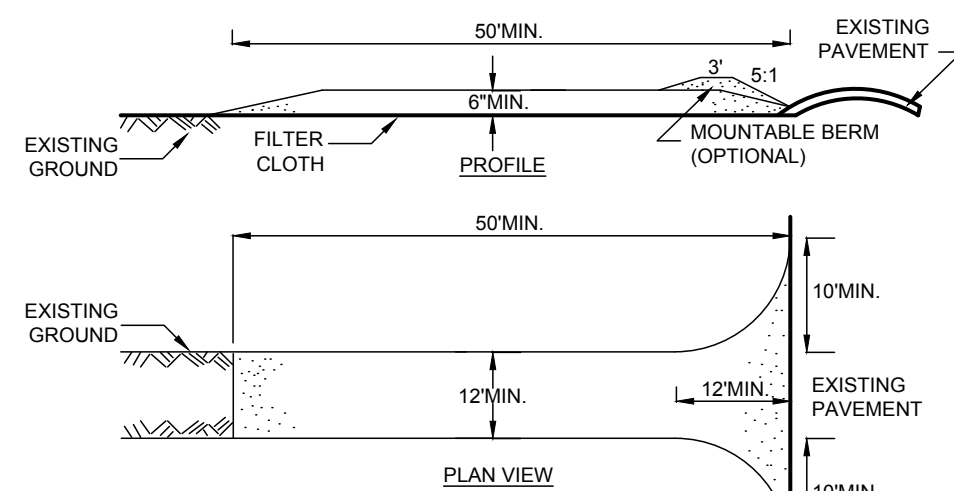
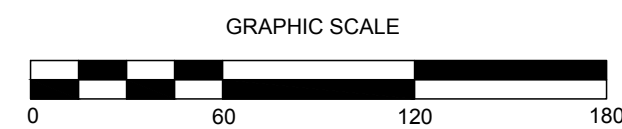
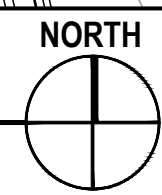
DRAWING NUMBER

C-101



EROSION AND SEDIMENT CONTROL PLAN

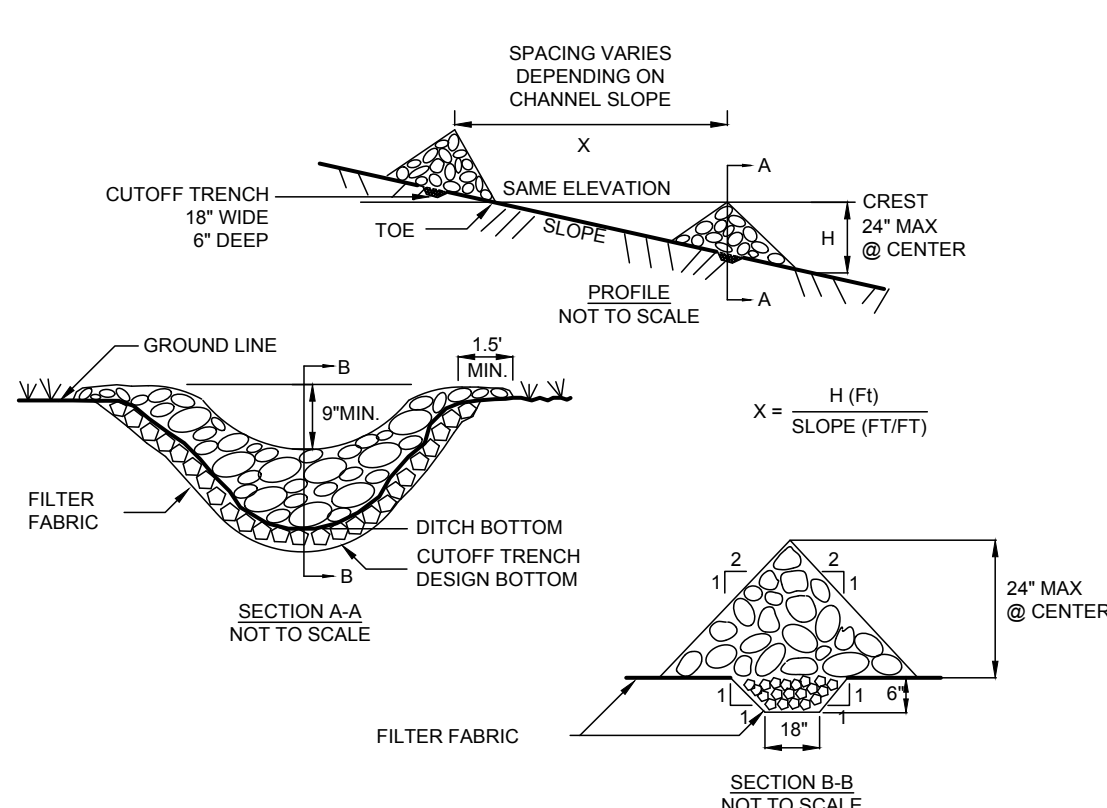
SCALE: 1"=60'



NOTES

- STONE SIZE - USE 1/4 INCH CRUSHED ANGULAR STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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



NOTES

- 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.

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

STONE CHECK DAM - NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES:

- PRIOR TO THE START OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED, ALL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE SITE PLAN AND AS OTHERWISE REQUIRED, SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR, AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROL.
- DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITH CLEAN STRAW AS OUTLINED IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROL.
- BARE SOILS SHALL BE MULCHED WITH HAY AT A RATE OF TWO TONS PER ACRE WITHIN 14 DAYS OF EXPOSURE. IF CONSTRUCTION ON AN AREA IS SUSPENDED, THE AREA SHALL BE SEEDED IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREET PAVEMENT AREAS CLEAN OF DIRT AND DEBRIS.
- AS SEDIMENT ACCUMULATES TO 1/2 THE DEPTH OF THE SILT FENCE AND CHECK DAMS, SEDIMENT SHALL BE REMOVED AS OUTLINED IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROL.
- THE CONTRACTOR & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR MEANS & METHODS OF EROSION CONTROL FACILITIES DURING CONSTRUCTION. IT SHOULD BE NOTED THAT FACILITIES ON THIS DRAWING ARE CONSIDERED MINIMUM & ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR ANY ADDITIONAL MEASURES DEEMED NECESSARY BY THE ENGINEER, TOWN, OR NYSDEC.
- PROVIDE EROSION CONTROL MEASURES AS NOTED ON THE PLANS AND AS OTHERWISE REQUIRED TO PREVENT EROSION AND SEDIMENTATION ONTO ADJOINING PROPERTIES, STREETS, WATERWAYS, AND ON SITE IMPROVEMENTS BEYOND THE LIMITS OF WORK. COMPLY WITH THE LATEST ISSUE OF NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROL AND THE NYSDEC'S "REDUCING THE IMPACTS OF SUBMITTER RUNOFF FROM NEW DEVELOPMENT".
- MAINTENANCE - THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROLS ON A WEEKLY BASIS AND AFTER ALL STORMS (1/2" RAINFALL OR GREATER) INCLUDING BUT NOT LIMITED TO THE FOLLOWING: REPLACING DAMAGED OR SILTED IN SILT FENCE, REMOVING SEDIMENT FROM STONE CHECK DAMS WHEN IT REACHES 25% OF THE HEIGHT OF THE DAM, AND STABILIZING ERODED OR WASHED OUT SLOPED AREAS.
- CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE. LAWNS HAVE BECOME ESTABLISHED TO 60% VEGETATIVE COVER AND ALL SOURCES OF EROSION HAVE BEEN PERMANENTLY STABILIZED.
- CONTRACTOR SHALL PROVIDE DUST CONTROL IN ACCORDANCE WITH THE LATEST ISSUE OF NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROL.

SEQUENCE OF CONSTRUCTION:

- INSTALL SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCES AS SHOWN ON PLAN PRIOR TO BEGINNING EARTHWORK OPERATIONS.
- REMOVE ALL TREES, STUMPS, AND BRUSH PRIOR TO BEGINNING EARTHWORK OPERATIONS.
- STRIP AND STOCKPILE TOPSOIL.
- SURROUND ALL STOCKPILE AREAS WITH SILT FENCE.
- INSTALL BYPASS SWALES AND STONE CHECK DAMS
- INSTALL CONCRETE WASHOUTS.
- COMPLETE SITE AND UTILITY IMPROVEMENTS.
- FINE GRADE, SEED, AND MULCH ALL DISTURBED LAWN AREAS WITHIN FOURTEEN (14) DAYS OF DISTURBANCE.
- REMOVE TEMPORARY SILT FENCE AND STONE CHECK DAMS ONLY AFTER SITE IS COMPLETELY STABILIZED AND ALL DISTURBED LAWN AREAS HAVE ACHIEVED 80% VEGETATIVE GROWTH.

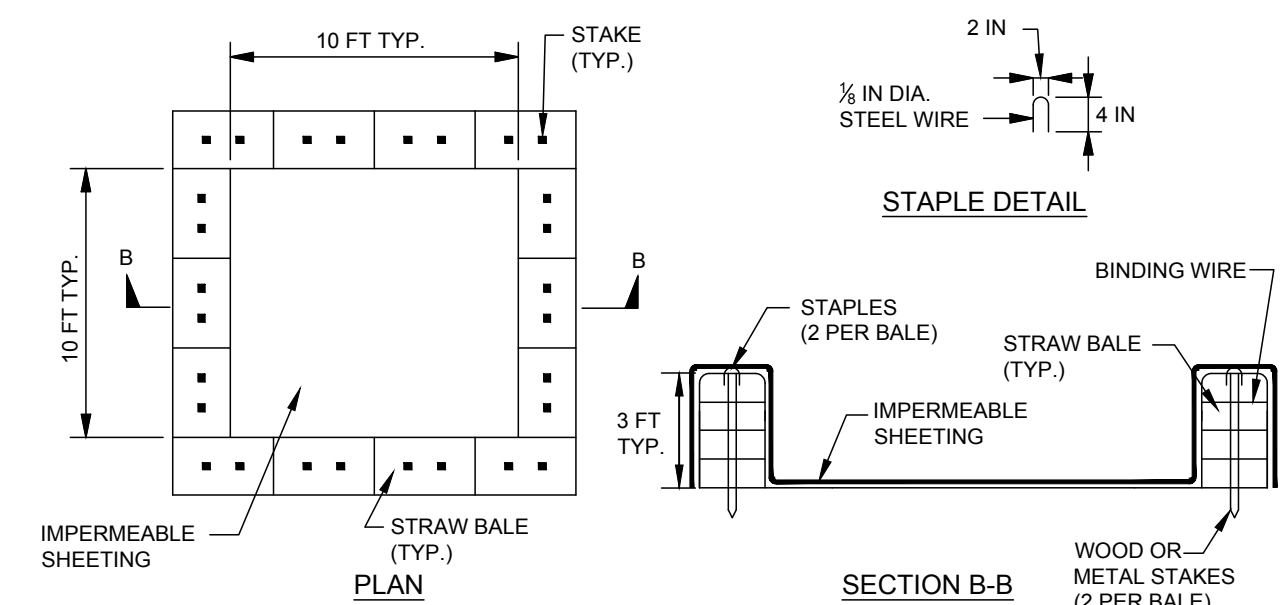
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engineering+design

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607-387-0378
www.sciarabbaseng.com



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EROSION AND SEDIMENT CONTROL NOTES - NOT TO SCALE



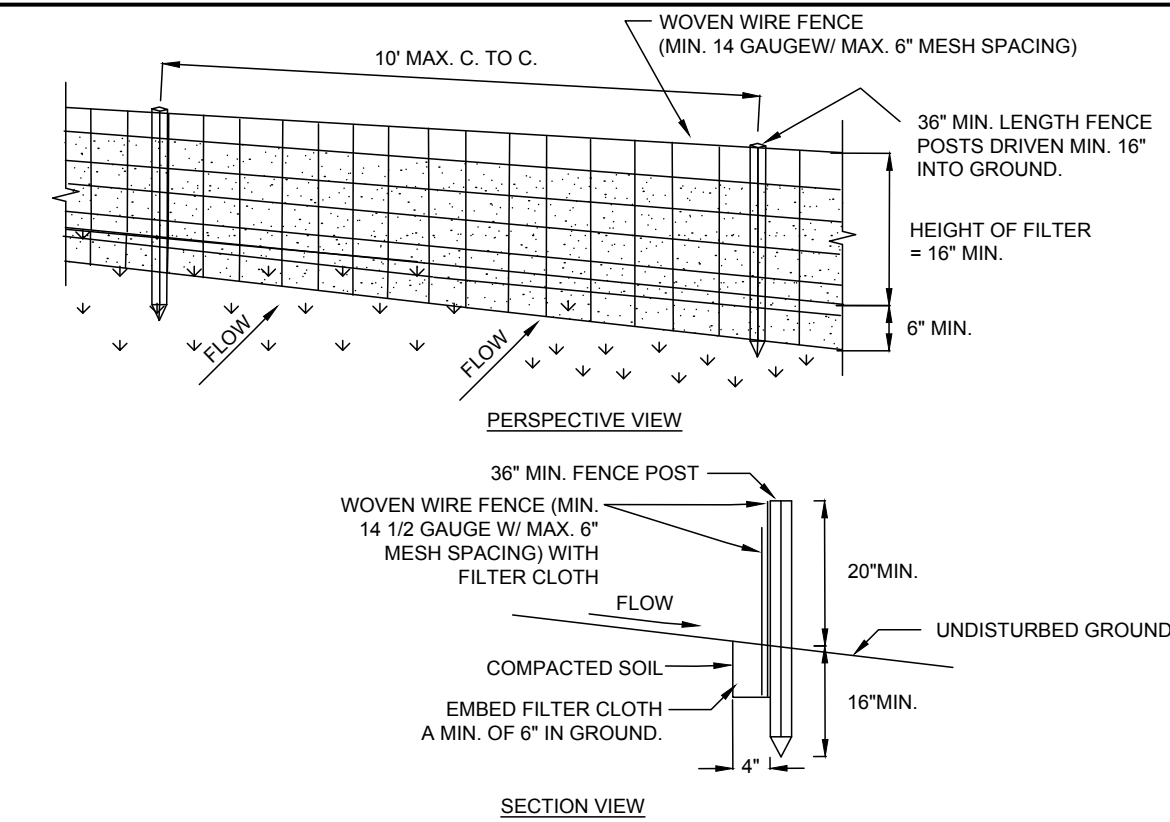
NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION NOTES

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

CONCRETE WASHOUT - NOT TO SCALE



NOTES

- 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, 6" MAXIMUM MESH OPENING. CLOTH SHALL BE EITHER MIRAF 100X, STABILINKA 140X, OR APPROVED EQUIVALENT.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- 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.

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

SILT FENCE - NOT TO SCALE

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	3/27/2025 REV PER TOWN COMMENTS

PROJECT NUMBER	24-31
DATE	2/25/2025
SCALE	AS NOTED

DRAWING TITLE

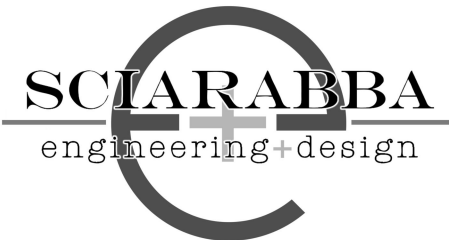
EROSION AND SEDIMENT CONTROL PLAN

DRAWING NUMBER

C-102

DISTURBANCE ON EACH LOT TO BE LIMITED TO
0.66 ACRES.

LOT OWNERS TO APPLY FOR AND OBTAIN A PERMIT FROM THE TCHD FOR EACH INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM. SYSTEMS SHOWN ARE FOR REFERENCE ONLY AND ARE BASED ON THE SEPTIC SYSTEMS INSTALLED AT NEIGHBORING PROPERTIES ON CONLON AND WILSON ROADS FOR A 4-BEDROOM HOME WHICH INCLUDED A 1,250 GALLON SEPTIC TANK, 12'X37' SAND FILTER, AND DMAT TRENCHES. ALL UTILITIES ARE TO BE ADJUSTED FOR THE FINAL HOUSE AND DRIVEWAY CONFIGURATIONS.



SCLARABBA ENGINEERING, PLLC
6064 Kingstons Road
Trumansburg, NY 14886
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CONLON CORNERS SUBDIVISION
CONLON ROAD LANSING NY, 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	3/27/2025 REV PER TOWN COMMENTS

PROJECT NUMBER	24-31
DATE	2/25/2025
SCALE	AS NOTED

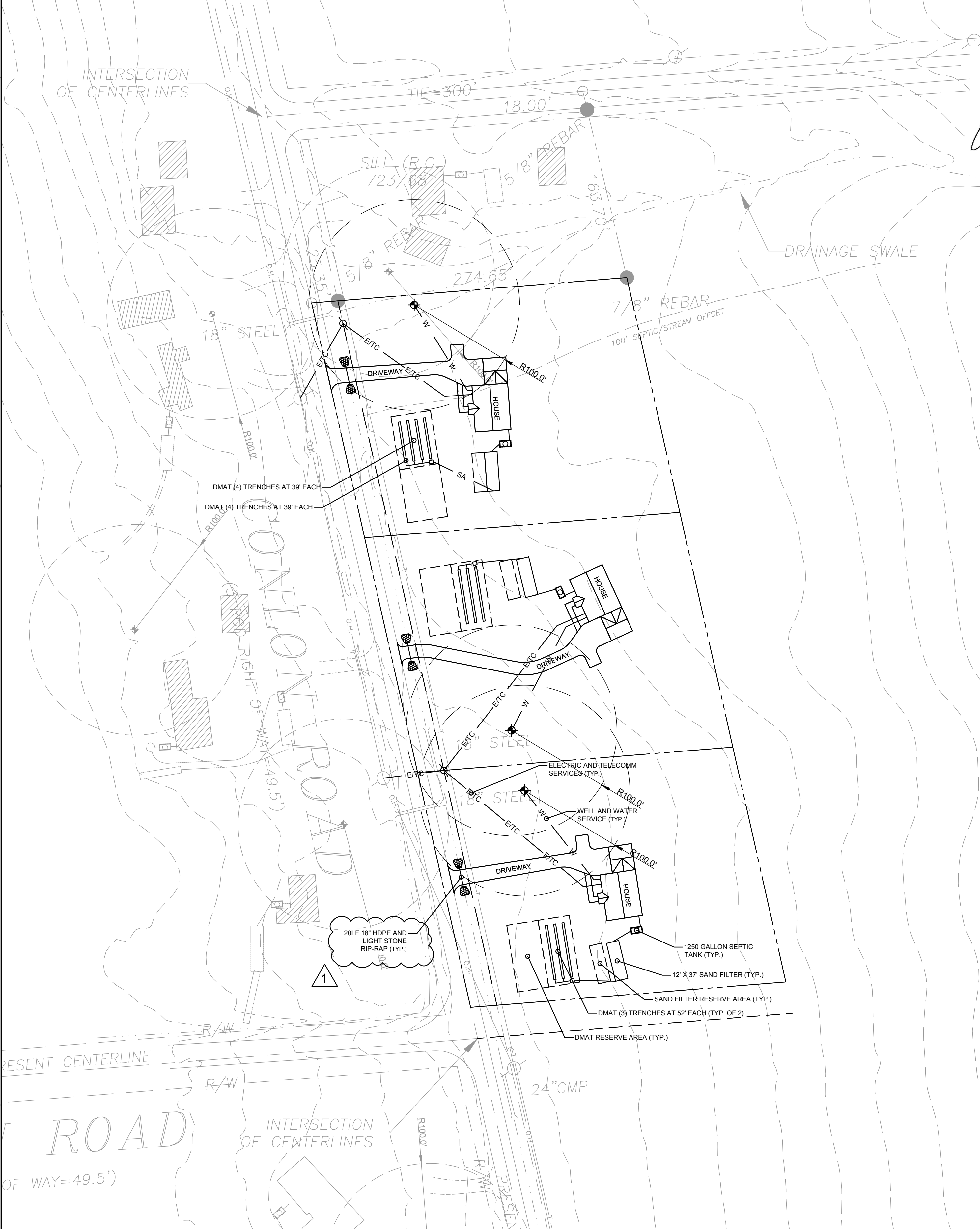
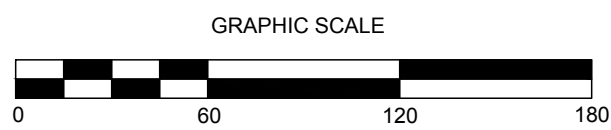
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GROUND DISTURBANCE AND UTILITY PLANS

DRAWING NUMBER
C-103



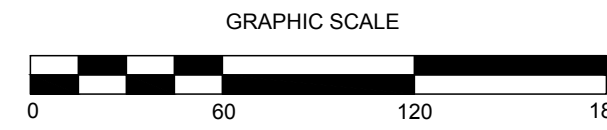
GROUND DISTURBANCE PLAN

SCALE: 1"=60'



UTILITY PLAN

SCALE: 1"=60'



Agency Use Only [If applicable]

 Project: 113 Bower Rd
 Date: 3-24-25

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

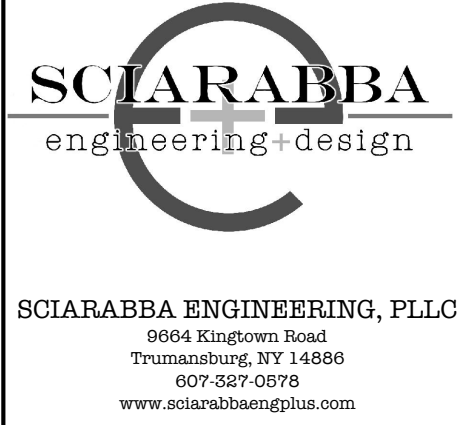
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

3-27-2025 SUBMISSION

SPERLING STUDIO

RENOVATIONS AND SITE IMPROVEMENTS

JOSHUA SPERLING
2073 East Shore Drive, Lansing, New York 14882



DRAWING LIST

GENERAL

G001 COVER SHEET

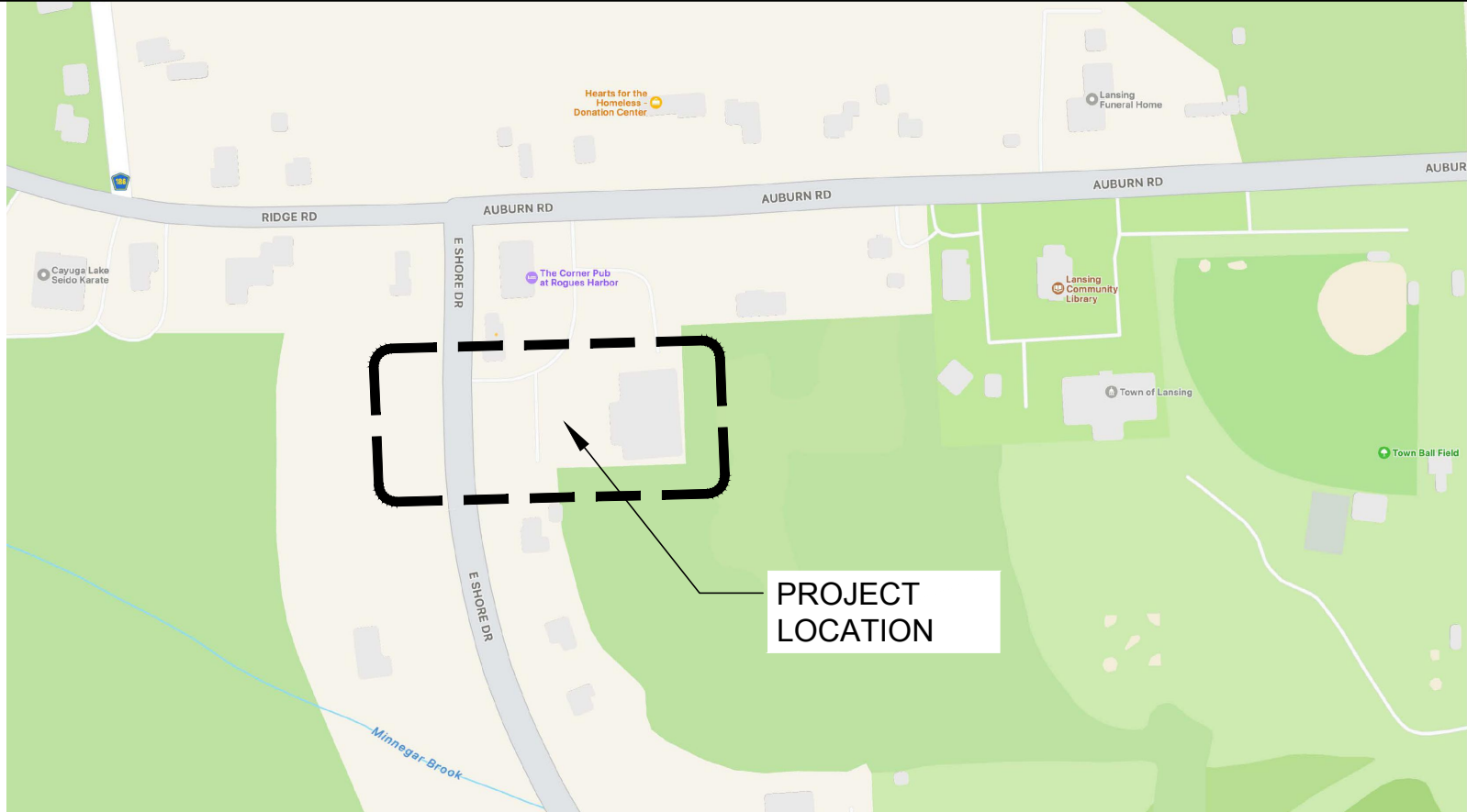
CIVIL

- C101 EXISTING CONDITIONS PLAN
- C102 DEMOLITION AND EROSION AND SEDIMENT CONTROL PLAN AND DETAILS
- C103 SITE PLAN AND DETAILS
- C104 GRADING AND DRAINAGE AND UTILITY PLANS AND DETAILS
- C104A PLANTING PLAN AND DETAILS
- C105 DETAILS

ARCHITECTURAL

- D1 FIRST FLOOR DEMOLITION PLAN
- A1 FIRST FLOOR, PROPOSED
- A2 SECOND FLOOR PLAN, PROPOSED
- A3 BUILDING SECTIONS AND ELEVATIONS
- A4 ELEVATIONS
- A5 COLOR IMAGES

