



REGULAR TOWN BOARD MEETING

Lansing Town Hall Board Room
Wednesday, July 16, 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.lansingtownny.gov, click on the “YouTube” Icon (red square) located on the bottom left corner of our Home Page.

1. **Call Meeting to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Presentation**
 - a. [Tompkins County Environmental Management Council - Unique Natural Areas by Karen Edelstein](#)
 - b. [Insero - Draft Audit Presentation](#)
5. **Public Hearing for Proposed Local Law #5 of 2025 - Override Tax Levy Limit**
 - a. [Motion to Open Public Hearing - Override Tax Levy Limit](#)
6. **Public Hearing on Proposed Local Law # 6 of 2025 - Repeal Town Code Chapter 116 and Amend Town Code Chapter 270 to Provide Site Planning Regulations for Cannabis Retail Sale and Consumption Facilities**
 - a. [Motion to Open Public Hearing - Cannabis Retail Sale and Consumption Facilities](#)
7. **Resolutions**
 - a. [Resolution Adopting Local Law 5 of 2025 - Override Tax Levy Limit](#)
 - b. [Resolution Adopting Local Law 6 of 2025 - Repeal Town Code Chapter 116 and Amend Town Code Chapter 270 to Provide Site Planning Regulations for Cannabis Retail Sale and Consumption Facilities](#)
8. **Privilege of the Floor:** Limited to 20 Minutes with a Maximum of 3 Minutes per Speaker
 - a. [Optional Board Member Responses – Maximum 2 Minutes per Board Member](#)
9. **Department Reports**
 - a. [Department of Public Works Report – Mike Moseley](#)
 - b. [Parks and Recreation Report – Patrick Tyrrell](#)
 - c. [Director of Planning Report – John Zepko](#)

- [d.](#) **Town Clerk Report** - Debbie Munson
- [e.](#) **Lansing Community Library Report** – Annie Johnson
- [f.](#) **Lansing Youth Services Report** – Richard Alvord
- [g.](#) **Tompkins County Legislator Report** – Mike Sigler

10. Consent Agenda

- [a.](#) Motion Authorizing Map, Plan and Report for Generator at Village Circle Pump Station in Consolidated Water District
- [b.](#) Resolution Authorizing Town Supervisor to Accept and Execute the Contract for \$325,000 from the New York Department of Environmental Conservation Water Quality Improvement Project (WQIP) Grant for a Vacuum Truck
- [c.](#) Resolution Authorizing Town Supervisor to Execute Contract with MJ Engineering for Town Center Greenway Phase 1 Feasibility Study
- [d.](#) Resolution Approving Audit and Budget Modifications and Supervisor’s Report
- [e.](#) Resolution Approving Consent Agenda

11. Motions and Resolutions

- [a.](#) Resolution Appointing Town Historian

12. Board Member Reports

- [a.](#) Councilperson Judy Drake
- [b.](#) Councilperson Laurie Hemmings
- [c.](#) Councilperson Christine Montague
- [d.](#) Councilperson Joseph Wetmore
- [e.](#) Supervisor Ruth Groff

13. Closed Session if Needed

- [a.](#) Motion to Enter/Exit

14. Work Session

- [a.](#) Update to Code Chapter 7: Boards, Commissions and Committees
- [b.](#) Establishing Reserve Funds
- [c.](#) Personnel Management Committee Update
- [d.](#) Health Insurance Review

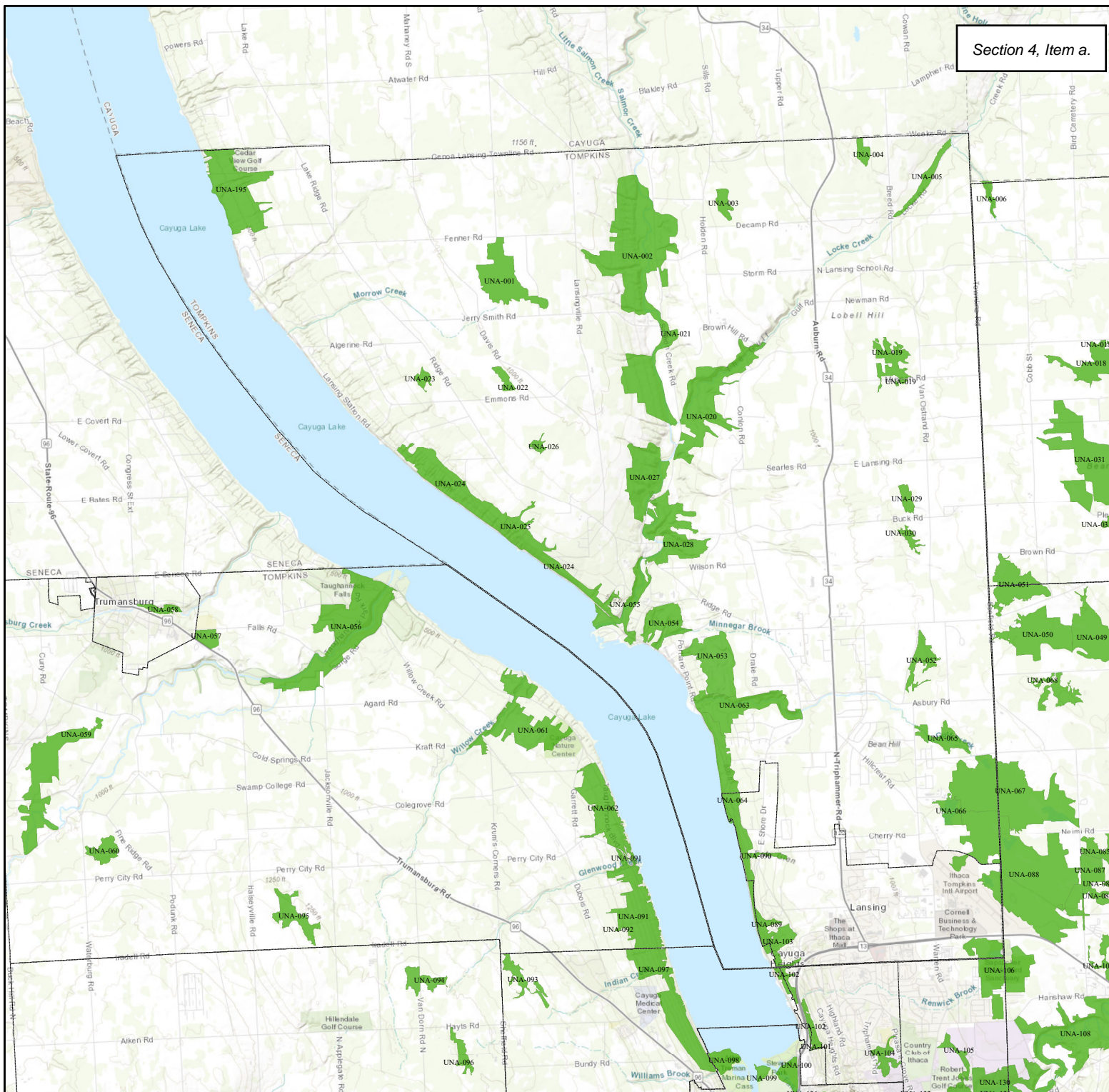
15. Executive Session if Needed

- [a.](#) Motion to Enter/Exit

16. Adjourn Meeting

- [a.](#) Motion to Adjourn Meeting

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





TOWN OF LANSING

Tompkins County Environmental Management Council
Inventory of Unique Natural Areas in Tompkins County.
Last Updated 2024

UNA boundaries were delineated by field biologists based on a review of air photographs, digital GIS base map data (roads, building footprints, 20 foot contours and streams) and field visits. UNA boundaries are approximate and should be used for general planning purposes only. As a practical matter the County does not warrant the accuracy or completeness of the information portrayed. The end use of this map agrees to accept the data "as is" with full knowledge that errors and omissions may exist, and to hold harmless the County for any damages that may result from an inappropriate use of this map.



0 1,500 6,000 9,000 12,000 15,000
Feet

 Unique Natural Area
 Municipal Boundaries

**TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK
LOCAL LAW NUMBER # 5 OF 2025**

**TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN
GENERAL MUNICIPAL LAW §3-C**

Be it enacted by the Town of Lansing as follows:

SECTION 1: LEGISLATIVE INTENT: This Local Law shall be known as “Local Law, Number # 5 of 2025”. It is the intent of Local Law Number # 5 of 2025 to override the limit on the amount of real property taxes that may be levied by the Town of Lansing, County of Tompkins pursuant to General Municipal Law §3-C, and to allow the Town of Lansing, County of Tompkins to adopt a Town budget for (a) Town purposes, and (b) any other special or improvement district, and Town improvements provided pursuant to Town Law Article 12-C, governed by the Town Board for the fiscal year beginning January 1, 2026 and ending December 31, 2026 that requires a real property tax levy in excess of the “Tax Levy Limit” as defined by General Municipal Law §3-C.

SECTION 2: AUTHORITY: This Local Law is adopted pursuant to subdivision 5 of General Municipal Law §3-C, which expressly authorizes the Town Board to override the Tax Levy Limit by the adoption of a Local Law approved by vote of at least sixty (60%) of the Town Board.

SECTION 3: TAX LEVY LIMIT OVERRIDE: The Town Board of the Town of Lansing, County of Tompkins is hereby authorized to adopt a budget for the fiscal year 2026 that requires a real property tax levy in excess of the limit specified in General Municipal Law §3-C.

SECTION 4: SEVERABILITY: If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of the Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

SECTION 5: EFFECTIVE DATE: This Local Law shall take effect immediately upon filing with the Secretary of State.

MOTION TO OPEN THE PUBLIC HEARING FOR PROPOSED LOCAL LAW # 5 OF 2025 TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW §3-C

Councilperson _____, moved to **OPEN THE PUBLIC HEARING FOR PROPOSED LOCAL LAW # 5 OF 2025 TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW §3-C** at _____ pm.

Councilperson _____ seconded the motion.

All in Favor – _____ Opposed – _____

MOTION TO CLOSE THE PUBLIC HEARING

All persons desiring to be heard, having been heard, Councilperson _____, moved to **CLOSE THE PUBLIC HEARING FOR PROPOSED LOCAL LAW # 5 OF 2025 TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW §3-C** at _____ pm.

Councilperson _____ seconded the motion.

All in Favor – _____ Opposed – _____

LOCAL LAW NUMBER #6 OF 2025

A LOCAL LAW OF THE TOWN OF LANSING TO REPEAL TOWN CODE CHAPTER 116 AND AMEND TOWN CODE CHAPTER 270 TO PROVIDE SITE PLANNING REGULATIONS FOR CANNABIS RETAIL SALE AND CONSUMPTION FACILITIES

The Town Board of The Town of Lansing, New York, pursuant to a Resolution dated July 16, 2025 does hereby adopt and pass this Local Law Number #6 of 2025, and therefore, be it so enacted as follows:

SECTION 1 - AUTHORITY: This local law is adopted pursuant to the powers granted by the § 130 of the Town Law of the State of New York, Town Law Article 16, § 10 of the Municipal Home Rule Law, and the New York State Cannabis Law, all of which authorize the Town of Lansing to adopt local laws providing for the governance of the town and the adoption of regulations and laws to guide development and land uses in the town, including as reflected in this local law.

SECTION 2 - PURPOSE: The purposes of this local law are to: (i) repeal Town Code Chapter 116 and the local law that enacted said chapter, which local laws “opted-out” of allowing cannabis retail and consumption facilities in the Town of Lansing; and (ii) update specific zoning provisions of Town Code Chapter 270 relating to the use classification and site plan review standards and of and for retail cannabis sales and consumption facilities if sited within the Town of Lansing (in areas outside of the Village of Lansing).

SECTION 3 - REPEAL OF TOWN CODE CHAPTER 116: Town Code Chapter 116 is hereby repealed in its entirety and is no longer in force or effect in those areas of the Town of Lansing located outside of the Village of Lansing. Accordingly, Town of Lansing Local Law #3 of 2022 and Local Law #4 of 2022 are hereby also repealed.

SECTION 4 - ADOPTION OF AMENDMENTS TO TOWN CODE CHAPTER 270: Town Code Chapter 270 is amended as follows:

A. Definitions at § 270-3 are amended by adding the following definition:

1. “Cannabis Retail” means cannabis retail stores and cannabis consumption/on-site consumption shops, and their related facilities; further including: (i) those operations and aspects of such businesses as are within the scope of definitions as set forth in the New York State Cannabis Law and its supporting regulations, as now exist or as hereafter amended or recodified, including but not limited to the definitions of and for “on-site consumption,” “retail sale,” “indirect retail sale,” “retailer,” “small business,” and “smoking”; and (ii) further including terms like “adult-use retail dispensary license” and “Adult-use on-site consumption license,” and related terms as used in Cannabis Law Article 4. Notwithstanding the definitions stated and referenced above, and to the extent not inconsistent with (or preempted by) state law, “Cannabis Retail” shall not include or be allowed in or as a home occupation, a home business, an accessory building or use, accessory farm commerce, a roadside stand, a rural enterprise, or a public or private club. All cannabis retail land uses and facilities shall be classified in Schedule I as “Retail Sales,

General” and as “Retail and service, general” under Town Code § 270-12(E)(19), and thus permitted only in zones RA, B1 and B2, in each case subject to site plan review under Town Code § 270-9 (general site planning regulations) and § 270-25.2 (special cannabis retail regulations).

B. A new § 270-25.2 is added to provide for additional site planning standards and reviews as respects cannabis retail businesses, as follows:

§ 270-25.2 Cannabis Retail

- A. Cannabis retail businesses, operations and facilities, including those for retail sales, indirect retail sales, and on-site consumption establishments shall, in addition to the general site plan review requirements and review standards as set forth in § 270-9 of this chapter, meet or exceed the minimum additional standards set forth below, including to: (i) help preserve the character and quality of life in the Town of Lansing; (ii) to help mitigate or control adverse secondary effects on surrounding areas relating to parking, traffic, and other site planning concerns and standards set forth in this chapter and Town Law § 274-a; and (iii) to prevent entry and use by minors and the concentration of these land uses in any one specific area.
- B. Site preparation or construction of a cannabis retail dispensary or onsite consumption establishment shall not commence, nor shall any land or structure be occupied or used as or for cannabis retail uses until a final site plan approval has been granted by the Planning Board. Further, no cannabis retail business shall commence or continue any business or operations, and no site plan approvals or other permits or approvals issued by the Town shall be valid, until the applicant has obtained, and duly maintains at all times, all licenses and permits required under New York State law in full force and effect. This includes, but it not limited to, licenses from the Cannabis Control Board and any other permits or licenses issued directly by New York State or any of its agencies. This prohibition on operations includes, to the extent not prohibited by the First Amendment (in the United States Bill of Rights, and its New York State equivalent(s)), business promotions, giveaways, and product marketing.
- C. In addition to the general requirements for site plan submissions and reviews, the following shall be required:
 - (1) A completed application, on a form to be provided by the Town of Lansing Planning and Zoning Department, and application fee in an amount as may be amended from time-to-time by the Town Board.
 - (2) Proof that the applicant has site control and the right to use the site. Such proof may be in the form of a duly filed deed, an unredacted and binding purchase and sale agreement, or an unredacted copy of a ground lease or occupational lease, or other similar instrument.
 - (3) A detailed parcel location map and facility drawing, to scale, indicating the portion of the parcel to be developed, architectural renderings and drawings for all site

changes and improvements, and the distance from the front door of such facility to all nearby facilities and buildings located within 750' of said front entrance.

- (4) A clear and concise description of the proposed use, including color schemes and the planned retail offerings or services to be provided, including such additional plan and design details as are required or requested by the planning board for review under general site plan regulations (see § 270-9).
 - (5) Subject to applicable law, copies of all information and documentation submitted to the State of New York as part of any application for a permit or license to operate under the New York State Cannabis Law.
 - (6) Unless preempted by New York State law, no cannabis retail businesses or operations shall be allowed within 500' of the property line of any church, synagogue, other place of worship, library, school, nursery school, day-care facility, park, playground or substance abuse treatment site, as measured from the nearest property line of the lot containing the cannabis retail dispensary. All siting requirements shall also comply with any locational rules or restrictions contained in the Cannabis Law and its regulations and permit and licensing requirements.
 - (7) Unless preempted by New York State law, no retail cannabis retail business or operations shall be permitted on the same lot or parcel as any other cannabis retail operation, nor within 1,500' of the property line of another cannabis retail site. Such measurement is to be taken from the nearest property line of the lot containing the cannabis retail establishment that is the subject of the application, whether or not such other establishment is located in the Town of Lansing.
 - (8) Unless preempted by New York State law, no cannabis retail dispensary shall open or conduct any business prior to 9:00 a.m., nor remain open or conduct any business after 9:00 p.m.
 - (9) Unless preempted by New York State law, cannabis retail businesses or operations shall be conducted only within fully enclosed and permanently constructed, fixed buildings. This standard prohibits the use of any mobile sales facilities and vehicles (such as, but not limited to, food trucks, fair stands, and like facilities), but shall not restrict delivery services when permitted or licensed by New York State, if and as required.
- D. Cannabis retail operations shall avoid and not create nuisances to abutting properties and shall not create or suffer any hazards as may unreasonably impair the normal use and peaceful enjoyment of any property, structure or dwelling in the area. The possession of a New York State permit or license, and possession of a conditional or unconditional site plan review approval from the Town, shall not be considered evidence that there is not a nuisance or unreasonable hazard.
- E. If any provision, paragraph, sentence, or clause of this chapter or section shall be determined to be in conflict with and preempted by applicable state laws or

regulations, the provisions of said state law and regulations shall be presumed to prevail.

C. The provisions of Town Code 270-37.7(G) pertaining to a delineation of the scope of “Retail and service, general” is amended to read as follows:

G. Retail and service, general. A commercial use characterized by the sale of goods and services directly to the consumer, including but not limited to printing, copying/mail service, department, clothing, drug, food, hardware and similar stores and establishments and barber/beauty, dry-cleaning and similar personal service establishments, and cannabis retail stores and operations, not including restaurants, taverns, vehicle service facilities, or vehicle sales.

