



PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, May 19, 2025
6:30 PM

AGENDA

SUBJECT TO CHANGE

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

VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

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

1. Call Meeting to Order

2. Roll Call

3. Action Items

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

Applicant: Pat Miller

Location: 655 Ridge Rd

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

SEQR: Unlisted Action - part 2 required

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

b. **Project:** Final Plat Review of Minor Subdivision (2 Lots) of land at 372 Holden Rd

Applicant: Nolan Hatfield

Location: 372 Holden Road

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

SEQR: Unlisted Action – part 2 required

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

c. **Project:** Site Plan Review - 1173 Auburn Road

Applicant: Michelle Zirbel, owner

Location: 1173 Auburn Road

Project Description: Site Plan Review of a 40’ x 16’ restaurant addition. This project is located in the AG zoning district

SEQR: Type II action (617.5(C)(9))

Anticipated Action: Review project, determine if Public Hearing is necessary & schedule if so

d. **Applicant:** Preliminary Plat Review of Minro Subdivision - 0 Ridge Road

Applicant: Clayton Marby, owner

Location: 0 Ridge Road

Project Description: Minor subdivision of lands located at 0 Ridge Road into two parcels: the new "Parcel B" (8.923 acres) and remaining parent "Parcel A" (33.044 acres). This project is located in the AG zoning district

SEQR: Unlisted Action – part 2 required

Anticipated Action: Preliminary plat review, schedule Public Hearing for June's meeting

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

Applicant: Nate Cooke

Location: 0 Sun Path

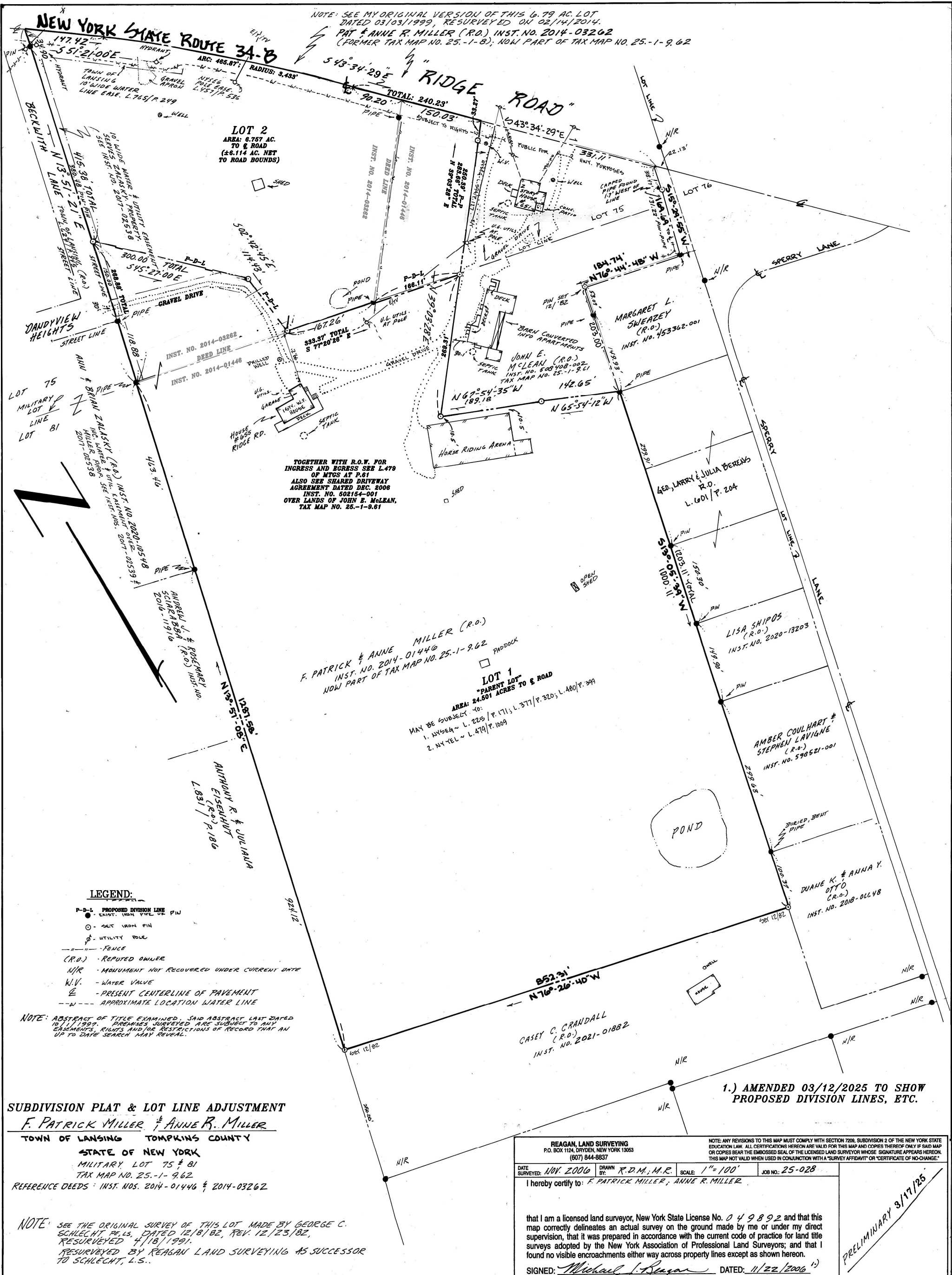
Project Description: Sketch Plan Review of 0 Sun Path

SEQR: N/A

Anticipated Action: Sketch Plan Review of project

4. Adjourn Meeting

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



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

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

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

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

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

LEGEND:

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

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

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

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

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

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

PRELIMINARY 3/17/25

AGRICULTURAL DATA STATEMENT

Section 3, Item a.