PROJECT LOCATION PLAN



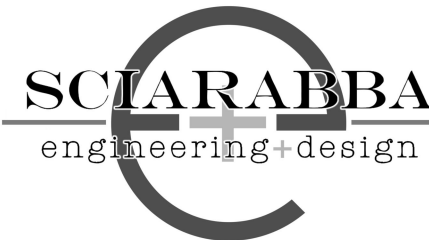
PROJECT INFORMATION

DATE: 2/25/2025 (REVISED 3/27/2025)
JOB NUMBER: 24-36
APPLICANT: JOSHUA SPERLING
APPLICANT ADDRESS: 422 CHESTNUT STREET, ITHACA, NY 14850
APPLICANT PHONE: 607-437-5439
APPLICANT EMAIL: JOSHSPERLING@GMAIL.COM
PROJECT ADDRESS: 2073 EAST SHORE DRIVE, LANSING, NY 14882
PARCEL INFORMATION: TAX MAP NO. 37.1-2-3 0.809 ACRES TO HIGHWAY BOUNDS

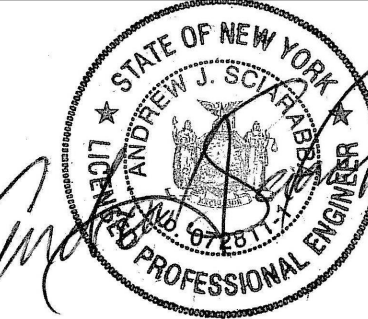
SPERLING STUDIO
RENOVATIONS AND SITE IMPROVEMENTS
2073 EAST SHORE DRIVE, LANSING NY, 14882

DRAWING NUMBER

G001



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SPERLING STUDIO RENOVATIONS AND SITE IMPROVEMENTS

2073 EAST SHORE DRIVE, LANSING, NY 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	REISSUED 9/2/2025

PROJECT NUMBER	24-36
DATE	2/25/2025
SCALE	1"=20'

DRAWING TITLE

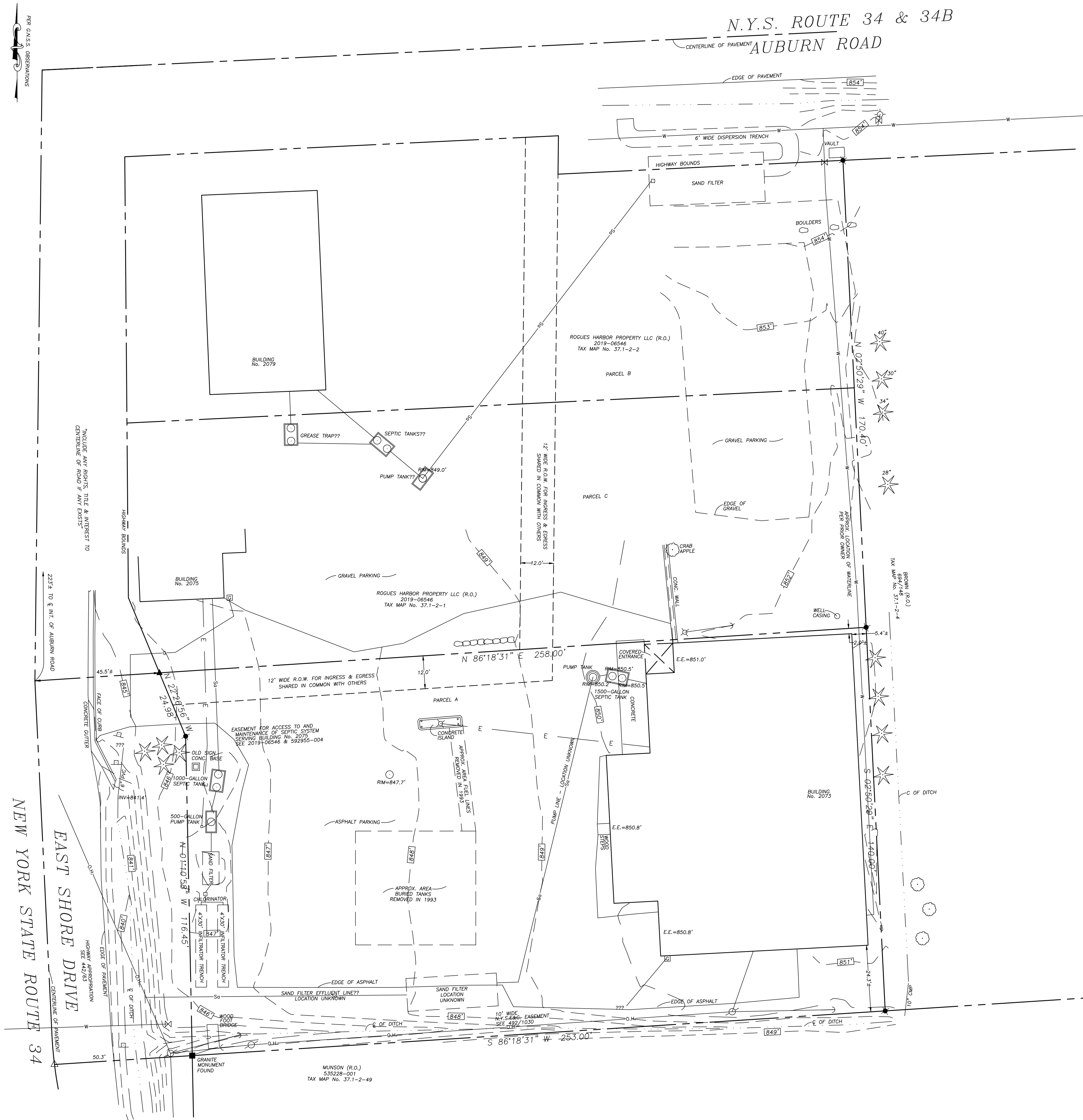
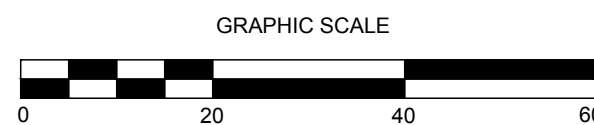
EXISTING
CONDITIONS
PLAN

DRAWING NUMBER

C101

EXISTING CONDITIONS PLAN

SCALE: 1"=20'



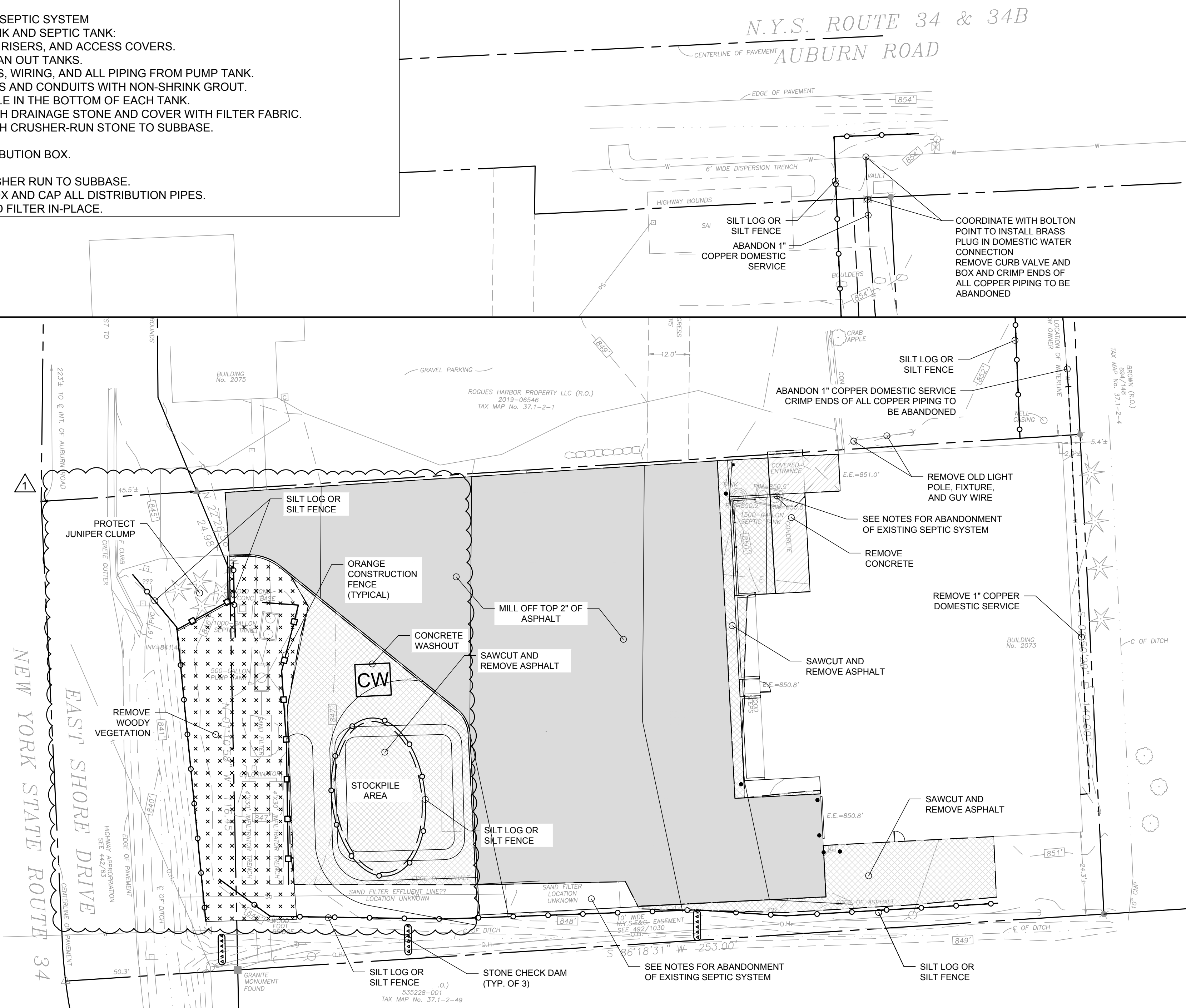
PER G.A.S. OBSERVATIONS

INCLUDE ANY RIGHTS, TITLE & INTEREST TO CENTERLINE OF ROAD IF ANY EXISTS

NEW YORK STATE ROUTE 34
EAST SHORE DRIVE
2073 TO E. INT. OF AUBURN ROAD

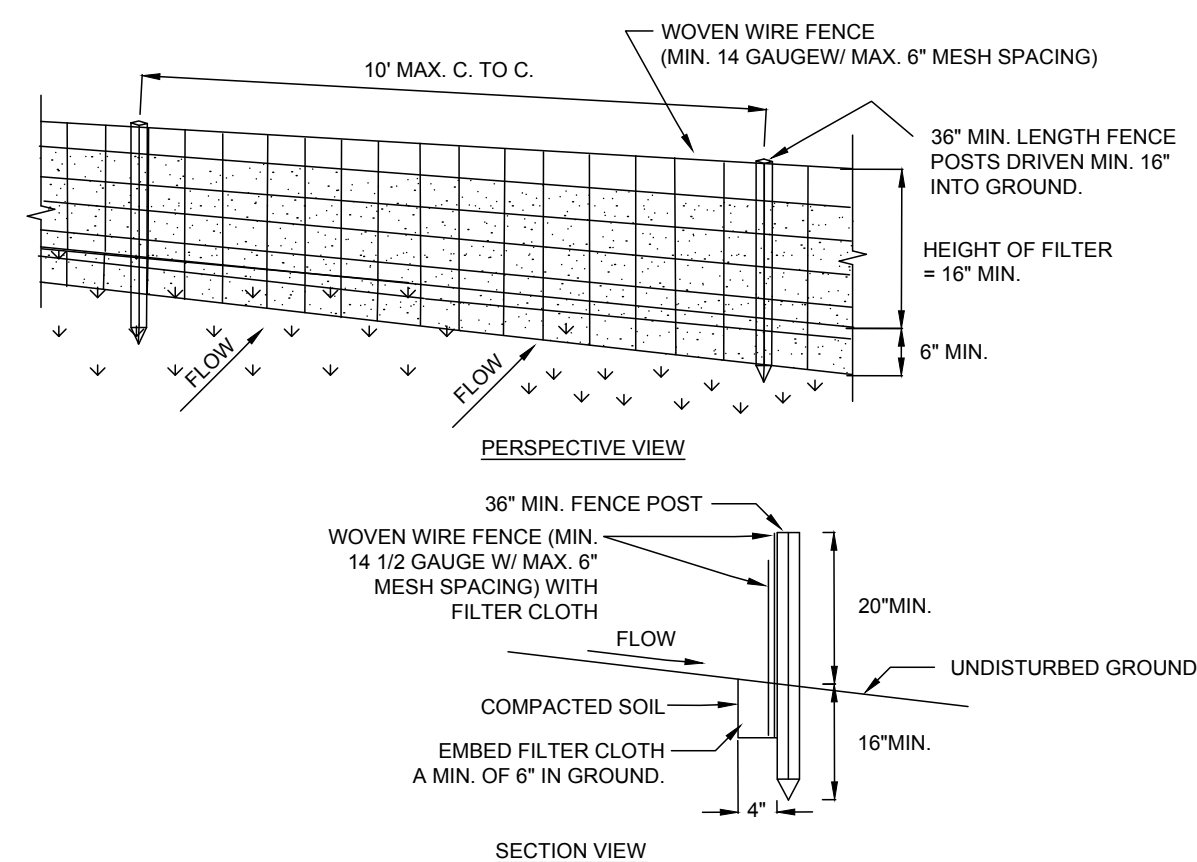
NOTES:

1. ABANDONING EXISTING SEPTIC SYSTEM
- 1.1. EXISTING PUMP TANK AND SEPTIC TANK:
 - 1.1.1. REMOVE TOPS, RISERS, AND ACCESS COVERS.
 - 1.1.2. PUMP AND CLEAN OUT TANKS.
 - 1.1.3. REMOVE PUMPS, WIRING, AND ALL PIPING FROM PUMP TANK.
 - 1.1.4. FILL OPEN PIPES AND CONDUITS WITH NON-SHRINK GROUT.
 - 1.1.5. PUNCH A 3" HOLE IN THE BOTTOM OF EACH TANK.
 - 1.1.6. FILL HOLES WITH DRAINAGE STONE AND COVER WITH FILTER FABRIC.
 - 1.1.7. FILL TANKS WITH CRUSHER-RUN STONE TO SUBBASE.
- 1.2. SAND FILTER:
 - 1.2.1. EXPOSE DISTRIBUTION BOX.
 - 1.2.2. REMOVE LID.
 - 1.2.3. FILL WITH CRUSHER RUN TO SUBBASE.
 - 1.2.4. OR REMOVE BOX AND CAP ALL DISTRIBUTION PIPES.
 - 1.2.5. ABANDON SAND FILTER IN-PLACE.



DEMOLITION AND EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=20'

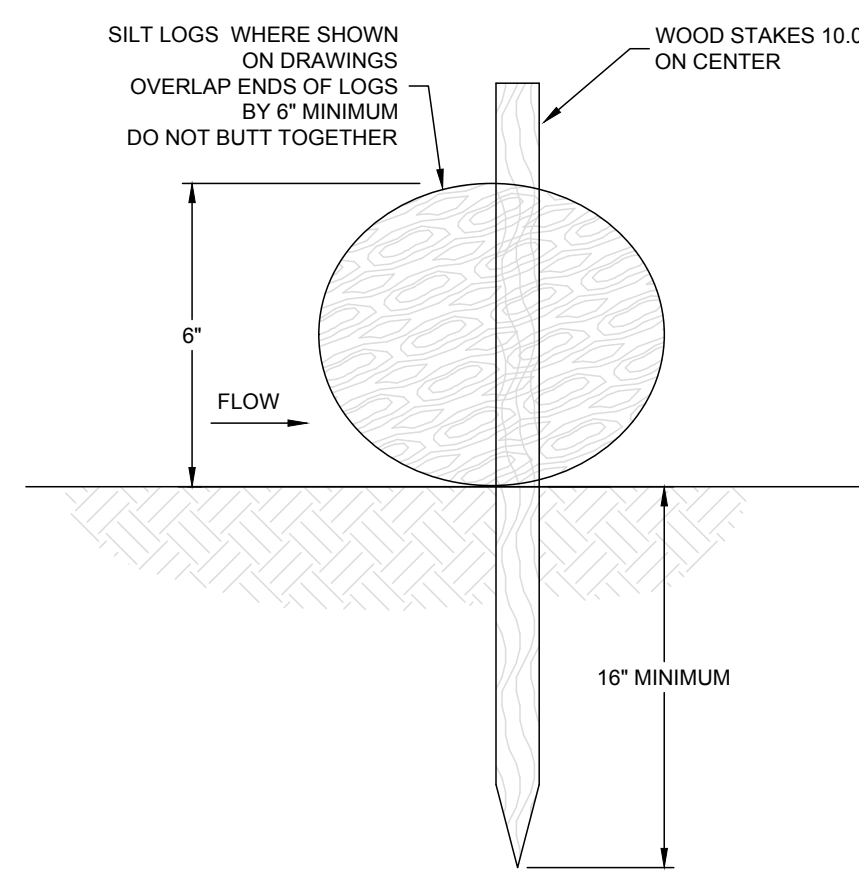


NOTES

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING. CLOTH SHALL BE EITHER MIRAFI 100X, STABILINKA 140X, OR APPROVED EQUIVALENT.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJACENT OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

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

SILT FENCE - NOT TO SCALE



SILT LOG - NOT TO SCALE

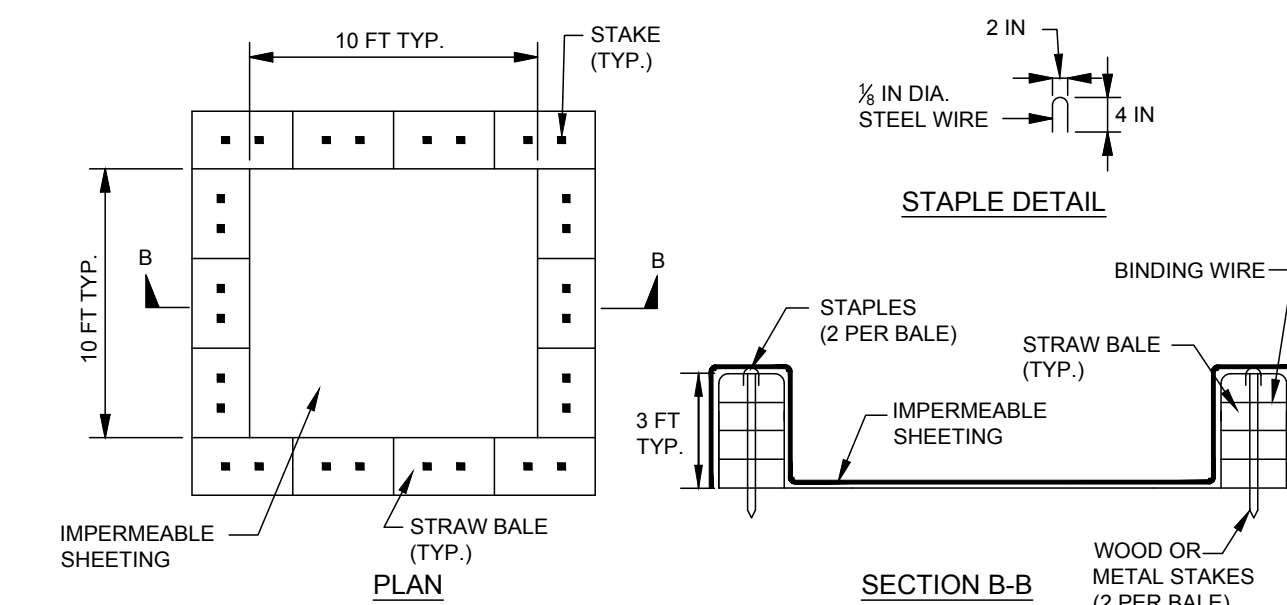
EROSION AND SEDIMENT CONTROL NOTES:

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

SEQUENCE OF CONSTRUCTION:

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

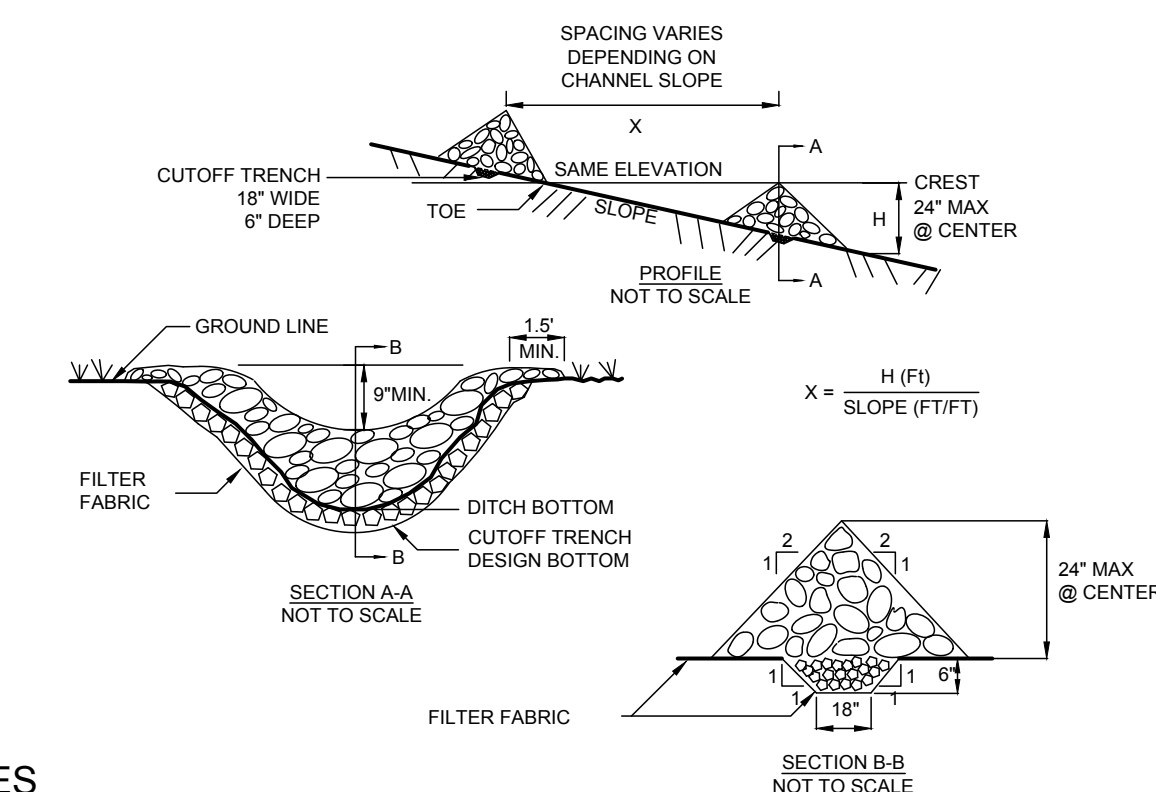
EROSION AND SEDIMENT CONTROL NOTES - NOT TO SCALE



CONSTRUCTION NOTES

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

CONCRETE WASHOUT - NOT TO SCALE



NOTES

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

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

STONE CHECK DAM - NOT TO SCALE

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SPERLING STUDIO
RENOVATIONS AND SITE IMPROVEMENTS
2073 EAST SHORE DRIVE, LANSING, NY 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	3/27/2025 REV PER TOWN COMMENTS

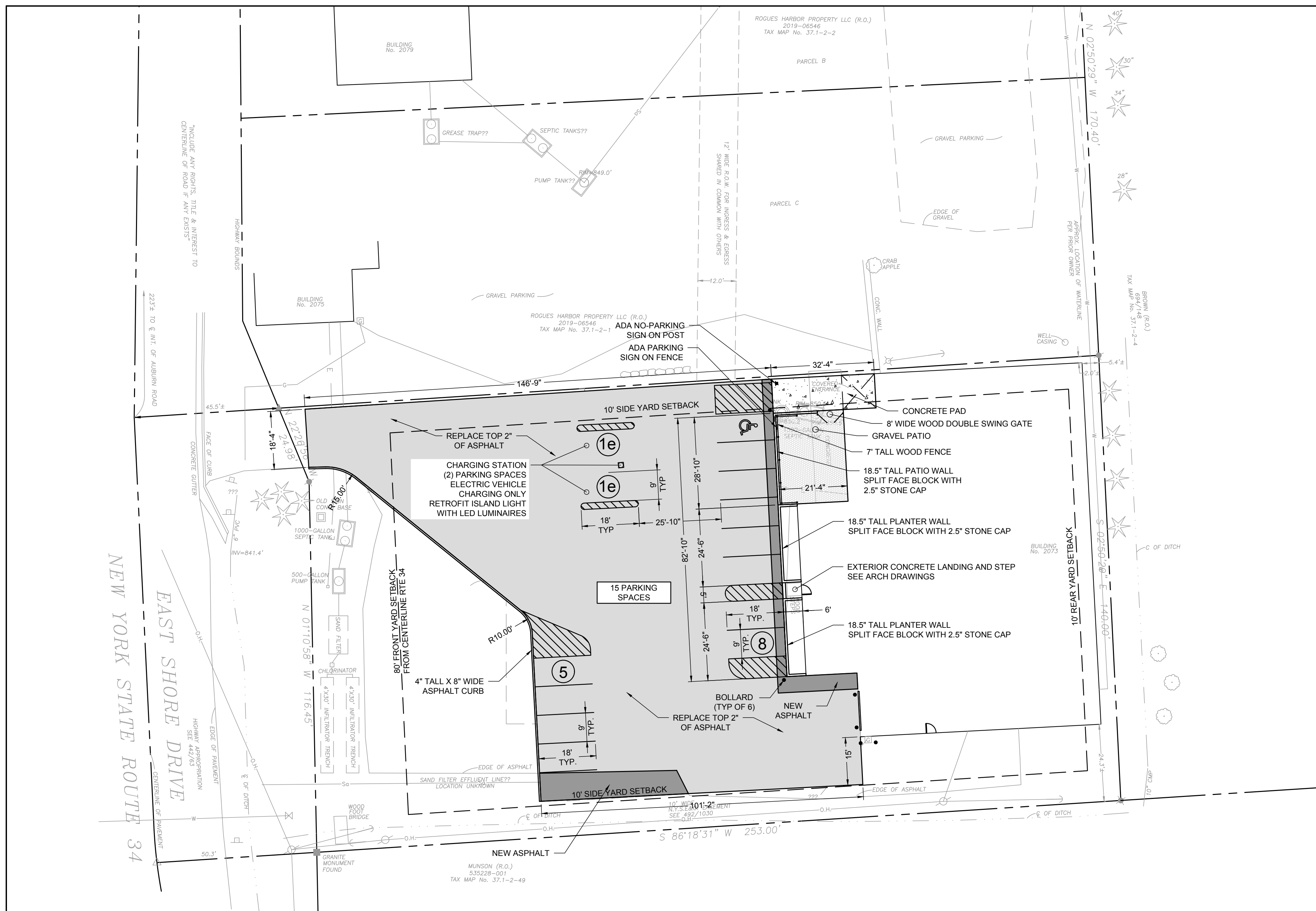
PROJECT NUMBER	24-36
DATE	2/25/2025
SCALE	AS NOTED