SECTION 5 - SAVINGS AND SEVERANCE: If any clause, sentence, paragraph, section, or article of this local law shall be adjudged by any court of competent jurisdiction to be unconstitutional, illegal, invalid or unenforceable, such judgment or determination shall not affect, impair, or invalidate the remainder hereof, but shall be confined in its operation to the clause, sentence, paragraph, section, or article thereof directly involved in the controversy in which such judgment shall have been rendered, and the remainder of this local law shall remain in force and effect, and shall not be impaired or invalidated by such judgment or determination.

SECTION 6 - CODIFICATION: This local law and its amendments to Chapters 116 and 270 of the Town Code shall be incorporated into the Town Code, and the incorporator may designate such new section and numerical headings, or other indexed references, as make for a coherent Town Code, sequentially numbered or marked. Nothing in this local law is intended to disrupt or affect the existing Town Code, except to the extent any existing code provision is herein expressly superseded or repealed. All other provisions of the Town Code are hereby reaffirmed and continued in force and effect, and the codification of these amendments shall follow the procedure for amending the code as set forth in the code or in the Town’s local laws, including but not limited to Local Law #2 of 2020.

SECTION 7 - EFFECTIVE DATE: This local law shall take effect immediately.

MOTION TO OPEN THE PUBLIC HEARING FOR PROPOSED LOCAL LAW # 6 OF 2025 TO REPEAL TOWN CODE CHAPTER 116 AND AMEND TOWN CODE CHAPTER 270 TO PROVIDE SITE PLANNING REGULATIONS FOR CANNABIS RETAIL SALE AND CONSUMPTION FACILITIES

Councilperson _____, moved to **OPEN THE PUBLIC HEARING FOR PROPOSED LOCAL LAW # 6 OF 2025 TO REPEAL TOWN CODE CHAPTER 116 AND AMEND TOWN CODE CHAPTER 270 TO PROVIDE SITE PLANNING REGULATIONS FOR CANNABIS RETAIL SALE AND CONSUMPTION FACILITIES** at _____ pm.

Councilperson _____ seconded the motion.

All in Favor –

Opposed –

MOTION TO CLOSE THE PUBLIC HEARING

All persons desiring to be heard, having been heard, Councilperson _____, moved to **CLOSE THE PUBLIC HEARING FOR PROPOSED LOCAL LAW # 6 OF 2025 TO REPEAL TOWN CODE CHAPTER 116 AND AMEND TOWN CODE CHAPTER 270 TO PROVIDE SITE PLANNING REGULATIONS FOR CANNABIS RETAIL SALE AND CONSUMPTION FACILITIES** at _____ pm.

Councilperson _____ seconded the motion.

All in Favor –

Opposed –

**RESOLUTION ADOPTING LOCAL LAW NO. 5 OF 2025 TO OVERRIDE THE TAX
LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW §3-C**

RESOLUTION 25-

**RESOLUTION ADOPTING LOCAL LAW NO. 5 OF 2025 TO OVERRIDE THE TAX
LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW §3-C**

The following Resolution was duly presented for consideration by the Town Board:

WHEREAS, the Town Board of the Town of Lansing is hereby authorized to adopt a budget for the fiscal year 2026; and

WHEREAS, the proposed Local Law No. 5 of 2025 proposes to authorize the Town Board to override the limit on the amount of real property taxes that may be levied by the Town of Lansing, County of Tompkins, for the fiscal year beginning January 1, 2026 and ending December 31, 2026, so as to allow, if necessary or desired, a real property tax levy in excess of the “tax levy limit” as defined by General Municipal Law §3-C; and

WHEREAS, a public hearing was duly held upon July 16, 2025, at the Lansing Town Hall, 29 Auburn Road, Lansing, New York, whereas the public was invited to comment upon the proposed Local Law, and whereat all persons interested in the subject were duly heard and all evidence submitted, if any, was duly received; and

WHEREAS, upon due deliberation thereupon, and in consideration of all discussions and matters arising from or in relation to the aforesaid public hearing, the Town Board of the Town of Lansing has hereby resolved, and thus be it so enacted, as follows:

RESOLVED, that Local Law No. 5 of 2025 be and hereby is approved and adopted in the form as presented to this meeting, and in such form “be it so enacted”; and it is further

RESOLVED, that in accord with §21 of the Municipal Home Rule Law, the final adopted version of this Local Law shall be presented to the Supervisor for approval; and it is further

RESOLVED, that upon such approval by the Supervisor (or other approval occurring pursuant to said §21 of the Municipal Home Rule Law), and within 20 days after the final adoption of this Local Law, the Town Clerk shall file a certified copy of this Local Law, together with the required certifications, if any, as follows: (i) in the Office of the Town Clerk; and (ii) with the New York State Secretary of State as required by Municipal Home Rule Law §27 (said filing may be made by delivery to the NYS Department of State, Division of Corporations, State Records and Uniform Commercial Code, One Commerce Plaza, 99 Washington Avenue, Albany, New York 12231).

The question of the adoption of such proposed Resolution was duly motioned by Councilperson _____, duly seconded by Councilperson _____, and put to a roll call vote with the following results:

Councilperson Judy Drake –	Councilperson Laurie Hemmings –
Councilperson Christine Montague –	Councilperson Joseph Wetmore –
Supervisor Ruth Groff –	

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on July 16, 2025.

Full Environmental Assessment Form
Part 1 - Project and Setting

Section 7, Item b.

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Town of Lansing Cannabis Local Law and Site Plan Review Amendments		
Project Location (describe, and attach a general location map): Town of Lansing, Town-wide, but focused only in certain zones		
Brief Description of Proposed Action (include purpose or need): To opt-in to allowing cannabis retail sales and consumption facilities, and implement amendments to Code Chapter 270, Zoning to add special or additional site plan requirements for cannabis retail operations		
Name of Applicant/Sponsor: Town of Lansing		Telephone: 607-533-7371
		E-Mail: townsupervisor@lansingtownny.gov
Address: 29 Auburn Rd		
City/PO: Lansing	State: NY	Zip Code: 14882
Project Contact (if not same as sponsor; give name and title/role): Ruth Groff, Town Supervisor		Telephone: 607-533-8896
		E-Mail: townsupervisor@lansingtownny.gov
Address: 29 Auburn Rd		
City/PO: Lansing	State: NY	Zip Code: 14882
Property Owner (if not same as sponsor): N/A		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

Section 7, Item b.

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board - Adoptive Resolution	July 16, 2025
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	But a County 239 review is required	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning**C.1. Planning and zoning actions.**

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

Remediation Sites:755011, Remediation Sites:755002, Remediation Sites:755001

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

If Yes, identify the plan(s):

Town of Lansing Natural Resources Inventory (July 2021), The Town of Lansing Open Spaces Inventory (July, 2021), Tompkins County Unique Natural Areas (UNA) Inventory, the Tompkins County Scenic Inventory Resource, and the NYS Cayuga Lake Scenic Byway

C.3. Zoning

Section 7, Item b.

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.

☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

The proposed change affects only RA, B1 and B2 zones

b. Is the use permitted or allowed by a special or conditional use permit?

☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action?

☒ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? Unchanged, but additional cannabis uses are merely being added subject to site plan review

C.4. Existing community services.

a. In what school district is the project site located? Lansing Central, with small parts of neighboring districts in some RA areas, including Southern Cayuga and possibly Groton Central

b. What police or other public protection forces serve the project site?

NYS Police, TC Sheriff, Lansing Fire District, with small areas in neighboring fire protection districts or subject to mutual aid calls and agreements

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

Tompkins Emergency, Bangs Ambulance, Lansing Fire

d. What parks serve the project site?

N/A, but Myers, Ludlowville, and Town Hall ballfield parks, and some state recreations areas (e.g., Belle Station)

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use?

☐ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision?

☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed?

☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases?

☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

Section 7, Item b.

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

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

If Yes:

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

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

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

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

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

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

If Yes:

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

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

If Yes:

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

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?

☐ Yes ☐ No

If Yes:

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

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?

☐ Yes ☐ No

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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

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

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?

☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?

☐ Yes ☐ No

If Yes, identify:

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

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

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

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?

☐ Yes ☐ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)

☐ Yes ☐ No

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

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

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

☐ Yes ☐ No

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If Yes:

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

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?

☐ Yes ☐ No

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

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?

☐ Yes ☐ No

If Yes:

- i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.
- ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
- iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
- iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No
- v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
- vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No
- vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No
- viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?

☐ Yes ☐ No

If Yes:

- i. Estimate annual electricity demand during operation of the proposed action: _____
- ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
- iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No

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

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	<div style="border: 1px solid black; padding: 2px; width: fit-content; margin: auto;">Section 7, Item b.</div>
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

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

If Yes: Section 7, Item b.

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

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

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

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

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertsypes on the project site.

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

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

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

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

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

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☒ Yes ☐ No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☒ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☒ Yes – Environmental Site Remediation database Provide DEC ID number(s): 755011, 755002, 755001
☐ Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☒ Yes ☐ No
 If yes, provide DEC ID number(s): 755011, 755002, 755001
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

<p>v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> If yes, DEC site ID number: _____ Describe the type of institutional control (e.g., deed restriction or easement): _____ Describe any use limitations: _____ Describe any engineering controls: _____ Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____ 	<div style="border: 1px solid black; padding: 2px; width: fit-content; margin: auto;">Section 7, Item b.</div>
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ % <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>_____ %</div> </div> <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>_____ %</div> </div>	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: Route 34 Northbound entrance ramp - Lansing, Portland Point Quarry - Lansing	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
<ul style="list-style-type: none"> Streams: Name 898-227, 898-245, 898-238, 898-237, 898-234, 89... Classification AA(T), C, B, C(TS) Lakes or Ponds: Name _____ Classification _____ Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____ Wetland No. (if regulated by DEC) 	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: Name - Pollutants - Uses: Cayuga Lake, Southern End - algal_weed_growth; Total Phosphorus	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Name of aquifer: Principal Aquifer	

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

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

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____
Calcareous Shoreline Outcrop, Rich Hemlock-Hardwood Peat Swamp

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

iii. Extent of community/habitat:

- Currently: _____ 27.5, 11.0 acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

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

If Yes:

i. Species and listing (endangered or threatened): _____
Rock Whitlow Grass, Reflexed Sedge, Drummond's Rock Cress, Lake Sturgeon

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

If Yes:

i. Species and listing: _____
Spreading Globeflower

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No
If yes, give a brief description of how the proposed action may affect that use: _____

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

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

If Yes, provide county plus district name/number: TOMP001

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

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

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

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

If Yes:

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

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

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

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?</p> <p>If Yes:</p> <p>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p>ii. Name: Eligible property: Thomas Bishop Barn, Eligible property: 400 NYS Route 34B, Lansing (Glaser-Kozaryn Ranch House), Elig...</p> <p>iii. Brief description of attributes on which listing is based: _____</p>	<div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;"> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </div> <p style="font-size: small; margin-top: 5px;">Section 7, Item b.</p>
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site?</p> <p>If Yes:</p> <p>i. Describe possible resource(s): _____</p> <p>ii. Basis for identification: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?</p> <p>If Yes:</p> <p>i. Identify resource: _____</p> <p>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p>iii. Distance between project and resource: _____ miles.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?</p> <p>If Yes:</p> <p>i. Identify the name of the river and its designation: _____</p> <p>ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information


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

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

G. Verification

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

Applicant/Sponsor Name Town of Lansing Date July 3, 2025

Signature  Title Attorney for the Town



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediation Sites:755011, Remediation Sites:755002, Remediation Sites:755001
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	755011, 755002, 755001
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	755011, 755002, 755001
E.2.g [Unique Geologic Features]	Yes
E.2.g [Unique Geologic Features]	Route 34 Northbound entrance ramp - Lansing, Portland Point Quarry - Lansing
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.

E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	898-227, 898-245, 898-238, 898-237, 898-234, 898-240, 898-235, 898-236, 898-232, 898-235, 898-228
E.2.h.iv [Surface Water Features - Stream Classification]	AA(T), C, B, C(TS)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Cayuga Lake, Southern End - algal_weed_growth;Total Phosphorus
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Calcareous Shoreline Outcrop, Rich Hemlock-Hardwood Peat Swamp
E.2.n.i [Natural Communities - Acres]	27.5, 11.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Rock Whitlow Grass, Reflexed Sedge, Drummond's Rock Cress, Lake Sturgeon
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	Spreading Globeflower
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	TOMP001
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Thomas Bishop Barn, Eligible property:400 NYS Route 34B, Lansing (Glaser-Kozaryn Ranch House), Eligible property:BIN 1023380, NYS Route 34B Bridge over Salmon Creek, Eligible property:The Socha Ranch House, Eligible property:Thomas Bishop House and Farm, Eligible property:RESIDENCE, Eligible property:Benson Buck Farmstead, Eligible property:Lauren B. Arnold House, Rogues Harbor Inn
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	Yes
E.2.g [Unique Geologic Features]	County Gravel Pit at Thompson Property, Genoa Sand and Gravel Pit
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	898-227, 898-76, 898-240, 898-241, 898-244, 898-239, 898-233, 898-236, 898-232, 898-243, 898-71, 898-242
E.2.h.iv [Surface Water Features - Stream Classification]	AA(T), C, C(T), C(TS)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters

E.2.h.v [Impaired Water Bodies]	No	Section 7, Item b.
E.2.i. [Floodway]	No	
E.2.j. [100 Year Floodplain]	Yes	
E.2.k. [500 Year Floodplain]	Yes	
E.2.l. [Aquifers]	Yes	
E.2.l. [Aquifer Names]	Principal Aquifer	
E.2.n. [Natural Communities]	Yes	
E.2.n.i [Natural Communities - Name]	Calcareous Shoreline Outcrop	
E.2.n.i [Natural Communities - Acres]	27.5	
E.2.o. [Endangered or Threatened Species]	Yes	
E.2.o. [Endangered or Threatened Species - Name]	Lake Sturgeon	
E.2.p. [Rare Plants or Animals]	No	
E.3.a. [Agricultural District]	Yes	
E.3.a. [Agricultural District]	CAYU005, TOMP001	
E.3.c. [National Natural Landmark]	No	
E.3.d [Critical Environmental Area]	No	
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.	
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Cayuga Operating Company coal fired power plant, Eligible property:Buck Farmstead, Eligible property:Lanterman Cemetery, Eligible property:RESIDENCE, Eligible property:Ludlow Farmstead, Eligible property:Benson Buck Farmstead	
E.3.f. [Archeological Sites]	Yes	
E.3.i. [Designated River Corridor]	No	

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]	
Project : Opt-In and C Date : 7-3-25	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Section 7, Item b.</div>

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Other impacts: <small>Future construction impacts are speculative and these facilities tend to produce smaller-scale retail operations that don't produce moderate/large impacts</small>		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features

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The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☐ NO☒ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>

l. Other impacts: Again, all construction may produce runoff or septic outflows, or be near wetlands or surface waters, but impacts will be both mitigated and small _____		<input checked="" type="checkbox"/>	Section 7, Item b.
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) If "Yes", answer questions a - h. If "No", move on to Section 5.			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: Again, all construction may produce runoff or septic outflows, or be near wetlands or surface waters, but impacts will be both mitigated and small _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) If "Yes", answer questions a - g. If "No", move on to Section 6.			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: Retailing could impact floodways given new FEMA mapping, but mitigation, SWPPPs, FP Permits, and project sizing would prevent mod. to large impacts		<input checked="" type="checkbox"/>	Section 7, Item b.
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6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflouorocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	Section 7, Item b.
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: <u>Could be sited in ag. areas, but impacts would be small.</u>		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☒ NO

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☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☒ NO

☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	Section 7, Item b.
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

Section 7, Item b.

The proposed action may result in a change to existing transportation systems.

☒ NO☐ YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☒ NO☐ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☐ NO☒ YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<div>Section 7, Item b.</div>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <small>Like any retailer (e.g., restaurant, bar), odors may result but such is minor impact at worst, and violates no NYS/EPA air standards when outdoors or released</small>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
(See Part 1. C.1, C.2. and C.3.)

☒ NO☐ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.
(See Part 1. C.2, C.3, D.2, E.3)

☒ NO☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

The actual action under consideration is merely the adoption of a local law to end the town's planned cannabis opt-out period, as originally undertaken as a pause to let NYS regulations and permits roll out and to have time to study potential impacts and develop local site planning regulations that are consistent with, and not preempted by, NYS law. While all new retail operations will have some impacts, such as upon soil, agriculture, surface and subsurface waters, floodplains, and like matters as reflected in FEAF Parts 1 and 2, the fact is that it is the imposition of land use review laws, such as zoning, site plan review, floodplain permitting, stormwater management controls, building permits, each with their own conditions, that mitigate those impacts and assure they stay small, and do not rise to the level of being moderate or large impacts. While it is possible that an extremely large retail facility could open in a wetland, near water, steep slopes, and disturb enough land as to produce some moderate or large impacts, such is very unlikely, a very remote possibility, improbable, and would not-the-less have all such impacts mitigated by the NYS siting and permitting processes, town land use reviews, and an independent SEQRA review conducted at the time the proposed use underwent site plan review. If such did occur, a future EIS would address any such impacts. Finally, while some point to odor, smoke, and health effects as SEQRA impacts, again, the action here is adopting a local law to regulate an allowed land use and such uses are not direct land use impacts as, if they were, then tobacco, alcohol, and many other products sold legally under federal and retail laws would trigger this standard and, as the lead agency, the town board does not consider such future, speculative impacts a material part of a SEQAR review for a local land use amendment to address a legal product in NYS. Moreover, the vast majority of cannabis and hemp operations are already allowed in the town, and NYS, including through its Department of Health, already undertook a review of these issues and determined that various growing and business facilities and operations for cannabis in NYS, including local growing for personal use, was within acceptable and known health and safety limits throughout NYS, particularly when compliance with the permitting and laws of NYS were adhered to by such facilities, operators, and consumers. See e.g., New York State Behavioral Risk Factor Surveillance System Brief (No. 2025-10) (and the studies it references, as well as NYSDOH generally). In part, and further to the points above, the adverse effects and health risks from cannabis (such as CUD) are better managed and controlled in legal, as opposed to illegal, markets.