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

A. Name of applicant: Pat Miller
Mailing address: 354 Ellis Point Road Aurora, NY 13026

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

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

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

E. The project is located on property:
☐ within an Agricultural District containing a farm operation, or
☐ with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: None - 0 acres

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

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

No agricultural operations located within 500' of project site

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

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

Pat Miller
Name and Title of Person Completing Form

3/5/2025
Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Minor Subdivision of lands at 655 Ridge Road			
Project Location (describe, and attach a location map): 655 Ridge Road Lansing NY			
Brief Description of Proposed Action: Major Subdivision of (30.62ac) lands at 655 into 6 parcels			
Name of Applicant or Sponsor: Pat Miller		Telephone: 973-768-8294 E-Mail: pat#ees-inc.com	
Address: 354 Ellis Point Road			
City/PO: Aurora		State: NY	
		Zip Code: 13026	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: TOL Major SUBdivision			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? 30.62 acres b. Total acreage to be physically disturbed? 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 30.62 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

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

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

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

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

NO YES

☒ ☐

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

NO YES

☒ ☐

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

NO YES

If Yes,

☒ ☐

a. Will storm water discharges flow to adjacent properties?

☒ ☐

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

☒ ☐

If Yes, briefly describe:

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

NO YES

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

☒ ☐

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

NO YES

If Yes, describe: _____

☒ ☐

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

NO YES

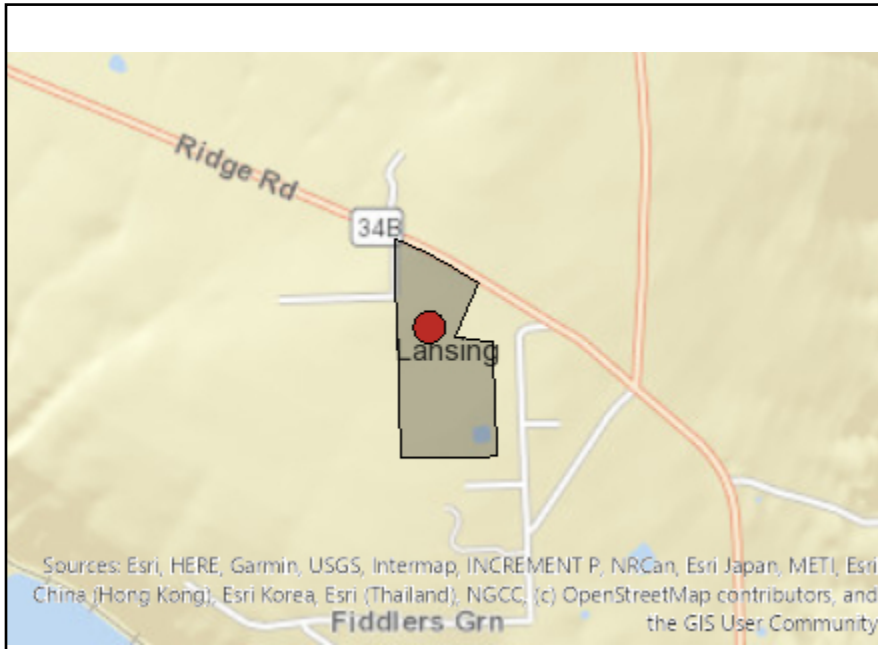
If Yes, describe: _____

☒ ☐

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

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

Signature: Pat Miller Title: Owner

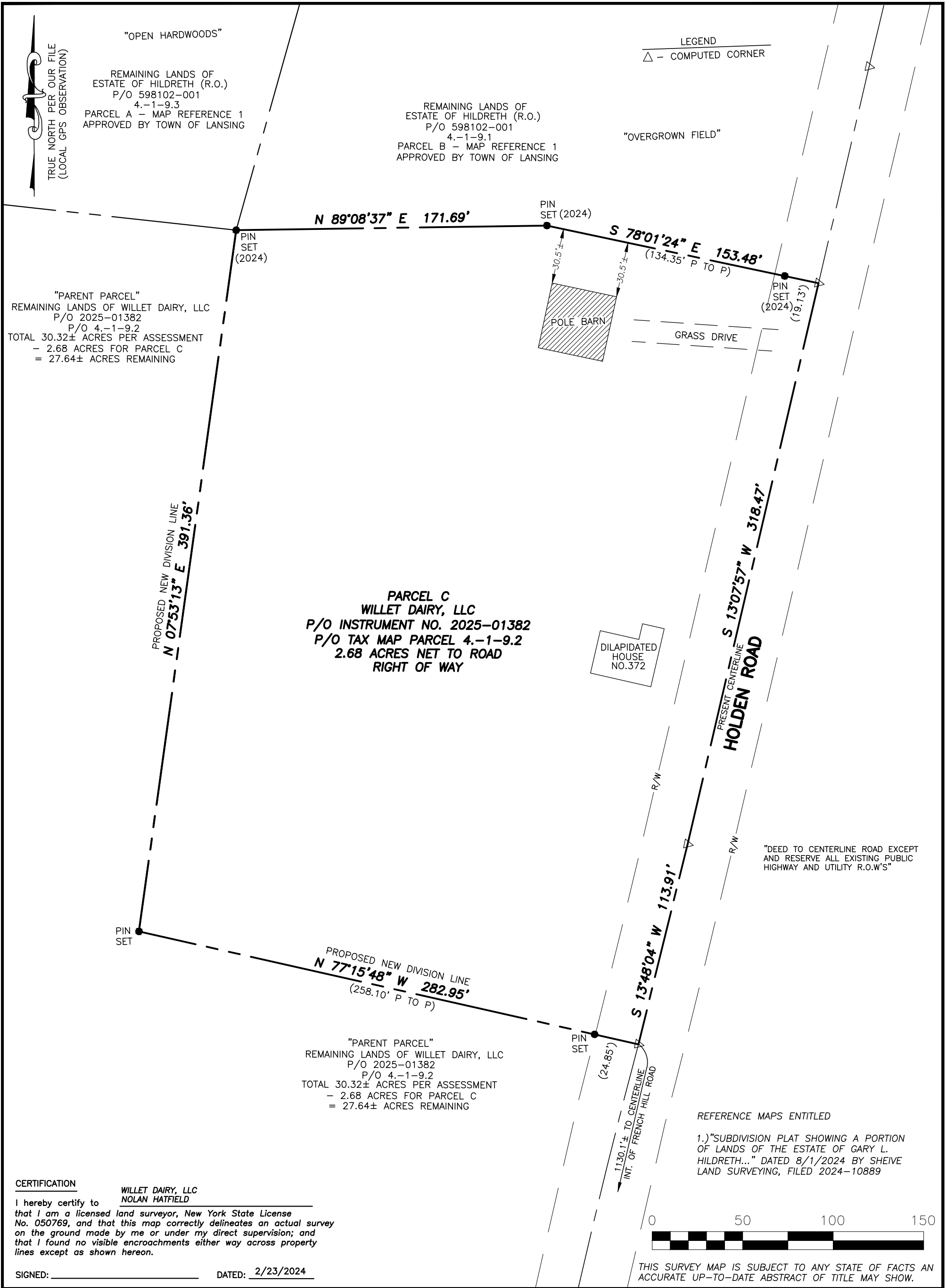


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



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

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



CERTIFICATION

I hereby certify to WILLET DAIRY, LLC
NOLAN HATFIELD
that I am a licensed land surveyor, New York State License
No. 050769, and that this map correctly delineates an actual survey
on the ground made by me or under my direct supervision; and
that I found no visible encroachments either way across property
lines except as shown hereon.

SIGNED: _____ DATED: 2/23/2024

REFERENCE MAPS ENTITLED

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



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

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

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

- A. Name of applicant: Nolan Hatfield
Mailing address: 298 Holden Rd
Lansing NY 14882
- B. Description of the proposed project: Separating Residential property from Agricultural
- C. Project site address: 372 Holden Rd Town: Lansing
- D. Project site tax map number: 4.-1-9.2
- E. The project is located on property:
☒ within an Agricultural District containing a farm operation, or
☐ with boundaries within 500 feet of a farm operation located in an Agricultural District.
- F. Number of acres affected by project: 2.68
- G. Is any portion of the project site currently being farmed?
☒ Yes. If yes, how many acres 27.64 or square feet _____ ?
☐ No.
- H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.
Willket Dairy, LLC
- I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

FARM NOTE

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

Nolan Hatfield
Name and Title of Person Completing Form

3/13/25
Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Minor Subdivision of 372 Holden Road			
Project Location (describe, and attach a location map): 372 Holden Road Lansing, NY			
Brief Description of Proposed Action: Subdivide 2.68 parcel from parent lot			
Name of Applicant or Sponsor: Nolan Hatfield		Telephone: 607-351-9737	
		E-Mail: nolanhatfield1206@icloud.com	
Address: 372 Holden Road			
City/PO: Locke		State: NY	Zip Code: 13092
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: TOL Subdivision Review			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.68 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		27.64 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

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

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

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

NO YES

☒ ☐

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

NO YES

☒ ☐

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

NO YES

If Yes,

☒ ☐

a. Will storm water discharges flow to adjacent properties?

☒ ☐

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

☒ ☐

If Yes, briefly describe:

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

NO YES

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

☒ ☐

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

NO YES

If Yes, describe: _____

☒ ☐

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

NO YES

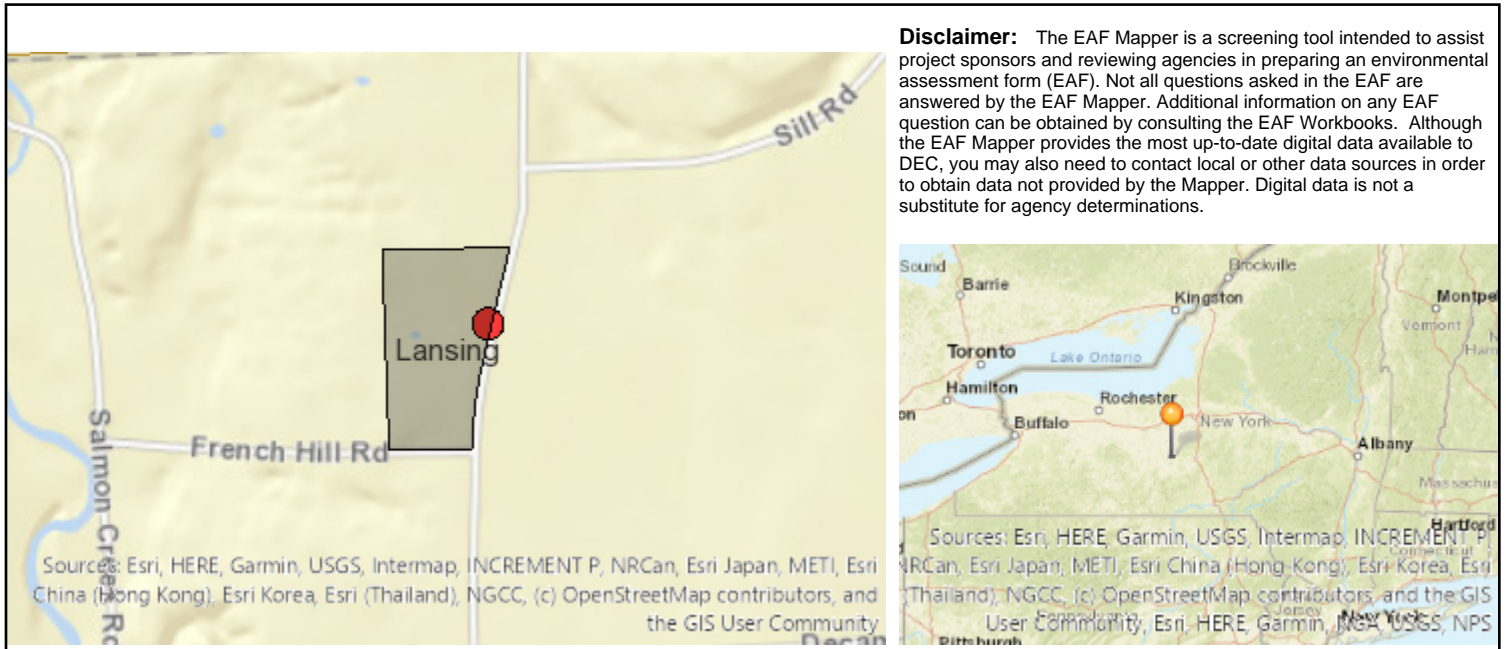
If Yes, describe: _____

☒ ☐

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

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

Signature: Nolan Hatfield Title: Owners Agent



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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Expansion on MoMo's Cafe			
Project Location (describe, and attach a location map): 1173 Auburn Rd, Locke, NY 13092			
Brief Description of Proposed Action: Building 16x40 2-story building off the left side of the building.			
Name of Applicant or Sponsor: Michelle L Zirbel		Telephone: E-Mail: momoscafe@yahoo.com	
Address: 4606 West Hill Rd			
City/PO: Locke		State: NY	Zip Code: 13092
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1 acres b. Total acreage to be physically disturbed? _____ .2 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			YES <input type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