DRAWING TITLE

DEMOLITION AND
EROSION AND
SEDIMENT CONTROL
PLAN
AND DETAILS

DRAWING NUMBER

C102

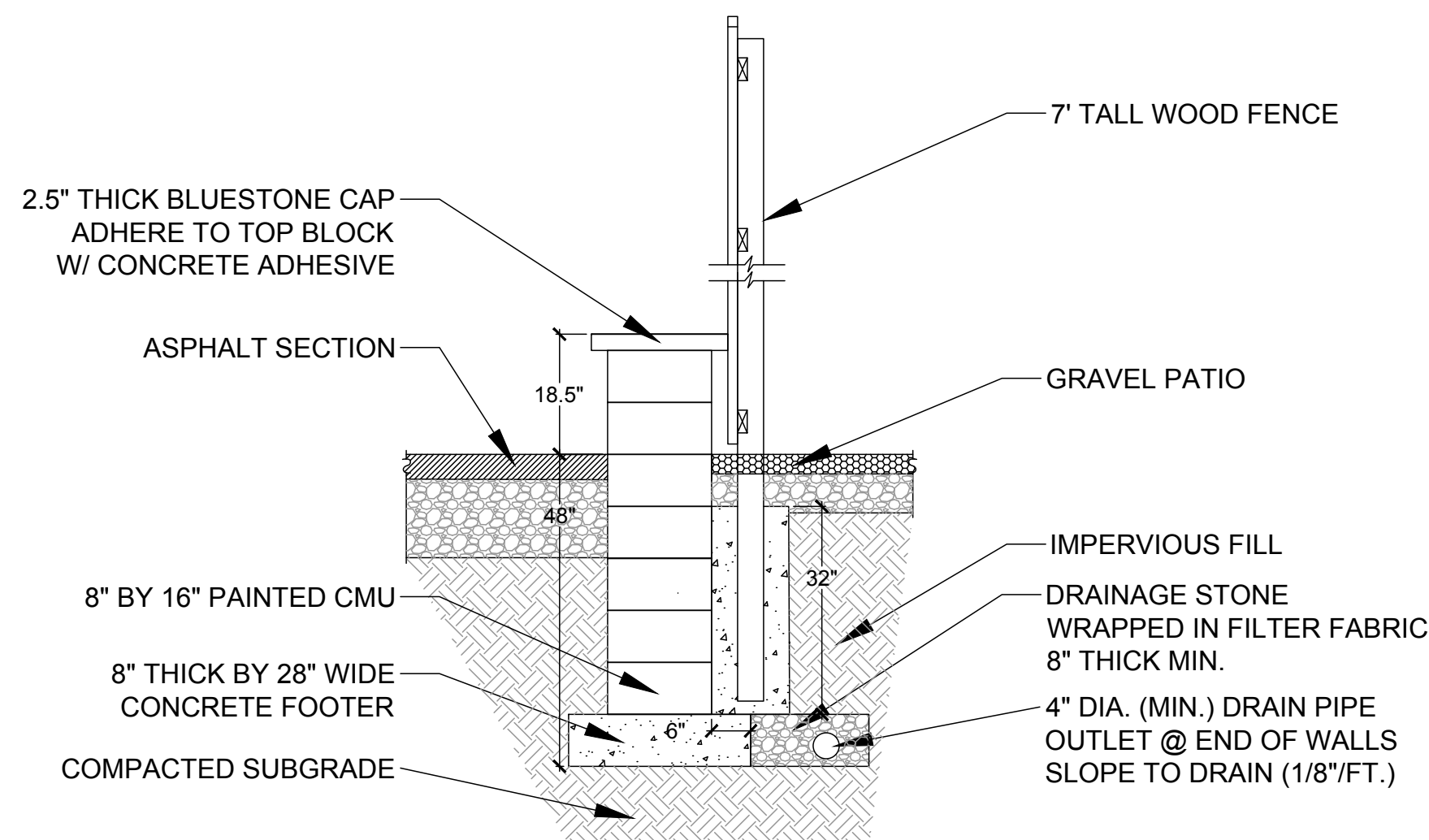
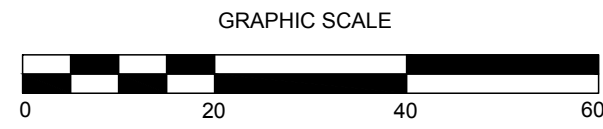
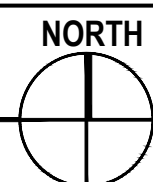


ZONING ANALYSIS

TOWN OF LANSING LAND USE ORDINANCE (AMENDED MARCH 18, 2015)	ALLOWED	PROPOSED
B1 - COMMERCIAL/MIXED USE		
LAND USE - PERMITTED WITH SITE PLAN REVIEW	PROFESSIONAL OR BUSINESS OFFICE, COMMERCIAL ASSEMBLY, GENERAL PROCESSING, LIGHT MANUFACTURING AND ASSEMBLY	PROFESSIONAL OR BUSINESS OFFICE, COMMERCIAL ASSEMBLY, GENERAL PROCESSING, LIGHT MANUFACTURING AND ASSEMBLY
BUILDING TYPE - C	NON-RESIDENTIAL OR MIXED DEVELOPMENT	NON-RESIDENTIAL
MINIMUM LOT AREA - WITHOUT PUBLIC SEWER	NONE	0.809 ACRES
MINIMUM ROAD FRONTAGE - WITHOUT PUBLIC SEWER	100 FEET	141.43 FEET
MINIMUM YARD SETBACK - CENTERLINE ROAD	80 FEET*	206.61 FEET
MINIMUM YARD SETBACK - SIDE	10 FEET*	1.0 FEET NORTHWEST BLDG CORNER 2.0 FEET NORTHEAST BLDG CORNER 25.2 FEET SOUTHWEST BLDG CORNER 24.3 FEET SOUTHEAST BLDG CORNER
MINIMUM YARD SETBACK - REAR	10 FEET*	5.4 FEET NORTHEAST BLDG CORNER 5.0 FEET SOUTHEAST BLDG CORNER
MAXIMUM BUILDING HEIGHT	35 FEET	28.0 FEET
MINIMUM OPEN SPACE (EXCL BLDGS, PKG, SERVICE)	20%	8.0% EXISTING, 19.0% PROPOSED
PARKING REQUIREMENTS		
BLDG GROSS SF	9354	
ALL AS MANUFACTURING	1.0 SPACE/1,000 GROSS SF = 9.4 SPACES	15 SPACES
* SMALLER SETBACKS ALLOWED WITH SITE PLAN APPROVAL		

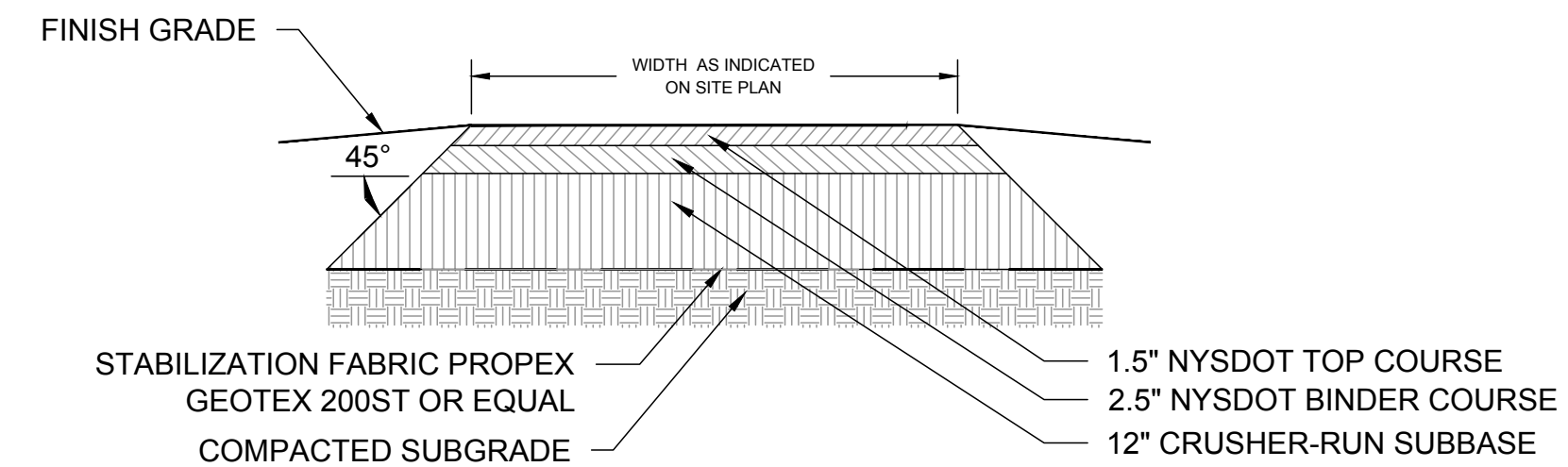
SITE PLAN

SCALE: 1"=20'



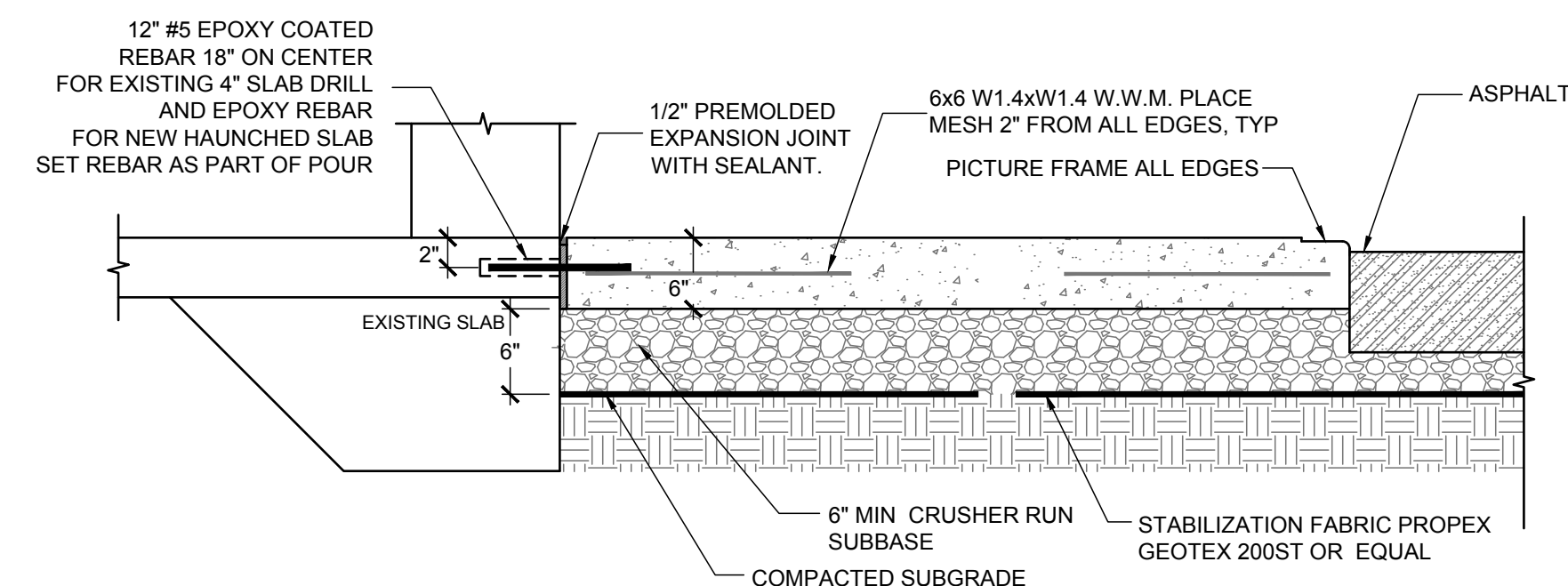
PLANTER WALL - NOT TO SCALE

- NOTES:
1. APPLY TACK COAT BETWEEN ALL ASPHALT COURSES.
 2. TOP COURSE - 9.5 F3 TOP COURSE HMA 80 SERIES COMPACTION.
 3. BINDER COURSE - 19.0 F9 BINDER COURSE HMA 80 SERIES COMPACTION.

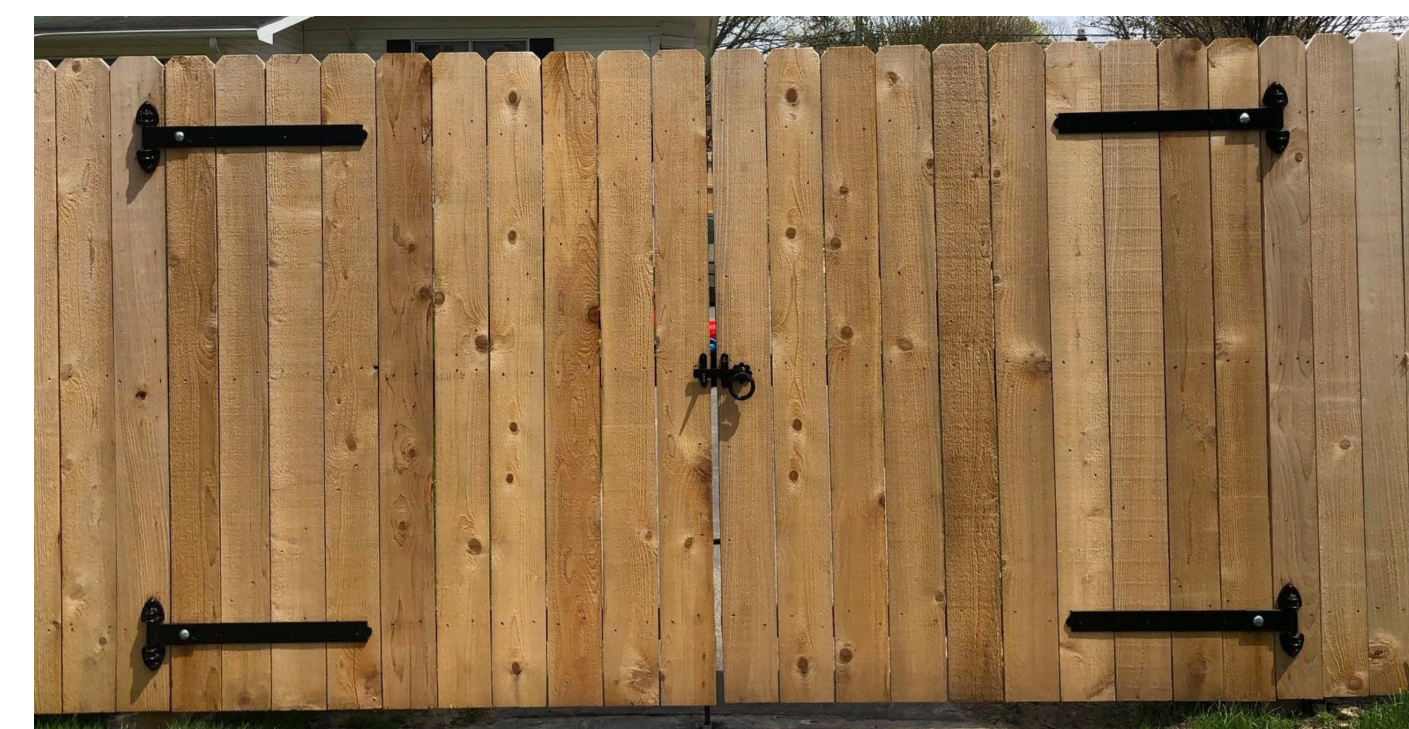


ASPHALT - NOT TO SCALE

- NOTES:
1. 2.0% MAX CROSS SLOPE ON ALL WALKS.
 2. ALL CONCRETE SHALL BE 5,000 PSI @ 28 DAYS WITH WW MESH REINFORCEMENT.
 3. LIGHT BROOM FINISH ALL SURFACES.
 4. FINISH WITH 2" PICTURE FRAME WITH 3" RADIUS.
 5. TOOLED CONTROL JOINTS: SPACE EVENLY AS SHOWN ON LAYOUT PLAN.
 6. TOOLED JOINT GROOVE WIDTH AND DEPTH TO BE 3".
 7. EXPANSION JOINTS: INSTALL AS SHOWN ON LAYOUT PLAN.

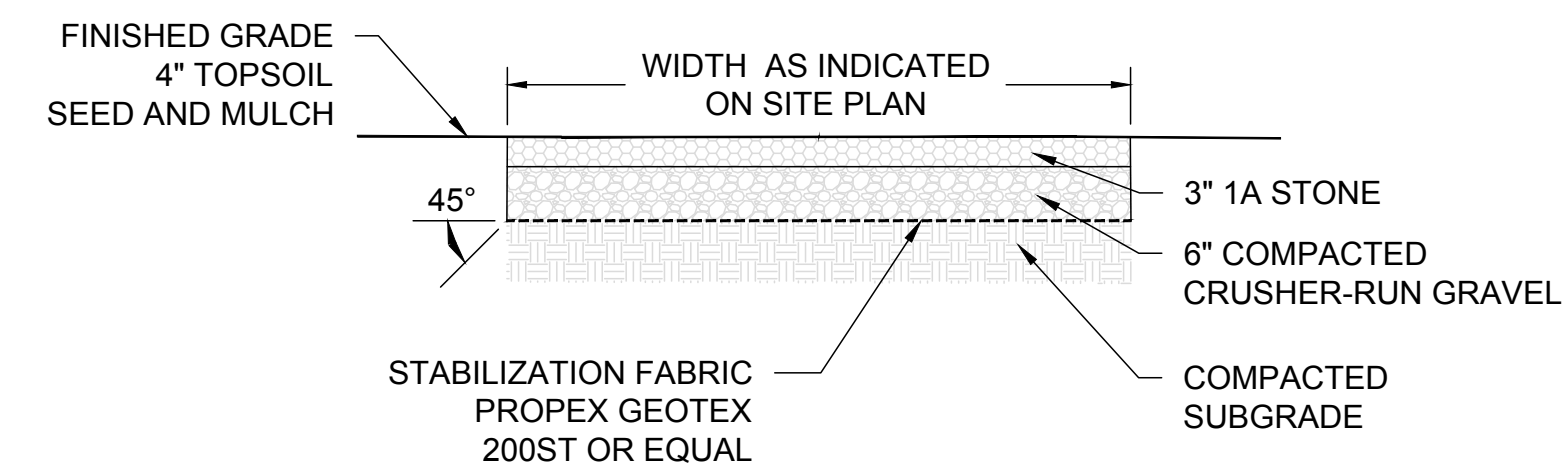


CONCRETE PAD - NOT TO SCALE



7' TALL WITH 4X4 PT INTERMEDIATE AND 6X6 PT END POSTS
WITH (3) 2X4 PT RAILS
PICKETS TO BE CEDAR
(IMAGE COURTESY OF WHITMORE FENCE COMPANY)

WOOD FENCE - NOT TO SCALE



GRAVEL PATIO - NOT TO SCALE

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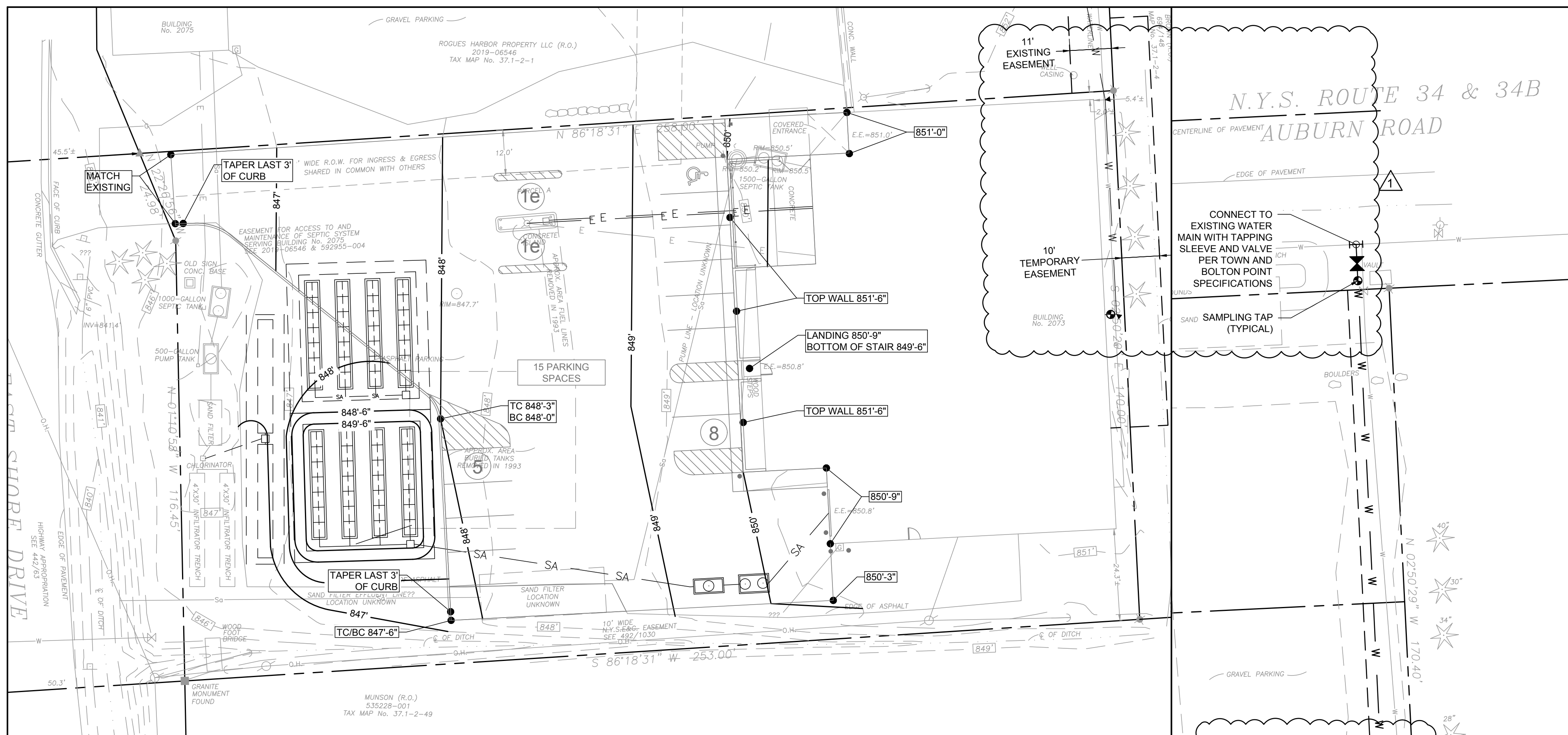
SPERLING STUDIO RENOVATIONS AND SITE IMPROVEMENTS 2073 EAST SHORE DRIVE, LANSING, NY 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	REISSUED 9/2/2025

PROJECT NUMBER	24-36
DATE	2/25/2025
SCALE	AS NOTED

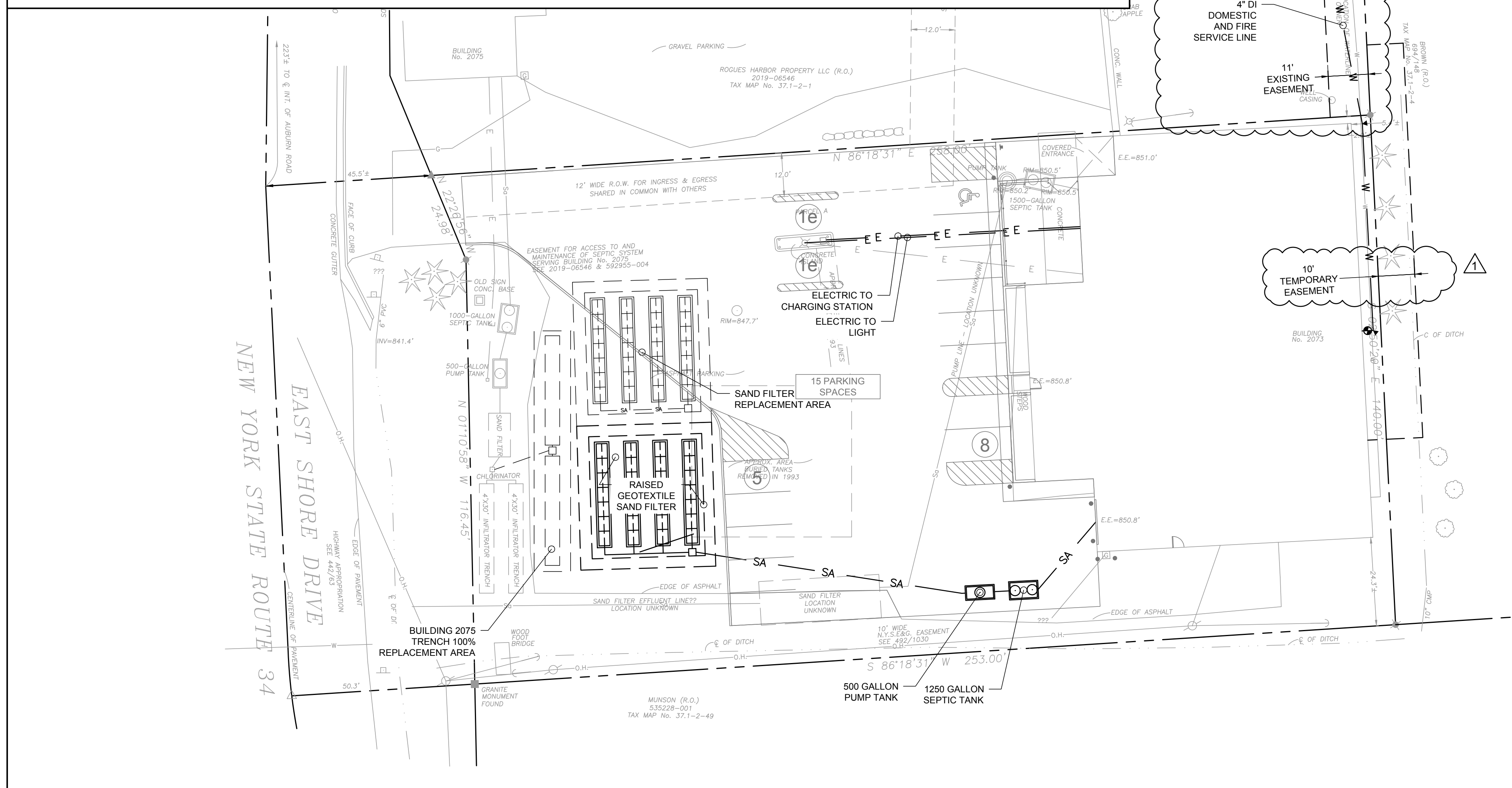
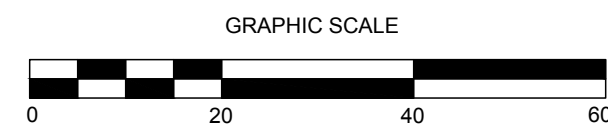
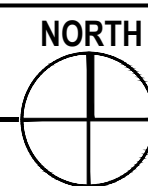
DRAWING TITLE
**SITE PLAN
AND
DETAILS**