After a review of all impacts, none rose to the moderate or large level as would trigger a positive declaration or need for an EIS, and the various site plan and land use reviews and permit processed by NYS and the town will mitigate even moderate impacts and reduce them to small or non-existent.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

Section 7, Item b.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Opt-In and Cannabis Site Plan Review Local Law

Name of Lead Agency: Town Board of the Town of Lansing

Name of Responsible Officer in Lead Agency: Ruth Groff

Title of Responsible Officer: Supervisor

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)



Date:

7-3-25

For Further Information:

Contact Person: Ruth Groff, Lansing Town Supervisor

Address: 29 Auburn Road, Lansing, NY 14882

Telephone Number: 607-533-8896

E-mail: lansingsupervisor@lansingtwnny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM

RESOLUTION ADOPTING LOCAL LAW #6 OF 2025 TO REPEAL PRIOR LOCAL LAWS AND TOWN CODE CHAPTER 116 OPTING OUT OF CANNABIS RETAIL SALES AND CONSUMPTION FACILITIES, TO MAKE A NEGATIVE DECLARATION UNDER SEQRA, AND TO AMEND TOWN CODE CHAPTER 270 TO ADD SITE PLAN REVIEW REQUIREMENTS FOR RETAIL CANNABIS BUSINESSES

RESOLUTION 25-

RESOLUTION ADOPTING LOCAL LAW #6 OF 2025 TO REPEAL PRIOR LOCAL LAWS AND TOWN CODE CHAPTER 116 OPTING OUT OF CANNABIS RETAIL SALES AND CONSUMPTION FACILITIES, TO MAKE A NEGATIVE DECLARATION UNDER SEQRA, AND TO AMEND TOWN CODE CHAPTER 270 TO ADD SITE PLAN REVIEW REQUIREMENTS FOR RETAIL CANNABIS BUSINESSES

The following Resolution was duly presented for consideration by the Town Board:

WHEREAS, the Town opted-out (under MTRA and the NYS Cannabis Law) and elected to prohibit certain cannabis retail businesses from operating within the territory of the town (exclusive of the lands of the Village of Lansing) until NYS developed its permitting regulations and requirements, until there was sufficient experience with area and regional impacts, and until the town could prepare a better informed plan for reviewing such operations under site planning in accordance with the requirements and limitations of NYS law, including matters upon or for which the town's local review rights have been limited, superseded, or outright preempted by NYS (including under the express terms of the Cannabis Law); and

WHEREAS, NYS has adopted its regulations and permitting requirements and several such facilities have opened in Tompkins County and throughout the Finger Lakes region, and the observed impacts have been no greater or worse than many other types of retail and service facilities, concerns about crime, traffic, and like local impact issues have generally not materialized, and all evidence considered or reviewed by the town demonstrate that the NYS permitting and siting regulatory systems appear to be working to mitigate many of the feared, or anticipated, issues well before these business operations opened to the public; and

WHEREAS, and thereafter, the town set about a lengthy process of examining site planning tools and what was working in other municipalities, and thereafter drafted site plan requirements geared to address this specific use while staying within the restrictions and requirements of the NYS Cannabis Law, and this local law was prepared and reviewed by municipal counsel and planners, and duly reviewed and approved by the town's code committee, and this matter has been classified as a Type I SEQRA Action due to this change amending allowed uses in one or more zones that are in excess of 25 acres; and

WHEREAS, the Town Board is the only Involved Agency and thus hereby declares itself as Lead Agency for environmental review; and

WHEREAS, as each identified potential environmental impact was analyzed and duly considered by the Lead Agency in relation to the question of whether any potential environmental impacts

were so probable of occurring or so significant as to require a positive declaration, and after weighing the above and all other potential impacts arising from or in connection with these zoning changes, and after also considering: (i) the probability of each potential impact occurring; (ii) the duration of each potential impact; (iii) the irreversibility of each potential impact, including any permanently lost resources of value; (iv) whether each potential impact can or will be controlled or mitigated by permitting or other processes; (v) the regional consequence of the potential impacts; (vi) the potential for each impact to be or become inconsistent with the Town's master plan or Comprehensive Plan and local needs and goals; and (vii) whether any known objections to the zoning changes initiated by such local law relate to any of the identified potential impacts, the Town Board found that these factors did not cause any potential impact to be or be likely to become a moderate or significant impact such that a negative declaration will be issued; and

WHEREAS, a public hearing was duly noticed and conducted upon this local law on July 16, 2025, at the Lansing Town Hall, and the public was invited to attend and submit statements or evidence upon this local law and the zoning changes it effects, and all comments were duly heard and all evidence submitted thereat duly considered; and

WHEREAS, upon due deliberation upon said local law, the comments at the public hearing, and the environmental review thereof, the Town Board has duly DETERMINED, DECLARED, AND RESOLVED AS FOLLOWS:

1. After consideration of potential environmental impacts per ECL Article 8 and 6 NYCRR § 617.7(c), the Lead Agency has found and determined that: (i) this declaration is made in accord with SEQRA, based upon a thorough review of the FEAF as completed on the record, its supporting documents and maps, and a thorough review of relevant areas of environmental concern; (ii) this local law and its zoning changes will have no moderate or significant negative environmental consequences or impacts, a negative determination is hereby issued, and an environmental impact statement is therefore not required; and (iii) a responsible officer of the Town is hereby authorized to complete and sign the determination of significance confirming the foregoing Negative Declaration, which fully completed and signed FEAF is incorporated herein by reference.
2. Local Law Number 6 of 2025 be and hereby is approved and adopted in the form as presented to this meeting and, in such form, "be it so enacted."
3. A notice of the SEQRA negative declaration shall be delivered for publication in the SEQRA ENB by electronic filing at <https://dec.ny.gov/enb/seqra-form>.
4. In accordance with the Municipal Home Rule Law, the final adopted version of this local law shall be filed with the Town Clerk and the New York Secretary as required by the Municipal Home Rule Law.
5. This local law shall be forwarded to the municipal code service for immediate inclusion in the Town Code.

The question of the adoption of such proposed Resolution was duly motioned by Councilperson _____, duly seconded by Councilperson _____, and put to a roll call vote with the following results:

Councilperson Judy Drake –

Councilperson Christine Montague –

Supervisor Ruth Groff –

Councilperson Laurie Hemmings –

Councilperson Joseph Wetmore –

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on July 16, 2025.

TOWN OF LANSING

DEPARTMENT OF PUBLIC WORKS REPORT

July 2025

NEW DEPARTMENT OF PUBLIC WORKS BUILDING:

- The Town of Lansing continues to collaborate with LeChase on the development of the new Department of Public Works (DPW) building while concurrently conducting its annual road maintenance activities.
- The demolition of the Salt Barn is progressing according to the established schedule.
- The Department of Public Works is pleased to announce that after working with NYSEG and LeChase, NYSEG will be installing a new utility pole.

ROADS:

- The road maintenance schedule is currently in progress. This involves a series of planned activities aimed at improving road conditions.
- Roadside mowing operations have commenced to improve the line of sight for drivers. This initiative involves trimming vegetation along the roadways.
- Crew members are conducting a town-wide survey to identify signs that require replacement and/or maintenance.

WATER AND SEWER MAINTENANCE:

- The crew is actively engaged in performing preventive maintenance on water valves. This involves inspecting, cleaning, and testing the valves to ensure they are functioning optimally and to prevent any potential issues that could disrupt water service.
- Emergency repairs were successfully carried out on the Farrell Road sewer pump station to address an urgent issue. Following the immediate repairs, the team conducted further maintenance to ensure the station's optimal performance and prevent future disruptions.

INTERMUNICIPAL:

- The Lansing DPW performed maintenance on Bolton Point's sediment pond and access roadway.
- Worked with the NYS DOT to stage materials for road maintenance.

OFFICE:

- The Town of Lansing has been working hand in hand with the Village of Lansing and the Village of Cayuga Heights regarding the Intermunicipal Agreement for Sewer District One.
- The DPW worked with Angel Hinickle, from Tompkins County Soil and Water, on paperwork for the Town's Water Quality Improvement Project (WQIP) Grant for the Vac-Truck.

MEETINGS ATTENDED BY THE HIGHWAY SUPERINTENDENT/DIRECTOR OF PUBLIC WORKS:

- Commissioner Meeting with Bolton Point: *Responsible for passing resolutions that govern Bolton Point.*
- Engineering and Operations Meeting with Bolton Point: *Responsible for the infrastructure of the municipalities that make up Bolton Point.*
- Highway Barn Committee: *Responsible for working with architects, engineers, and construction managers on the design and development of the new Department of Public Works facility.*
- Project Review Committee (PRC): *Responsible for reviewing and financial planning for the 5-Year Plan for the Town's larger projects.*
- Water, Sewer, and Stormwater Committee (WSSC): *Responsible for evaluating proposals relating to the Town's water, sewer and stormwater. The goal is financial and engineering analysis.*
- Lansing Town Department Heads Meetings.
- Comptrollers Meeting in regard to Competition and Procurement.



July Town Board Report

RECREATION:

- Current programming includes cardio step, yoga, strength & stretch, swimming (WaterCats), horse riding, club volleyball, GirlsStrong, Hitcats travel baseball, travel softball, day camp, tennis camp, baseball camp, sculpture camp, swim lessons, School of Rock, and Adult Sailing.
- Our invitation baseball tournament was held July 4th weekend. Our 10U won the tournament and our 12U team came in second. Great weather and turnout. Thank you to Moore's Family Farm for bringing their donut trailer.
- All our travel baseball and softball teams are competing in several tournaments and play games 2 to 3 times per week.
- We successfully completed our Tompkins County Health Department inspection for Day Camp.
- Day Camp is running smoothly, thanks to Dan Cheatham.
- We have installed flag poles to several of our backstops on the fields, we have had lots of compliments.

PARKS:

- We took approximately twenty-four loads of debris off the lakeshore at Myers Park in preparation of opening our beachfront swimming.
- Revenue at Myers bounced back somewhat over the July 4th weekend, thanks to the nice weather.
- Lion's Club held their annual chicken BBQ at Myers on the fourth, thanks to all those volunteers. I heard they were sold out of chicken incredibly early.
- The basketball court at Myers Park has been repaired.
- Unfortunately, due to the weather we were unable to host LCSD graduation at Myers Park. I would like to thank my staff that went above and beyond to get the park spruced up in preparation for it. I would also like to thank Superintendent Pettograsso for the kind words to myself and my staff for their work.
- Music in the Park began last week. Thursday evenings at 6:30 p.m.
- Wi-Fi in Myers Park is still an issue. We are upgrading the service in hopes that it alleviates the issue.

- Fishing Derby will take place July 12 & 13 at Myers Park to benefit the Salvation Army of Ithaca.

TRAILS:

- The Greenway Phase 1 contract is up for approval.
- T.G. Miller is working on the Myers Road Trail feasibility study. Surveying has been done.
- Parks, Recreation, and Trails Working Groups next meeting is July 30th. We will be having our Master Plan kickoff meeting with MJ Engineering.
- The Lansing Center Trail has finally been completely mowed for the first time this year.
- The Lansing Center Trail Tuesdays have been doing magnificent work, planting flowers, cleaning up, and general maintenance.

TOWN HALL/COMMUNITY CENTER:

- Our .gov domain name conversion has gone surprisingly well. I appreciate everyone's patience with this challenge.
- The Community Center air conditioning has been repaired by our department. I think the Town should investigate putting a contractor under contract for repairs.
- Dave Herrick is working on the RFP for the roof replacement for the Community Center and Historical building. It may be done by this meeting.
- HVAC bids are in.
- Blood Drive at the Town Hall on June 20th was a success. The drive collected 22 units of blood. Next Blood Drive is on July 25th.

Thank you to our Highway Department for their help with numerous items and loaning of equipment.

This is only a very brief overview of what the Parks & Recreation department does, if you have questions or would like to meet with me one on one, please let me know.

TOWN CLERK JULY 2025

Training/Webinars

AOT Tax Collecting Officer Collective Webinar - Debbie attended on June 24th.

- Counterfeit Bills:
 - Do not accept as payment and do not return the bill
 - Politely refuse the payment and request an alternative
 - Isolate the suspected bill
 - Document the interaction
 - Notify local law enforcement (Tompkins County Sheriff's office)
 - Notify Town Attorney / Insurance carrier
 - Recommended office protocols:
 - Equip your office with counterfeit detection pens or scanners (Town Clerk's Office has these which may be borrowed).
 - Train staff to spot red flags, especially for large-denomination bills.
 - Post signage stating that counterfeit currency will be reported to law enforcement.
- Whitewashing Checks:

It was discussed that checks are being stolen from mailboxes and drop boxes. The criminals then "whitewash" the check.

Town Clerk's Office may change our drop box to a smaller opening. We suggest that departments post additional signage at any Town drop box stating the Town is not responsible for any lost or missing payments and that in using the after-hours drop box, the person assumes this responsibility.

Water and Sewer Payments

The next quarterly water bill will be coming out August 1, 2025. As a reminder, customers may sign up to receive their bill electronically. Sign up here: <https://www.boltonpoint.org/ebilling>. This service is provided and managed by Bolton Point. There are no additional fees associated with receiving a bill electronically.

2025 Final Assessment Roll

Our office has received the 2025 Final Assessment Roll and Special District report for Lansing.

It is available to view online here:

https://www.tompkinscountyny.gov/files/assets/county/v/1/assessment/32taxroll2025_1.pdf

Tompkins County Town Clerk's Association Meeting

Debbie and Jessie attended a meeting of the Tompkins County Town Clerk's Association on June 30th. Did you know that Jessie is the President of this Association? She coordinates for our group to get together a few times a year to share knowledge with each other. We discussed marriage records, switching municipal websites over to .gov sites, and shared different training seminars attended recently by clerks (NYSTCA, NYALGRO, and NYSATRC).



LANSING COMMUNITY LIBRARY UPDATE TO THE LANSING TOWN BOARD
July 2025

Submitted by Annie Johnson

1. Don't forget that if the Library is closed, you still have access to Libby, Hoopla, and Kanopy!
2. The Library continues to provide free delivery to Woodsedge. The Library also has a mobile wireless hotspot available for check out. The Wi-Fi is not password protected. The community is welcome to park in the lot to access the Internet.
3. Learn to play American Mah Jongg every Wednesday at 10:00 am.
4. The Library has an Empire Pass and a pass to the Museum of the Earth available for check out. Board games, puzzles, story time kits, and STEAM kits are also available.
5. The Library now offers free period products using an Aunt Flow dispenser. Unfortunately, we are no longer able to supply free COVID tests. We can help residents contact the USPS to get free tests in the mail.
6. Chair Yoga is offered every Monday at 9:30 am.
7. Learn T'ai Chi on Fridays at 10:30 am.
8. There is a year round book sale at the Library.
9. Sign ups are still going on for Summer Reading - adults too! Upcoming events include tween/teen watercolor workshop on 7/8, Sciencenter visit on 7/10, Rev Theater performance on 7/12, Ukulele with Brian on 7/24, and Animals with Tanglewood on 7/31.
10. Mythical Colors and Martial Arts will be held for kids on 7/17 at 10:30.
11. The Library was closed on July 4th.

**MOTION AUTHORIZING MAP, PLAN AND REPORT FOR GENERATOR AT
VILLAGE CIRCLE WATER TANK IN THE CONSOLIDATED WATER
DISTRICT (CWD)**

MOTION 25-

**MOTION AUTHORIZING MAP, PLAN AND REPORT FOR GENERATOR AT
VILLAGE CIRCLE WATER TANK IN THE CONSOLIDATED
WATER DISTRICT (CWD)**

The Director of Public Works/Highway Superintendent has stated the need for a stand-alone generator for the Village Circle water tank in the CWD to keep the water tank operational during power failures. The need and ability to pump water from the Village Circle water tank to Bone Plain water tank during a prolonged power outage is extremely important. The loss of water within the CWD tanks is a threat to life and property.

Motion authorizing Town Engineer prepare a Map, Plan and Report (MPR) for installation of a generator at the Village Circle water tank in the Consolidated Water District (CWD). The total cost of the MPR is not to exceed \$3,500.00.

**RESOLUTION AUTHORIZING THE TOWN OF LANSING SUPERVISOR TO
ACCEPT AND EXECUTE THE CONTRACT FOR \$325,000 FROM THE NEW YORK
DEPARTMENT OF ENVIRONMENTAL CONSERVATION WATER QUALITY
IMPROVEMENT PROJECT (WQIP) GRANT FOR A VACUUM TRUCK**

RESOLUTION 25-

**RESOLUTION AUTHORIZING THE TOWN OF LANSING SUPERVISOR TO
ACCEPT AND EXECUTE THE CONTRACT FOR \$325,000 FROM THE NEW YORK
DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) WATER QUALITY
IMPROVEMENT PROJECT (WQIP) GRANT FOR A VACUUM TRUCK**

The following Resolution was duly presented for consideration by the Town Board:

WHEREAS, the Town of Lansing was notified in December 2024 of the award of \$325,000 for the purchase of a vacuum truck through the New York DEC (WQIP) Grant, Vacuum Trucks for Municipal Separate Storm Sewer System (MS4) Areas, and

WHEREAS, Town of Lansing moves to accept said grant, and

WHEREAS, upon due deliberation thereupon, the Town Board of the Town of Lansing has hereby

RESOLVED, to authorize the Town of Lansing Supervisor to accept and execute Contract DEC01-C03065GM-3350000 with the State of New York for a contract period of May 13, 2024 to May 12, 2029.