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

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

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

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

NO YES

☒ ☐

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

NO YES

☒ ☐

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

NO YES

If Yes,

☒ ☐

a. Will storm water discharges flow to adjacent properties?

☒ ☐

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

☒ ☐

If Yes, briefly describe:

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

NO YES

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

☒ ☐

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

NO YES

If Yes, describe: _____

☒ ☐

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

NO YES

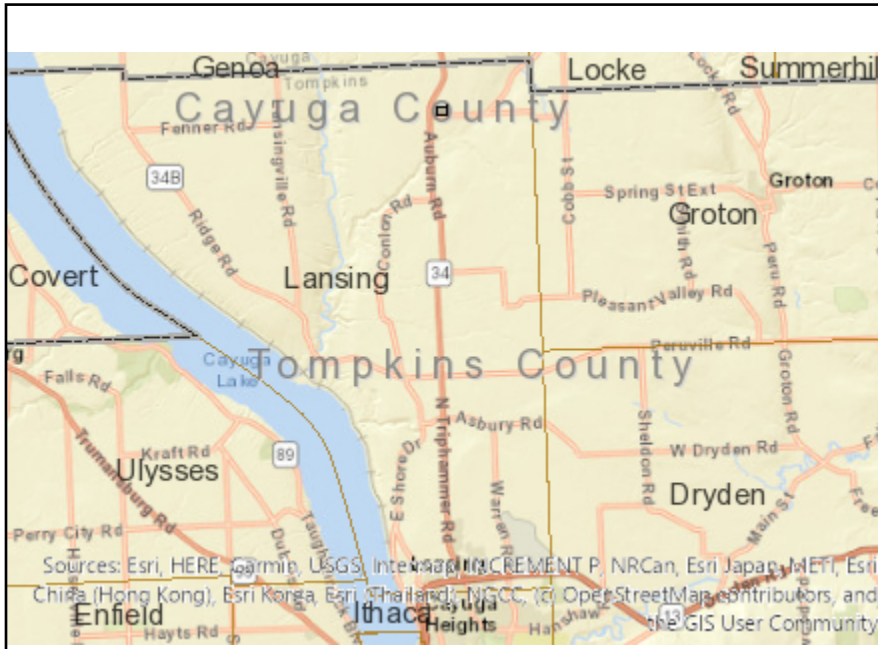
If Yes, describe: _____

☒ ☐

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

Applicant/sponsor/name: Michelle L. Zirbel Date: 4/18/25

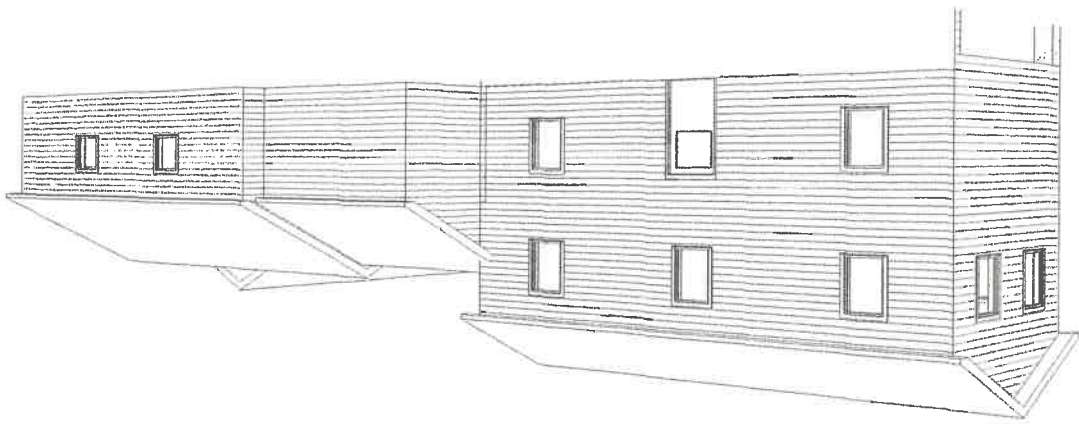
Signature: Michelle L. Zirbel Title: Owner



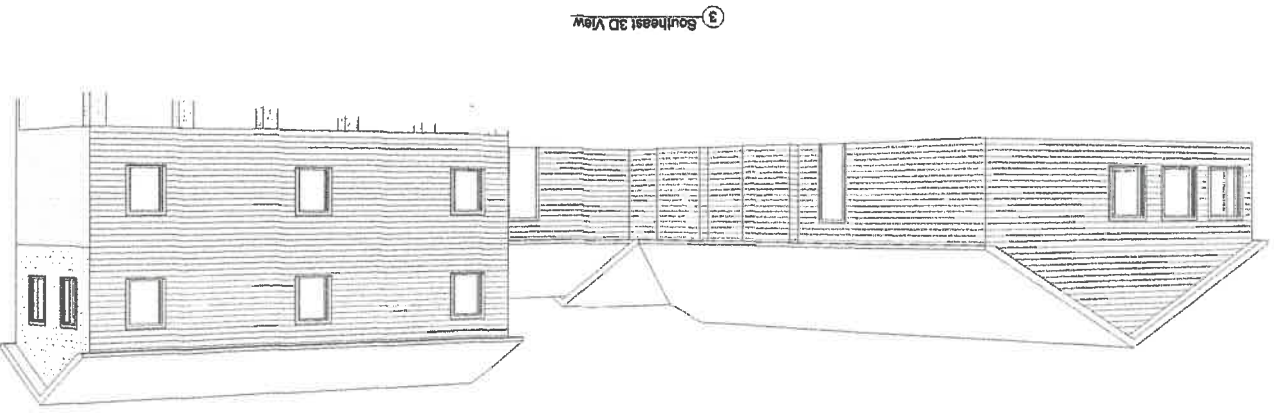
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