DRAWING NUMBER
C103



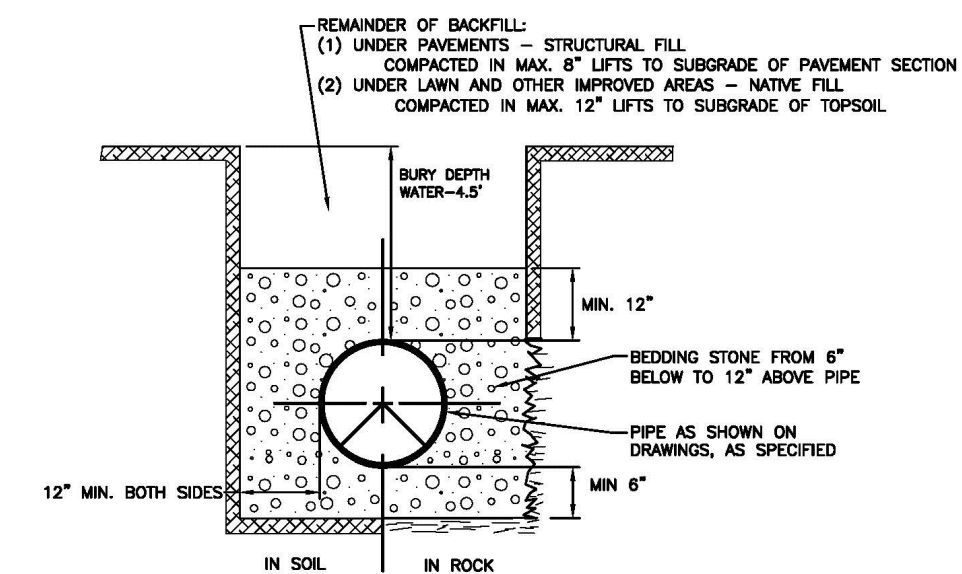
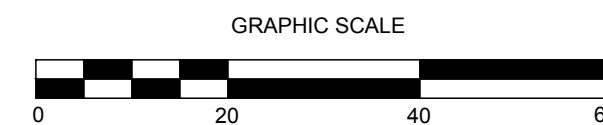
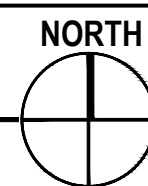
GRADING AND DRAINAGE PLAN

SCALE: 1"=20'

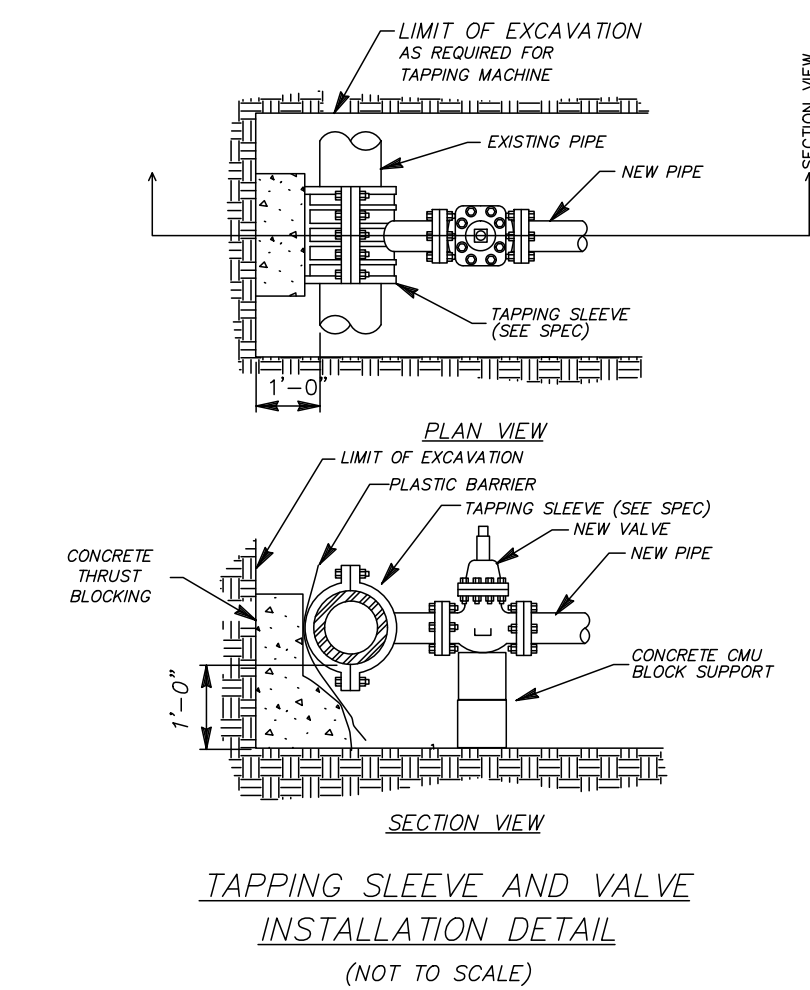


UTILITY PLAN

SCALE: 1"=20'



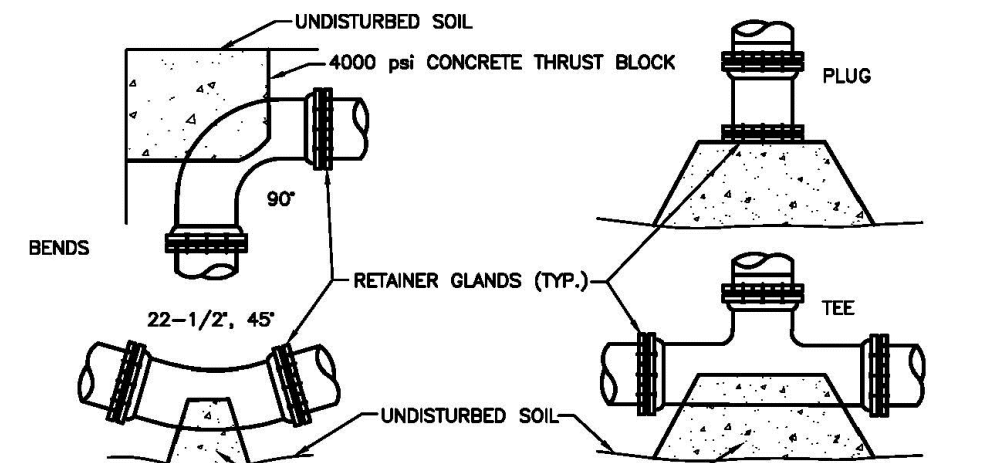
TRENCH - NOT TO SCALE



TAPPING SLEEVE AND VALVE - NOT TO SCALE

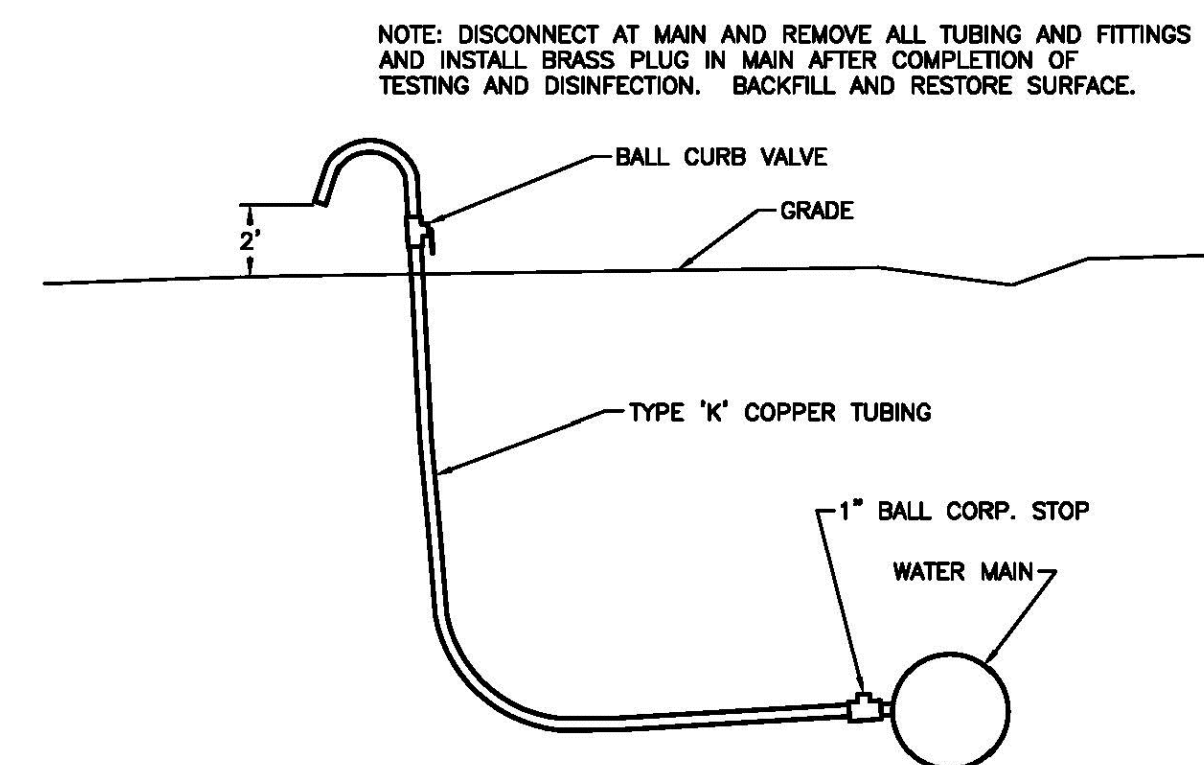
TABLE NO. 1 MINIMUM THRUST BLOCK AREAS REQUIRED AT PIPE FITTINGS IN GRAVEL-SILT-CLAY MIXTURE SOIL TYPES*									
PIPE DIAMETER- INCHES	TEE OR PLUG	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	THRUST BLOCK AREA - S.F.			
4 - 6	2	2	1	-	-				
8	3	3	2	1	1				
10	4.5	6	3	2	1				
12	6	8	4	2	1				

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



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

THRUST BLOCK - NOT TO SCALE



SAMPLING TAP - NOT TO SCALE

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REVISION 5	
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REVISION 3	
REVISION 2	
REVISION 1	3/27/2025 REV PER TOWN COMMENTS

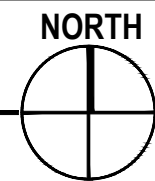
PROJECT NUMBER	24-36
DATE	2/25/2025
SCALE	AS NOTED

DRAWING TITLE
GRADING AND DRAINAGE AND UTILITY PLANS AND DETAILS


DRAWING NUMBER

C104

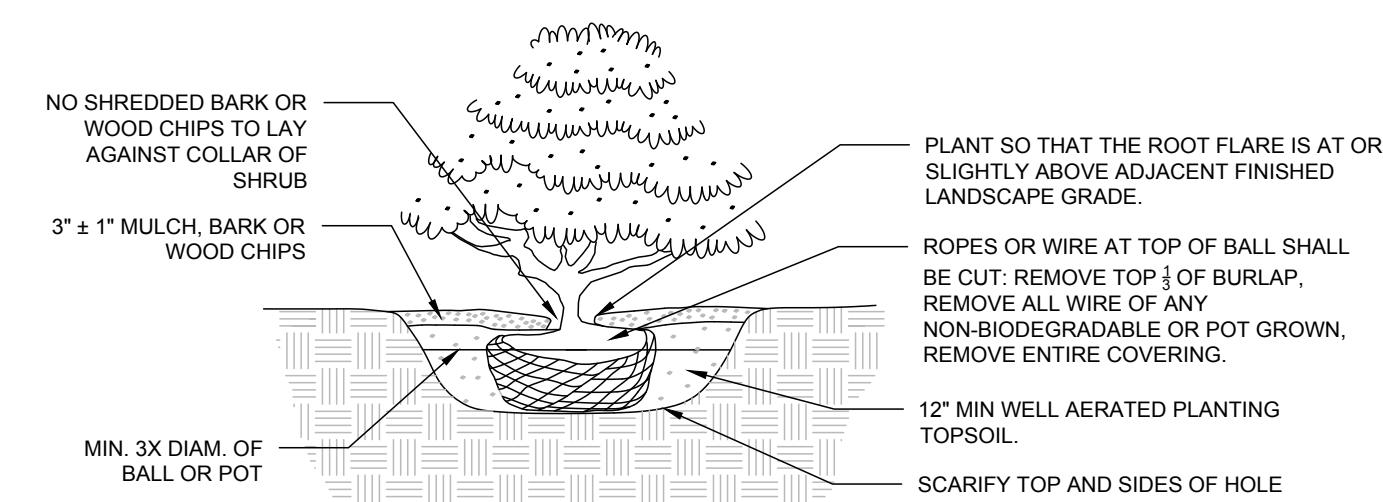
SCALE: 1"=20'



GRAPHIC SCALE

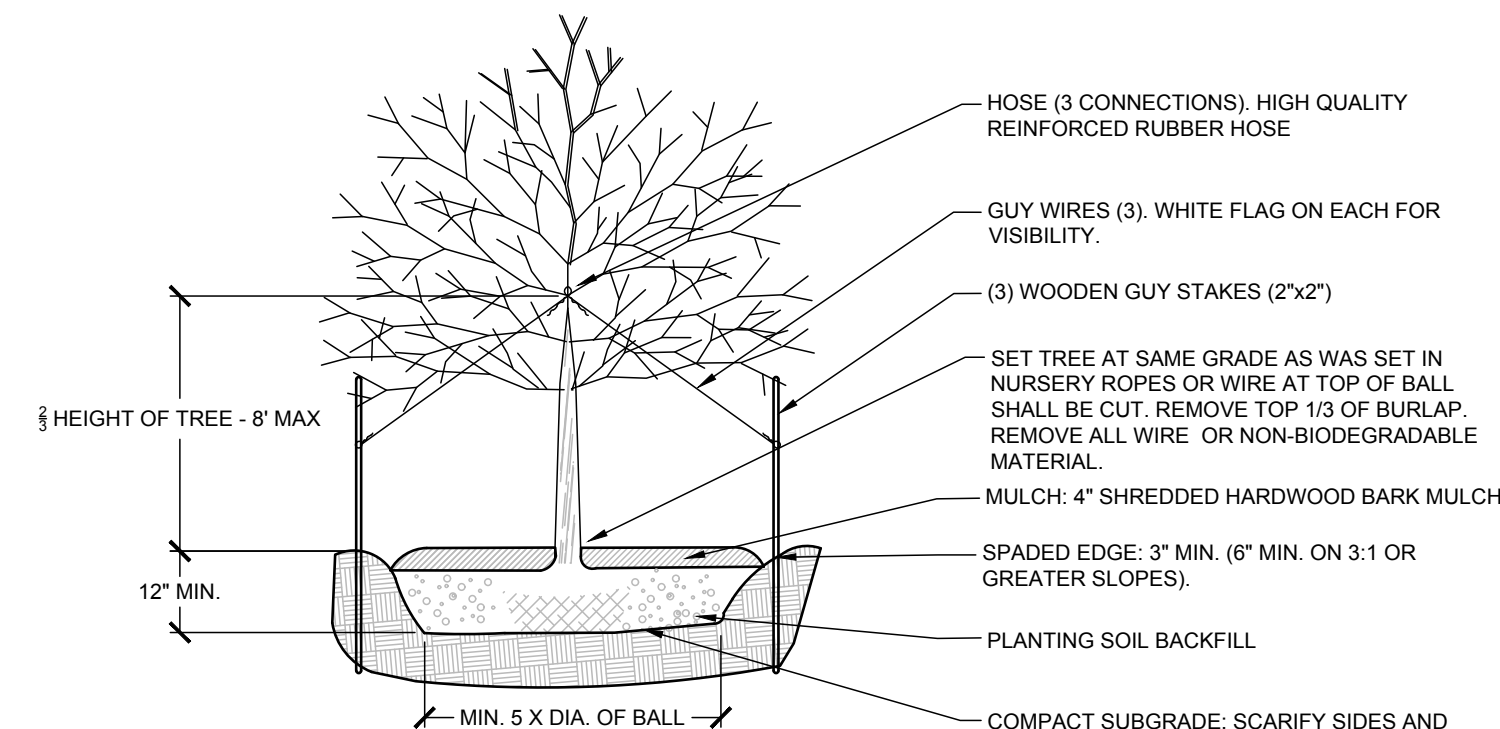


A horizontal scale bar with a black and white checkerboard pattern. The bar is divided into segments of varying lengths. Below the bar, the numbers 0, 20, 40, and 60 are marked at regular intervals.



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

SHRUB PLANTING - NOT TO SCALE



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

TREE PLANTING. NOT TO SCALE

PLANT SCHEDULE			
KEY	NO.	BOTANICAL NAME	COMMON NAME/CULTIVAR
DECIDUOUS SHRUBS			
HH	5	ILEX X MESERVEAE	MESERVE HYBRID HOLLY
SMALL DECIDUOUS TREES			
SB	3	AMELANCHIER	SERVICE BERRY
GROUND COVER SEEDING			
CF	15 LPA	ECHINAEA	CONEFLOWER

PLANT SCHEDULE. NOT TO SCALE

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SPERLING STUDIO
RENOVATIONS AND SITE IMPROVEMENTS
2073 EAST SHORE DRIVE, LANSING, NY 14882

SPERLING STUDIO

2073 EAST SHORE DRIVE, LANSING, NY 14882

REVISION 6	_____
REVISION 5	_____
REVISION 4	_____
REVISION 3	_____
REVISION 2	_____
REVISION 1	ISSUED 3/27/2025 PER TOWN COMMENTS

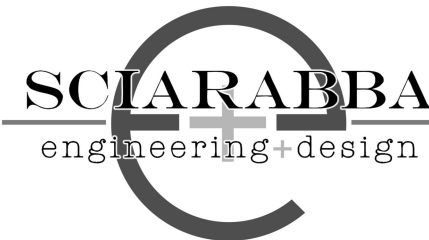
PROJECT NUMBER	24-36
DATE	2/25/2025
SCALE	AS NOTED

DRAFTING TITLE

PLANTING PLAN AND DETAILS

DRAWING NUMBER

C104A



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RENOVATIONS AND SITE IMPROVEMENTS
2073 EAST SHORE DRIVE, LANSING, NY 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	REISSUED 9/27/2025

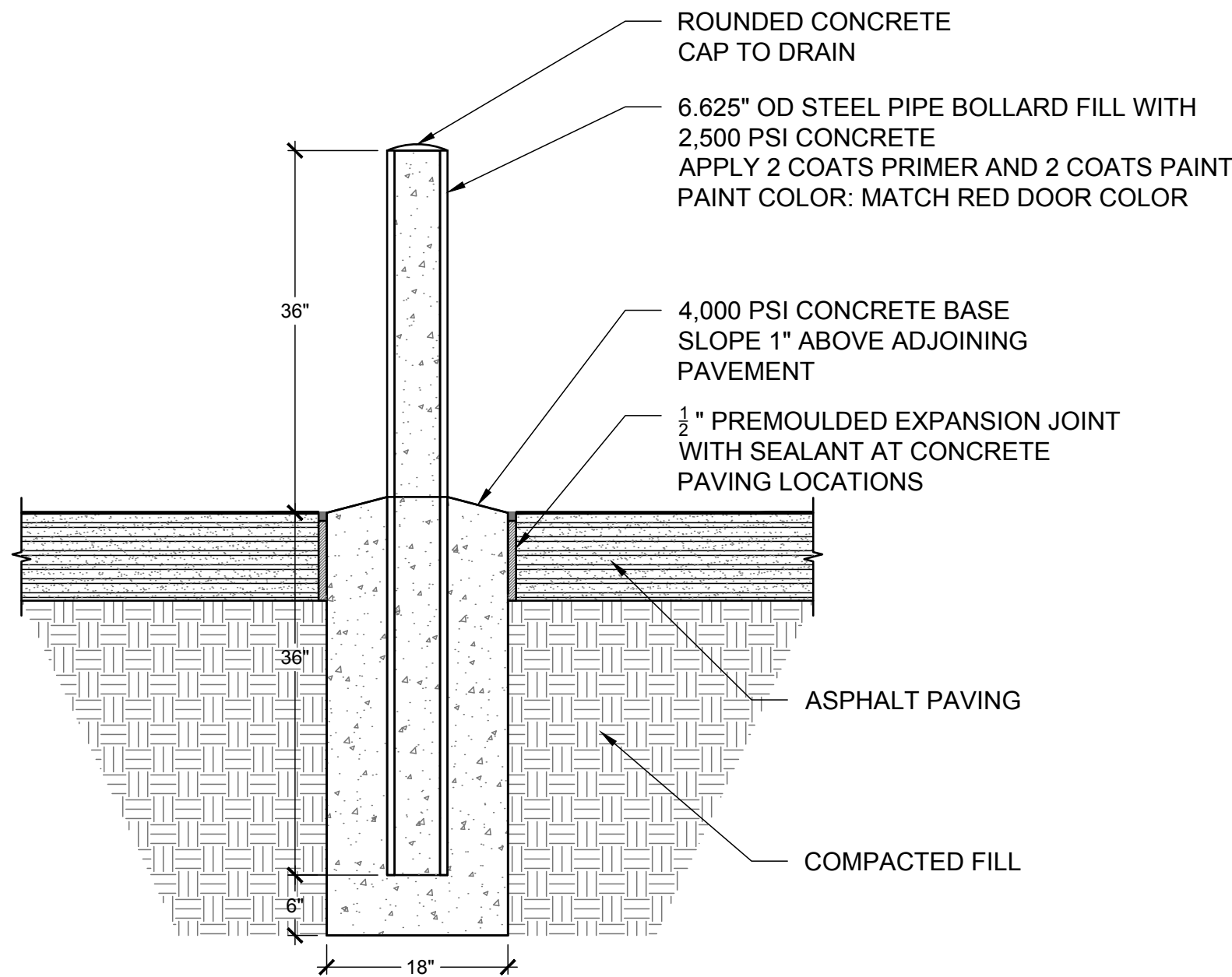
PROJECT NUMBER	24-36
DATE	2/25/2025
SCALE	AS NOTED

DRAWING TITLE
DETAILS

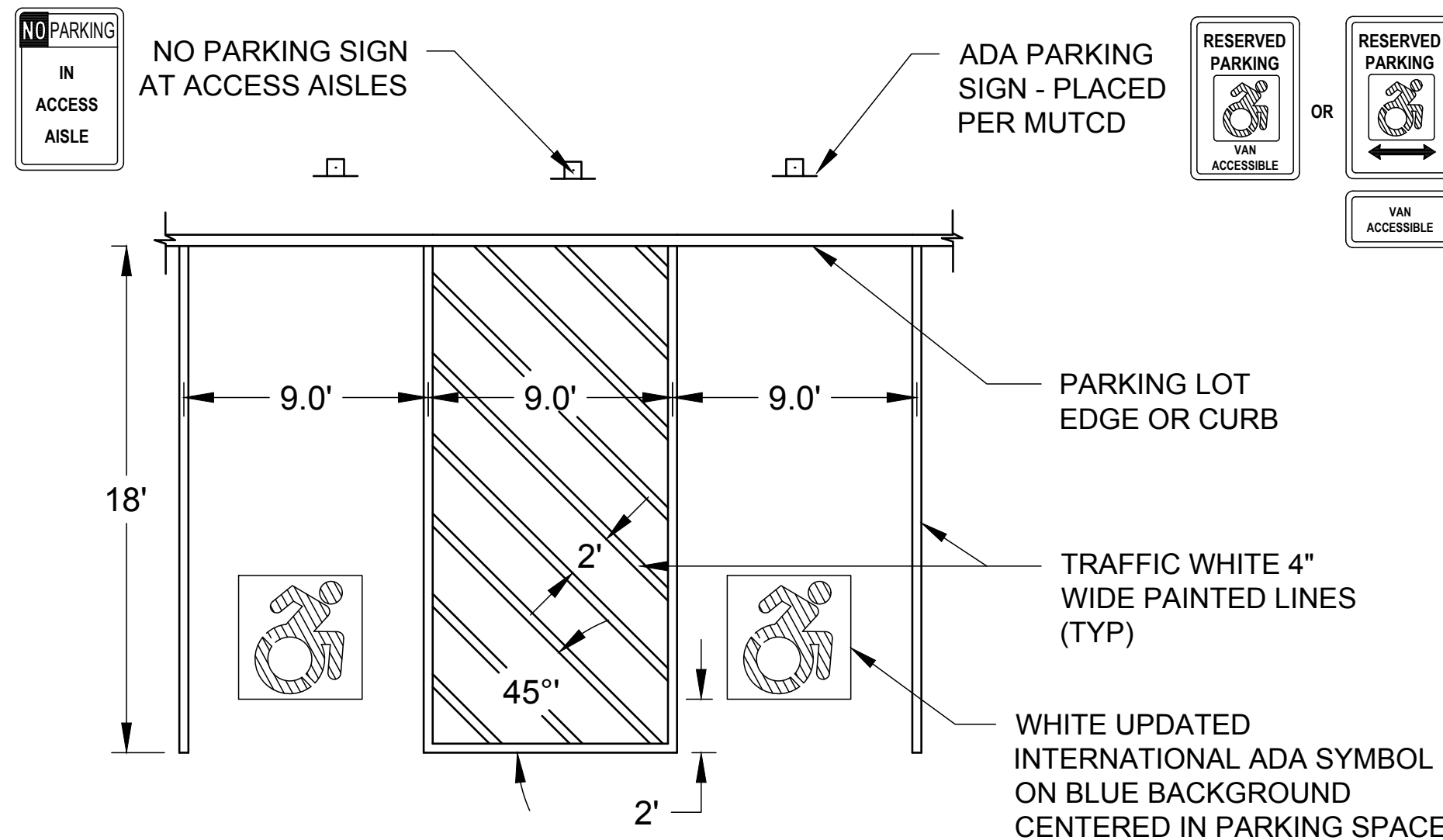
DRAWING NUMBER
C105

NOTES:

1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING OR EXCAVATING FOR FOUNDATION.
2. SEE LAYOUT PLAN FOR LOCATIONS.