Agreement for Professional Services

Project Name: Town Center Greenway Phase 1 Feasibility Study
Client Name: Town of Lansing
Client's Address: 25 Auburn Road
Lansing, New York 14882
MJ Project Number: MJ 2210.02

PROJECT SUMMARY:

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (Consultant) has provided a written proposal to Town of Lansing (Client) for professional services associated with Town Center Greenway Phase 1 Feasibility Study (the Project) in the Town of Lansing, Tompkins County of New York State.

The professional services shall be completed in accordance with the General Terms and Conditions for Professional Services (**Attachment A**) and the Consultant's Proposal (**Attachment B**) with scope modifications specified in Addendum #2 (**Attachment C**).

SCOPE OF WORK:

Refer to **Attachments B and C** for Consultant's scope of work.

TECHNICAL ASSUMPTIONS AND EXCLUSIONS:

Refer to **Attachment B** for Consultant's technical assumptions and exclusions.

COMPENSATION:

Refer to **Attachment B** for compensation fee schedule.

Refer to Article 15.0 Provisions Concerning Payment of **Attachment A** for terms of payment.

SCHEDULE:

A schedule for completion of the scope of work shall be defined in accordance with the requirements of **Attachment B**.

ATTACHMENTS:

The following Attachments are hereby made a part of the **Agreement**:

- A. General Terms and Conditions for Professional Services, dated October 2024





B. Consultant Proposal for 2025149 Lansing Town Center Greenway Feasibility Study, dated May 15, 2025

EXECUTION:

The Client and Consultant have read and agree to abide by the General Terms and Conditions for Professional Services (**Attachment A**) and the Consultant Proposal (**Attachment B**). This Agreement supersedes all prior agreements and understandings and may only be changed by written amendment executed by both parties.

Approved for:
Town of Lansing

By: _____

Name: _____

Title: _____

Date: _____

Accepted for:
**MJ Engineering, Architecture, Landscape
Architecture, and Land Surveying, P.C.**

By: _____

Name: Michael D. Panichelli, P.E.

Title: President

Date: _____



ATTACHMENT A

General Terms and Conditions for Professional Services



**General Terms and Conditions for
Professional Engineering Services**

Attached to and made part of Agreement between the Client and MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. with its principal office at 21 Corporate Drive, Clifton Park, New York 12065 (Consultant) in respect to the Project proposed by the Client.

The Consultant is an independent contractor and as such is not an agent or employee of the Client.

1.0 GENERAL

The Consultant shall perform for the Client professional consulting services in all phases of the Project to which this Agreement applies as hereinafter provided. These services will include serving as the Client's professional consulting representative for the Project.

Any provisions of this Agreement held in violation of any law or ordinance shall be deemed stricken, and all remaining provisions shall continue valid and binding upon the parties. Client and Consultant shall attempt in good faith to replace invalid or unenforceable provisions of this Agreement with provisions which are valid and enforceable, and which come as close as possible to expressing the intention of the original provisions.

2.0 MEANING OF TERMS

As used herein the term "this Agreement" refers to the Proposal Letter or Agreement to which these General Terms and Conditions are attached as if they were part of one and the same document.

3.0 CLIENT'S RESPONSIBILITIES

Client shall:

1. Provide all criteria and full information as to Client's requirements for the Project,
2. Designate a person to act with authority on the Client's behalf in respect to all aspects of the Project,
3. Examine and respond promptly to the Consultant's submissions,
4. Give prompt written notice to the Consultant whenever the Client observes or otherwise becomes aware of any defect in the work,
5. Guarantee access to and make all provisions for the Consultant to enter upon public and private property with appropriate written notice, if possible, as Client may not control all properties where work may need to be performed,
6. As appropriate and required by law be responsible for reporting certain significant environmental hazards of contaminated property.

Client acknowledges that if Consultant's professional services involve the use of vehicles or other equipment as part of the Project, some damage to the project site could occur. Client understands that unless specifically stated in the Agreement, and provided Consultant uses reasonable care, correction of such damage is not the responsibility of the Consultant so long, and if and only if the Consultant carries Auto Liability coverages that address and cover any damage claim or loss, and such duty to defend or indemnify is not disclaimed, conditioned, or limited.

4.0 REUSE OF DOCUMENTS

All documents, including reports, electronic media, drawings and specifications, prepared or furnished by Consultant and its subsidiaries, independent professional associates, subconsultants and subcontractors pursuant to this Agreement are instruments of service in respect of a particular project and the Consultant shall retain an ownership and property interest therein whether or not the Project is completed. Client may make and retain copies of such documents for information and reference in connection with the Project; however, such documents are not intended or represented to be suitable for use by Client, including extensions of the Project or on any other project, nor are they to be relied upon by anyone other than the Client. Notwithstanding the foregoing, the Client is also an owner of materials prepared under this agreement for the benefit and use of Client, all such materials shall be deemed works made for hire as defined under US Copyright Laws, and Client agrees it will limit its use of the works solely for its own and internal purposes, and will not re-sell or allow any third party to use such materials.

Copies of documents that may be relied upon by Client are limited to printed copies (also known as hard copies) that are signed or sealed by Consultant. Files in electronic media format or text, data graphic or other types that are furnished by Consultant to Client are only for convenience of Client.



General Terms and Conditions for Professional Engineering Services

Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, Consultant makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by Consultant at the beginning of this assignment, but consultant does promise and warrant that all digitally provided documents and data shall be virus-free and devoid of deleterious codes or programs.

Any reuse or disbursement of documents to third parties without written verification or project-specific adaptation by the Consultant will be at the Client's sole risk and without liability or legal exposure to Consultant or its subsidiaries, independent professional associates, subconsultants, and subcontractors. If it is necessary to distribute documents to an unrelated third party, both the third party and Client agree:

1. The third party is bound by all the conditions and limitations of this Agreement and related documents.
2. The third party is bound by all limitations of liability provisions.

Any verification or project-specific adaptation by Consultant will entitle the Consultant to further compensation at rates to the agreed upon by Client and the Consultant.

5.0 OPINIONS OF COST

Since the Consultant has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, the Consultant's opinions of probable Total Project Costs and Construction Costs are to be made on the basis of the Consultant's experience and qualifications and represent the Consultant's best judgment as an experienced and qualified professional engineer familiar with the construction industry; but the Consultant cannot and does not guarantee that proposals, bids or actual Total Project or Construction Costs will not vary from opinions of probable cost prepared by the Consultant. If prior to the Bidding or Negotiating Phase the Client wishes greater assurance as to Total Project Costs or Construction Costs, the Client shall employ an independent cost estimator.

6.0 SUCCESSORS AND ASSIGNS

Neither the Client nor the Consultant shall assign, sublet or transfer any rights under or interest in (including, but not without limitation, monies that may become due or monies that are due) this Agreement without the written consent of the other, except to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent the Consultant from employing such independent professional associates and consultants, as the Consultant may deem appropriate to assist in the performance of services hereunder.

Nothing in this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than the Client and the Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of the Client and the Consultant and not for the benefit of any other party.

7.0 ARBITRATION

Should both parties consent to resolve a claim, counterclaim, dispute or other matter arising out of or relating to this Agreement or the breach thereof through arbitration, such matters will be decided in accordance with the Construction Industry Arbitration rules of the American Arbitration Association then pertaining. Any arbitration will be specifically enforceable under the prevailing law of any court having jurisdiction. No arbitration arising out of, or relating to this Agreement may include, by consolidation, joinder or in any other manner, any person who is not a party to this Agreement. No consent or arbitration in respect of a specifically described claim, counterclaim, dispute or other matter in question will constitute consent to arbitrate any other claim, counterclaim, dispute or other matter in question which is not specifically described in such consent. The award rendered by the arbitrators will be final, judgment may be extended upon it in any court having jurisdiction thereof and will not be subject to modification or appeal except to the extent permitted.

**General Terms and Conditions for
Professional Engineering Services****8.0 PURCHASE ORDERS**

In the event the Client issues a purchase order or other instrument related to the Consultant's services, it is understood and agreed that such document is for the Client's internal accounting purposes only and shall in no way modify, add to, or delete any of the terms and conditions of this Agreement. If the Client does issue a purchase order or other similar instrument, it is understood and agreed that the Consultant shall indicate the purchase order number on the invoices sent to the Client.

9.0 SUBCONSULTANTS

Except as expressly agreed, the Client will directly retain other consultants whose services are required in connection with the project. As a service, the Consultant will advise the Client with respect to selecting other consultants and will assist the Client in coordinating and monitoring the performance of other consultants. In no event will the Consultant assume any liability or responsibility for the work performed by other consultants, or for their failure to perform any work, regardless of whether the Consultant hires them directly or as subconsultants, or only coordinate and monitor their work. When the Consultant does engage a subconsultant on behalf of the Client, the expenses incurred, including rental of special equipment necessary for the work, will be billed as they are incurred, at cost plus ten (10) percent. By engaging the Consultant to perform services, the Client agrees to hold the Consultant, its directors, officers, employees, and other agents harmless against any claims, demands, costs, or judgments relating in any way to the performance or non-performance of work by another consultant or subconsultant, except claims for personal injury, death or personal property damage caused by the negligence of the Consultant's employees.

10.0 LIABILITY TO THIRD PARTIES

The Client agrees to be solely responsible for, and to defend, indemnify, and hold the Consultant harmless of any and all claims by third parties arising out of or in any way related to our performance or non-performance of services, except claims for personal injury, death, or personal property damage, to the extent caused by negligence or misconduct of the Consultant's employees. Likewise, Consultant agrees to be solely responsible to defend, indemnify and hold the Client harmless of any and all claims by third parties arising out of or in any way related to this Agreement, except for personal injury, death, or personal property damage, to the extent caused by the negligence or misconduct of Client or its officers and employees.

11.0 INDEMNIFICATION

It is not the intention of this Agreement that the Consultant be exposed to any hazardous waste liability arising out of Site contamination, the activities of others, including the Client, or the services performed by the Consultant. The Client shall indemnify, defend, and save the Consultant, its directors, officers, employees, and agents harmless from any and all claims, demands, suits, judgments expenses, attorney's fees, and losses arising out of or in connection with bodily injury (including death) to persons or damage to property which may arise from (1) the presence, origination or transport of hazardous substances, pollutants or contaminants at, on, to or from the site at which the services are being performed under this Agreement or at, on, from, or to nearby properties, irrespective of whether such materials were generated or introduced before or after execution of this Agreement and irrespective of whether the Client was aware or directly involved in the generation or introduction of such materials or (2) reliance by the Consultant on information provided to the Consultant on the location of underground tanks, or gas, water, oil, electrical or other subterranean structures, or (3) any drilling, excavation, or similar activities undertaken hereunder at the direction of the Consultant. In limitation of the foregoing, such duty of Client shall be limited to matters that Client is aware of or should have been aware of due to being a generator, emitter or responsible party in respect of such hazardous substances, pollutants or contaminants under CERCLA.

The Consultant shall under no circumstances be considered the generator of any hazardous substances, pollutants, or contaminants encountered or handled in the performance of the Consultant's services. Without contradiction of any assertion by the Client of third-party liability and for the purposes of this Agreement only, it is agreed that any hazardous materials, pollutants or contaminants generated or encountered in the performance of the Consultant's services shall be the responsibility of the site owner and shall be disposed of by the Client in accordance with all applicable laws and regulations.

Neither party shall have the liability for loss of product, loss of profit, loss of use, or any other indirect, incidental, special, or consequential damages incurred by the other party, whether brought as an action for breach of contract, breach of warranty, tort, or strict liability, and irrespective of whether caused or allegedly caused by either party's negligence and the Client agrees to defend, indemnify and hold the Consultant harmless with respect to any such claim, and likewise, the Consultant agrees to defend, indemnify

**General Terms and Conditions for
Professional Engineering Services**

and hold the Client harmless with respect to any such claim.

In relation to hazardous waste for any damage caused by negligence, including errors, omissions, or other acts, or for any damages based on contract, breach of warranty, tort or for any other cause of action, the Consultant's liability including that of its employees, agents, directors and officers shall not exceed the lesser of (1) \$50,000 or (2) the sum paid the Consultant hereunder for the services rendered. Likewise, the maximum liability of the Town to Consultant shall be the lesser of (1) \$50,000 or (2) the sum paid to the Consultant hereunder for services rendered.

12.0 LIMITATION OF LIABILITY

The Client agrees to be solely responsible for, and to defend, indemnify, and hold the Consultant harmless of any and all claims by third parties arising out of or in any way related to our performance or non-performance of services, except claims for personal injury, death, or personal property damage, to the extent caused by the negligent misconduct of the Consultant's employees. Likewise, the Consultant agrees to be solely responsible for, and to defend, indemnify and hold the Client harmless of any and all claims by third parties arising out of in any way related to this agreement, except claims for personal injury, death, or personal property damage, to the extent caused by the negligent misconduct of Client and its officers and employees.

13.0 ABSENCE OF WARRANTY

All services of the Consultant and its independent professional associates, consultants and subcontractors will be performed in a reasonable and prudent manner in accordance with generally accepted engineering practice. All estimates, recommendations, opinions, and decisions of the Consultant will be on the basis of the information available to the Consultant and the Consultant's experience, technical qualifications, and professional judgment. There are no warranties of merchantability or fitness for a particular purpose or any other warranties or guarantees whatsoever, express, or implied, with respect to any service performed or materials provided under this Agreement.

14.0 CHANGES OR DELAYS

Unless the accompanying Agreement/Proposal provides otherwise, the proposal fees constitute the Consultant's estimate to perform the services required to complete the Project, as the Consultant understands it to be defined. For those projects involving conceptual or process development work, activities often are not fully definable in the initial planning. In any event, as the project progresses, the facts developed may dictate a change in the services to be performed, which may alter the scope. The Consultant will inform the Client of such situations so that negotiation of change in scope and adjustment to the time of performance can be accomplished as required. If such change, additional services, or suspension of services results in an increase or decrease in the cost of or time required for performance of the services, whether or not changed by any order, an equitable adjustment shall be made and the Agreement modified accordingly. Cost and schedule commitments shall be subject to renegotiation for unreasonable delays caused by the Client's failure to provide specified facilities or information, Client's failure to make payment in accordance with its obligations under this contract, or for delays caused by unpredictable occurrences or force majeure, such as fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults by suppliers of materials or services, process shutdown, acts of God or the public enemy, national/global pandemic, or acts or regulations of any governmental agency. Temporary work stoppage caused by any of the above will result in additional cost (reflecting a change in scope) beyond that outlined in this proposal.

15.0 PROVISIONS CONCERNING PAYMENT

Payment is due to the Consultant by Client immediately upon receipt of deliverables to Client. If Client fails to make payments due the Consultant for services, expenses or other charges within forty-five (45) days after receipt of the Consultant's statement, therefore, the amounts due the Consultant will be increased at the rate of one (1) percent per month from said thirtieth day, and in addition, the Consultant may, after giving a minimum of seven (7) days written notice to the Client, suspend services under this Agreement until the Consultant has been paid in full all amounts due for services, expenses and charges. Consultant may at its sole discretion also suspend services on any or all other projects being performed by Consultant for Client under any other agreements until Consultant has been paid in full for all amounts due for services, expenses, and any other charges. The Client shall be responsible for the reasonable cost of collection if and only if Consultant obtains a judgement or its equivalent demonstrating unjustified non-payment by the Client, and the court or tribunal determining the matter makes a determination and finding setting forth the additional amount due for such costs of collection.



16.0 **TERMINATION**

The obligation to provide further services under this Agreement may be terminated by either party upon seven days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. In the event of any termination, the Consultant will be paid for all services rendered to the date of termination, all reimbursable expenses and termination expenses that client is advised of and consents to. In addition, the Client may terminate for convenience for any or no cause or reason but will remain responsible for all consulting work and expenses incurred up until such date of termination.

17.0 **STANDARD OF CARE**

The standard of care applicable to Consultant’s services will be the degree of skill and diligence normally employed by professional engineers or consultants performing the same or similar services at the time said services are performed. Consultant will perform any services not meeting this standard, without additional compensation.

18.0 **SUBSURFACE INVESTIGATIONS**

In soil, foundation, groundwater, and other subsurface investigations, the actual characteristics may vary significantly between successive test points and sample intervals and at locations other than where observations, exploration, and investigations have been made. While the Consultant will make reasonable effort to identify underground conditions, the inherent uncertainties in subsurface elevations, changed, or unanticipated underground conditions may occur that could affect total project cost and or execution. These conditions and cost/execution effects are not the responsibility of Consultant.

19.0 **LITIGATION AND ADDITIONAL WORK**

In the event the Consultant is to prepare for or appear in any litigation on behalf of the Client or is to make investigations or reports on matters not covered by this Agreement, or is to perform other services not included herein, additional compensation shall be paid the Consultant as is mutually agreed upon, but only so long as, and only to the extent that, such additional work or investigations are not required or necessary due to any fault or omission of Consultant.

20.0 **INSURANCE**

The Consultant will secure and maintain such insurance as will protect him from claims under the Workmen’s Compensation Act and from claims for bodily injury, death or property damage which may arise from the performance of Consultant’s services under this Agreement. The Consultant will secure and maintain professional liability insurance for protection against claims arising out of the performance of professional services under this Agreement caused by errors or omissions for which the Consultant is legally liable.

Insurance limits provided by the Consultant are listed below:

Insurance Coverage and Limits	
Workers Compensation	Statutory
Employer’s Liability	\$1,000,000.00 per occurrence
Commercial General and Contractual Liability	\$1,000,000.00 per occurrence
Automobile Liability	\$1,000,000.00 per occurrence
Umbrella Liability (in excess of coverage listed above)	\$2,000,000.00 aggregate
Professional Liability	\$1,000,000.00 per claim / aggregate



General Terms and Conditions for Professional Engineering Services

On all liability coverages, the Client shall be named an additional insured, all coverages of Consultant shall be primary and all Client policies shall be secondary as respects any covered claim, and all such policies shall be underwritten upon an occurrence basis. Any policies or provisions relating to professional liability, completed operations, or E&O coverages shall survive the termination or expiration of this agreement

21.0 PERIOD OF SERVICE

The Consultant shall proceed with the services under this Agreement promptly and will diligently and faithfully prosecute the work to completion in accordance with applicable engineering standards subject to any delays due to strikes, action of the elements, act of any government, civil disturbances, or any other cause beyond the reasonable control of the Consultant.