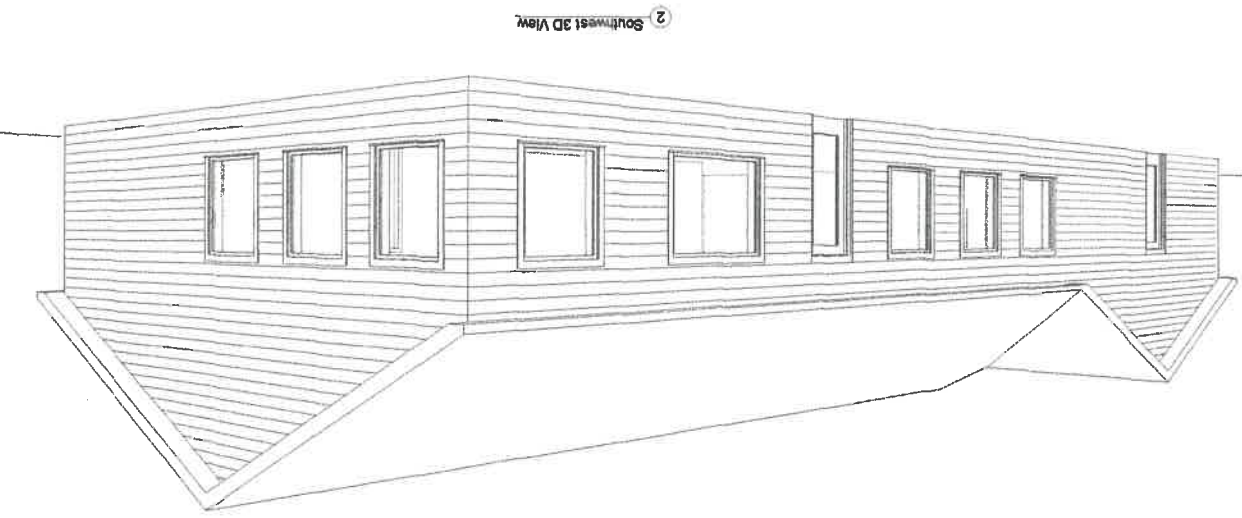
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local,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



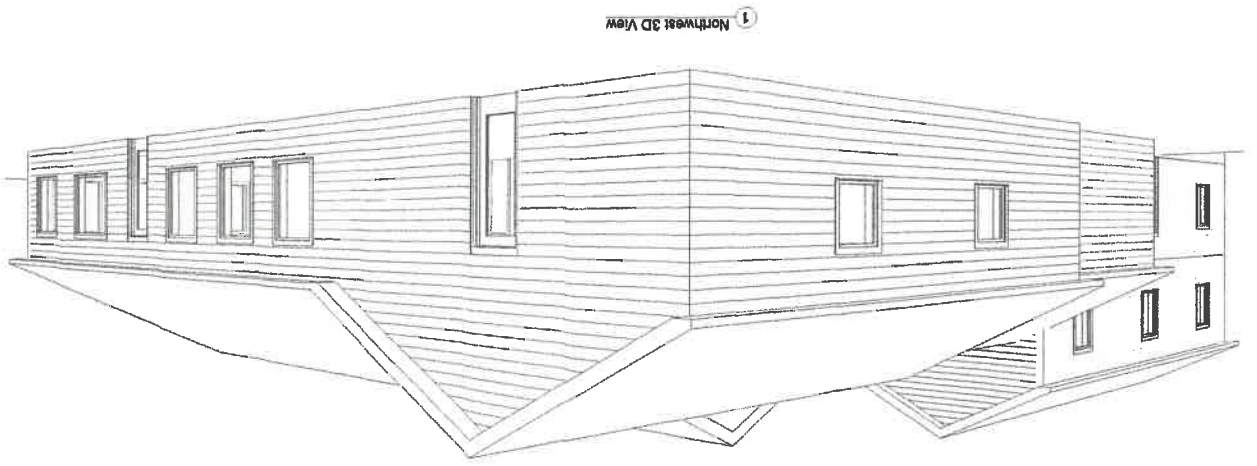
④ Northeast 3D View



③ Southeast 3D View



② Southwest 3D View



① Northwest 3D View

A2

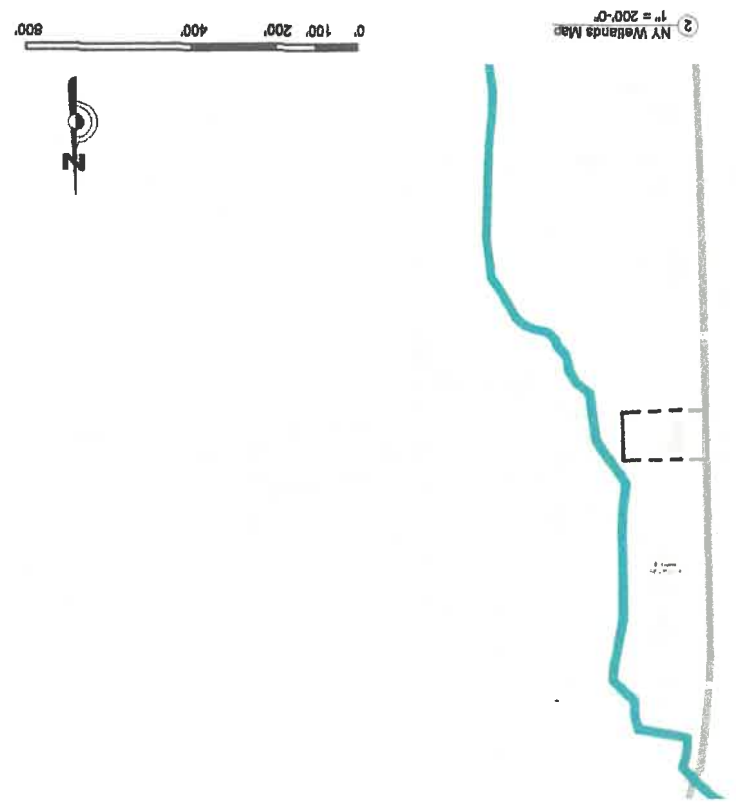
DATE: 08/30/2021
SCALE: AS NOTED
DRAWN BY: RL
JOB: 21-050
SHEET:
607 227 4888
ghel@ghelconsulting.com
608 Purcell Rd
Glen, NY 13073