BOLLARD - NOT TO SCALE



ADA PARKING AND SIGNAGE - NOT TO SCALE



Renovations
Sperling Studio
 2073 East Shore Drive, Lansing, NY

First Floor Demolition Plan

DRAWN BY ATM	APPROVED BY CTB
------------------------	---------------------------

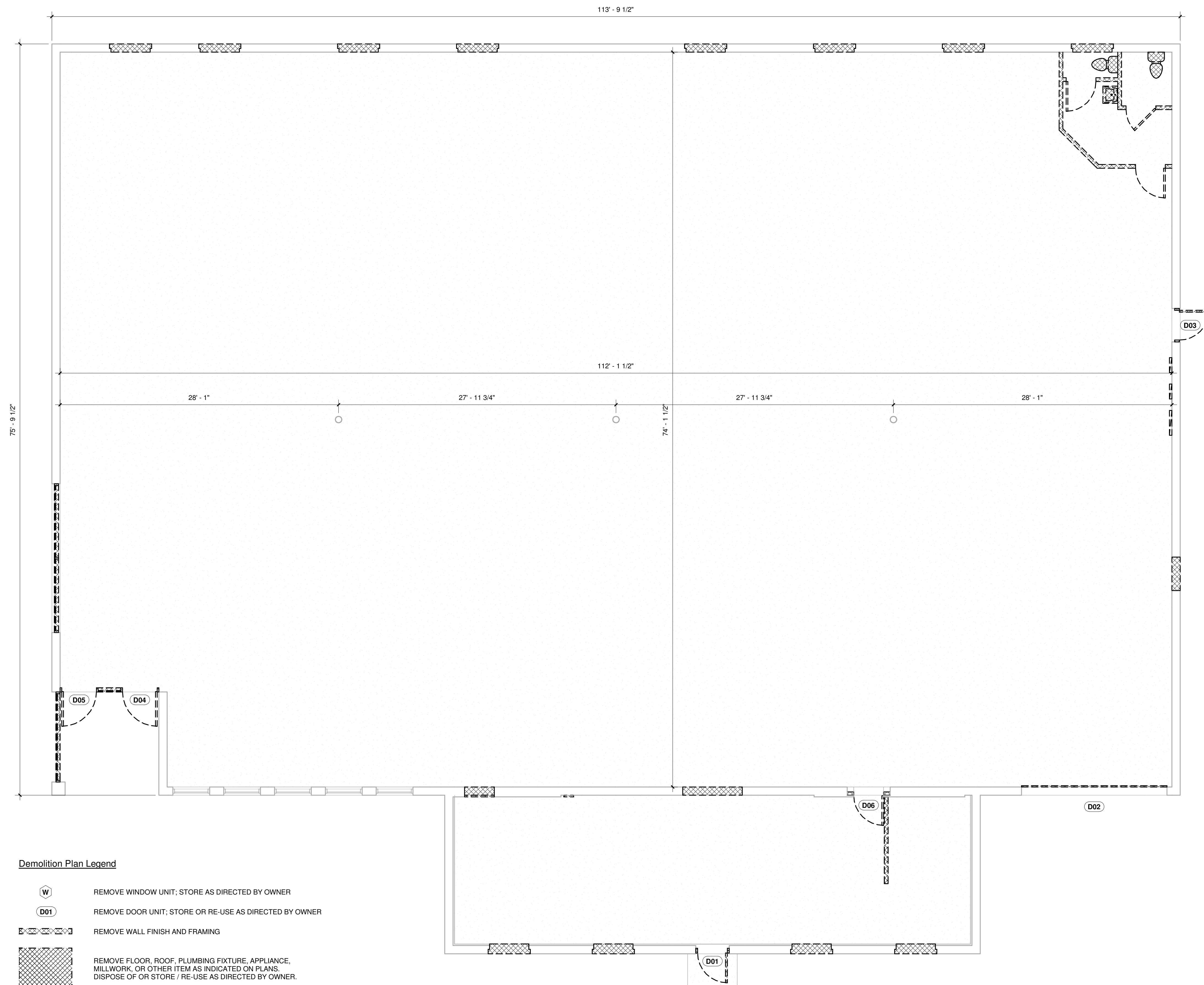
V1.9

REV #	REVISION DATE

DATE

February 25, 2025

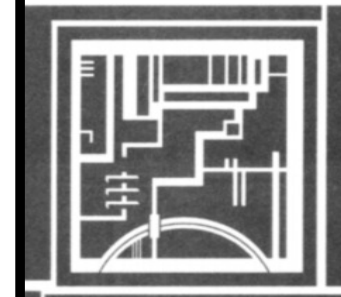
D1



1 First Floor Demolition Plan
3/16" = 1'-0"

REISSUED 3-27-25

Site Plan Review



Renovations
Sperling Studio
2073 East Shore Drive, Lansing, NY

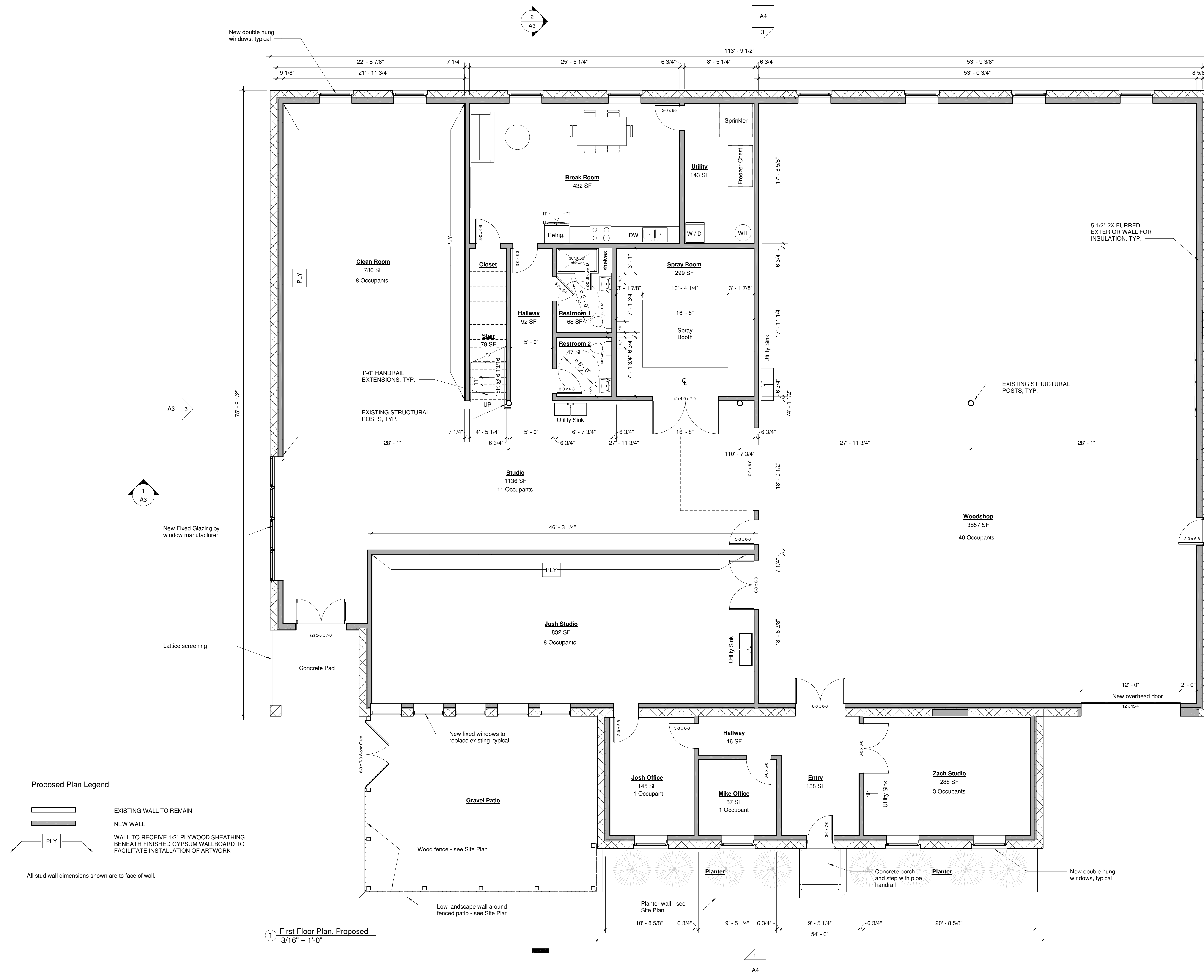
First Floor,
Proposed

DRAWN BY ATM	APPROVED BY CTB
------------------------	---------------------------

V1.9

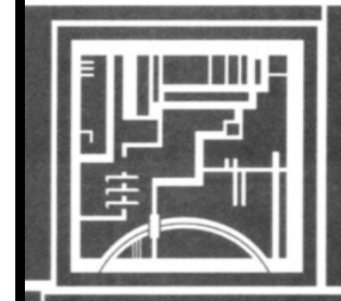
REV #	REVISION DATE
DATE February 25, 2025	

A1



REISSUED 3-27-25

Site Plan Review



Renovations
Sperling Studio
 2073 East Shore Drive, Lansing, NY

Second Floor
Plan,
Proposed

DRAWN BY ATM	APPROVED BY CTB
------------------------	---------------------------

V1.9

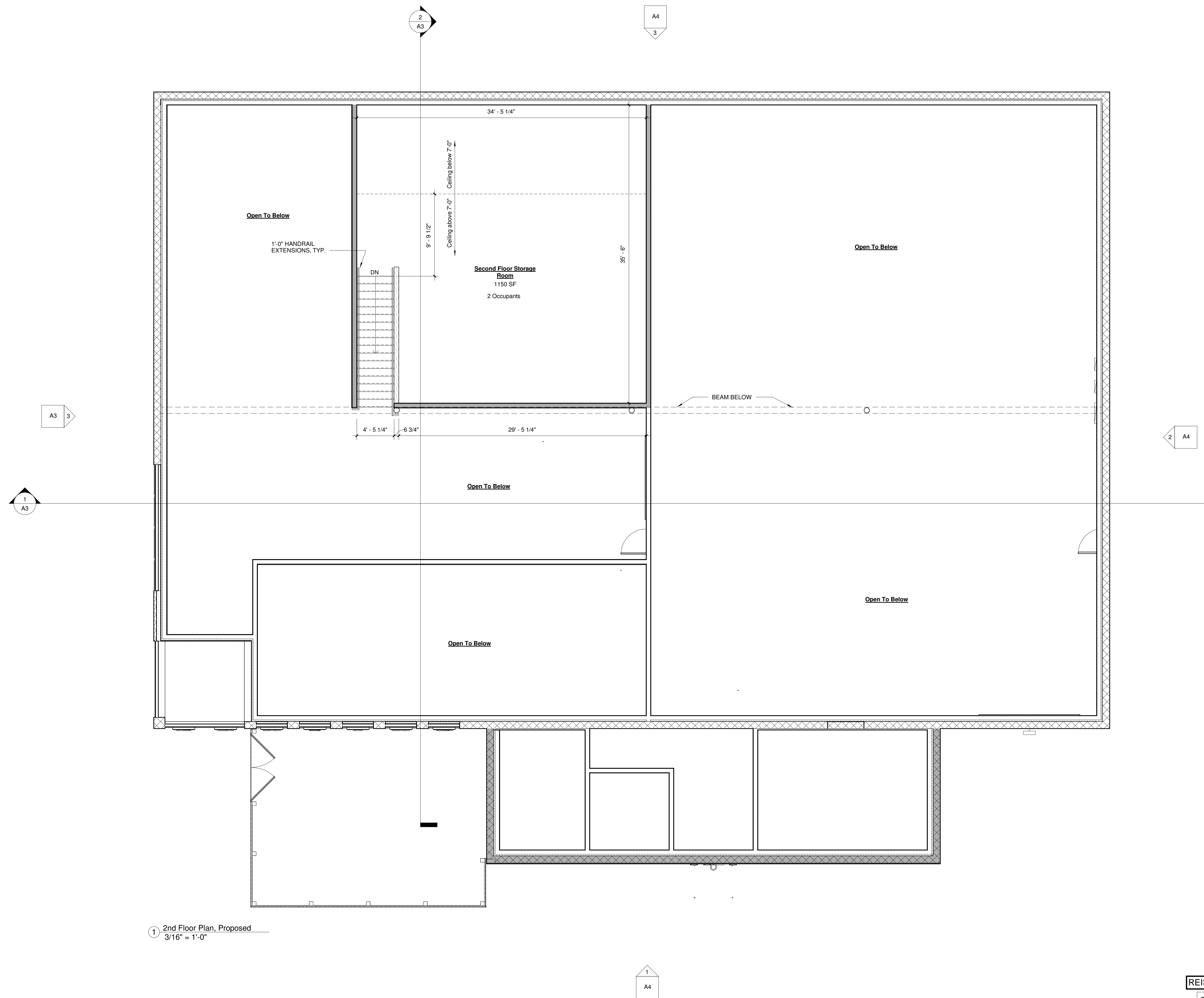
REV #	REVISION DATE

DATE
February 25, 2025

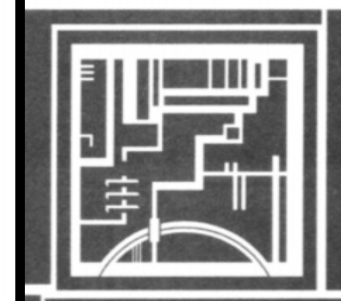
A2

REISSUED 3-27-25

Site Plan Review



1 2nd Floor Plan, Proposed
3/16" = 1'-0"



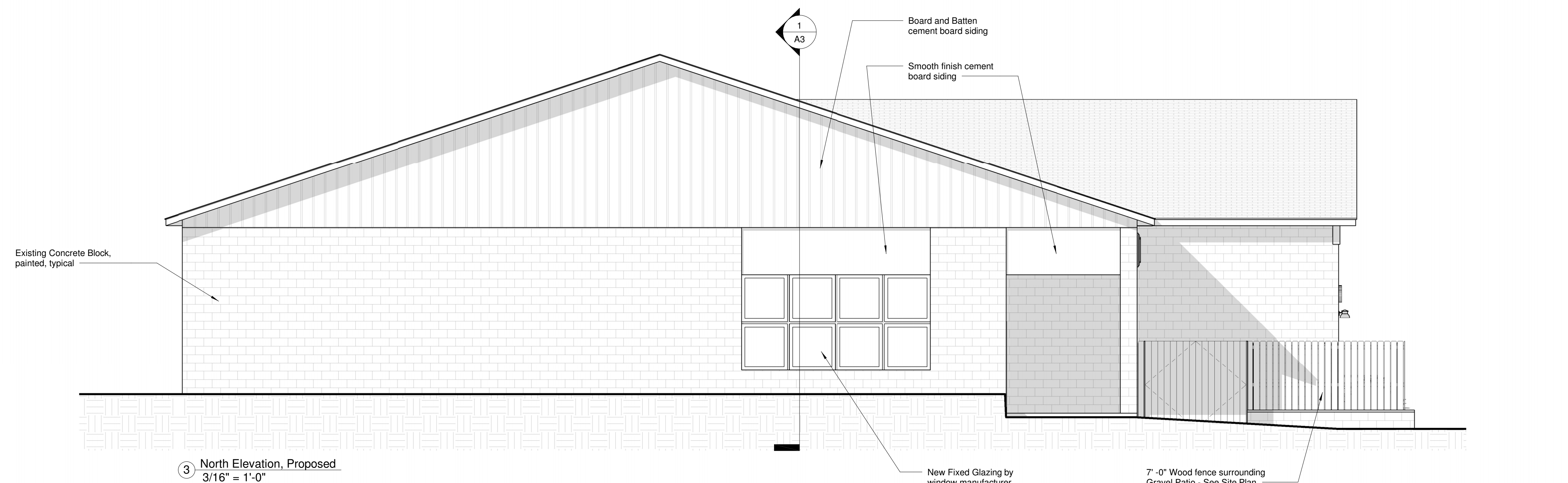
Building Sections and Elevations

V1.9

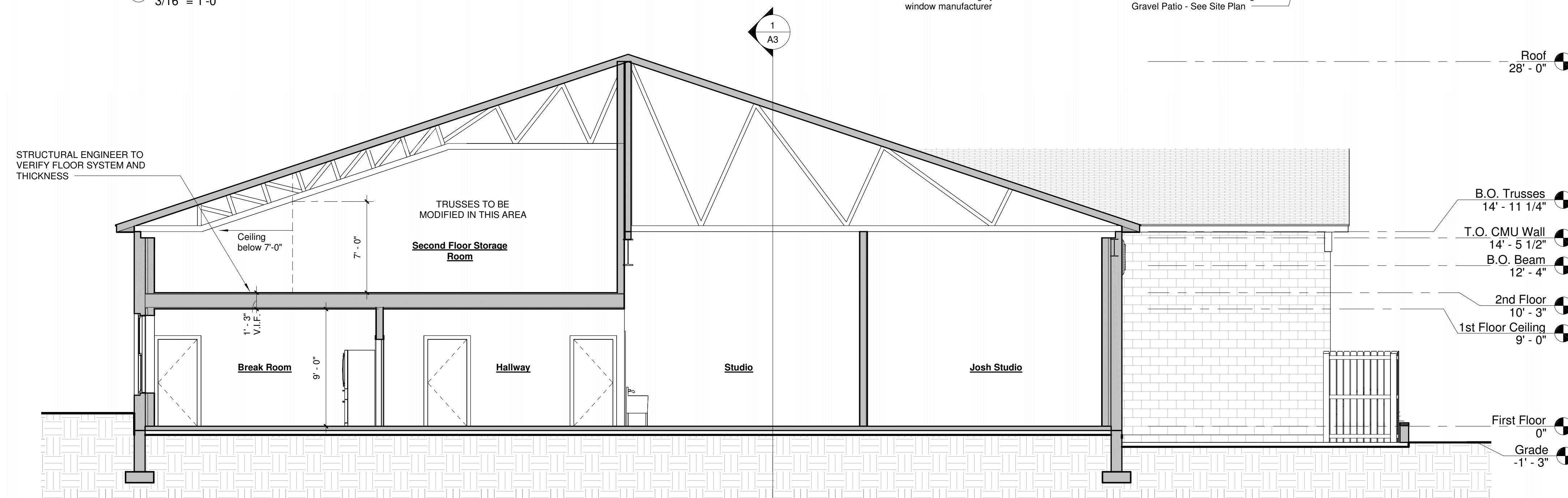
REV #	REVISION DATE

DATE
February 25, 2025

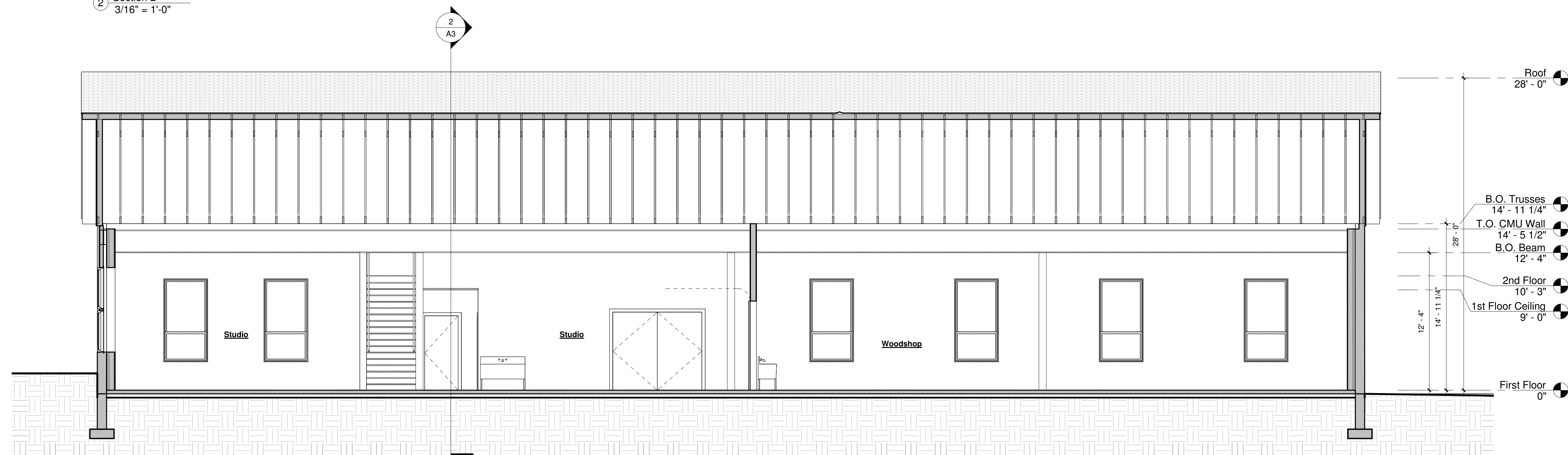
A3



③ North Elevation, Proposed
3/16" = 1'-0"



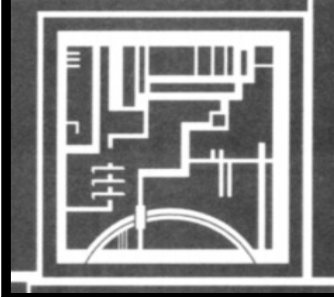
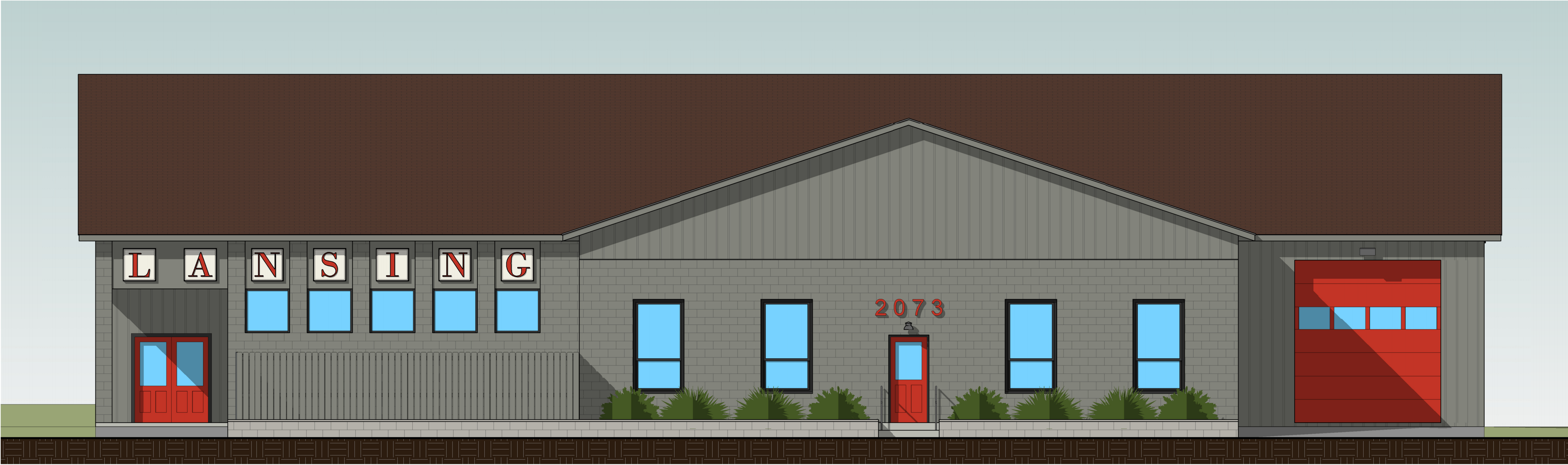
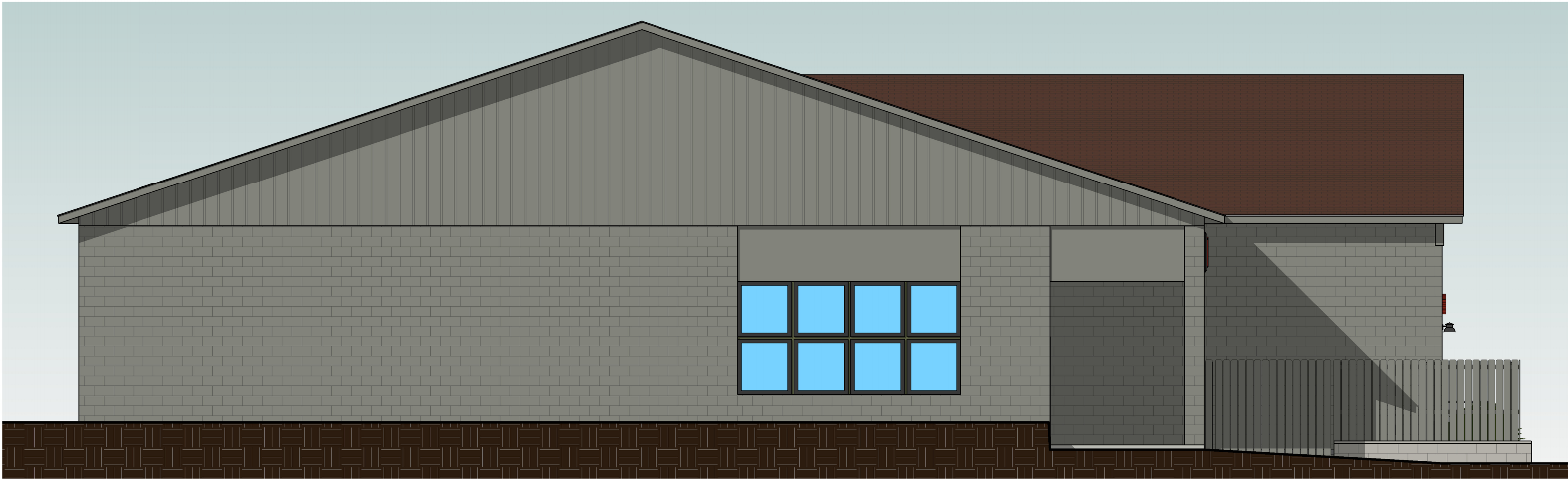
② Section B
 $\frac{3}{16}" = 1'-0"$



① Section A
3/16" = 1'-0"

REISSUED 3-27-25

Site Plan Review



Agency Use Only [If applicable]

Project: 2073 E. Shore DriveDate: 3-24-25

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

GOODMAN ROAD

PRESENT CENTER OF PAVING

O.H.

O.H.

O.H.