22.0 TIME LIMIT ON CLAIMS

All claims against Consultant, whether grounded in contract tort, or otherwise, shall be brought no later than three (3) years from the date of issuance of the invoice relating to the services giving rise to the claim(s).

23.0 EXECUTIVE ORDER 13496: NOTIFICATION OF EMPLOYEE RIGHTS UNDER FEDERAL LABOR LAWS

This contractor and subcontractor shall abide by the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability. Contractor/subcontractor agrees to comply with all the provisions set forth in 29 CFR Part 471, Appendix A to Subpart A (Executive Order 13496).

Similarly, Client and Consultant agree to abide by NYS Executive Law Article 15 restrictions against discrimination, the Iran Divestment Act, the rules of OFAC, the MacBride Fair Employment Practices Act, and other similar requirements imposed by local, state or federal law, whether herein individually listed or not.

24.0 EXECUTORY CLAUSE

This Agreement shall be deemed executory and binding only to the extent of monies available to the Client for the payment and performance of the terms hereof. Neither the full faith and credit nor the taxing power of the Client is pledged to the payment of any amount due or to become due under this Agreement, whether by breach, performance, or otherwise. Neither this Agreement nor any representations by or on behalf of Client bind any legislative body to appropriate or make monies available for the purposes of this Agreement. Client shall have no liability to Consultant, or to any third party, under this Agreement beyond the funds appropriated and made available for this Agreement.



ATTACHMENT B

Scope of Work and Fee Schedule



Town of Lansing **TOWN CENTER GREENWAY**

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SENT VIA EMAIL ONLY

May 15, 2025

Mr. Patrick Tyrrell
 Director of Lansing Parks and Recreation / Greenway Committee Member
 Town of Lansing
 29 Auburn Road
 Lansing, NY 14882
 Email: ptyrrell@lansingtown.com

Re: Town Center Greenway Phase 1 Feasibility Study
 Town Center Greenway
 Lansing, NY
MJ Proposal No. 2025149 for Town Center Greenway Feasibility Study

Dear Mr. Tyrrell:

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ) is pleased to provide the Town of Lansing (Town) this proposal for professional services associated with the Town Center Greenway Phase 1 Feasibility Study (Project). The Project is a feasibility study that schematically designs and provides a cost estimate for the alignment of four missing sections along the approximately 3.35-mile Phase 1 portion of the greenway. The Town has established much of the Phase 1 link between the Lansing Community Library and the town's "Barn Fields" (tax parcel 30-1-16.12); however, two privately owned parcels remain as gaps: **1)** tax parcel 31-1-15.21 (across Rt. 34 from the "Barn Fields" and **2)** tax parcel 31-1-16.6 the Salt Point Brewery. The third section **3)** is the perimeter path around the publicly owned "Town Fields" (37.1-2-9 and 37.1-2-8.2), which has been conceptually established in the Trails Master Plan (11/3/2023) but still needs to be designed and constructed. The fourth section **4)** is approximately 2.1 miles long and extends from the Salt Point Brewing parcel to the Lansing Central School District Campus. This greenway section crosses a significant number of parcels and land types, but it is a desirable first phase connection because it would connect the campus with the Town Center. These four sections are the remaining segments needed to complete a continuous Phase 1 greenway. MJ's project understanding and associated Scope of Services are included below.

PROJECT UNDERSTANDING

Based upon information provided by the Town, MJ understands the following:

- The main objective for the Town is to obtain a cost estimate package that considers both the soft costs and hard costs for building the four missing sections of the greenway's Phase 1. The Town will use the cost estimate package for fundraising and future grant applications.
- The four missing sections of the greenway's Phase 1 will be broken into separate cost estimates.
- The cost estimates will be based on a schematic level of design, meaning a base map suitable for schematic design will be prepared using publicly available geospatial data (LiDAR topography and NYS tax parcels).





- The schematic design will represent the greenway's general path alignment (based on the Trails Master Plan 11/3/2023), gross approximation of required removals, path surfacing material(s), fencing, conceptual grading and drainage infrastructure, and identifies necessary traffic markings and signage.
- The schematic design will include four separate plans, one for each greenway section under consideration. Each plan will be prepared using AutoCAD, drawn to scale, each alignment length will be calculated, and call outs for key materials will be provided.
- The Town will provide all background documentation germane to the Feasibility Study to MJ electronically to assist with the development of the work.
- The Town's Greenway Committee will be the public body MJ communicates with.

Based upon the above understanding, MJ offers the following Scope of Services for your consideration.

SCOPE OF SERVICES

Task 01: Program Verification

MJ will meet remotely with members of the Lansing Greenway Committee (Committee) to review and discuss relevant project information that will inform the Feasibility Study. The meeting will also verify the project scope, project exclusions, project modifications (if any) and the draft project schedule. If modifications to the scope occur, MJ will prepare a scope modification memorandum that indicates additional services and fees. A final project schedule will be provided to the Committee.

Deliverables:

- Program verification meeting
- Scope modification memorandum
- Project schedule

Task 02: Schematic Base Map

MJ will prepare a base map for use in schematic site planning for the areas depicted in Figure 1 "Project Area Diagram" and Figure 2 "Section 4 Diagram", using publicly available geospatial data (GIS data). The tasks to be completed include:

1. Retrieve and process geospatial data and aggregate data with AutoCAD Civil 3D to create a base map suitable for schematic design.
 - 1.1. Recent LiDAR data for topographic contouring. Contour intervals on each plan will be set to the appropriate scale, but the LiDAR resolution will be suitable for one-foot intervals.
 - 1.2. Most recent tax parcel data available. Parcel lines will provide a general location for property lines.
 - 1.3. Additional data sets may be integrated, such as, orthoimagery, soils, roads, and waterways, to provide as much information practicable for the base map.



- 1.4. Data sets will be aggregated and processed with AutoCAD Civil 3D. Orthoimagery will be used to provide general locations of visible features, such as, roadway edge, buildings, driveways, fences, tree lines, etc.

Deliverable:

- Schematic base map suitable for schematic planning and design.

Task 03: Schematic Design Phase

MJ will complete the following tasks as part of the Schematic Design Phase for the missing sections of the greenway's Phase 1:

1. Diagram each greenway's alignment and program priorities for the three greenway sections as an initial schematic plan. All work will be prepared with AutoCAD and major features will be labeled.
2. Meet remotely to review the First Draft Schematic Design with the Greenway Committee. MJ will document comments provided during the meeting. The Committee will also provide formal comments separate from the First Draft Meeting.
3. One round of revisions. Revise the initial schematic plan following receipt of the Committees' comments and prepare a final Schematic Plan for each greenway section.
4. Prepare cost estimates for the four greenway sections. MJ will calculate the probable cost for each feature based upon square foot values obtained from recent and proportional construction projects in the Finger Lakes Region of New York. The estimate will be organized using the CSI MasterFormat.
5. MJ will prepare a remote formal presentation describing the findings of the Schematic Design Phase which will include a description of the greenway segments, opportunities and potential obstacles, and probable cost for each greenway section. MJ will field questions.
6. The schematic designs, cost estimates, written narratives, and findings will be compiled into a Feasibility Study report that are compiled into one PDF file.

Deliverables:

- First draft Schematic Design
- Review meeting
- Revised/Final Schematic Design
- Cost estimate for each greenway section
- Formal Presentation
- Feasibility Study Report package

ASSUMPTIONS

The following assumptions were made in the development of this proposal:

1. The Greenway Committee has established contact with the private properties that are part of this feasibility study and are working towards obtaining owner's buy-in.



2. Community outreach is the responsibility of the Town and Greenway Committee.
3. Background information will be provided by the town.
4. No field assessment of the project areas will be required.
5. Materials selection for greenway sections (E.G. path surfacing and fencing) will be finalized during the schematic design revision period.

TASKS NOT INCLUDED IN THIS PROPOSAL

The following efforts are excluded from this scope of services:

1. Verification of existing rights and easements. Property research is not part of this scope of services.
2. Detailed design, construction documents, nor construction details will be prepared.
3. Environmental screening or permitting.
4. Compliance with the State Environmental Quality Review Act (SEQRA).
5. Traffic study.
6. Survey or survey mapping.
7. Site visit or site reconnaissance.
8. Engineering design.
9. Archeological screening or compliance.
10. Stormwater Pollution Prevention Plan (SWPPP)
11. Illustrative plans or 3-dimensional modeling or photo-realistic perspective renderings.

SCHEDULE

Upon notice to proceed, MJ is prepared to develop a mutually agreeable project schedule that meets critical milestones and begin the project.

FEE

MJ proposes to complete the above-listed services for the **lump sum fee of \$9,500**.
The fees listed above are valid for 60-days from the date of this proposal.



SUMMARY

Thank you for the opportunity to provide a proposal for this project. If the above scope of work is acceptable, please notify MJ and we will provide you with a formal contract for review and execution. We look forward to the opportunity to continue to work with you on this project. Please do not hesitate to contact Josiah Simpson at 518-371-0799 ext. 419 or via email at jsimpson@mjteam.com if you have questions or require additional information.

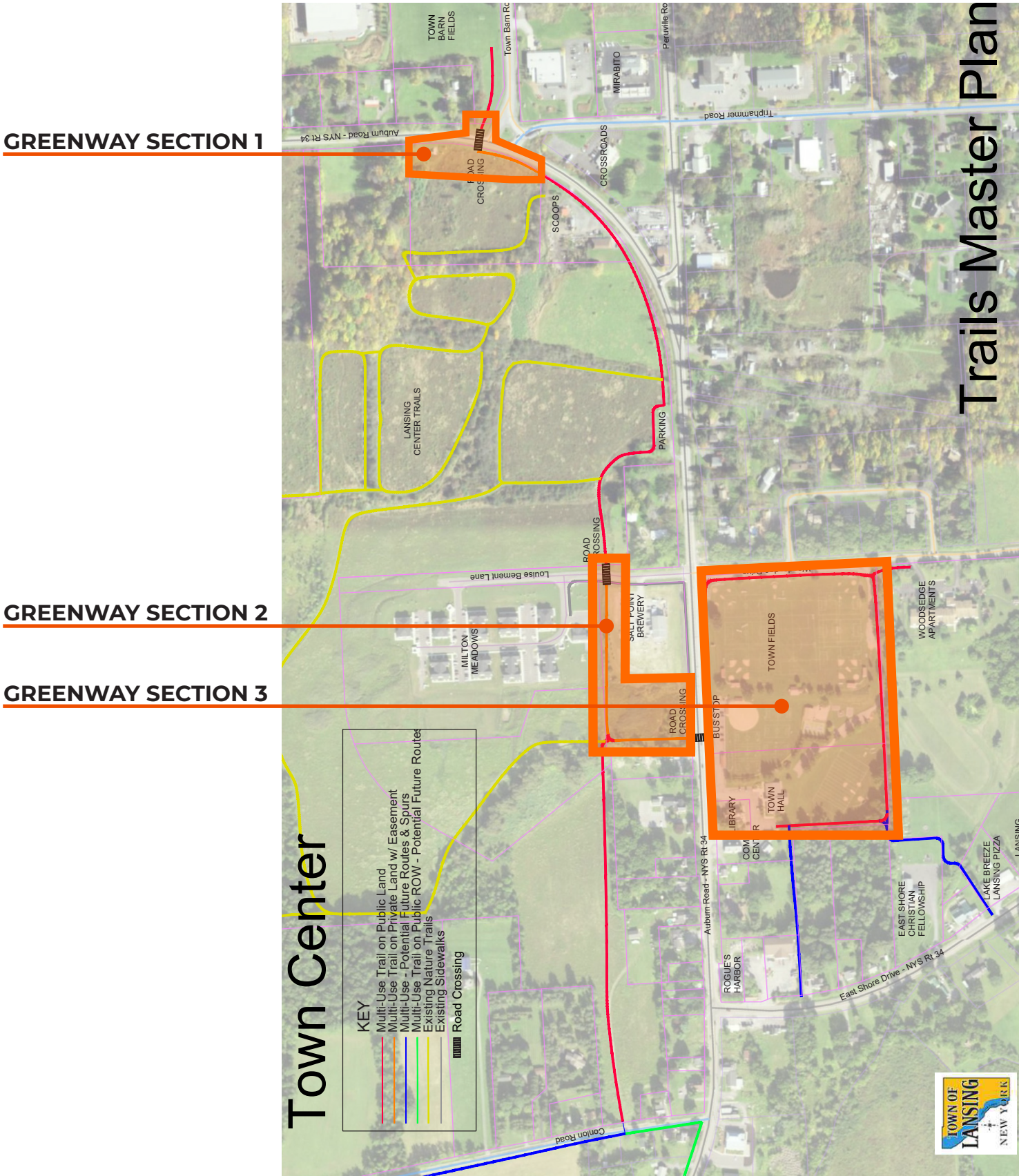
Sincerely,

A blue ink handwritten signature, appearing to read 'Michael D. Panichelli', with a stylized flourish at the end.

Michael D. Panichelli, P.E.
President

Cc: Josiah Simpson, P.L.A.

PROJECT AREA DIAGRAM (FIGURE 1)

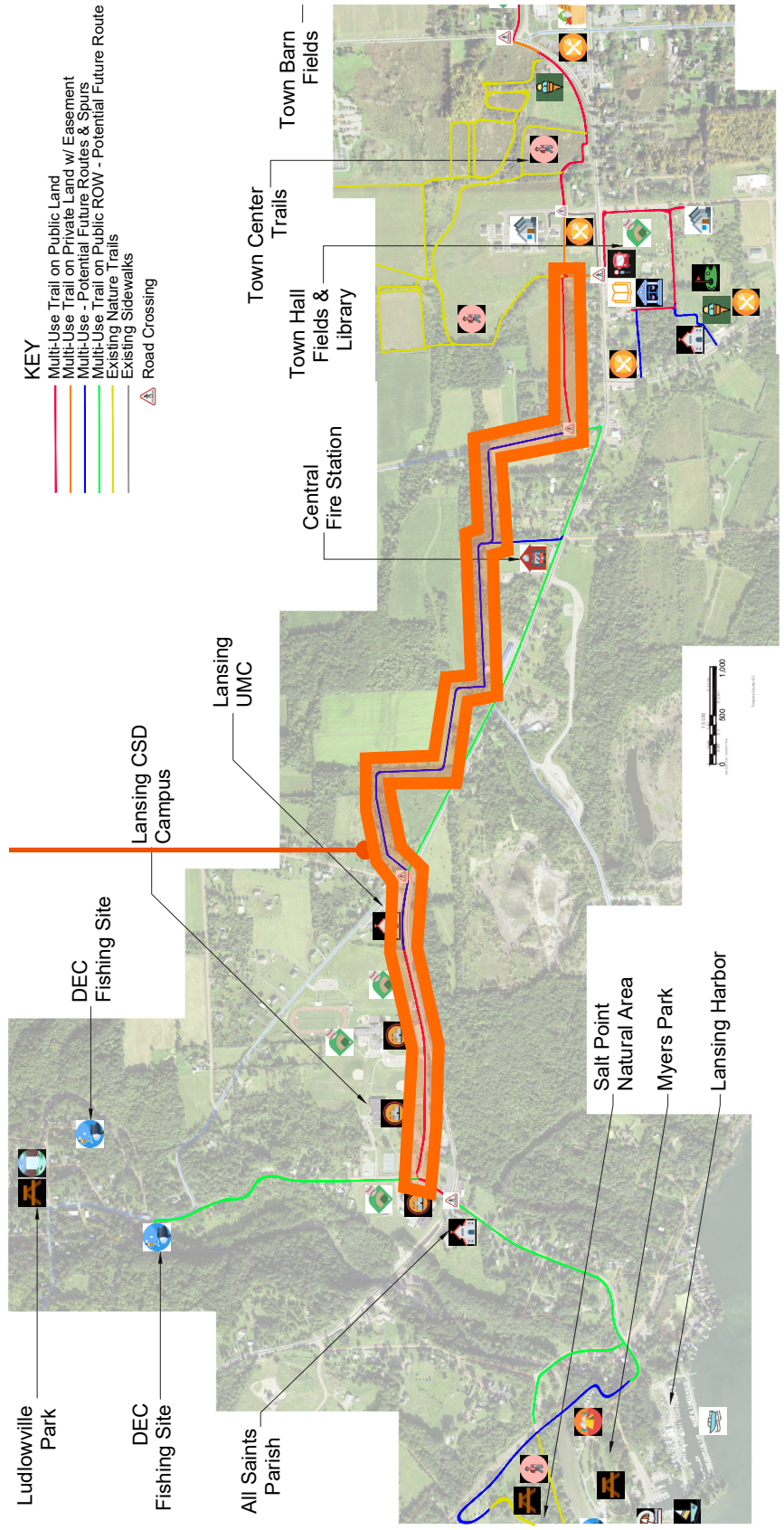


(FIGURE 1)

SECTION 4 DIAGRAM (FIGURE 2)