3D Views

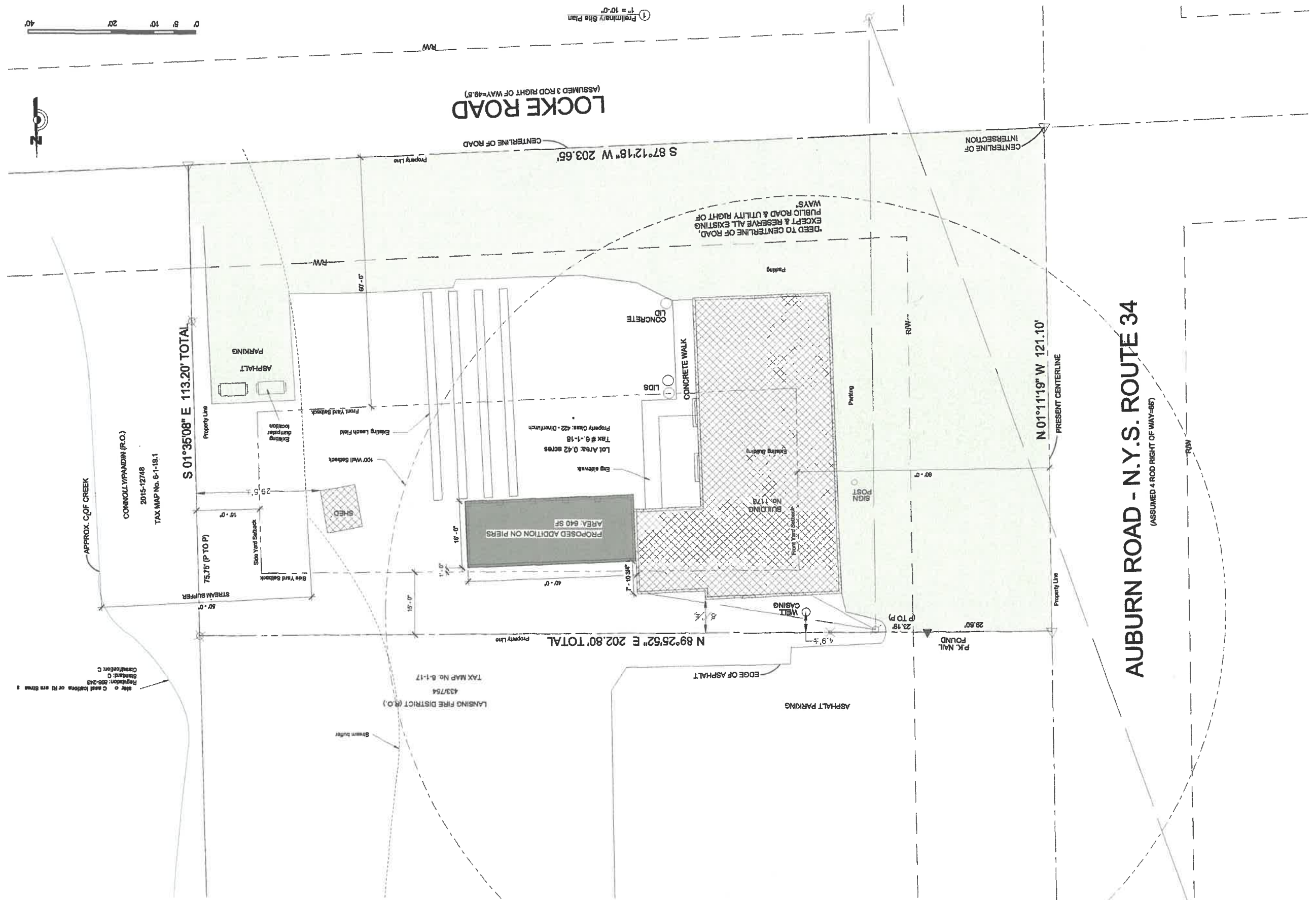


Proposed Addition
PROJECT ADDRESS
1173 Auburn Road
Locke, NY 13092
(Town of Lansing)
CLIENT:
Michelle Zirbel

REVISION SCHEDULE	
#	Description



<div style="float: right; width: 60%;"> <p>C1</p> <p>DATE: 08/30/2021 SCALE: AS NOTED DRAWN BY: DJK JOB: 21-050 SHEET:</p> </div> <div style="clear: both;"></div> <p>839 Partridge Rd Geddes, NY 13073</p> <p>S.O.T 2.27.4.88.6 gsdnet@psdsouthern.com</p>							
<h1>Project Maps</h1> 							
<div style="display: flex; justify-content: space-between;"> <div> <h2>Proposed Addition</h2> <p>PROJECT ADDRESS 1173 Auburn Road Locke, NY 13092 (Town of Lansing)</p> </div> <div> <p>CLIENT: Michelle Zitel</p> </div> </div>							
REVISION SCHEDULE							
#	Date	Description					



AUBURN ROAD - N.Y.S. ROUTE 34

LOCKE ROAD
(ASSUMED 3 ROD RIGHT OF WAY=48.5')

20

DATE: 5/29/2011
838 Perimeter Rd
Gordon, NY 13073
607.227.4888
ghusht@spaceconsulting.com

Site Plan

PROJECT ADDRESS
1173 Auburn Road
Locke, NY 13092
(Town of Lansing)

CLIENT:
Michelle Zirbel

Proposed Addition

REVISION SCHEDULE	
#	Date
	Description

AGRICULTURAL DATA STATEMENT

Section 3, Item c.