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

LEGEND

- △ - COMPUTED POINT
- ✱ - IRON PIN FOUND
- ⊗ - IRON PIPE FOUND
- - UTILITY POLE
- - TELEPHONE PEDESTAL

MAGNETIC
1975

N

MAP REFERENCES:

- "SURVEY MAP SHOWING PORTION OF LANDS OF KIRBY LOCATED ON GOODMAN ROAD..." DATED APRIL 11, 1997 BY T.G. MILLER P.C.
- "SURVEY MAP SHOWING A PORTION OF LANDS OF JEANNINE A. KIRBY & KEITH M. KIRBY LOCATED ON GOODMAN ROAD..." DATED 4/28/2022 BY T.G. MILLER P.C.
- "SURVEY MAP No. 89 GOODMAN ROAD..." DATED 3/27/2024 BY T.G. MILLER, P.C.

NOTES:

1.) IMPROVEMENTS SHOWN HEREON ARE FROM A FIELD SURVEY PERFORMED ON 3/27/2024. SEE MAP REFERENCE 3.

2.) LIDAR CONTOUR INFORMATION IS BASED ON MAPPING PROVIDED BY THE N.Y.S. GIS CLEARINGHOUSE. THE END USER OF THIS MAPPING AGREES TO ACCEPT THE DATA "AS IS" WITH FULL KNOWLEDGE THAT ERRORS AND OMISSIONS MAY EXIST AND TO HOLD THE STATE AND T.G. MILLER, P.C. HARMLESS FOR ANY DAMAGES THAT RESULT FROM AN INAPPROPRIATE USE OF THIS MAP.

3.) FORMERLY ZONED "RA," NOW ZONED "AG" PER TOWN OF LANSING ZONING MAP DATED APRIL 2023.

4.) FOR PRINCIPAL USE OF A SINGLE UNIT DWELLING, ZONING REQUIREMENTS ARE AS FOLLOWS. SEE CHAPTER 270 ATTACHMENT 7:

- MINIMUM LOT SIZE = 40,000 SQ. FT.
- MAX % OF LOT COVERAGE (INC. PARKING) = 25%
- MINIMUM FRONTAGE = 30' FOR FLAG LOT W/O MUNICIPAL SEWER (SEE NOTE 5, CHAPTER 270 ATTACHMENT 2 PAGE 3)
- MAX BUILDING HEIGHT = 35 FT.
- FRONT YARD SETBACK = 60 FT. (SEE §504 SCHEDULE II - DRAWING 1)
- SIDE YARD SETBACK = 15 FT.
- REAR YARD SETBACK = 25 FT.

5.) AREA CURRENTLY BEING USED AS A RESIDENTIAL DWELLING AND AS A DOG KENNEL.

6.) IMPROVEMENTS THAT DIFFER FROM MAP REF. 3 ARE BASED ON INFORMATION PROVIDED BY CURRENT OWNER.

7.) WATER SUPPLY = PRIVATE WELL. 120 GALS/MIN

8.) SEPTIC SYSTEM INSTALLED PRIOR TO SKETCH PLAN. APPROVED BY TOMPKINS COUNTY HEALTH DEPARTMENT.

9.) BUILDINGS AND FENCE SHOWN HEREON ARE EXISTING STRUCTURES.

10.) LOT COVERAGE % = 1958 SQ. FT. ± (BUILDING) + 6908 SQ. FT. ± (GRAVEL) + 120 SQ. FT. ± (SHED) + 240 SQ. FT. ± (SIDEWALK) / 61,880 SQ. FT * (100) = 14.9%

11.) GREEN SPACE % = APPROXIMATELY 85.1%

12.) DIMENSIONS: 60' X 4' (SIDEWALK)
30' X 8' (BACK PORCH)
10' X 8' (FRONT PORCH)
10' X 12' (SHED)

SHELDON (R.O.)

2016-11399

TAX MAP NO. 20-1-10.2

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

TITLE INFORMATION

KEVIN T. KIRBY

INSTRUMENT NO. 2022-08318

TAX MAP PARCEL NO. 20-1-8.220

AREA = 1.421 ACRES (61,880 SQ. FT.)

NET TO RD R/W

S 85°10'39" E 159.75'

GRAVEL PARKING & TURNAROUND
AREA = 3427 SQ. FT. ±

DISTRIBUTION BOX

RAISED BED AREA

SEPTIC LIDS

FRONT PORCH

BUILDING AREA (INCLUDING PORCHES) = 1958 SQ. FT. ±

BUILDING NO. 89

BACK PORCH

"GRASS AREA"

PRIVACY FENCE

25' REAR YARD SETBACK

STREET LIGHT ON UTILITY POLE

APPROX. LOCATION UNDERGROUND UTILITIES

KIRBY (R.O.)
2022-08318
TAX MAP #20-1-8.22

APPROX. LOCATION SHED
AREA = 120 SQ. FT. ±

STRAUF (R.O.)

BK.900 PG.212

TAX MAP NO. 20-1-8.282

KIRBY (R.O.)

2022-08318

TAX MAP NO. 20-1-8.22

0' 50' 100' 150'

SCALE: 1"=50'



T. G. MILLER P.C.

ENGINEERS AND SURVEYORS
605 WEST STATE STREET, SUITE A
ITHACA, NEW YORK 14850
TEL (607)272-6477

TITLE:

SITE PLAN

NO. 89 GOODMAN ROAD

TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 1/14/2025

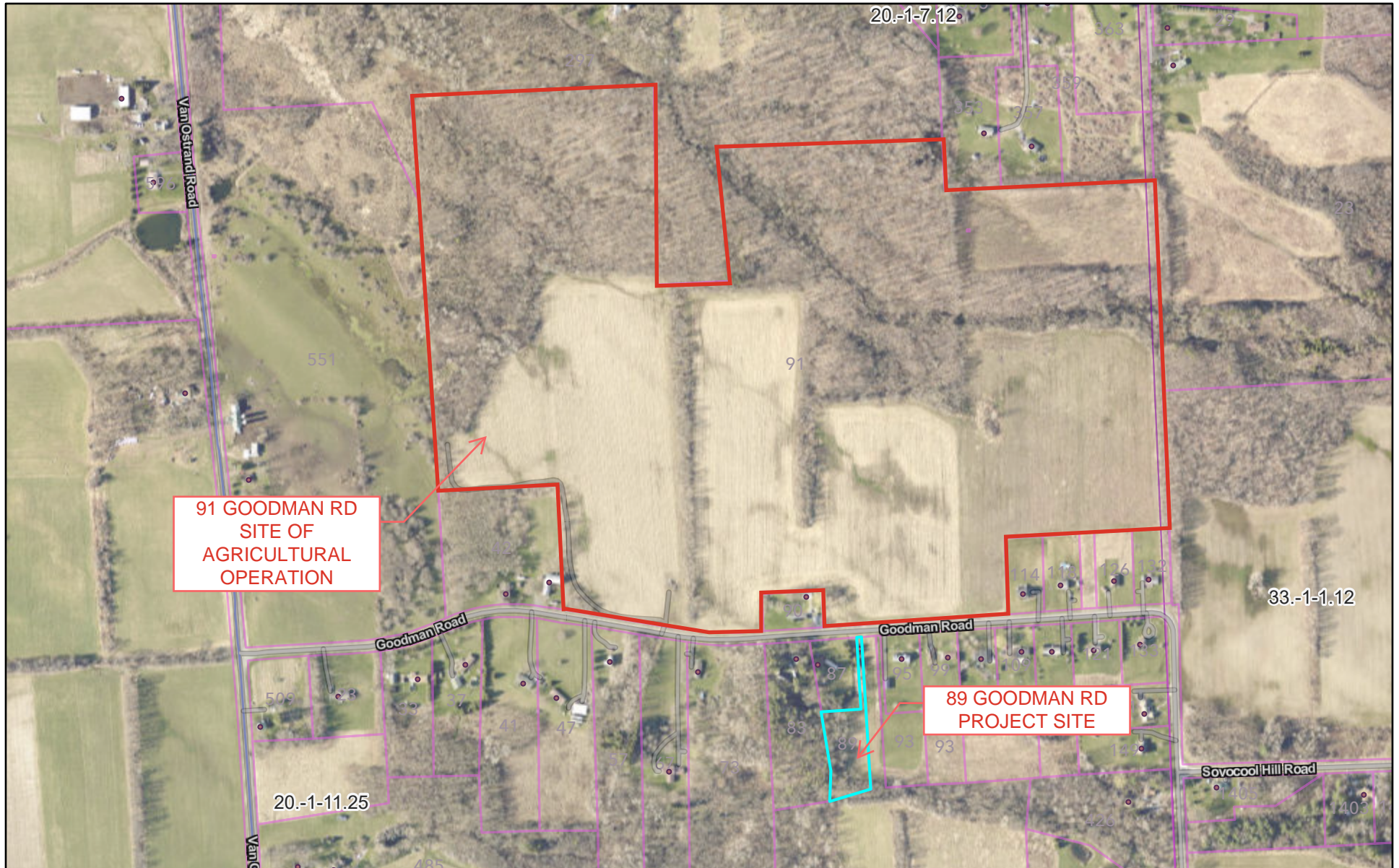
S25004

SCALE: 1"=50'

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.

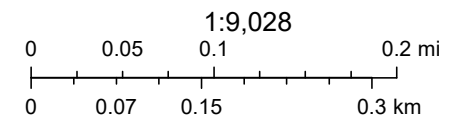
89 Goodman Rd Ag Data Map

Section 3, Item d.



3/10/2025, 9:58:36 AM

• Address — General □ Muni Boundaries
 Streets □ Parcels
 — County



EagleView, New York State, Maxar, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map data

Tompkins County

Tompkins County GIS | Tompkins County Assesemnt Department. Data extract compiled and distributed by Tompkins Information Technology Services County GIS Division. | Tompkins County GIS Division and Municipal partners. | Tompkins County. Please note that

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: Barksville Inn			
Project Location (describe, and attach a location map): 89 Goodman Road Groton, NY 13073			
Brief Description of Proposed Action: Small in home animal care facility called "Barksville Inn"			
Name of Applicant or Sponsor: Kevin Kirby		Telephone: 607/227-1636	
		E-Mail: Kirby13073@gmail.com	
Address: 89 Goodman Road			
City/PO: Groton		State: NY	Zip Code: 13073
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: Site Plan Review & Sign Permit from Town of Lansing, NY		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? _____ .25 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.4 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		
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: _____ new private well on property - n/a to project	<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: _____ new private septic on property - n/a to project	<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:

- ☐ 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

☒ ☐

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

NO YES

☒ ☐

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

NO YES

If Yes,

☒ ☐

a. Will storm water discharges flow to adjacent properties?

☒ ☐

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

☒ ☐

If Yes, briefly describe:

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

NO YES

If Yes, explain the purpose and size of the impoundment: _____

☒ ☐

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

NO YES

If Yes, describe: _____

☒ ☐

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

NO YES

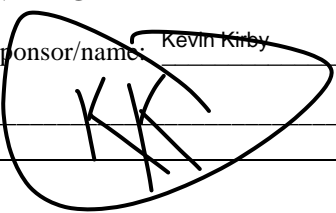
If Yes, describe: _____

☒ ☐

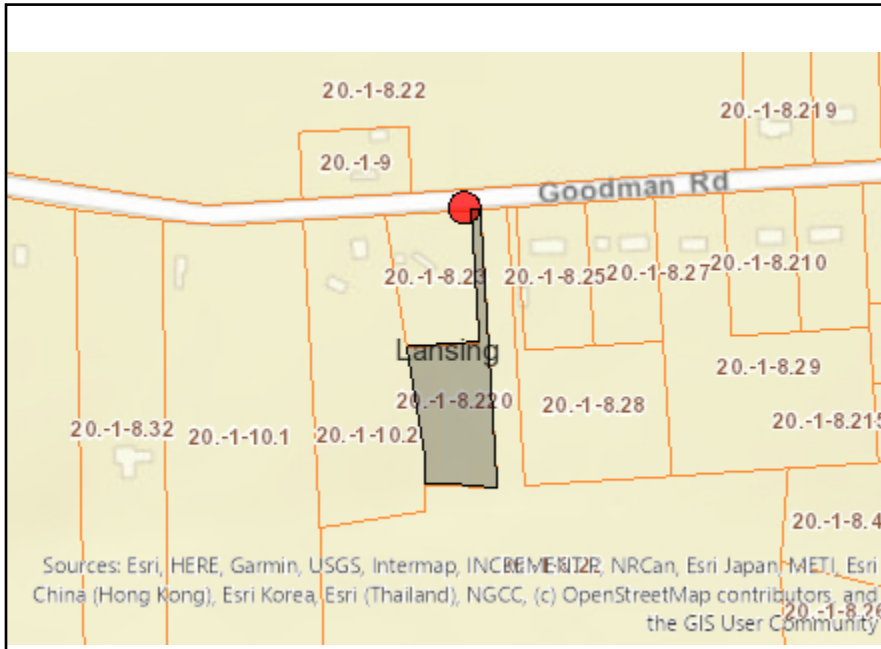
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Kevin Kirby

Date: 2/4/2025

Signature: 

Title: Business / Property Owner



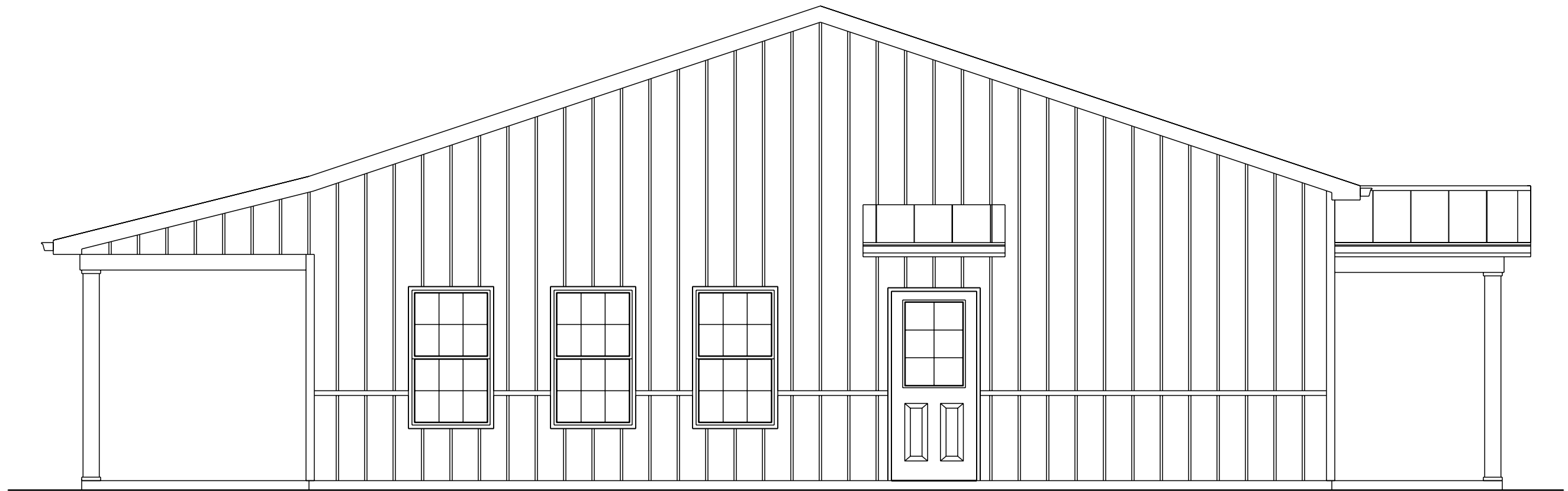
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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.



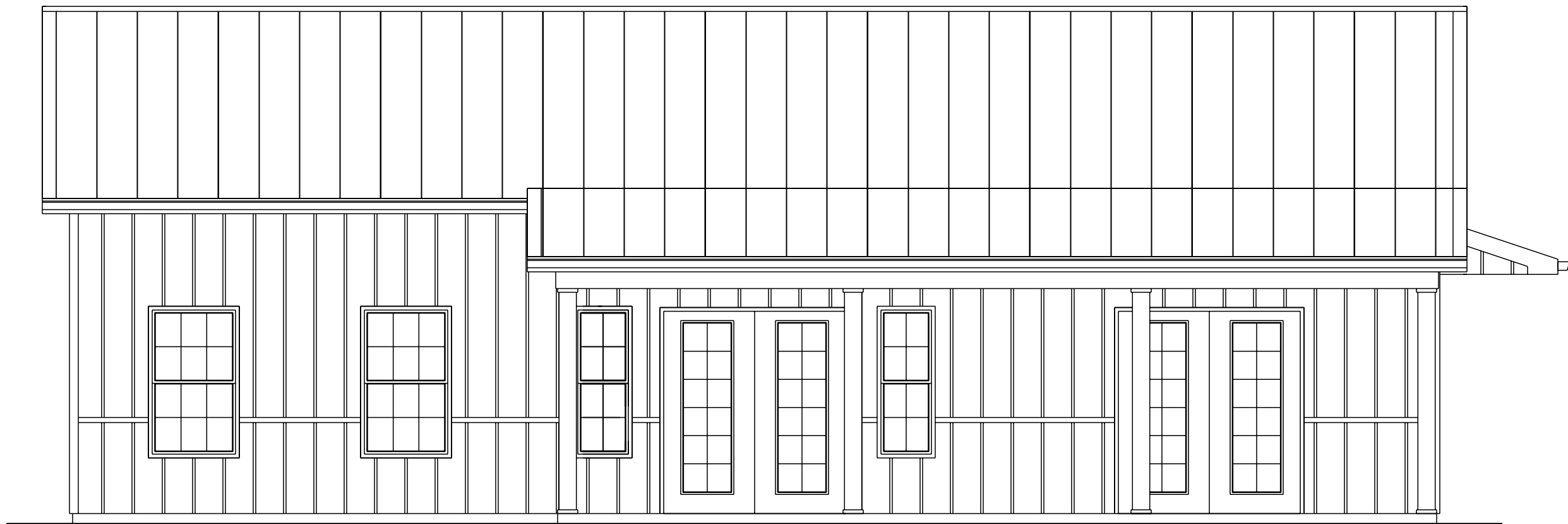
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local 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



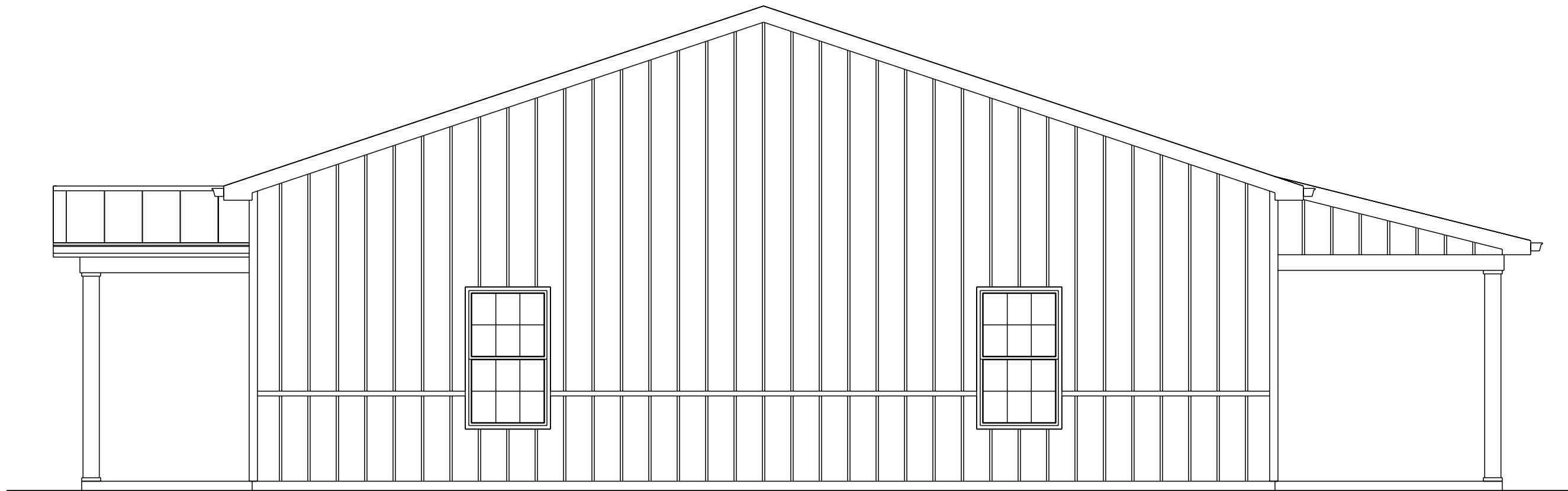
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

Contractor to verify all dimensions, bearing points, window specifications, and comply with all current NYS 2020 Residential Code. All engineering by other. Renderings to be used as general guidelines. All details subject to change.

CUSTOM HOME PLANS

by Kyle Gratz LLC

kylegratz@gmail.com
419.303.5572

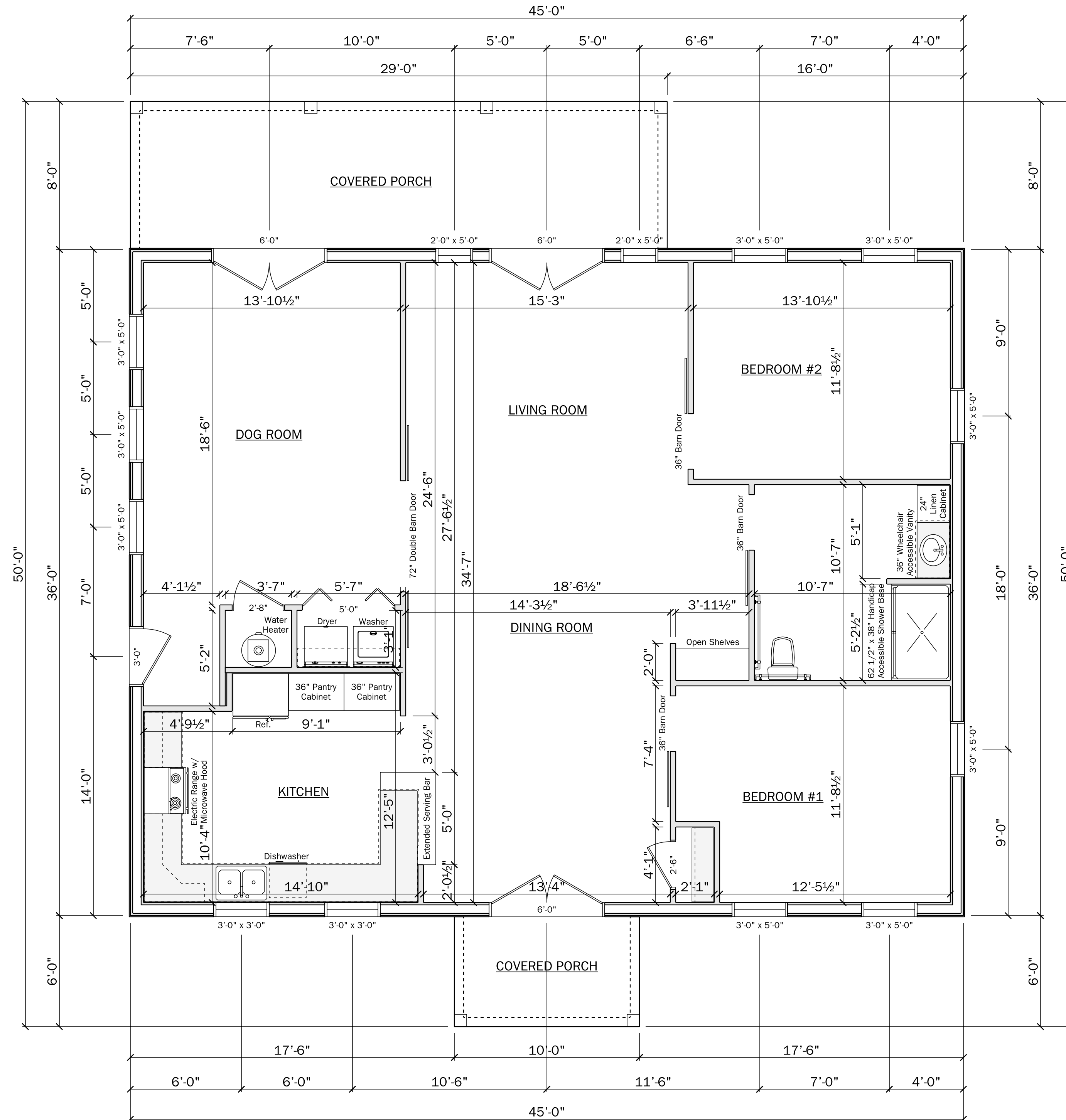
KEVIN KIRBY

Scale: 1/4" = 1'-0"

Page: 1

Date: 5/5/2023

Job: Personal



WINDOW SCHEDULE			
SIZE	COUNT	Vent Area ft.sq.	Visible Glass ft.sq.
3'-0" x 3'-0"	2	3.1 sq. ft.	5.5 sq. ft.
2'-0" x 5'-0"	2	0 sq. ft.	6.9 sq. ft.
3'-0" x 5'-0"	9	5.7 sq. ft.	10.3 sq. ft.
6'-0" x 6'-8"	3	33.6 sq. ft.	21.9 sq. ft.
TOTAL		158.3 sq. ft.	183.2 sq. ft.
FLOOR AREA		1507 sq. ft.	1507 sq. ft.
% of FLOOR AREA		10.5%	12.2%

Main Floor Plan

Finished Ceiling Height
Approx. 10'-0" Tall

Contractor to verify all dimensions, bearing points, window specifications, and comply with all current NYS 2020 Residential Code. All engineering by other. Renderings to be used as general guidelines. All details subject to change.

KEVIN KIRBY

kylegratz@gmail.com
419.303.5572

CUSTOM HOME PLANS

by Kyle Gratz LLC

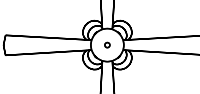











Job: Personal

Date:5/5/2023

Page: 2

Scale:1/4"=1'-0"



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan w/ lights	2	
can light 6inch	41	
chandelier	2	
ceiling light vent	1	
pendant globe	2	
exterior light fixture	3	
outlet	32	
outlet 220v	2	
outlet gfi	11	
switch	19	
switch 3 way	6	
vanity bar light	1	



Contractor to verify all dimensions, bearing points, window specifications, and comply with all current NYS 2020 Residential Code. All engineering by other. Renderings to be used as general guidelines. All details subject to change.

CUSTOM HOME PLANS

KEVIN KIRBY

Job: Personal

AGRICULTURAL DATA STATEMENT

Section 3, Item d.

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 Kirby
Mailing address: 89 Goodman Road Lansing, NY 14882

B. Description of the proposed project: Small, in home animal care facility for dogs

C. Project site address: 89 Goodman Road Groton NY 13073 Town: Lansing, NY

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: 0

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.