GREENWAY SECTION 4

Myers - Schools - Town Center

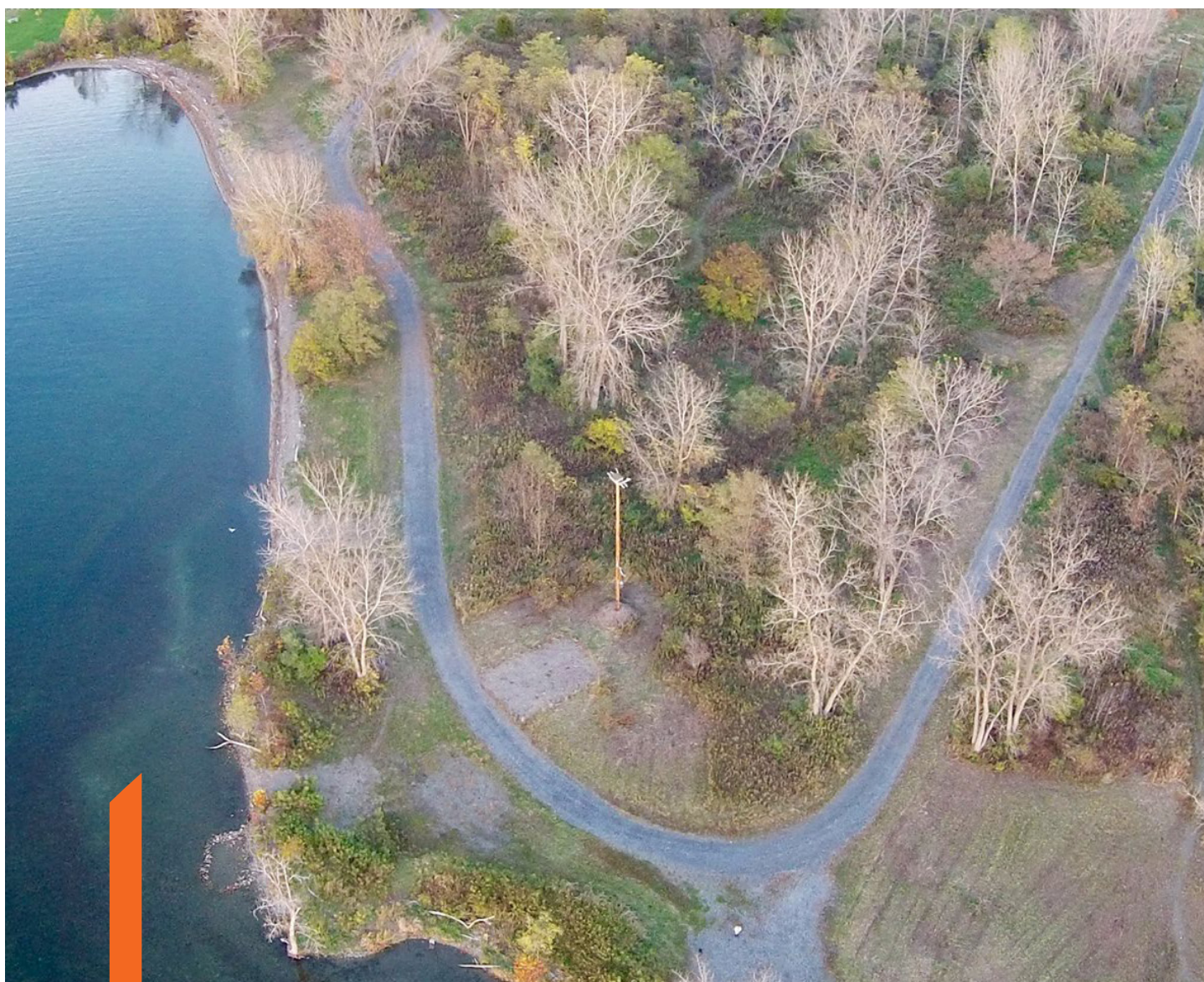


(FIGURE 2)



II. CONSULTANT INFORMATION

“MJ has the ability to keep people on point and adapt to change. We feel they put much more effort into their proposals and deliverables than other firms. They are very well thought out and illustrated. We are very satisfied with everything MJ has done for us and look forward to continuing our partnership”



Town of Lansing

Town Center Greenway (Phase 1) Feasibility Study
Patrick Tyrrell, Parks & Recreation Supervisor

FIRM INFORMATION

PRIME CONSULTANT:

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C.
21 Corporate Drive, Clifton Park, NY 12065
518.371.0799
mjteam.com

CONTACT:

Michael Panichelli, PE, President
518.371.0799
mpanichelli@mjteam.com

PARTNERS:

Michael Panichelli, PE, President
Christopher Dooley, PE
Joel Bianchi, PE
Brian Cooper, PE

HELPING COMMUNITIES
and EACH OTHER THRIVE



ORGANIZATION CHART



PROJECT MANAGER - JOSIAH SIMPSON, PLA

- ✓ Served as Landscape Architect for the Town of Lansing’s 2022 Parks, Recreation, and Trails Master Plan, providing a deep understanding of the Town's priorities, opportunities, and community values.
- ✓ Experienced in aligning community goals with realistic implementation strategies, including phased development and funding alignment.
- ✓ Deep knowledge of multi-use trail planning, zoning, and policy frameworks to support greenway development.

CONTACT INFO: P: 518.371.0799, E: jsimpson@mjteam.com

Landscape Architecture

Carolyn Copenhaver

Site/Civil Engineering

Jenny Lippmann, PE
Traci Sousa, PE



JOSIAH SIMPSON, PLA

Project Manager

Josiah contributed to the Town of Lansing's 2022 Parks, Recreation, and Trails Master Plan, developing conceptual layouts that prioritized connectivity, environmental sensitivity, and long-term usability across diverse recreational settings.

Josiah is a landscape architect with a passion for enhancing and rehabilitating ecological systems and improving the human experience of those landscapes. His design approach involves a process of understanding the story of a place, unpacking a landscape's social, economic, and environmental layers from the past and present to identify opportunities for realizing a meaningful and creative project vision. He draws from a rich background involving public engagement workshops, community design charrettes, trail design, green infrastructure, restoration of stream banks and wetlands, and landscape construction management in both rural and urban settings over the last 15 years. Josiah has experience drafting plans ranging from conceptual design to construction documents, 3D modeling and graphic rendering, filing permits, and site assessment through advanced digital mapping and analysis tools and fieldwork. He provides expertise on design workshops and charrette management by organizing activities, facilitating discussions, leading small groups, and analyzing participant data.

Project Experience:

Parks, Recreation, and Trails Master Plan, Town of Lansing, NY. Landscape architect for the development of a community-supported plan that provides guidance for future development and redevelopment of the Town's parks, recreation programming, trails, and facilities. Josiah prepared master plan level designs for four parks and one preserve that balance safe water access, restoration areas, various types of recreation for different seasons, bathroom and parking infrastructure, and a large event space. The design process was guided by close coordination with the Town and outreach and research efforts that revealed expansion opportunities through a needs assessment of forecasted demographic change and public demand. The team was also responsible for conducting existing conditions analysis and assisting with the development of the plan. This included seeking opportunities to incorporate energy efficiency and other sustainability strategies into the Town's facilities.

Dutchess County Parks and Recreation Master Plan, Dutchess County, NY. Landscape architect for the development of this master planning effort. The team examined existing facilities and future opportunities related to Bowdoin Park, Wilcox Park, Quiet Cove Riverfront Park, Dutchess Stadium, William R. Steinhaus Dutchess Rail Trail and the Harlem Valley Rail Trail within the County. Josiah prepared master plan level design work for these recreation areas that proposed new water access points, improved pedestrian circulation and safety, and creative programming and recreational opportunities. These plans were essential for the master plan by recommending immediate and long-term goals with a specific emphasis on creating

EDUCATION

MLA, Landscape Architecture,
University of Massachusetts,
Amherst

MALD, Landscape Design,
Conway School of Landscape
Design

BA, Sociology, Lewis and Clark
College

PROFESSIONAL REGISTRATION

Professional Licensed Architect:
New York

CERTIFICATIONS

Certificate, Charrette Systems
Management, National
Charrette Institute

AWARDS

Olmsted Scholar (2019)

YEARS OF EXPERIENCE

Total: 15

With MJ: 3

JOSIAH SIMPSON, PLA

Project Manager

universal access at all facilities, buildings, playgrounds, and trails. The plan is intended to be used as a resource for future development and improvement of the County's parks, open space and recreation system including the Dutchess County Rail Trail and the Harlem Valley Rail Trail.

Lake Walton Preserve Parks and Recreation Master Plan, Dutchess County, NY. Landscape architect for the development of a master plan and strategic direction for the 231-acre Lake Walton Preserve. This effort was built off the original Dutchess County Parks and Recreation Master Plan to create a road map with an appropriate balance of facilities, amenities, and programs throughout the County now and into the future. Public engagement included several activities and outreach methods designed to inform the public and gather input to guide the effort. They included an online survey, virtual public outreach events streamed through Zoom and Facebook, and digital outreach. The team worked with Dutchess County DPW to develop the master planning document, facilitate core team meetings, and coordinate public engagement efforts. Josiah conducted a site assessment followed by a comprehensive master plan design that revealed a range of opportunities for enhanced bird observation, ecological education, water quality improvements, access points, and locations for overlooks and pavilions.

Lake Walton Preserve Improvements Dutchess County, NY. Following the master planning effort, Josiah served as the project's landscape architect for the implementation of 1.1 miles of nature trails designed to be an engineered surface that is ADA accessible, yet natural in appearance to fit seamlessly in the preserve setting. The park improvements were designed to be universally accessible. Josiah was responsible for designing universally accessible navigation signs, wayfinding signage, and educational programming features for the nature trail's access points, parking areas, interpretive materials, branding graphics, and safety upgrades. MJ also designed two pedestrian bridges and a boardwalk for pedestrian enhancements. The aesthetics of each project element was contemplated extensively so that all improvements fit into the natural environment appropriately. This is the largest improvement project in the County's park system in decades.

Coeymans Landing Riverfront Park Redevelopment, Town of Coeymans, NY. Project manager for this riverfront park redevelopment project. MJ assisted the Town in receiving funding from the Green Infrastructure Grant Program (GIGP) to implement circulation and sustainable improvements to this important community space. Existing parking lots and street parking were reconfigured and reorganized to offer more efficient vehicle use. New sidewalks were also included in the overall design. MJ's design included bioswales, bioretention areas, and stormwater trees to assist in managing stormwater runoff. A new restroom building is also being designed within Coeymans Landing Riverfront Park.

Wilcox Memorial Park Improvements, Dutchess County, NY. Landscape architect for upgrades to this 614-acre park that offers a beautiful landscape backdrop with numerous opportunities for both passive and active recreation. The park offers swimming, camping, disc golf, and much more. Wilcox Park is the largest park in the County's Park systems and serves as the hub for the northern part of the County. The park also offers over 11 miles of well-maintained hiking trails that wind through the woods. To improve features at the park, Josiah provided design for a new universally accessible woodland-themed splash pad with adjacent music/sensory playground. As part of the project, Josiah is also responsible for landscaping and the design of pathways to improve pedestrian circulation around the park.

Kaaterskill Rail Trail Phase 3, Hunter, NY. Project manager and lead designer for preparing concept to construction document rail trail plans. The Kaaterskill Rail Trail will link Hunter's villages, open spaces, and hiking trails along one contiguous railway. Phase 3 was a challenging section of the trail due to private property, steep grade, the need to cross highway 23A, and a Kaaterskill creek crossing. The work preparing a conceptual trail alignment helped secure public access easements and prepare a preliminary cost estimate. DOT permitting was required for work within the right-of-way and a DEC permit for the creek crossing. Final construction documents specify a paved concrete trail, way-finding signs, road safety signs, two cross walks, retaining walls, and native plant landscaping.



JENNY LIPPMANN, PE

Senior Site/Civil Engineer

Jenny served as the project manager for the Myers Park Improvements design in the Town of Lansing and brings a deep understanding of the Town's vision, site conditions, and long-term goals for its parks and trail system.

Jenny has 22 years of experience working with municipal governments on transforming their parks, public spaces, and trails with the goal of strengthening environmental, social, and economic aspects of their communities. She specializes in waterfront development projects and understands how to skillfully navigate the complex regulations and permitting process required to properly control cost and schedule.

Project Experience:

Myers Park Improvements, Town of Lansing, NY. Project manager for enhancements to Myers Park, which included modifications to pedestrian and vehicular circulation to limit the abundance of existing pavement and redundant vehicle access, and by placing an emphasis on people over vehicles. The project provided an opportunity to re-think and re-orient the physical programming, thereby activating the space and providing improved accessibility to enable users of all abilities to enjoy the park. MJ's scope of work included new RV camp sites, RV bathroom building with showers and wastewater treatment system, park bathrooms and on-site wastewater treatment system, kayak launch and storage building, camp sites, and improved circulation, access, and parking configuration.

Dutchess County Parks and Recreation Master Plan, Dutchess County, NY. Senior site/civil engineer for the development of this master planning effort. The team examined existing facilities and future opportunities related to Bowdoin Park, Wilcox Park, Quiet Cove Riverfront Park, Dutchess Stadium, William R. Steinhaus Dutchess Rail Trail and the Harlem Valley Rail Trail within the County. Josiah prepared master plan level design work for these recreation areas that proposed new water access points, improved pedestrian circulation and safety, and creative programming and recreational opportunities. These plans were essential for the master plan by recommending immediate and long-term goals with a specific emphasis on creating universal access at all facilities, buildings, playgrounds, and trails. The plan is intended to be used as a resource for future development and improvement of the County's parks, open space and recreation system including the Dutchess County Rail Trail and the Harlem Valley Rail Trail.

Lake Walton Preserve Parks and Recreation Master Plan, Dutchess County, NY. Project manager for the development of a master plan and strategic direction for the 231-acre Lake Walton Preserve. This effort was built off the original Dutchess County Parks and Recreation Master Plan to create a road map with an appropriate balance of facilities, amenities, and programs throughout the County now and into

EDUCATION

BS, Civil Engineering, Union College, Schenectady, NY

BA, Union College, Schenectady, NY

PROFESSIONAL REGISTRATION

Professional Licensed Architect: New York

ORGANIZATIONS

American Society of Civil Engineers (ASCE)

YEARS OF EXPERIENCE

Total :22

With MJ: 11

JENNY LIPPMANN, PE

Senior Site/Civil Engineer

the future. Public engagement included several activities and outreach methods designed to inform the public and gather input to guide the effort. They included an online survey, virtual public outreach events streamed through Zoom and Facebook, and digital outreach. The team worked with Dutchess County DPW to develop the master planning document, facilitate core team meetings, and coordinate public engagement efforts. Josiah conducted a site assessment followed by a comprehensive master plan design that revealed a range of opportunities for enhanced bird observation, ecological education, water quality improvements, access points, and locations for overlooks and pavilions.

Lake Walton Preserve Improvements Dutchess County, NY. Following the master planning effort, Jenny served as project manager for the implementation of 1.1 miles of nature trails designed to be an engineered surface that is ADA accessible, yet natural in appearance to fit seamlessly in the preserve setting. The park improvements were designed to be universally accessible. Josiah was responsible for designing universally accessible navigation signs, wayfinding signage, and educational programming features for the nature trail's access points, parking areas, interpretive materials, branding graphics, and safety upgrades. MJ also designed two pedestrian bridges and a boardwalk for pedestrian enhancements. The aesthetics of each project element was contemplated extensively so that all improvements fit into the natural environment appropriately. This is the largest improvement project in the County's park system in decades.

Hudson River Waterfront Park Local Waterfront Revitalization Plan (LWRP) Implementation, City of Cohoes, NY. Working with DOS through LWRP grant funding, Jenny was the project manager overseeing all survey, site development, environmental engineering and landscape architecture services for waterfront development which includes a public boat dock, kayak launch, greenspace, shoreline stabilization, parking and a pathway connection to the Black Bridget Trail. This project furthered initiatives included in the City's Urban Waterfront Rediscovery Plan. The waterfront serves as one of the City's great aesthetic and natural assets and acts as an integral link within a considerable regional trail and water network. The floating dock has a galvanized steel frame and wood deck. It includes ADA compliant features, kayak launch, and space for eight mid-sized boats.

Mohawk Harbor Dockage Design and Multi-Use Path, City of Schenectady, NY. Project manager for survey, geotechnical investigations, environmental permitting and design for a new large-vessel dock and gateway plaza for the City of Schenectady, funded by the New York State Department of State (NYSDOS) Local Waterfront Revitalization Program (LWRP). The project includes the installation of approximately 400 linear feet of floating dock with water, sewer, and electrical service connections. The gateway landing design is intended to provide a welcoming first-impression for visitors to the City of Schenectady and Mohawk Harbor, and includes hardscape, site lighting, wayfinding, and landscape design. The project includes coordination with multiple stakeholders, as well as grant administration assistance.

Wilcox Memorial Park Improvements, Dutchess County, NY. Project manager for upgrades to this 614-acre park that offers a beautiful landscape backdrop with numerous opportunities for both passive and active recreation. Wilcox Park is the largest park in the County's Park systems and serves as the hub for the northern part of the County. The park also offers over 11 miles of well-maintained hiking trails that wind through the woods. To improve features at the park, Jenny is leading the design of a universally accessible woodland-themed splash pad with an adjacent music/sensory playground.

Coeymans Landing Riverfront Park Redevelopment, Town of Coeymans, NY. Senior site/civil engineer for this riverfront park redevelopment project. MJ assisted the Town in receiving funding from the Green Infrastructure Grant Program (GIGP) to implement circulation and sustainable improvements to this important community space. Existing parking lots and street parking were reconfigured and reorganized to offer more efficient vehicle use. New sidewalks were also included in the overall design. MJ's design included bioswales, bioretention areas, and stormwater trees to assist in managing stormwater runoff. A new restroom building is also being designed within Coeymans Landing Riverfront Park.

III. STATEMENT OF QUALIFICATIONS

“I want to say a sincere thank you for your work on the initial phase of this project and the master planning effort. You were a pleasure to work with and we are happy with the end product!”



Dutchess County
Lake Walton Preserve Master Plan
David Whalen, Dutchess County Commissioner of Public Works



FIRM OVERVIEW

MJ is passionate about planning and designing trails and greenways that enhance the communities we live in. We are a multi-disciplined planning, engineering and land surveying consulting firm with 45 years of experience. MJ employs 175 people and is a full-service firm specializing in trail design and recreational facilities, with emphasis on accessibility and community engagement. We view our designs as a way to enhance the rich culture and history of a neighborhood. Designing landscape elements is more than a visual choice, every material presents an opportunity to integrate local essence and history.