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

A. Name of applicant: MoMo's Cafe
Mailing address: 1173 Auburn Rd
Locke, NY 13092

B. Description of the proposed project: Expansion on the back of my restuaranr

C. Project site address: 1173 Auburn Rd, Locke NY 13092 Town: Locke

D. Project site tax map number: TAXPARCELNO6.4-18,

E. The project is located on property:
☐ within an Agricultural District containing a farm operation, or
☐ with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: .25

G. Is any portion of the project site currently being farmed?
☐ Yes. If yes, how many acres _____ or square feet 640 ?
☒ No.

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

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

FARM NOTE

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

Michelle L. Zirbel

4/18/25

Name and Title of Person Completing Form

Date

Short Environmental Assessment Form

Part 1 - Project Information

Section 3, Item d.

Instructions for Completing

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

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

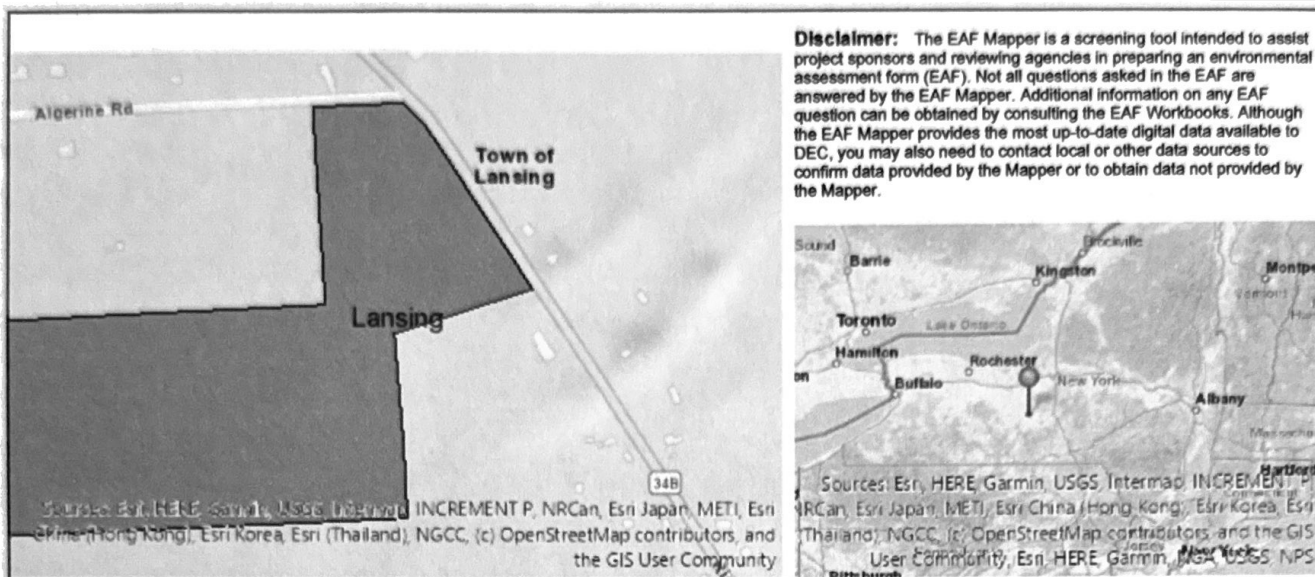
Part 1 - Project and Sponsor Information			
Name of Action or Project: <u>SIMPLE SUBDIVISION</u>			
Project Location (describe, and attach a location map): <u>TAX MAP ID 15.1-12.2</u>			
Brief Description of Proposed Action: <u>SIMPLE SUBDIVISION TO CREATE TWO PARCELS</u>			
Name of Applicant or Sponsor: <u>CLAYTON MARRY</u>		Telephone: <u>607-793-0150</u>	
Address: <u>742 MAHANEY RD</u>		E-Mail: <u>CLAYTONMARRY@GMAIL.COM</u>	
City/PO: <u>KING FERRY NY</u>		State: <u>NY</u>	Zip Code: <u>13081</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>42.5</u> acres _____ _____ _____	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

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

FIRE
HOUSE

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		
	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?		
	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?		
If Yes,		
a. Will storm water discharges flow to adjacent properties?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?		
If Yes, explain the purpose and size of the impoundment:		
	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?		
If Yes, describe:		
	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?		
If Yes, describe:		
	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>CLAYTON MABRY</u> Date: <u>4/21/20</u> Signature: <u>Clayton Mabry</u> Title: <u>OWNER</u>		

PRINT FORM



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

AGRICULTURAL DATA STATEMENT

Section 3, Item d.

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

A. Name of applicant: Clayton Marby
Mailing address: 742 MAHANEY RD, KING FERRY, NY 13081

B. Description of the proposed project: Minor 2 Lot Subdivision of lands at 15.-1-12.2

C. Project site address: 0 Ridge Road TPN 15.-1-12.2 Town: Lansing

D. Project site tax map number: 15.-1-12.2

E. The project is located on property:
☒ within an Agricultural District containing a farm operation, or
☒ with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 42.5