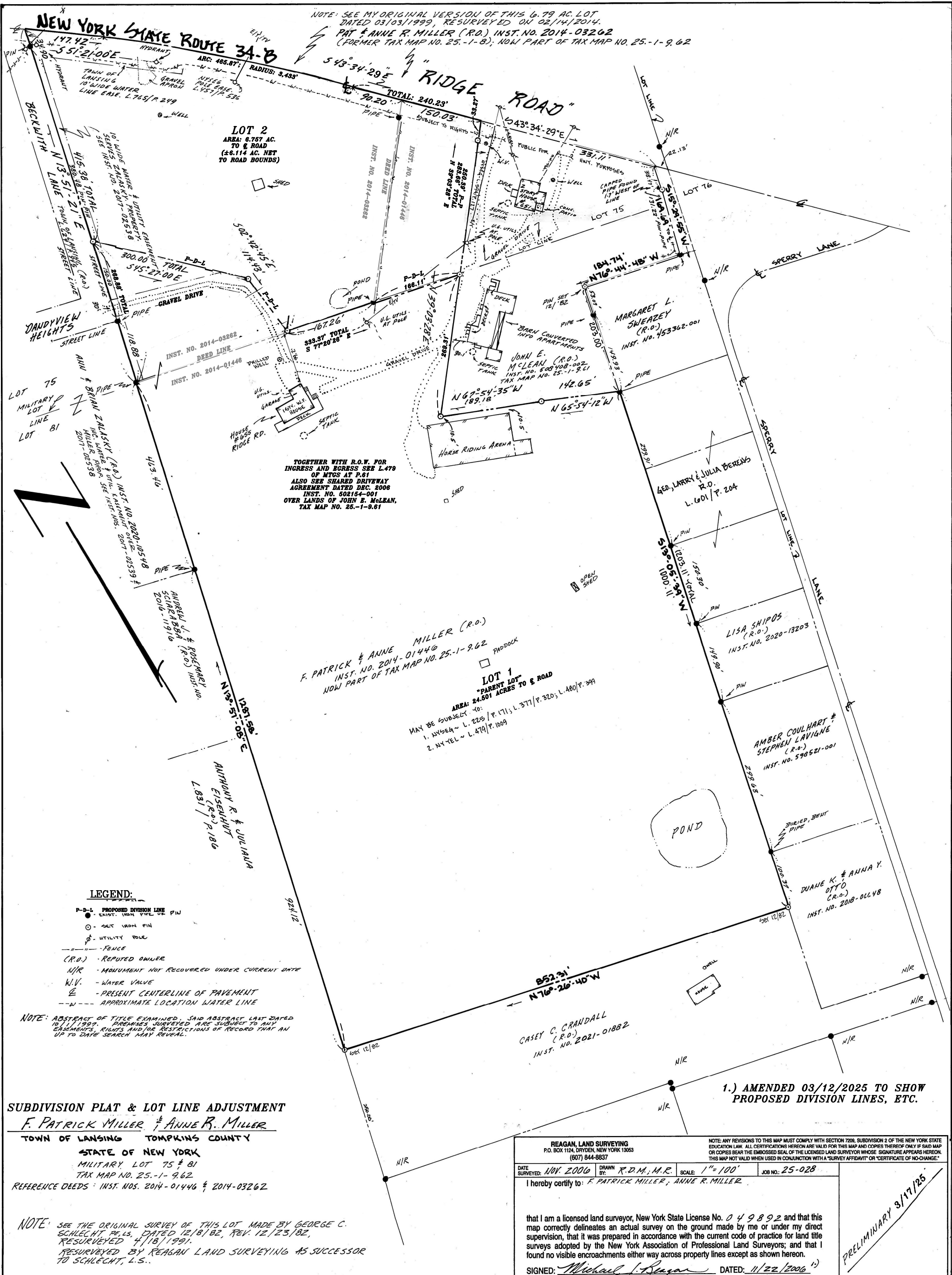
91 Goodman Road / 20.-1-8.22 - Jeannine Kirby

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 Kirby - homeown / business owner
Name and Title of Person Completing Form

2/4/2025
Date



NOTE: SEE MY ORIGINAL VERSION OF THIS 6.79 AC. LOT DATED 03/03/1999, RESURVEYED ON 02/14/2014.
PAT & ANNE R. MILLER (R.O.) INST. NO. 2014-03262
(FORMER TAX MAP NO. 25-1-8); NOW PART OF TAX MAP NO. 25-1-9, 62

LOT 2
AREA: 6.757 AC.
TO & ROAD
(±6.114 AC. NET
TO ROAD BOUNDS)

TOGETHER WITH R.O.V. FOR
INGRESS AND EGRESS SEE L.479
OF MTGS AT P.61
ALSO SEE SHARED DRIVEWAY
AGREEMENT DATED DEC. 2006
INST. NO. 502154-001
OVER LANDS OF JOHN E. MCLEAN,
TAX MAP NO. 25-1-9.61

F. PATRICK & ANNE MILLER (R.O.)
INST. NO. 2014-01446
NOW PART OF TAX MAP NO. 25-1-9.62

LOT 1
"PARENT LOT"
AREA: 24.601 ACRES TO & ROAD
MAY BE SUBJECT TO:
1. NY 564 ~ L. 225 / P. 171; L. 377 / P. 320; L. 480 / P. 349
2. NY 464 ~ L. 479 / P. 1009

LEGEND:

- P-D-L PROPOSED DIVISION LINE
- EXIST. IRON PIN
- SET IRON PIN
- UTILITY POLE
- FENCE
- (R.O.) REPUTED OWNER
- N/R MONUMENT NOT RECOVERED UNDER CURRENT DATE
- W.V. WATER VALVE
- PRESENT CENTERLINE OF PAVEMENT
- APPROXIMATE LOCATION WATER LINE

NOTE: ABSTRACT OF TITLE EXAMINED. SHED ABSTRACT LAST DATED 10/1/1999. PREMISES SURVEYED ARE SUBJECT TO ANY EASEMENTS, RIGHTS AND/OR RESTRICTIONS OF RECORD THAT AN UP TO DATE SEARCH MAY REVEAL.

SUBDIVISION PLAT & LOT LINE ADJUSTMENT
F. PATRICK MILLER & ANNE R. MILLER
TOWN OF LANSING TOMPKINS COUNTY
STATE OF NEW YORK
MILITARY LOT 75 & 81
TAX MAP NO. 25-1-9.62
REFERENCE DEEDS: INST. NOS. 2014-01446 & 2014-03262

NOTE: SEE THE ORIGINAL SURVEY OF THIS LOT MADE BY GEORGE C. SCHLECHT P.E., DATED 12/8/82, REV. 12/23/82, RESURVEYED 4/18/1991.
RESURVEYED BY REAGAN LAND SURVEYING AS SUCCESSOR TO SCHLECHT, L.S.

REAGAN, LAND SURVEYING P.O. BOX 1124, DRYDEN, NEW YORK 13823 (607) 844-8837		NOTE: ANY REVISIONS TO THIS MAP MUST COMPLY WITH SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THIS MAP NOT VALID WHEN USED IN CONJUNCTION WITH A "SURVEY AFFIDAVIT" OR "CERTIFICATE OF NO-CHANGE."	
DATE SURVEYED: NOV. 2006	DRAWN BY: R.D.M.; M.R.	SCALE: 1"=100'	JOB NO: 25-028
I hereby certify to: F. PATRICK MILLER; ANNE R. MILLER			
that I am a licensed land surveyor, New York State License No. 049892 and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York Association of Professional Land Surveyors; and that I found no visible encroachments either way across property lines except as shown hereon.			
SIGNED: Michael J. Reagan		DATED: 11/22/2006	

1.) AMENDED 03/12/2025 TO SHOW PROPOSED DIVISION LINES, ETC.

PRELIMINARY 3/17/25

AGRICULTURAL DATA STATEMENT

Section 3, Item e.

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: Pat Miller
Mailing address: 354 Ellis Point Road Aurora, NY 13026

B. Description of the proposed project: Major, six lot subdivision of lands located at 655 Ridge Road

C. Project site address: 655 Ridge Road Town: Lansing NY

D. Project site tax map number: 25.-1-9.62

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: None - 0 acres

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

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

No agricultural operations located within 500' of project site

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

~~~~~

### FARM NOTE

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

~~~~~

Pat Miller

Name and Title of Person Completing Form

3/5/2025

Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Minor Subdivision of lands at 655 Ridge Road			
Project Location (describe, and attach a location map): 655 Ridge Road Lansing NY			
Brief Description of Proposed Action: Major Subdivision of (30.62ac) lands at 655 into 6 parcels			
Name of Applicant or Sponsor: Pat Miller		Telephone: 973-768-8294 E-Mail: pat#ees-inc.com	
Address: 354 Ellis Point Road			
City/PO: Aurora		State: NY	Zip Code: 13026
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"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: TOL Major SUBdivision			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? 30.62 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? 30.62 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 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 e.	
5. Is the proposed action,	NO		
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: N/A	<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: _____ N/A	<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: _____ N/A	<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 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

☒ ☐

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

NO YES

☒ ☐

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

NO YES

If Yes,

☒ ☐

a. Will storm water discharges flow to adjacent properties?

☒ ☐

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

☒ ☐

If Yes, briefly describe:

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

NO YES

If Yes, explain the purpose and size of the impoundment: _____

☒ ☐

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

NO YES

If Yes, describe: _____

☒ ☐

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

NO YES

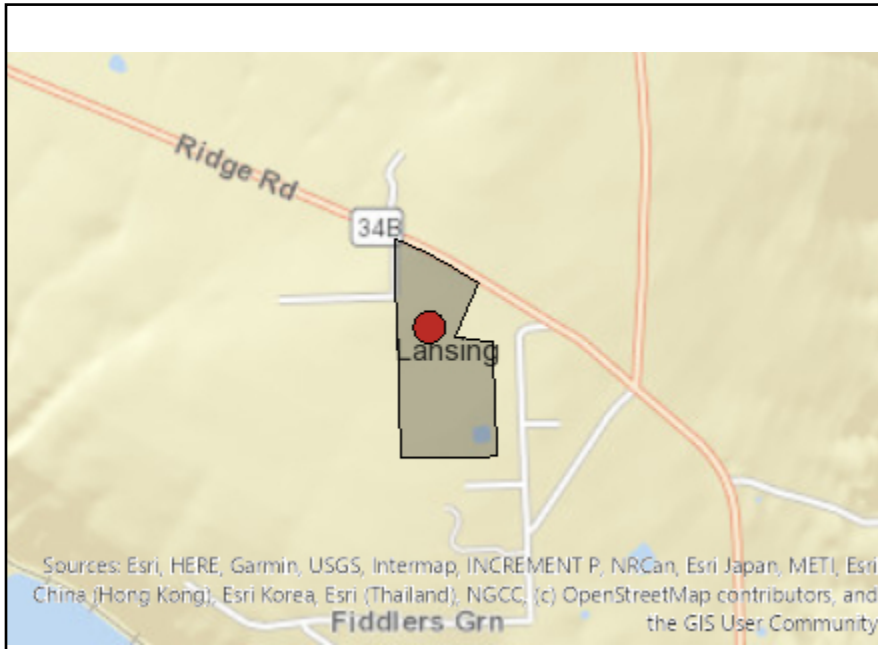
If Yes, describe: _____

☒ ☐

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

Applicant/sponsor/name: Pat Miller Date: 3/5/2025

Signature: Pat Miller Title: Owner

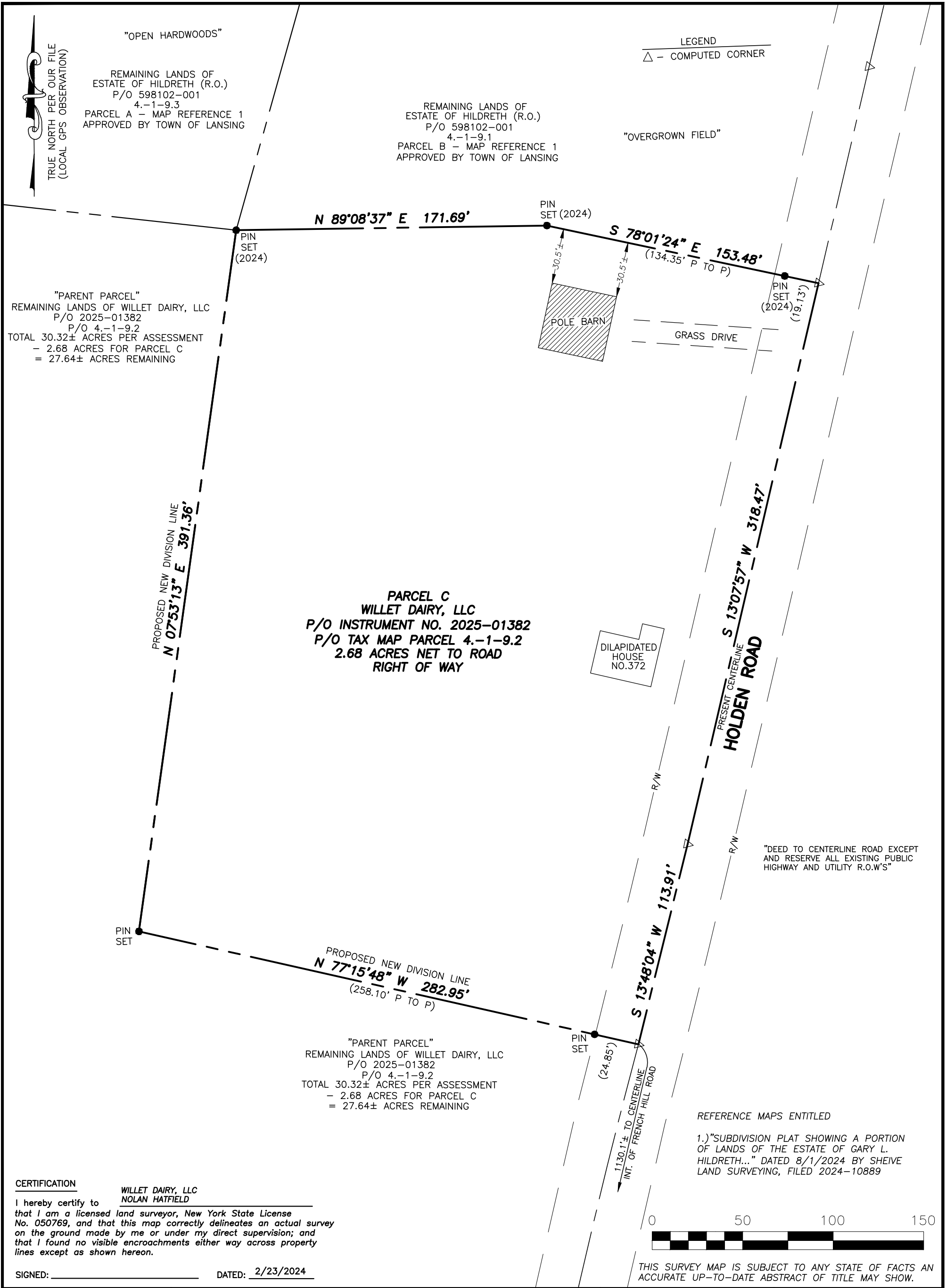


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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]	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

If Todd Elshed owner of
372 Holden Rd agree to
subdiv 2.68 to Nolan
Hatfield,



CERTIFICATION

I hereby certify to WILLET DAIRY, LLC
NOLAN HATFIELD
that I am a licensed land surveyor, New York State License
No. 050769, 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: _____ DATED: 2/23/2024

REFERENCE MAPS ENTITLED

1.) "SUBDIVISION PLAT SHOWING A PORTION
OF LANDS OF THE ESTATE OF GARY L.
HILDRETH..." DATED 8/1/2024 BY SHEIVE
LAND SURVEYING, FILED 2024-10889



THIS SURVEY MAP IS SUBJECT TO ANY STATE OF FACTS AN
ACCURATE UP-TO-DATE ABSTRACT OF TITLE MAY SHOW.

<div><div>SHEIVE LAND SURVEYING</div><div>165 WOOD ROAD FREEVILLE, NY 13068 607-347-9800</div></div>	<div>TITLE: SUBDIVISION PLAT</div> <div>SHOWING A PORTION OF LANDS OF</div> <div>WILLET DAIRY, LLC.</div> <div>TO BE CONVEYED TO</div> <div>NOLAN HATFIELD</div> <div>LOCATED AT NO. 372 HOLDEN ROAD,</div> <div>TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK</div>			REVISED	
<div><div>WARNING</div><div>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.</div></div>	DATE: <u>2/23/2024</u>			FILE NO. 25006	SCALE: <u>1"=50'</u>

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: Nolan Hatfield
 Mailing address: 298 Holden Rd
Lansing NY 14882
- B. Description of the proposed project: Separating Residential property from Agricultural
- C. Project site address: 372 Holden Rd Town: Lansing
- D. Project site tax map number: 4.-1-9.2
- 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: 2.68
- G. Is any portion of the project site currently being farmed?
☒ Yes. If yes, how many acres 27.64 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.