MJ has been designing trails for decades. As a full-service firm, we have the expertise to assist clients in evaluating reality-based design options that meet community needs, while satisfying local, state, and federal design requirements. Our team understands that communities are most successful when there is balance between residential and economic growth and quality of life elements such as trails to support healthy and active lifestyles and provide vital community connections.

Every trail we design is unique and considers the surrounding environment and end users. It must include opportunities for accessibility and connectivity in practical ways by providing realistic solutions that a community wants, needs, can afford, and can maintain. We develop designs that establish a balance between innovation and experience, conservation and active recreation, design excellence and cost control, and accessible and functional accommodation.

Along with trail planning and design, MJ is incredibly well versed in the community engagement process. Over the years, we have created several unique outreach opportunities to ensure all community members can be reached and included. Our goal is to make sure everyone's voice is heard and public feedback is incorporated into the planning process. In addition to developing project-specific public engagement strategies, our staff has extensive experience facilitating and leading community engagement processes that often include public workshops, design charrettes and focus group meetings. MJ's key personnel are experienced in conveying complex issues and highly technical data to the public in an easily understandable manner. These services ensure that decisions are made in consideration of and to benefit public needs and preferences.

MJ'S RECENT TRAIL EXPERIENCE INCLUDES:

- Park, Recreation & Trail Master Plan, Lansing
- Park, Recreation & Trail Master Plan, Dutchess County
- Lake Walton Preserve Trail, Dutchess County
- LaChute River Trail Feasibility Study, Essex County
- LaChute River Trail Design, Essex County
- Saranac River Trail Feasibility Study, Clinton County
- Mill River Greenway Trail, Nassau County
- Troy-Menands Multi-Use Trail, Troy and Menands
- Lake Champlain Canal Trail, Fort Ann to Kingsbury
- Erie Canalway Trail, Frankfort to Ilion
- Erie Canalway Trail, Fort Herkimer to Lock E-18
- Erie Canal Towpath Trail Link, Halfmoon
- Flower Hill Multi-Use Path, Town of Niskayuna
- Soccer Field Multi-Use Path, Town of Niskayuna
- Multi-Use Rail Trail, Lake Placid to Tupper Lake
- Crescent Road Multi-Use Trail, Halfmoon/Clifton Park
- Moe Road Multi-Use Trail, Clifton Park
- Zim Smith Connection Trail, Saratoga County
- Washington Avenue Empire State Trail, Schenectady
- Helderberg-Hudson Rail Trail, Albany County
- Poughkeepsie Urban Trail, Dutchess County
- Susquehanna River Trail, Broome County
- Glenridge Road Multi-Use Trail, Glenville
- Harlem Valley Rail Trail, Columbia County
- Round Lake Preserve Boardwalk Trail, Malta
- Riverfront Park Revitalization and Connections, Troy
- Erie Canal National Heritage Trail, Cohoes
- Multi-Use Rail Trail, Poughkeepsie to Fishkill





PARKS, RECREATION, & TRAILS MASTER PLAN

LANSING, NEW YORK

MJ served as prime consultant for the development of a Parks Recreation, and Trails Master Plan for the Town of Lansing. The plan creates a roadmap to ensure an appropriate balance of facilities, amenities, and programs throughout the Town. The plan is also being used as a resource for development of the Town's parks, trails, and recreation system over the next five to twenty years.

The core approach to this project involved three main concepts: Re-Think; Re-Connect; Re-Focus. The MJ team helped the Town to rethink the physical space that exists and discover new programming opportunities. The Town also wants to reconnect physically within the parks, visually to the waterfront, and programmatically to the community. The goal was to assist the Town by providing increased opportunities for recreation and use of space while encouraging residents to be more active in taking advantage of those opportunities.

An extensive community engagement plan was integral to the success of this project, allowing our team to inform the public of the project details and gather input to guide the overall effort. Methods have included a design charrette exercise, an online survey, a dedicated project website, and a virtual public outreach event streamed online through Zoom.

CLIENT REFERENCE:

Patrick Tyrell
Parks & Recreation Supervisor
607.533.7388

KEY PROJECT ELEMENTS:

- Master Planning
- Public Engagement
- Mobile Mapping
- GIS
- Development of Interactive Webmap
- Recreation Planning
- Trail Planning
- Recreation Programming
- Park Design
- Existing Conditions
- Analysis ADA Report



COUNTYWIDE PARKS, RECREATION & TRAILS MASTER PLAN

DUTCHESS COUNTY, NY

MJ developed a countywide Parks and Recreation Master Plan, which acts as a roadmap to ensure an appropriate balance of facilities and amenities in the County. Prior to initiating the planning process, MJ performed mobile mapping to collect topographic survey data for six active parks and two trails in the County. Once data was collected, MJ's technicians developed a 3D web-based viewer for direct interaction with the scan data and photos from each scan.

The master plan included immediate and long-term plans with a specific emphasis on creating universal access at all facilities and trails. MJ evaluated six existing parks, two rail trails, and other open space sites and amenities to develop innovative strategies and recommendations to achieve the County's vision. The plan is intended to be used as a resource for future development and redevelopment of the County's parks, open space, and recreation system.

Public engagement was a critical component to the master planning process. Our robust engagement plan included three open houses at Bowdoin Park, Town of Milan Town Hall, and Quiet Cove Park, pop-up tables at the Harlem Valley Rail Trail, a Hudson Valley Renegades baseball game, and the Millerton Farmer's Market, stakeholder outreach, walk and talk at the Lake Walton Preserve, a community survey, various social media outreach, and several online information sessions through Facebook Live and Zoom.

Following the extensive planning effort, MJ led the design for upgrades at three facilities within the Dutchess County park system:

- Lake Walton Preserve Improvements
- Bowdoin Park Improvements
- Wilcox Memorial Park Improvements

CLIENT REFERENCE:

David Whalen
Dutchess County DPW
845.486.2059

KEY PROJECT ELEMENTS:

- Master Planning
- Recreation Planning
- Funding Opportunities
- Public Engagement
- Park & Trail Design
- Survey & Mapping
- GIS
- Development of Interactive Webmap
- Universally Accessible
- Parking Upgrades
- Circulation Upgrades
- Boardwalk & Pier Design
- Pedestrian Bridge Design
- Stormwater/Drainage
- Signage/Wayfinding



LIVING WITH THE BAY - MILL RIVER GREENWAY

NASSAU COUNTY, NY

MJ led the Living with the Bay initiative to develop a multi-use, urban greenway to reconnect the surrounding communities in the Mill River watershed located in Nassau County. The goal was to improve public accessibility, which in turn would increase safety, ecological value, and recreational opportunities for the local communities.

The overall area along Mill River is ideal for biking, walking, and boating, but the existing pathways were discontinuous. The riverbanks had degraded as a result of lack of visibility and connectivity. Other existing issues in the Mill River area included dangerous road crossings for pedestrians/bicycles, lack of public access and continuous paths, reduction in the use of public parks and playgrounds, poor public access to waterways, and loss of natural resources.

MJ revitalized this recreational area through the design of a multi-use path to reconnect communities within the Mill River system. The project started near Hempstead High School and went through Hempstead Lake State Park, Smith Pond, Lister Park, and Bay Park. MJ's design included a multi-use path, wayfinding, educational signage, benches, landscaping, lighting, and other amenities. Pedestrian safety and accessibility were at the forefront of MJ's design and included traffic calming, improved pedestrian crossings, and ADA upgrades. Sustainability was woven in design and included innovative stormwater practices including bioretention areas and pollinator gardens.

The project was funded through GOSR. Bidding the greenway as one large contract wouldn't meet the funding schedule. Instead, MJ split the contract into six smaller pieces so it could be completed sooner. Coordinating six separate projects and contractors was certainly more complex, but allowed the greenway to be constructed on time and meet its schedule obligations for funding.

CLIENT REFERENCE:

Laura Munaf
Governor's Office of Storm Recovery
518.486.5022

KEY PROJECT ELEMENTS:

- Multi-use Greenway Design
- ADA Compliant Walkways
- Wayfinding Signage
- Historical/Educational Signage
- Landscape Architecture
- Pedestrian Crossings
- Bioretention Areas
- Pollinator Gardens
- Picnic Areas
- Park Entrances & Gateways
- Traffic Calming Design
- Greenstreet Design
- Solar Street Lighting
- Mobile Mapping
- Permitting
- Cost Estimates

IV. STATEMENT OF AVAILABILITY

“The Town is very pleased with MJ’s performance on our multi-use trail projects. The staff at MJ pays special attention to meeting the project schedule. They have the ability to quickly adapt to changes in schedule and scope. First rate service. High marks across the board.”



STATEMENT OF AVAILABILITY

MJ confirms that all key personnel identified in this proposal are available to commence work immediately upon award and are committed to supporting the Town of Lansing throughout the duration of the Town Center Greenway Feasibility Study. Our project manager, Josiah Simpson, PLA, along with our core team of planners, engineers, and landscape architects, have dedicated capacity in their schedules to meet the project milestones outlined in the RFP. MJ maintains a flexible and responsive project management structure, ensuring consistent staff availability, timely deliverables, and proactive coordination with the Town and stakeholders from project initiation through plan adoption.

V. REFERENCES

“MJ Engineering was instrumental to the successful completion of both projects. Their familiarity with the steps required by New York State DOT and the Federal Highway Administration took much of the burden off of local staff. Their design process was thorough but flexible enough to accommodate many issues. They listened to the requests of the Town staff and the public, evaluated alternatives, and found a way to make things work. Their design engineers were professional, respectful and responsive to the Town.”





REFERENCES

1

TOWNWIDE PARKS, RECREATION & TRAILS MASTER PLAN

Town of Lansing
Contact: Pat Tyrell, Recreation Director
Phone: 607.533.7388

2

COUNTYWIDE PARKS, RECREATION & TRAILS MASTER PLAN

Dutchess County
Contact: David Whalen, DPW Commissioner
Phone: 845.486.2059

3

MOHAWK-HUDSON BIKE TRAIL CONNECTIONS

Town of Niskayuna
Contact: Laura Robertson, AICP, Town Planner
Phone: 518.386.4530



CONTACT

21 Corporate Drive
Clifton Park, New York 12065
mjteam.com
mpanichelli@mjteam.com



ATTACHMENT C

Addenda

**SENT VIA EMAIL ONLY**

June 11, 2025

Mr. Patrick Tyrrell
 Director of Lansing Parks and Recreation / Greenway Committee Member
 Town of Lansing
 29 Auburn Road
 Lansing, NY 14882
 Email: ptyrrell@lansingtown.com

Re: Town Center Greenway Phase 1 Feasibility Study
 Town Center Greenway
 Lansing, NY
 MJ Proposal No. 2025149 For Town Center Greenway Feasibility Study
Addendum No. 2 – Project Deliverables Clarification

Dear Mr. Tyrrell

MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ) is providing this addendum to our Town Center Greenway Feasibility Study proposal in response to your request for clarification of our project deliverables. As discussed on Friday May 30, 2025, and Wednesday June 11, 2025, MJ will adjust the scope of work as follows:

1. Greenway Section #4 will not be included in Town Center Greenway Phase 1 Feasibility Study.
2. Greenway Section #1, #2, and #3 are the focus of the Town Center Greenway Phase 1 Feasibility Study.
3. Each Greenway Section will be studied as individual sections. Each section will receive the following deliverables: A) Schematic level greenway trail design; B) a section detail of the trail's surface (See bullet 5 below); and C) a separate cost estimate for each section.
4. The two road crossings—one at Auburn Road (Highway 34), Greenway Section #1, and one at Louise Bement Lane Greenway Section #2—will be included in those section's cost estimates as dedicated line items.
5. MJ will develop greenway trail surfacing section details to describe the trail surfaces. MJ anticipates preparing two section details: A) a stone dust surface path and B) an asphalt surface path. These details will help guide MJ's cost estimating work and will be provided to the town in PDF format.

These adjustments to the scope will be included as the project deliverables and do not alter the overall fee or schedule proposed in our Town Center Greenway proposal dated May 15, 2025.

Thank you for the opportunity to work with you and the Greenway Committee on this exciting project. Please let me know if you have any questions.

Sincerely,

Josiah Simpson, PLA
 Project Manager



21 Corporate Drive
 Clifton Park, NY 12065



518.371.0799
mj@mjteam.com
mjteam.com



Fishkill, NY
 Levittown, NY
 Picatinny, NJ
 Melbourne, FL

RESOLUTION AUTHORIZING THE TOWN OF LANSING SUPERVISOR TO EXECUTE THE CONTRACT WITH MJ ENGINEERING, ARCHITECTURE, LANDSCAPE ARCHITECTURE, AND LAND SURVEYING, P.C. (MJ ENGINEERING) FOR THE LANSING TOWN CENTER GREENWAY PHASE 1 FEASIBILITY STUDY

RESOLUTION 25-

RESOLUTION AUTHORIZING THE TOWN OF LANSING SUPERVISOR TO EXECUTE THE CONTRACT WITH MJ ENGINEERING, ARCHITECTURE, LANDSCAPE ARCHITECTURE, AND LAND SURVEYING, P.C. (MJ ENGINEERING) FOR THE LANSING TOWN CENTER GREENWAY PHASE 1 FEASIBILITY STUDY

The following Resolution was duly presented for consideration by the Town Board:

WHEREAS, Ithaca Tompkins County Transportation Council will reimburse the Town of Lansing \$9,500 for Lansing Town Center Greenway Phase 1 Feasibility Study allocated in their 2025 budget; and

WHEREAS, the Town Board of the Town of Lansing accepted the proposal (dated May 16, 2025) of MJ Engineering, for the Lansing Town Center Greenway Phase 1 Feasibility, as submitted and authorized the Town Supervisor to request a contract with MJ Engineering for said services, subject to the terms and conditions outlined in the proposal and as approved by the Town Attorney at the Town Board Meeting on June 18, 2025, Resolution 25-75; and

WHEREAS, upon due deliberation thereupon, the Town Board of the Town of Lansing has hereby

RESOLVED, to accept the contract for Project #MJ 2210.02 from MJ Engineering, for the sum of \$9,500; and be it further

RESOLVED, that the Town will pay for the contract utilizing funds of \$9,500 and submit an invoice to Ithaca Tompkins County Transportation Council (ITCTC) for reimbursement; and be it futhermore

RESOLVED, that the Town Supervisor is hereby authorized to execute the contract with MJ Engineering for said services, subject to the terms and conditions outlined in the proposal and as approved by the Town Attorney.

RESOLUTION APPROVING AUDIT AND BUDGET MODIFICATIONS AND SUPERVISOR’S REPORT

RESOLUTION 25-

RESOLUTION APPROVING AUDIT AND BUDGET MODIFICATIONS AND SUPERVISOR’S REPORT

The Supervisor submitted her monthly report for the month of June 2025, to all Board Members and to the Town Clerk. The Supervisor’s Report was reviewed by Councilperson Christine Montague. The bills were reviewed by Councilperson Christine Montague and Councilperson Joseph Wetmore. The Supervisor’s Report be approved as submitted and the Bookkeeper or the Accountant is hereby authorized to pay the following bills and to make the following budget modifications.

CONSOLIDATED ABSTRACT # 007

TOWN OF LANSING				
Abstract # 007				07/14/2025
Summary by Fund				16:03:02
Code	Fund	Prepays	Unpays	Totals
A	GENERAL FUND TOWNWIDE	6,868.78	71,772.63	78,641.41
B	GENERAL FUND OUTSIDE VILLAGE	123.44	4,670.09	4,793.53
DA	HIGHWAY FUND TOWNWIDE		9,187.46	9,187.46
DB	HIGHWAY FUND OUTSIDE VILLAGE	192.85	30,371.82	30,564.67
HG	DPW FACILITY PROJECT	8,519.78	333,115.56	341,635.34
SL1-	LUDLOWVILLE LIGHTING DISTRICT	129.24		129.24
SL2-	WARREN ROAD LIGHTING DISTRICT	815.15		815.15
SL3-	LAKEWATCH LIGHTING DISTRICT	1,214.02		1,214.02
SS1-	WARREN RD SEWER	250.06	675.00	925.06
SS3-	CHERRY ROAD SEWER DISTRICT	24.20		24.20
SW	LANSING WATER DISTRICTS	46,057.38	8,433.10	54,490.48
TA	TRUST & AGENCY	6,770.76	104,011.27	110,782.03
Total:		70,965.66	562,236.93	633,202.59

**Budget Modifications
July 16th, 2025
Town Board Meeting**

**General - A Fund
July 16th, 2025**

<u>FROM</u>	<u>TO</u>	<u>FOR</u>	<u>AMOUNT</u>	
A7620.400	A7310.400	To correct coding on - Vch 445 - at Park's Dept. request.	\$ 814.05	General Journal Only to correct coding - will not affect budget.

**CONSENT AGENDA MOTIONS M24-XX – M24-XX AND RESOLUTIONS
24-XX – 24-XX**

RESOLUTION 24-XX

**CONSENT AGENDA MOTIONS M24-XX – M24-XX AND RESOLUTIONS
24-XX – 24-XX**

WHEREAS, upon due deliberation thereupon, the Town Board of the Town of Lansing has hereby

RESOLVED, that the Consent Agenda Motions **M24-XX – M24-XX** and Resolutions **24-XX – 24-XX**, are hereby approved as presented and amended, and

The question of the adoption of such proposed Consent Agenda Motions and Resolutions were duly motioned by Councilperson _____, duly seconded by Councilperson _____, and put to a roll call vote with the following results:

Councilperson Judy Drake –	Councilperson Laurie Hemmings –
Councilperson Christine Montague –	Councilperson Joseph Wetmore –
Supervisor Ruth Groff –	

Accordingly, the foregoing Motions and Resolutions were approved, carried, and duly adopted on July 16, 2025.