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

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

16.-1-7.42 Norman L Davison

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

FARM NOTE

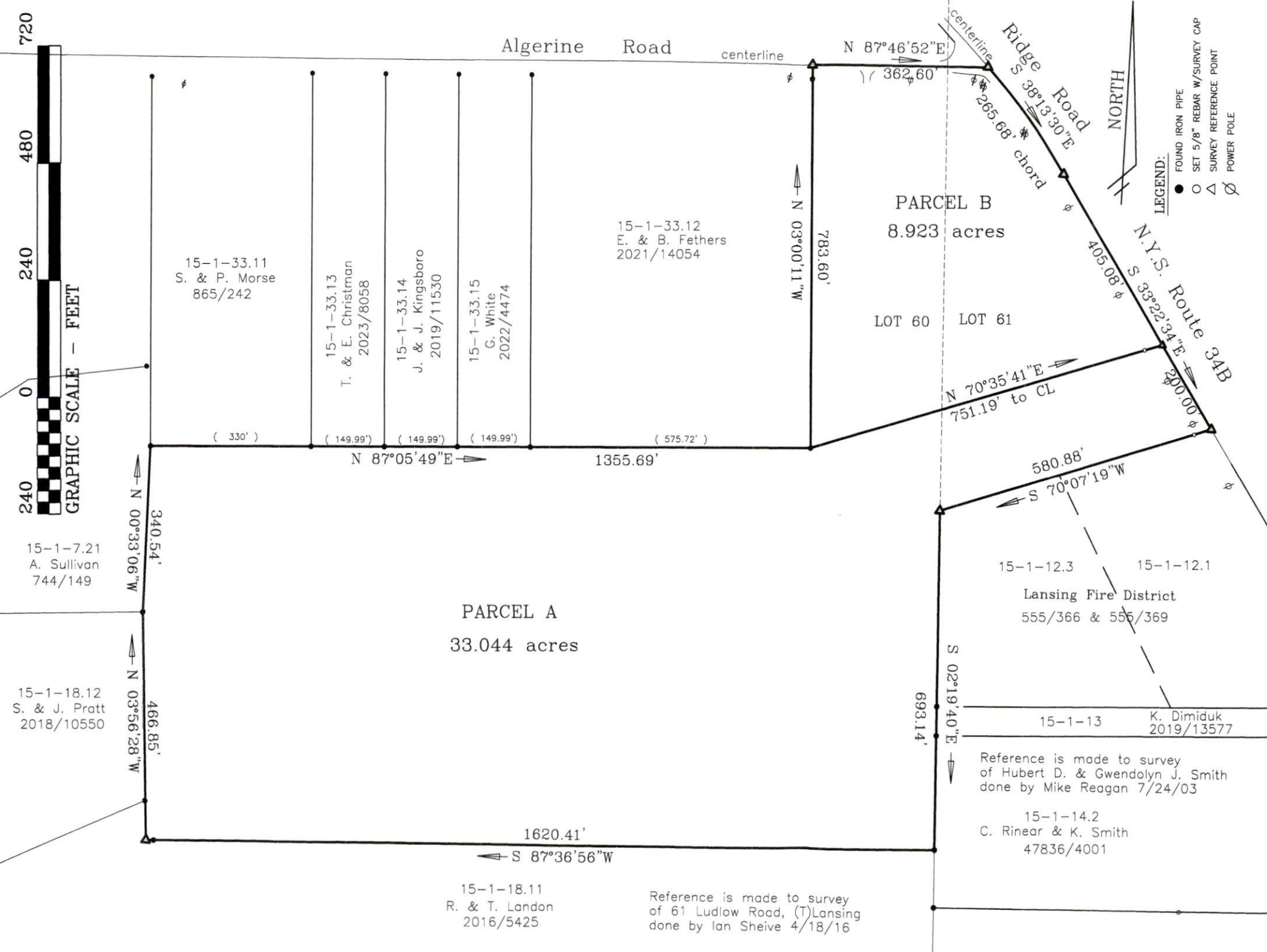
Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts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

Mason Molesso on behalf of Clayton Marby

Name and Title of Person Completing Form

4/22/2025

Date



Warning: It is a violation of Section 7209, Subdivision 2 of the New York State Education Law to alter, in any way, a map bearing the original seal and signature of a licensed professional. Only maps bearing such a seal and signature may be considered valid.

LANDS OF Clayton A. & Constance B. Mabry N.Y.S. Route 34B and Algerine Road (T)Lansing, Tompkins Co., New York		I HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS AN ACTUAL SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS SUBJECT TO ANY AND ALL STATE OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE MAY SHOW.		G. BRUCE DAVISON, L.S. 49603 21 BROADWAY AVENUE CORTLAND, N.Y. 13045 PHONE (607) 345-1079	DATE
SURVEY DATE 03/27/24	TAX MAP PARCEL NO. 15-1-12.2	DEED REF. 588/1180	DRAWN BY GBD/CAD	REVISIONS lots A&B 5/5/25	
JOB NO. 18065-AB					

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

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

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

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

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

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

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

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

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

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

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

Dated: April 25, 2016.

VOTE AS FOLLOWS:

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

**KLAUSNER COOK, PLLC**

Nate Cook
nate@klausnercook.com

February 13, 2025

Town of Lansing Board
29 Auburn Road
Lansing, NY 14882

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

Dear Members of the Board,

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

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

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

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

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

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

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

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

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

Sincerely,

Klausner Cook, PLLC

By 

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



KLAUSNER COOK, PLLC

Nate Cook

nate@klausnercook.com

November 19, 2024

Re: Request To Eliminate Unwanted Roads

Dear Residents of the Eastlake Subdivision,

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

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

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

Key Points for Consideration:

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

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

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

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

Requested Statement:

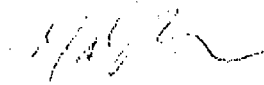
We, the undersigned residents of the Eastlake subdivision, hereby request the Town of Lansing to refrain from requiring Westview Partners, LLC to construct the three dead-end roads as depicted on the enclosed survey. We believe that these roads do not provide any practical benefit and would negatively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

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

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

Very truly yours,

KLAUSNER COOK, PLLC



By: _____
Nate Cook, Esq.

EASTLAKE NEIGHBORS

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

EASTLAKE NEIGHBORS

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

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

EASTLAKE NEIGHBORS

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

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

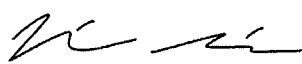
EASTLAKE NEIGHBORS

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

EASTLAKE NEIGHBORS

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

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

EASTLAKE NEIGHBORS

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

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

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

2024 Updated Preliminary Subdivision Plat