Willket Dairy, LLC

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.

~~~~~

Nolan Hatfield

Name and Title of Person Completing Form

3/13/25

Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Minor Subdivision of 372 Holden Road			
Project Location (describe, and attach a location map): 372 Holden Road Lansing, NY			
Brief Description of Proposed Action: Subdivide 2.68 parcel from parent lot			
Name of Applicant or Sponsor: Nolan Hatfield		Telephone: 607-351-9737 E-Mail: nolanhatfield1206@icloud.com	
Address: 372 Holden Road			
City/PO: Locke		State: NY	Zip Code: 13092
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"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: TOL Subdivision Review			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 2.68 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? _____ 27.64 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 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 f.	
5. Is the proposed action,	NO		
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: _____ N/A	<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: _____ N/A	<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:

- ☐ 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

☒ ☐

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

NO YES

☒ ☐

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

NO YES

If Yes,

☒ ☐

a. Will storm water discharges flow to adjacent properties?

☒ ☐

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

☒ ☐

If Yes, briefly describe:

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

NO YES

If Yes, explain the purpose and size of the impoundment: _____

☒ ☐

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

NO YES

If Yes, describe: _____

☒ ☐

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

NO YES

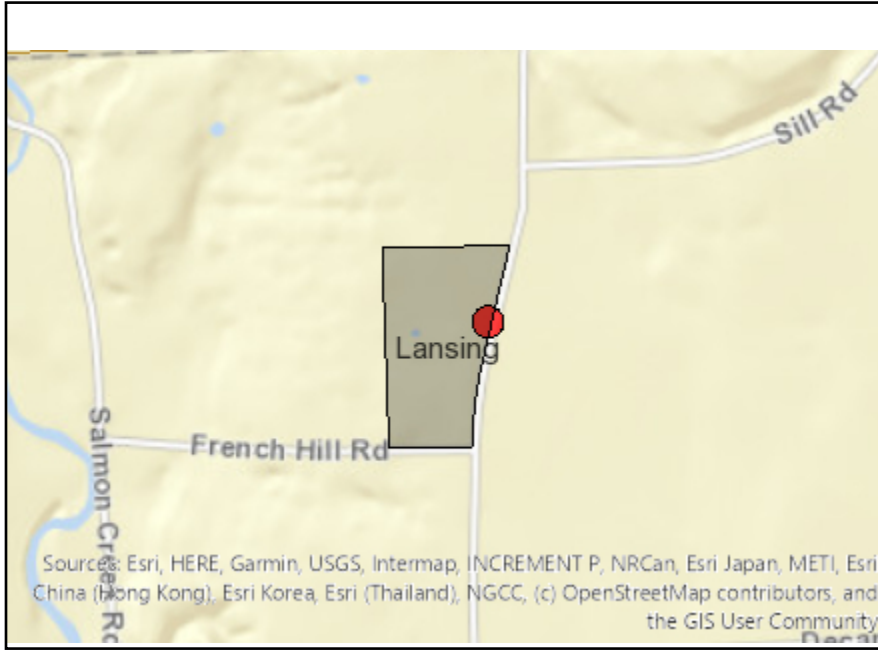
If Yes, describe: _____

☒ ☐

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

Applicant/sponsor/name: Nolan Hatfield Date: 3/17/2025

Signature: Nolan Hatfield Title: Owners Agent



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Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local 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

TITLE INFORMATION

PHASE 1
LOT 1, 2, 3 & 4

WESTVIEW PARTNERS, LLC (R.O.)
SEE INST. NO. 505919-001
TAX MAP NO. 42-1-2-25

PHASE 2
REMAINING LANDS

WESTVIEW PARTNERS, LLC (R.O.)
SEE INST. NO. 505919-001
TAX MAP NO. 42-1-2-25

TOTAL AREA = 7.61± ACRES (INCLUDES ROAD RESERVATIONS)
PART OF TOWN OF LANSHING TAX MAP NO. 42-1-2-25

MAP REFERENCES:

(1) SURVEY MAP OF PROPOSED SUBDIVISION OF LANDS OF JAY & VIRGINIA OREAR.
DATED 10/15/1975 AND LAST REVISED 5/29/1981 BY HOWARD R. SCHLEIDER AND
RECORDED IN CABINET #2 ENVELOPE 161.

(2) SURVEY MAP OREAR PROPERTY SHOWING PROPOSED PLAT OF SUN PATH ROAD
SUBDIVISION AND TOWN HIGHWAY DATED 8/26/2002 BY LARRY FABRONI AND FILED
IN BOOK ARY OF MAPS AT PAGE 69 IN THE TOMPKINS COUNTY CLERK'S OFFICE.

(3) PLAN AND PROFILE MAP ENTITLED "WESTVIEW PARTNERS, LLC SUN PATH ROAD
WATER MAIN REPLACEMENT..." DATED 11/01/2011 BY T.G. MILLER, P.C.

(4) FINAL PLAT OF EASTLAKE SUBDIVISION DATED 8/4/1988 BY GEORGE SCHLECT
P.E. & L.S. FILED IN MAP DRAWER K PAGE 110

(5) SURVEY MAP FOR NO. 21 SUN PATH DATED 4/09/2014 BY T.G. MILLER, P.C.

(6) ENTITLED "PRELIMINARY SUBDIVISION SHOWING LANDS OF WESTVIEW PARTNERS, LLC
SUN PATH ROAD SUBDIVISION - PHASE 1" DATED 2/18/2016 BY T.G. MILLER, P.C.

NOTES

1.) THESE 60' STRIPS REPRESENTS AREAS RESERVED FOR FUTURE
ROADS PER FILED AND APPROVED REFERENCE MAPS. SAID AREAS
ARE "PAPER STREETS" AND NO ROAD IMPROVEMENTS HAVE BEEN
CONSTRUCTED YET IN SAID AREAS.

2.) THIS 60' STRIP REPRESENTS A PROPOSED AREA RESERVED FOR
ROAD PURPOSES AS PART OF PHASE 2 SUBDIVISION WORK. SAID
EXTENSION ACROSS THE ADJOINING PROPERTY TO THE SOUTH.

3.) PHASE 2 SHOWS ONLY FOR INFORMATIONAL PURPOSES AT THIS
TIME AND MAY BE CHANGED PRIOR TO A "PHASE 2" SUBMITTAL.

4.) SUBDIVISION LOTS 1-4 ALL HAVE OVER 150' OF ROAD FRONTAGE
AND HAVE MUNICIPAL WATER.

5.) SUBDIVISION LOTS 1-4 ARE VACANT LOTS. PROPOSED
IMPROVEMENTS HOUSES, SEPTIC, ANY CULVERTS, SHOWN PER
ENGINEERING WORK DONE BY ERIC WHITNEY, P.E.

6.) PARCELS AS THRU GO ARE NEW PARCELS CREATED TO MAINTAIN A
MINIMUM SETBACK MARGIN OF 30' TO THE PRESENT CENTERLINE OF
SUN PATH ROAD. SAID ROAD APPEARS TO HAVE BEEN HISTORICALLY
INTENDED TO CREATE A NEW VARIABLE WIDTH ROAD AS SHOWN.

7.) LOTS 2 THRU 6 IN PHASE 1 & 2 SUBJECT TO A PERMANENT BUFFER
OF 15' EACH SIDE FROM THE CENTER OF AN EXISTING STREAM
AND IN ACCORDANCE WITH THE TOWN ZONING LAW REGULATIONS
AND TO MAINTAIN A PERMANENT BUFFER OF 15' EACH SIDE FROM THE
CENTER OF AN EXISTING STREAM.

8.) CULVERTS SHALL BE BURIED AS REQUIRED BY THE TOWN ENGINEER TO ASSURE
THE CONTINUATION OF THE STREAM ECOSYSTEM.

9.) DRIVERS WITHIN OR CROSSING OVER OR THROUGH THE CREEK BUFFER
SHALL BE REQUIRED TO MAINTAIN A PERMANENT BUFFER OF 15' EACH
SIDE FROM THE CENTER OF AN EXISTING STREAM.

10.) LOTS 2 THRU 6 IN PHASE 1 & 2 SUBJECT TO A PERMANENT BUFFER
OF 15' EACH SIDE FROM THE CENTER OF AN EXISTING STREAM
AND IN ACCORDANCE WITH THE TOWN ZONING LAW REGULATIONS
AND TO MAINTAIN A PERMANENT BUFFER OF 15' EACH SIDE FROM THE
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11.) LOTS 2 THRU 6 IN PHASE 1 & 2 SUBJECT TO A PERMANENT BUFFER
OF 15' EACH SIDE FROM THE CENTER OF AN EXISTING STREAM
AND IN ACCORDANCE WITH THE TOWN ZONING LAW REGULATIONS
AND TO MAINTAIN A PERMANENT BUFFER OF 15' EACH SIDE FROM THE
CENTER OF AN EXISTING STREAM.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	49.90'	196.64'	14°32'25"	N 75°44'33" E	49.77'
C2	17.01'	85.00'	11°27'55"	N 73°31'15" W	16.98'
C3	60.43'	85.00'	40°44'05"	S 60°22'45" E	59.17'
C4	12.57'	125.00'	5°52'13" W	N 63°02'13" W	112.67'
C5	61.85'	105.00'	33°44'58"	N 82°56'17" W	60.86'
C6	142.74'	780.00'	10°29'59"	S 85°26'17" W	142.74'
C7	131.94'	720.00'	10°29'59"	N 85°26'17" E	131.76'
C8	97.19'	165.00'	33°44'58"	S 60°22'45" E	95.79'
C9	18.01'	180.00'	6°02'10"	N 87°56'17" E	179.00'
C10	22.78'	250.00'	5°21'00"	S 86°46'45" W	22.00'
C11	74.89'	330.00'	13°00'09"	N 75°46'45" W	74.23'
C12	113.52'	469.57'	13°51'05"	N 75°16'22" E	113.24'
C13	159.76'	750.00'	5°58'56"	N 66°02'48" E	159.69'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C14	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C15	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C16	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C17	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

8.) LOTS 2 THRU 6 IN PHASE 1 & 2 SUBJECT TO A PERMANENT BUFFER
OF 15' EACH SIDE FROM THE CENTER OF AN EXISTING STREAM
AND IN ACCORDANCE WITH THE TOWN ZONING LAW REGULATIONS
AND TO MAINTAIN A PERMANENT BUFFER OF 15' EACH SIDE FROM THE
CENTER OF AN EXISTING STREAM.

9.) DRIVERS WITHIN OR CROSSING OVER OR THROUGH THE CREEK BUFFER
SHALL BE REQUIRED TO MAINTAIN A PERMANENT BUFFER OF 15' EACH
SIDE FROM THE CENTER OF AN EXISTING STREAM.

10.) LOTS 2 THRU 6 IN PHASE 1 & 2 SUBJECT TO A PERMANENT BUFFER
OF 15' EACH SIDE FROM THE CENTER OF AN EXISTING STREAM
AND IN ACCORDANCE WITH THE TOWN ZONING LAW REGULATIONS
AND TO MAINTAIN A PERMANENT BUFFER OF 15' EACH SIDE FROM THE
CENTER OF AN EXISTING STREAM.

11.) LOTS 2 THRU 6 IN PHASE 1 & 2 SUBJECT TO A PERMANENT BUFFER
OF 15' EACH SIDE FROM THE CENTER OF AN EXISTING STREAM
AND IN ACCORDANCE WITH THE TOWN ZONING LAW REGULATIONS
AND TO MAINTAIN A PERMANENT BUFFER OF 15' EACH SIDE FROM THE
CENTER OF AN EXISTING STREAM.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C18	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C19	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C20	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C21	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C22	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C23	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C24	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C25	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C26	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C27	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C28	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C29	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C30	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C31	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C32	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C33	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C34	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C35	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C36	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C37	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C38	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C39	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C40	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C41	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C42	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C43	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C44	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C45	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C46	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C47	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C48	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C49	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C50	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C51	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C52	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C53	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C54	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C55	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C56	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C57	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C58	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C59	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C60	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C61	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C62	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C63	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C64	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C65	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C66	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C67	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C68	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C69	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C70	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C71	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C72	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C73	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C74	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C75	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C76	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C77	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C78	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C79	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C80	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C81	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C82	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C83	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C84	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C85	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C86	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C87	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C88	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C89	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C90	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C91	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C92	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C93	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C94	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C95	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C96	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C97	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C98	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C99	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C100	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C101	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C102	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C103	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C104	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C105	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C106	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C107	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C108	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C109	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C110	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C111	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C112	52.74'	524.24'	5°45'48"	S 86°46'04" W	52.71'
C113	96.14'	464.24'	11°51'57"	S 81°41'48" E	95.97'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C114	115.26'	116.76'	56°32'50"	S 83°28'21" W	110.63'
C115	115.84'	524.24'	12°59'56"	N 81°41'48" E	95.97'
C116	52.				

**TOWN OF LANSING PLANNING BOARD RESOLUTION CONDITIONALLY
APPROVING FINAL PLAT FOR SUN PATH SUBDIVISION, PHASE 1**

WHEREAS, on March 10, 2014, the Lansing Planning Board conducted a sketch plan review of the Sun Path Subdivision, then and later considered and proposed as a two-phase project, with the initial development being near and along the Village of Lansing boundary line, with some overall site layout to address overall subdivision impacts, such as stormwater, transportation and roadway planning, protect the creek and any other sensitive areas, and to help assure adequate planning foresight and oversight given the history of the area, the need for north-south roadway connections, and the existing subdivision controls of the Town; and

WHEREAS, on March 28, 2016, the Planning Board conducted a public hearing upon the Sun Path Subdivision Preliminary Plat, Phase I, and the environmental review thereof, whereat all residents and members of the public were permitted to speak or submit such documents and evidence as they thought relevant or appropriate, and said Preliminary Plat for Phase I was duly approved with conditions and a Final Plat for Phase I has been prepared and submitted for consideration and approval; and

WHEREAS, the proposed Final Plat, Phase I, to be considered herein consists of: (i) 6 lots, consisting of 4 building lots, one roadway lot required to be dedicated as hereafter provided (said roadway being the connecting road with turnaround to the south adjacent to the westerly line of Lot 4), and one remaining large lot that is known as Phase II (demarked as lots 5 through 10, with additional roadway segments, as mapped); (ii) a creek line with a demarked buffer zone; and (iii) existing roadways layouts that are sometimes located outside of the existing ROW for Sun Path Road, all as show upon a survey map entitled "FINAL SUBDIVISION PLAT SHOWING LANDS OF WESTVIEW PARTNERS, LLC, SUN PATH ROAD SUBDIVISION - PHASE I, TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK," as dated April 12, 2016 and drawn by T.G. Miller P.C. (the "Final Plat Map"), being approximately 4.53 acres of a larger 12.14 acre parcel commonly known as TPN 42.-1-2.25; and

WHEREAS, the Planning Board considered this project under SEQRA and duly issued a negative declaration of environmental significance, duly referred and acted upon the recommendations of County Planning under GML § 239, determined that no agricultural or farm operations would be impacted, and duly issued a Preliminary Plat approval, with conditions, upon April 11, 2016; and

WHEREAS, T.G. Miller P.C., as the Town Engineer, has reviewed the Stormwater Pollution Prevention Plan ("SWPPP") and offered comments throughout the past 2 years, and an updated SWPPP has been submitted by Phillip Erik Whitney, P.E., bearing a date of January 13, 2016, which revised SWPPP has been deemed final and sufficient, subject to the conditions listed below; and

WHEREAS, there have been no significant changes to the project or the Preliminary Plat as require further public hearings, and no changes as would require any supplemental environmental review, and thus, upon due consideration and deliberation the Town of Lansing Planning Board duly determines as follows, and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Final Plat for Phase I of the Sun Path Subdivision be and hereby is approved, subject to the following conditions:

1. Any proposed restrictions, covenants and conditions common to the subdivision (if any) shall require approval by the Town before filing.
2. (a) A final Full SWPPP shall be submitted for Phase I and the same shall be approved by the Town Engineer and reviewed and accepted by the Town's Stormwater Management Officer prior to the endorsement or sealing of the Final Plat, and (b) a Basic SWPPP shall be submitted to and approved by the Stormwater Management Officer for the development of each lot in the subdivision, including all acts that disturb soils upon any lot, and such Basic SWPPP shall be submitted and approved prior to the issuance of any building permits for each lot.

3. A blanket access easement, or subdivision-wide covenants and restrictions of similar nature and effect, shall be provided to the Town prior to the endorsement or sealing of the Final Plat, in a form acceptable to and approved by the Town, to:

- (a) Allow the Town access to all future stormwater facilities and improvements; and
- (b) Mandate that developer and any owner (and all subsequent heirs and assigns) be bound to approve and accept any future drainage district (when formed) to manage stormwater facilities for the benefit of all lots and landowners in the subdivision.

4. The Final Plat shall show the 60' wide no-build area around the intermittent creek mapped on the plat (federal waterway 898-245, Class C), being located 30' on each side of the centerline thereof (the "Creek Buffer"), shall not be improved or disturbed except for lawns, culverts and driveways to cross over such creek that meet the following requirements:

- (a) Culverts shall be buried as required by the Town Engineer to assure the continuation of the stream ecosystem;
- (b) Driveways within or crossing over or through the Creek Buffer shall be of permeable surfaces only in such segment(s); and
- (c) Driveways and supporting structures, including the culverts, shall not exceed 12' in width within the Creek Buffer (excluding any required flanging of the culvert).

5. The future roadways depicted on the Final Plat shall be dedicated or dedicated and constructed as follows:

- (a) The roadway adjacent to Lot 4 running south to the lands of Mahool (RO) shall be included as part of Phase I and noted as dedicated to and for such future highway use. Such roadway shall not be required to be built and dedicated in fee until the occurrence of any development within any parcel, lot, or land within Phase II, including the subdivision or other review of such Phase II;
- (b) The southerly extension at the terminus of the main arterial of Sun Path Road, which runs along the westerly lines of Lots 8 and 9 in Phase II (and easterly along Virginia Watts Irrevocable Trust (RO) and Harrison (RO), and southerly to Butler (RO)), may be constructed and dedicated to the Town prior to the issuance of any building permits being issued for such future Phase II Lots 8 and 9 (or their future equivalents); and
- (c) The northerly extension at the terminus of the main arterial of Sun Path Road, which runs within an existing roadway reservation and easement area to the southerly line of the East Lake PDA to the north, shall be constructed and dedicated to the Town prior to the issuance any subdivision or land development approvals or permits, including building permits, anywhere within or for such future Phase II.

6. The following gores of land shall be dedicated by deed for highway and roadway improvement purposes prior to the endorsement or sealing of the Final Plat:

- (a) The area to the south of Lot 1 adjacent to the existing roadway parcel as shown upon the Final Plat Map as a potential roadway realignment gore;
- (b) To the extent reasonably obtainable from Chung Yuen Hi, *et al.* (RO), the area to the south of such lot adjacent to the roadway parcel as shown upon the Final Plat Map as a potential roadway realignment gore;
- (c) To the extent reasonably obtainable from Banfield (RO), the area to the south of such lot adjacent to the roadway parcel as shown upon the Final Plat Map as a potential roadway realignment gore; and
- (d) The area to the north of Lots 5 and 6, and the roadway parcel westerly of Lot 4, as is adjacent to the dedicated roadway parcel as shown upon the Final Plat Map as a potential roadway realignment gore.

For the above purposes, “reasonably obtainable” shall mean and require a showing of attempts to obtain such rights and a refusal or rejection thereof by the landowner, but it shall not require the payment of substantial consideration in cash or other form, and in all cases the discretion of the Town, reasonably exercised, shall solely determine what is “reasonable”). However, upon approval thereof by the Town, existing town-owned land no longer necessary for highway purposes upon any such realignment may be “swapped” for such future dedications to help compensate landowners and to help emplace the existing roadway surface, and related areas of land managed for travel upon such highway, within such now existing or future dedicated highway bounds.

Dated: April 25, 2016.

VOTE AS FOLLOWS:

- Gerald Caward, Jr. - Aye**
- Sandra Dennis Conlon - Aye**
- Norman L. Davidson - Aye**
- Rick Prybyl - Aye**
- Larry Sharpsteen - Aye**
- Deborah Trumbull - Aye**
- Thomas Ellis, Chairperson - Aye**

**KLAUSNER COOK, PLLC**

Nate Cook
nate@klausnercook.com

February 13, 2025

Town of Lansing Board
29 Auburn Road
Lansing, NY 14882

**Re: Request for Amendment to Conditionally Approved Final Plat for Sun Path
Subdivision**

Dear Members of the Board,

I am writing on behalf of Westview Partners, LLC, a client of our firm, regarding a proposed amendment to the conditionally approved final plat for the Sun Path Road subdivision. We wish to address concerns related to the construction of a roads as mandated by the Board's Resolution PB-16-07 dated April 25, 2016 (the "**Resolution**"). Specifically, we request the conditional approval be amended to remove the requirement that certain roads be constructed.

The conditionally approved final plat for the subdivision includes three references to 60-foot wide strips for possible future roads. The first proposed road bisects the property, heading south from Sun Path Road, and dead-ends at property reputedly owned by Mahool (Book and Page 530/275), TPN 42.-1-28.2 (the "**Mahool Dead-End**"). The second proposed road is along the western edge of the property, heading south from Sun Path Road, and dead-ends at property reputedly owned by Butler RP4, LLC (Instrument No. 2015-00910), TPN 42.-1-29 (the "**Butler Dead-End**"). The third proposed road also is along the western edge of the property, but heading north from Sun Path Road, and is adjacent to property reputedly owned by Petru & Oana Petria (Instrument No. 2014-06597), TPN 42.-1-2.1, and through or adjacent to properties reputedly owned by Mary Lee Banfield (Instrument No. 554711-001) and the Mary Lee Banfield Trust (Instrument No. 2017-05104, TPN 42.-1-2.3 and continuing through property reputedly of Melzar & Jane Richards (Book and Page 640/152), TPN 42.-1-54.19, and 99 Eastlake Management LLC (Instrument No. 2017-09487), TPN 42.-1-54.18 (collectively, the "**Eastlake Road Extension**"). Together, the Mahool Dead-End, Butler Dead-End, and Eastlake Extension are referred to in this letter as the "**Proposed Roads**." It is our understanding that at the time of the conditional approval, the Board of the Town of Lansing anticipated that the neighborhood residents would desire the creation of future roads to connect adjacent subdivisions to each other. To date, however, we believe neither the Town nor the owners of the properties adjacent to the Mahool Dead-End and the Butler Dead-End have any plans to develop the neighboring parcels or extend any future roads to connect to other subdivisions. Thus, the Mahool Dead-End and the Butler Dead-End will remain unconnected dead-

ends for the foreseeable future. With respect to the Eastlake Road Extension, our client, Westview Partners, LLC has neither a fee title interest nor any rights upon which to build roads over properties that it neither owns nor controls. We understand that the Town could use its eminent domain powers to acquire the property underlying the Eastlake Road Extension, but there are risks, and financial implications, with such an action and any theoretical benefits do not appear to outweigh significant detriments.

We request an amendment to the conditional approval to remove the requirement that the above reference Proposed Roads be constructed for the following reasons:

1. **Community Consensus:** Westview Partners, LLC has engaged with the neighboring property owners, who have expressed a preference against the construction of these roads. The consensus is that the subdivision, being relatively small, does not warrant additional road infrastructure that would disrupt the current landscape and tranquility of the area. More specifically, it is our understanding that Leo Mahool is deceased – but the parcel reputedly owned by Mahool could be accessed from other adjacent properties owned by Mahool and commonly known as the Lake Watch Inn. It is our understanding that one or more members of Butler RP4 LLC has conferred with the owner of Westview Partners LLC, Boris Simkin, and has confirmed that there are no plans to develop its property, now or in the future. It is also our understanding that the Petrinas, Ms. Banfield, the Richards, and 99 Eastlake Management LLC also do not want the Proposed Roads. As a result, the only ostensible reason for including connecting roads between subdivisions appears to be premised on a theoretical desire that in fact does not exist according to the members of the neighborhood our clients have spoken with.
2. **Lack of Connectivity; Absence of Property Ownership, Potential Litigation Over Eminent Domain Claims:** The Mahool Dead-End and the Butler Dead-End would not connect to any existing roadways or infrastructure, thereby rendering it practically unusable for the intended purposes of the subdivision. While the Eastlake Road Extension could theoretically connect to Eastlake Road, doing so would require significant changes to the existing property, including the installation of a road through the back yards of 99 Eastlake Management LLC and Melzar & Jane Richard's backyard – which currently has a swimming pool that is either in the same place or near where the proposed road would go. This would not only be an invasive and costly undertaking but also contrary to the wishes of the affected property owners and neighbors. Our client does not own the property underlying the Eastlake Road Extension and has not been granted any property rights from the underlying owners to develop a road over the Eastlake Road Extension. If the Town attempts to use its powers of eminent domain to acquire the property underlying the Eastlake Road Extension, it's possible that adversely affected neighbors could raise legal arguments around whether the future road sufficiently serves a public purpose and whether just compensation is being paid – which could lead to protracted and expensive litigation expenses for the Town to incur.
3. **Resource Waste:** Building roads that serve no functional purpose amount to unnecessary expenditures of resources, both in terms of financial investment and environmental impact.

In light of these points, we respectfully request that the Board re-evaluate this condition and approve an amendment to remove the requirement for the construction of the roads as described on the final plat. We believe that this adjustment aligns with the best interests of the community and the property owners involved. We have attached two diagrams that show the Proposed Roads to be removed. Map 1 is the map attached to the initial conditional approval. The roads we are seeking not to build are crossed out in red. Map 2 is the updated subdivision plan for which we have duly filed an application. The removed roads are crossed out in red on this map as well.

In addition, we have enclosed a letter addressed to the neighbors to solicit their feedback on this issue. The owners of fourteen properties countersigned the letter to evidence their collective desire to also see the Town refrain from requiring Westview Partners to build the Proposed Roads

We appreciate your attention to this matter and are eager to work collaboratively to reach an agreeable solution. Please feel free to contact me at 607-272-0800 or nate@klausnercook.com if you have any questions or require further information.

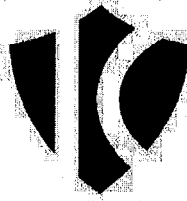
Thank you for considering this request. We look forward to your response and to continuing our productive relationship with the Town of Lansing Board.

Sincerely,

Klausner Cook, PLLC

By 

Nate Cook, Esq., Attorney for Westview Partners, LLC



KLAUSNER COOK, PLLC

Nate Cook

nate@klausnercook.com

November 19, 2024

Re: Request To Eliminate Unwanted Roads

Dear Residents of the Eastlake Subdivision,

We hope this letter finds you well. We are writing on behalf of our clients, Boris Simkin and Westview Partners, LLC, the developer of the Sun Path Subdivision, to discuss a matter that directly impacts your neighborhood.

As you may know, the conditionally approved final plat for the Sun Path subdivision, approved on April 25, 2016, includes provisions for three 60-foot wide strips reserved for roads. Two of these roads, as currently contemplated, do not connect to any existing roadways and terminate at other properties, effectively creating dead-end streets off of Sun Path Road. The third proposed road heads north from Sun Path Road, adjacent to property reputedly owned by Petru & Oana Petria (Instrument No. 2014-06597), TPN 42.-1-2.1, and through or adjacent to properties reputedly owned by Mary Lee Banfield (Instrument No. 554711-001) and the Mary Lee Banfield Trust (Instrument No. 2017-05104, TPN 42.-1-2.3 and continuing through property reputedly of Melzar & Jane Richards (Book and Page 640/152), TPN 42.-1-54.19, and 99 Eastlake Management LLC (Instrument No. 2017-09487), TPN 42.-1-54.18 (collectively, the "Eastlake Road Extension"). It is our understanding that at the time of the conditional approval, the Board of the Town of Lansing anticipated that the neighborhood residents would desire the creation of future roads to connect adjacent subdivisions (e.g., Sun Path and Eastlake) to each other.

The purpose of this letter is to seek your support in requesting the Town of Lansing to refrain from requiring the construction of these roads, which we believe will not benefit your neighborhood.

Key Points for Consideration:

1. **Community Consensus:** Our clients have engaged in conversations with Eastlake property owners, who have expressed a preference against the construction of these roads. The consensus is that the Sun Path subdivision, being relatively small, does not warrant additional road infrastructure that would disrupt the current landscape and tranquility of the area.
2. **Lack of Connectivity; Absence of Property Ownership, Potential Litigation Over Eminent Domain Claims:** As noted previously, two of the three planned roads would not connect to any existing infrastructure and would dead-end at adjacent properties. This design does not provide practical benefits and imposes unnecessary construction and maintenance costs. While the contemplated road from Sun Path to Eastlake could

theoretically connect the two subdivisions, doing so would require significant changes to the existing property, including the installation of a road through the back yard of 99 Eastlake Management LLC and Melzar & Jane Richard's backyard – which currently has a swimming pool that is either in the same place or near where the proposed road would go. This would not only be an invasive and costly undertaking but also contrary to the wishes of the affected property owners and neighbors. Our client does not own the property underlying the Eastlake road extension and has not been granted any property rights from the underlying owners to develop a road to connect Sun Path Road to Eastlake Road. The Town could attempt to use its powers of eminent domain to acquire the property underlying the Eastlake road extension, but adversely affected neighbors would likely raise legal arguments around whether the future road sufficiently serves a public purpose and whether just compensation is being paid – which could lead to protracted and expensive litigation expenses for everyone involved.

3. **Resource Waste:** Building roads that serve no functional purpose amount to unnecessary expenditures of resources, both in terms of financial investment and environmental impact.

We believe that it is in the best interest of our community to avoid the construction of these roads. Therefore, we kindly request your support in requesting the Town of Lansing to amend the site plan and remove the requirement for the construction of these dead-end roads.

Requested Statement:

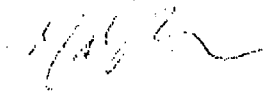
We, the undersigned residents of the Eastlake subdivision, hereby request the Town of Lansing to refrain from requiring Westview Partners, LLC to construct the three dead-end roads as depicted on the enclosed survey. We believe that these roads do not provide any practical benefit and would negatively impact our community.

By signing below, you are supporting our request to maintain the current landscape and avoid unnecessary disruptions to our neighborhood.

Thank you for your attention and support. If you have any questions or would like further information, please do not hesitate to contact us.

Very truly yours,

KLAUSNER COOK, PLLC



By: _____
Nate Cook, Esq.

EASTLAKE NEIGHBORS

<p>Melzar and Jane and Richards 89 Eastlake Road, Ithaca, NY 14850</p> <p>Name: <u>Melzar T. Richards</u></p> <p>Signature: <u>Melzar T. Richards</u></p>	<p>99 Eastlake Management LLC 99 Eastlake Road, Ithaca, NY 14850</p> <p>Name: <u>DAVID Johnson</u></p> <p>Signature: <u>David Johnson</u></p>
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<p>Name: <u>Jane M Richards</u></p> <p>Signature: <u>Jane M Richards</u></p> <p>Address: <u>89 Eastlake Rd</u></p>	<p>Name: <u>SCOTT M. EVERTS</u></p> <p>Signature: <u>Scott M. Everts</u></p> <p>Address: <u>99 Eastlake Rd.</u></p>
<p>Name: <u>Mary Johnson</u></p> <p>Signature: <u>Mary E Johnson</u></p> <p>Address: <u>18 Eastlake Road</u></p>	<p>Name: _____</p> <p>Signature: _____</p> <p>Address: _____</p>
<p>Name: _____</p> <p>Signature: _____</p> <p>Address: _____</p>	<p>Name: _____</p> <p>Signature: _____</p> <p>Address: _____</p>

EASTLAKE NEIGHBORS

Melzar and Jane and Richards 89 Eastlake Road, Ithaca, NY 14850	99 Eastlake Management LLC 99 Eastlake Road, Ithaca, NY 14850
Name: _____	Name: _____
Signature: _____	Signature: _____

Name: <u>JAMES Johnston</u>	Name: <u>Linda Mack</u>
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>
Address: <u>109 EASTLAKE Rd</u>	Address: <u>109 EASTLAKE Rd</u>
Name: _____	Name: _____
Signature: _____	Signature: _____
Address: _____	Address: _____
Name: _____	Name: _____
Signature: _____	Signature: _____
Address: _____	Address: _____

EASTLAKE NEIGHBORS

Melzar and Jane and Richards 89 Eastlake Road, Ithaca, NY 14850	99 Eastlake Management LLC 99 Eastlake Road, Ithaca, NY 14850
Name: _____	Name: _____
Signature: _____	Signature: _____

Name: <u>Amanda Smith-Socarrs</u>	Name: <u>Joseph Scrideler</u>
Signature: <u>Amanda Smith-Socarrs</u>	Signature: <u>J. Scrideler</u>
Address: <u>139 Eastlake Rd</u>	Address: <u>139 Eastlake Rd</u>
Name: _____	Name: _____
Signature: _____	Signature: _____
Address: _____	Address: _____
Name: _____	Name: _____
Signature: _____	Signature: _____
Address: _____	Address: _____

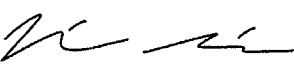
EASTLAKE NEIGHBORS

<p>Melzar and Jane and Richards 59 Eastlake Road, Ithaca, NY 14850</p> <p>Name: _____</p> <p>Signature: _____</p>	<p>99 Eastlake Management LLC 99 Eastlake Road, Ithaca, NY 14850</p> <p>Name: _____</p> <p>Signature: _____</p>
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<p>Name: <u>SIGMAN H. Murphy</u></p> <p>Signature: <u>[Signature]</u></p> <p>Address: <u>49 EASTLAKE RD</u> <u>ITHACA NY 14850</u></p>	<p>Name: <u>SUSAN H. Murphy</u></p> <p>Signature: <u>[Signature]</u></p> <p>Address: <u>53 EASTLAKE RD</u> <u>ITHACA NY 14850</u></p>
<p>Name: _____</p> <p>Signature: _____</p> <p>Address: _____</p>	<p>Name: _____</p> <p>Signature: _____</p> <p>Address: _____</p>
<p>Name: _____</p> <p>Signature: _____</p> <p>Address: _____</p>	<p>Name: _____</p> <p>Signature: _____</p> <p>Address: _____</p>

EASTLAKE NEIGHBORS

Melzar and Jane and Richards 89 Eastlake Road, Ithaca, NY 14850	99 Eastlake Management LLC 99 Eastlake Road, Ithaca, NY 14850
Name: _____	Name: _____
Signature: _____	Signature: _____

Name: <u>William Sinko</u>	Name: _____
Signature: 	Signature: _____
Address: <u>23 Eastlake Rd Ithaca NY 14850</u>	Address: _____
Name: _____	Name: _____
Signature: _____	Signature: _____
Address: _____	Address: _____
Name: _____	Name: _____
Signature: _____	Signature: _____
Address: _____	Address: _____

EASTLAKE NEIGHBORS

Melzar and Jane and Richards 89 Eastlake Road, Ithaca, NY 14850	99 Eastlake Management LLC 99 Eastlake Road, Ithaca, NY 14850
Name: _____	Name: _____
Signature: _____	Signature: _____

Name: <u>Sean Nicholson</u>	Name: _____
Signature: <u>Sean Nicholson</u>	Signature: _____
Address: <u>114 Eastlake Road, Ithaca, NY 14850</u>	Address: _____
Name: _____	Name: _____
Signature: _____	Signature: _____
Address: _____	Address: _____
Name: _____	Name: _____
Signature: _____	Signature: _____
Address: _____	Address: _____

<p>Melzar and Jane and Richards 89 Eastlake Road, Ithaca, NY 14850</p> <p>Name: _____</p> <p>____ Signature:</p> <p>_____</p>	<p>99 Eastlake Management LLC 99 Eastlake Road, Ithaca, NY 14850</p> <p>Name: _____</p> <p>____ Signature:</p> <p>_____</p>
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<p>Name: _____ Ayda and Osman Yurekli</p> <p>Signature: Ayda Yurekli, Osman Yurekli</p> <p>Address: 34 Eastlake Rd Ithaca, NY</p> <p>14850 <i>A. Yurekli</i></p> <p><i>Osman Yurekli</i></p>	<p>Name: _____</p> <p>____ Signature:</p> <p>_____</p> <p>Address:</p> <p>_____</p>
<p>Name: _____</p> <p>____ Signature:</p> <p>_____</p> <p>Address:</p> <p>_____</p>	<p>Name: _____</p> <p>____ Signature:</p> <p>_____</p> <p>Address:</p> <p>_____</p>

2024 Updated Preliminary Subdivision Plat