RESOLUTION HIRING AND APPOINTING TOWN HISTORIAN

RESOLUTION 25-

RESOLUTION HIRING AND APPOINTING TOWN HISTORIAN

The following Resolution was duly presented for consideration by the Town Board:

WHEREAS, the Town Historian resigned and the Town has a need to appoint a new historian as required by law and said position is classified as a Non-Competitive Civil Service position by the Tompkins County Department of Personnel when it is part-time, as it is in the Town of Lansing; and

WHEREAS, the Town has selected a candidate and set a salary for such public office, and upon a review and discussion of the matter, the Town Board of the Town of Lansing has hereby:

RESOLVED, that Sheryl Munson be and hereby is appointed, part-time, as the Town of Lansing Historian, with office hours to be determined in coordination with the Town Supervisor’s Office, at an annual honorarium of \$1,500, if a historian is appointed after January 1st or resigns prior to December 31st, their pay will be prorated based on the number of full months of service. They will be paid with the December vouchers; and it is further

RESOLVED, that the appropriate Town officer be and hereby is authorized to make such changes to the Towns’ employment and civil service rosters, to file the required Civil Service forms to effect such changes per this Resolution, and to file Form 428s, if required.

The question of the adoption of such proposed Resolution was duly motioned by Councilperson _____, duly seconded by Councilperson _____, and put to a roll call vote with the following results:

Councilperson Judy Drake – Councilperson Laurie Hemmings –
Councilperson Christine Montague – Councilperson Joseph Wetmore –
Supervisor Ruth Groff –

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on July 16, 2025.

Judy Drake Town Board Member Report July 2025

Lansing Business Alliance – June 24, 2025

Attended meeting with Ruth Groff and John Zepko. John reviewed roles and responsibilities of Codes and Planning staff and provided responses to questions, comments and concerns raised. I presented information to the group about the Lansing Lions Club organization. Next meeting is July 29th at 9:00 am.

Lansing Fire Commissioners - July 1, 2025 – Was not able to attend

Calls for June: Fire: 52 EMS: 62 No Response: 3 Total Calls: 114

Total Calls for Year: 644

Personnel Management Committee – June 25, 2025

Continued review of Office Job Classification system and potential wage system for 2026 budget. Made modifications to Elected full-time staff and added possible future Parks & Recreation positions. Future positions can be added when positions are created through the Town Board. Adding procedural notes regarding internal promotions and allowance for new hire variance.

Subsequently met with Pat to discuss streamlining a pay system for Parks summer positions for new hires and returning hires. This will be added to wages system without letter classifications but will be used annually to establish rates during budget preparation.

Subsequently met with Ruth and Mary Ellen about next steps prior to the Town Board meeting and next Personnel Management meeting.

Lansing Zoning Board of Appeals - July 9, 2025

- 1) Project: Requesting Area Variance to install 4' x 32" business sign at Ridge Road Imports

Location: 2025 East Shore Drive, B1 zoning district

Project Description: The applicant has applied for an Area Variance and is seeking relief from the front yard setback of 46' where 80' is required.

Discussion: The applicant wishes to place an additional sign on front lawn "We Want To Buy Your Car or Truck". Concern was discussed about the property line and where the sign can go.

Decision: Tabled public hearing until next meeting for additional information.

**Christine Montague
Town Board Member Report
July 2025**

Tompkins Co. Youth Services Advisory Board, June 16

- There was a discussion and vote on the department budget and agency funding priorities. The department budgets were due to the County administration by June 20th. The budget review will be July 24th where each department will present to the administration.

Lansing Housing Authority, June 23

- The management company said that both the community manager and maintenance superintendent quit. These are the two employees that are specific for Woodsedge. The positions have been advertised and the work is being done by regional employees of the company. The board discussed how to keep the employees longer.
- The treasurer set up a savings account to get interest on the Franconia settlement received a few months ago. Some of the settlement has been used to replace the roof, and new siding and windows are contracted for the near future.

**Joseph Wetmore
Town Board Member Report
July 2025**

Planning Board

Monday, June 23·6:30 – 8:30pm

- * Project: Final Plat Review of Minor Subdivision (2 Lots) - 0 Ridge Road. “Parcel B” (8.923 acres) and remaining parent “Parcel A” (33.044 acres). This project is located in the RA zoning district. Approved.
- *Project: Preliminary Plat Review of Minor Subdivision (2 Lots) of land at 5 Fiddlers Green: Minor subdivision “Parcel B” (4.22acres) and remaining parent “Parcel A” (2.05 acres). This project is located in the R1 zoning district. Approved.
- * Project: Sketch Plan Review 164 Auburn Road: Site Plan Review of new professional office park and associated site work including new paving and stormwater management practices. This project is located in the IR zoning district. Board scheduled Public Hearing for July 28th.
- * Project: Lot Line Adjustment 838 Auburn Road. Lot Line Adjustment greater than one (1) acre needing Board review. Planning department to sign off on approval.
- * Site Plan Renewal 308 Peruville Road. Site Plan renewal for a pre-approved project in which there has been no change in zoning, SEQR, site plan, etc. Board approved Site Plan renewal.

Operations & Code Revision Committee Monthly Meeting

Wednesday, June 25·10:00am – 12:00pm

Reviewed the Zoning Update RFP draft.
Discussed outreach to fill the Zoning Working Group.

Cayuga Lake Watershed Intermunicipal Organization (CWIO)

Wednesday, June 25·7:00 – 9:00pm

- *Resolution to approve a LOS for the Town of Ulysses’ application for WQIP funding to replace the Agard Rd. culvert.
- * Resolution to approve salary increase for Watershed Manager commensurate with Hobart William Smith Colleges pending uniform pay raises.
- * Waterfront, Drinking Water, and Wastewater happenings in Cayuga, Aurora, and Union Springs.
- * Chair Report - Roxy Johnston
 - a. Dues reminders have gone out as well as dues projections (Lansing is current).
 - b. There are growing concerns regarding lake foam that collects on and near the shoreline.

c. A new research initiative at SUNY ESF aims to better understand the cause of algal blooms in Skaneateles Lake. This work, led by Dr. Stephen Shaw, Chair of the Environmental Resources Engineering Department, will study both toxic and non-toxic blooms that affect water quality, recreation, and public health in the region.

The project will use tools like satellite imaging for daily monitoring, nutrient tracking, and predictive modeling to assess bloom risks.

d. Senate Bill S1833 titled, “Harmful algal bloom monitoring and prevention act” was passed by the New York State Senate on June 10th.

Parks, Recreation, and Trails Working Group

Wednesday, July 9:9:30 – 10:00am

* Myers Road Greenway - Updates from T.G. Miller

* Greenway Trail Comprehensive Plan - Contract has been signed.

- introduction/kickoff meeting for late August/ early September

* Town Center Phase 1 Feasibility Study - Contract will be signed at the July 16th Town Board meeting

NEW BUSINESS

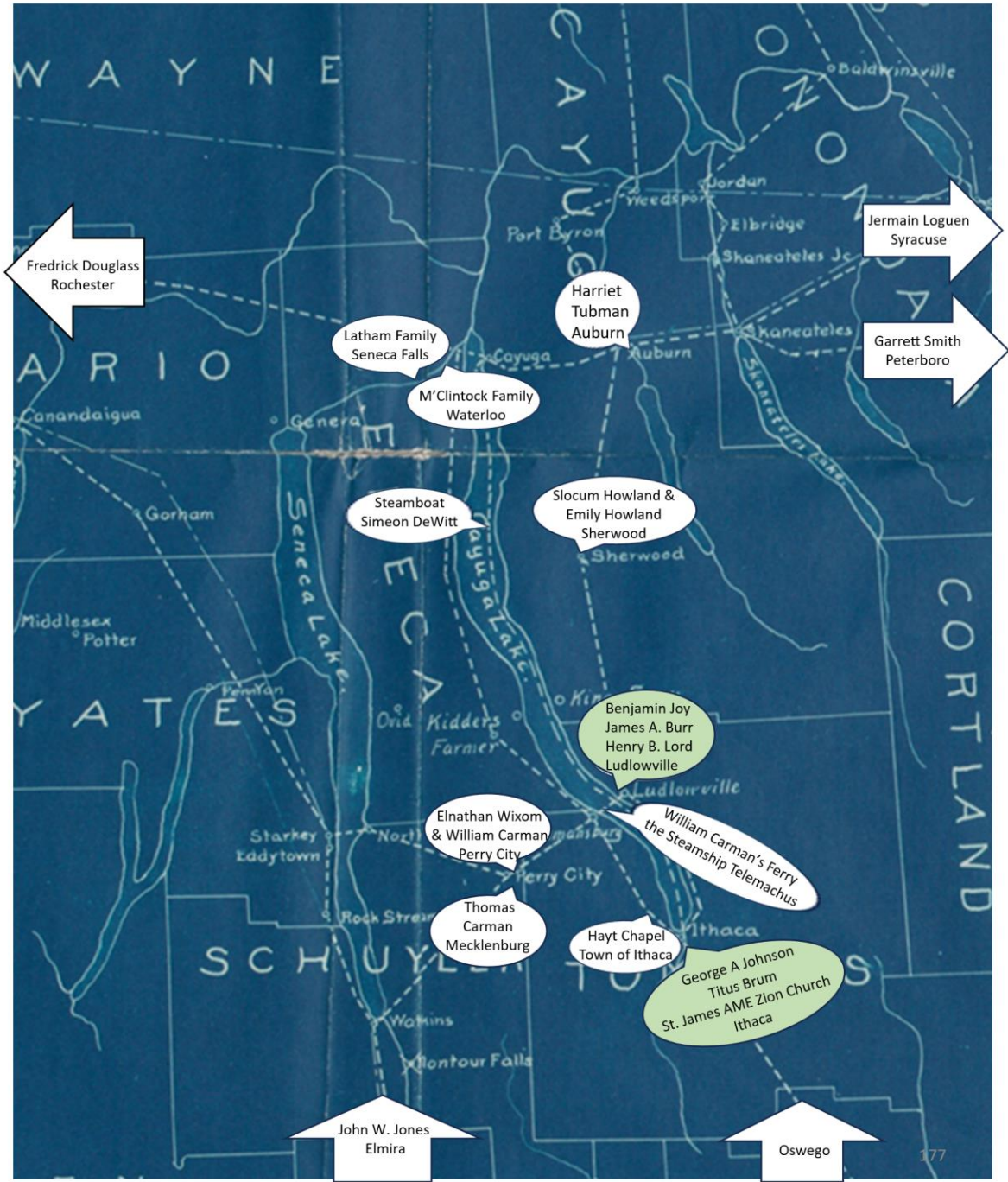
-Pat met with Eisenhut brothers (S.E.E. Associates) about their property on the curve. The committee had concerns about how the project would affect the current trail and connections across Auburn Road.

Underground Railroad Historical Marker

I’ve been spending a lot of time gathering material documenting how the Underground Railroad ran from Ithaca through Ludlowville and on to Sherwood (or across the lake to Trumansburg) for the Pomeroy Foundation. They have approved the research, and we are now discussing the language for the historical marker for Ludlowville.

Below is a map from my report to the Pomeroy Foundation that shows the regional routes and stops.

Map of some of the locations of well-known Abolitionists,
Including some documented Underground Railroad stops
in The Finger Lakes



MOTION TO ENTER CLOSED SESSION

Councilperson _____ moved to **ENTER CLOSED SESSION TO DISCUSS**

AT _____ PM.

Councilperson _____ seconded the motion.

All in Favor – _____ Opposed – _____

MOTION TO EXIT CLOSED SESSION

Councilperson _____ moved to **EXIT CLOSED SESSION AT _____ PM.**

Councilperson _____ seconded the motion.

All in Favor – _____ Opposed – _____

Submission from Mike Koplinka-Loehr regarding the Ch. 7 code amendment for Town of Lansing “BOARDS, COMMISSIONS AND COMMITTEES”: Wed. 3/20/24

Happy spring and **thank you** for the thoughtfulness which you’ve put into the considerations about the best governance of town affairs with respect to providing “guidance to” and management of Boards, Commissions and Committees, with the goal of providing “more accountability, continuity, productivity, and transparency to and for committee operations.”

I have chaired well over 1,000 meetings in my elected public life: formal standing committees, advisory boards, citizen forums, as well as the full Tompkins County Legislature and so I seek to give some perspective regarding the addition of this new section for Article II “Town Board Operating Rules,” § 7-20 “Procedural Rules of the Lansing Town Board.”

Rules of the road are valuable, like rules for driving a car, and so I’m passionate about how such operating rules will impact local citizens. I find these rules which are at one point dispensing with Roberts Rules in general (with a process to employ them when requested,) and then at another point ‘cherry picking’ some rules (like a motion to ‘call the question’, or the ability to amend an amendment,) for the smooth flowing of a board meeting, which is of course your prerogative, will require all new members of the Town Board – and citizens - to be briefed on the rules of course, since it’s an amalgam.

Section 4 outlines “Committees, Commissions, Councils, and Related Working Groups” and separates **four** “Statutory and Governmental Bodies” from **six** other “Standing and General Committees” and then **two** present “Project and Working Groups”, all with differing rules.

In paragraphs A and B: the idea that “Members of statutory and governmental bodies may not serve upon any other statutory and governmental body or upon the town board,” seems to defeat the purpose of liaisons between committee: Why wouldn’t it be wise for someone from the CAC be a connection to the Planning Board? Or have a liaison from the Planning Board to Zoning? Would important collaborative discussions happen in a vacuum or by self-initiative to attend the other meeting to brief them on something, instead of having a regular line of established communication and reporting? These are legitimate perspectives being offered between statutory and governmental bodies that have important perspectives, not a bias, and certainly not a conflict of interest in legal terms.

In paragraph E, (and the same language followed for committees,) the idea that a “Statutory and governmental body” is “prohibited from creating their own committees and subcommittees,” without approval of the Town Board undermines the effective functioning of such bodies. Subcommittees form all the time and are needed to keep a “Statutory and governmental body” functioning well. Let the bodies do their work effectively, please don’t handicap them with undue regulations and processes which frustrate well meaning people to move forward with a mission or an overall group charge for being in the first place.

I find paragraph K. simply too harsh and controlling, “No member of the public or speaker shall engage in any demonstration, booing, hand clapping or otherwise disrupt the formality of a town board meeting.” Let’s be honest, humans will be humans and we should allow some

slack for at least some clapping, and if it gets out of hand, the chair can suggest restraint or to 'hold any clapping until then end,' or something similar.

Paragraph L. is simply unclear re: who sets the interview schedule and chooses the candidates. There are many "may" statements: "the Town board may," "the head of the department ... may participate," "the board in question may..." and "Prior to appointment the town board shall refer the name and application materials of each candidate to the applicable body that has a vacancy for comment and advice as to such appointment." Who takes the lead? Who makes the final decision? Who makes recommendations? Citizens need to know the 'rules' and be handled with respect, and this seems to be a set-up for confusion and mishandling of applicants through an undefined process. Personally, I believe the "committee, commission and/or Board" should be the place which starts the process.

For Sect 7-32: "Standing and General Committees, in Para. B. complete control of recruitment is taken from those committees, which places an undue burden on the Town Board and allows no such assistance from the very group with the expertise. One-year appointments seems too narrow. How about 3-year-terms with cascading appointments, and thus for a 9-person body, there would be 3-vacancies per year? As you well know, it can take a full year for a person to 'get up to speed' about their role and duties and sense of agency in participating.

In para. C: it makes no sense: *if* they are only 1-year appointments, to then have the Town Board appoint a chair/vice chair after Jan. 1, since everyone needs to be reappointed, there would never be a way for a committee to have chosen their leaders. This seems like every volunteer is up in the air between December and January of a calendar year. This is not a way to show respect for volunteer expertise.

Re: para. G: can a committee call for community input via a community forum, or have a speaker on a topic for a community meeting, related to their charge? This kind of thing is unclear regarding 'policy-setting,' but without this power, many committees would be less effective in getting information from the public and getting information out to the public, which is part of their roles.

Under section 7-33: Project and Working Groups: (2 are named in para. H,) - can't the Town board create a working group mid-year? Para. A says that it's not OK, that is has to be devised and thought about each January at the Organizational meeting. Issues come up that require expertise of some of the 11,000 Town residents which Town Board members may not have, and it doesn't make sense to handicap yourselves by the calendar year designation.

The issue of removal of participants by the Town board at any moment from any of these groups, seems to strike at an issue in getting volunteers in the first place. "Without cause" means arbitrary and capricious and sets a chilling standard I believe. Is there any avenue for a mediation, a discussion, due process rights under the US constitution and a citizen volunteer?

Overall I find these rules constraining and have the potential for unintentionally closing off well-meaning volunteers from assisting the Town in its' operations: whether it stops some potential volunteers to even submit their candidacy for consideration due to these strictures in this proposed amendment, or once they are appointed and operate under the constraints, they lose

heart and motivation for assisting. The Town would not just lose their expertise and energy, (which we desperately need,) but ultimately those people will converse with others about their experience which could lead to lower enthusiasm from other future potential citizen volunteers.

Finally, communication is so important to the functioning of a Town, information to the public and feedback from the public. It takes diligence and skill to manage both directions. There should be assistance for all of these bodies in communicating with the public, not hindrances. Under operating rules regarding recruitment, screening, appointment, effectively serving and promoting - the goals of the committees and bodies should be encouraged, especially in these times of discouragement about government in general, and I hope the Town of Lansing governance will open avenues for serving with distinction and not unawarely discourage participation of the public in our transparent local government, on behalf of future generations.

If I can be of service in crafting some balancing language to meet the overall goals stated, I am glad to help on a temporary 'working group' basis.

MOTION TO ENTER EXECUTIVE SESSION

Councilperson _____ moved to **ENTER EXECUTIVE SESSION TO DISCUSS**

AT _____ PM.

Councilperson _____ seconded the motion.

All in Favor – Opposed –

MOTION TO EXIT EXECUTIVE SESSION

Councilperson _____ moved to **EXIT EXECUTIVE SESSION AT _____ PM.**

Councilperson _____ seconded the motion.

All in Favor – Opposed –

MOTION TO ADJOURN MEETING

Councilperson _____ moved to **ADJOURN THE MEETING AT _____ PM.**

Councilperson _____ seconded the motion.

All in Favor – Opposed –