



ZONING BOARD OF APPEALS MEETING

Lansing Town Hall Board Room
Wednesday, November 13, 2024
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: Requesting a Use Variance for placement of a preexisting storage crate where not permitted

Applicant: Michael Uhrovic, property owner

Location: 191 Drake Road, TPN 37.1-1-27

Project Description: The applicant has applied for a Use Variance to permit the placement of a preexisting storage crate in the B2 General Commercial zoning district, which does not permit the placement of a storage crate

SEQR: This proposed action is classified as an Unlisted action and will need further review

Anticipated Action: Review of application, public hearing, SEQR pt 2 review

b. Project: Requesting several Area Variance’s (5 total) for renovations to a single-family dwelling unit including associated site/patio work

Applicant: Craig Modisher, on behalf of property owner Stephen Compagni

Location: 1166 East Shore Drive, TPN 48.-1-15

Project Description: The applicant has applied for five (5) Area Variance’s to complete the construction of a new 125 sqft addition and associated site work. Addition includes the expansion of an existing bedroom and deck within the existing footprint. The first-floor patio will be replaced with a new patio, also within the existing footprint. The applicant is seeking the following relief from §270 Attachment 2 Schedule II Bulk Regulations for 1) nonconforming lot area of 6969 sq/ft where 20,000 sqft is required, 2) nonconforming road frontage of 50’ where 75’ is required, 3) nonconforming front yard setback of 27.8’ where 30’ is required, 4) nonconforming side yard setback of 6.5’ where 10’ is required and 5) nonconforming amount of open space at 66% where 75% is required. This property is located in the L1 Lakeshore zoning district, with lake frontage

SEQR: This proposed action is classified as a Type II (617.5 (C)(17)) action and does not require any further review

- c. **Project:** Requesting an Area Variance for a 12' x 16' shed located in rear (front) yard

Applicant: Valdis Rigdon, owner

Location: 14 Placid Terrace, TPN 40.-3-36.41

Project Description: The applicant has applied for an Area Variance to locate a 12'x16' shed in the rear of the house; 45' from the centerline of Triphammer Terrace where 60' is required. The property is located on a parcel with two front yards, so this will be treated as a front yard setback despite it being located in the "rear" yard. This property is located in the R1 zoning district

SEQR: This proposed action is classified as a Type II (617.5 (C)(12)) action and does not require any further review

Anticipated Action: Review of application, public hearing

- d. **Project:** Requesting a Use Variance to construct a Solar Energy Facility off N. Triphammer Road

Applicant: Mollie Messenger, representing Delawar River Solar

Location: 0 North Triphammer Road, TPN 44.-1-1.2 and 44.-1-3.3

Project Description: The applicant has applied for a Use Variance to construct 2 Solar Energy Facilities off N. Triphammer Road. This project is located in R2 zoning which does not permit the construction of a Solar Energy Facility

SEQR: This project is a Type I action (617.4 (B)(2) and 617.4 (6)(i)) and will require further review

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.

Variance needed for a permanent storage container not permitted in any zoning district. Property is located in R2 zoning. Applicant will move storage crate to location behind barn (see site plan)



Zoning Variance Site Plan for 191 Drake Road



Legend

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

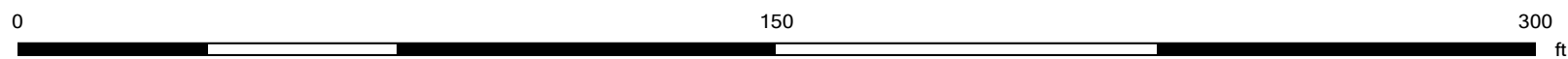
- Hydrology
- Intermittent Streams
 - Perennial Streams

TC Roads Extended

Parcels



Tompkins County Assesment Department. Data extract compiled and distributed by Tompkins Information Technology Services County GIS Division. | Tompkins County GIS Division and Municipal partners. | The poly line data is from the Tompkins County Hydrology data. The attributes for protected stream class are from the NYSDEC



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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

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: Michael Uhrovcik
Mailing address: 191 Drake Road Lansing NY 14882

B. Description of the proposed project: Zoning Variance needed for permanent storage container not permitted in any zone

C. Project site address: 191 Drake Road Town: Lansing

D. Project site tax map number: 37.1-1-27

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

F. Number of acres affected by project: 0

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres 0 or square feet 0 ?
 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.

Project not located in AG district or within 500' of AG district

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.

Michael Uhrovcik
Name and Title of Person Completing Form

9/18/2024
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: Variance needed for storage crate not permitted in any zones			
Project Location (describe, and attach a location map): 191 Drake Road Lansing New York 14882			
Brief Description of Proposed Action: Variance needed for storage crate not permitted in any zones			
Name of Applicant or Sponsor: Michael Uhrovcik		Telephone: 607-379-0834	
		E-Mail: kaseekaa@gmail.com	
Address: 191 Drake Road			
City/PO: Lansing		State: New York	Zip Code: 14882
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Variance from Town of Lansing ZBA			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .71 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? _____ .71 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			

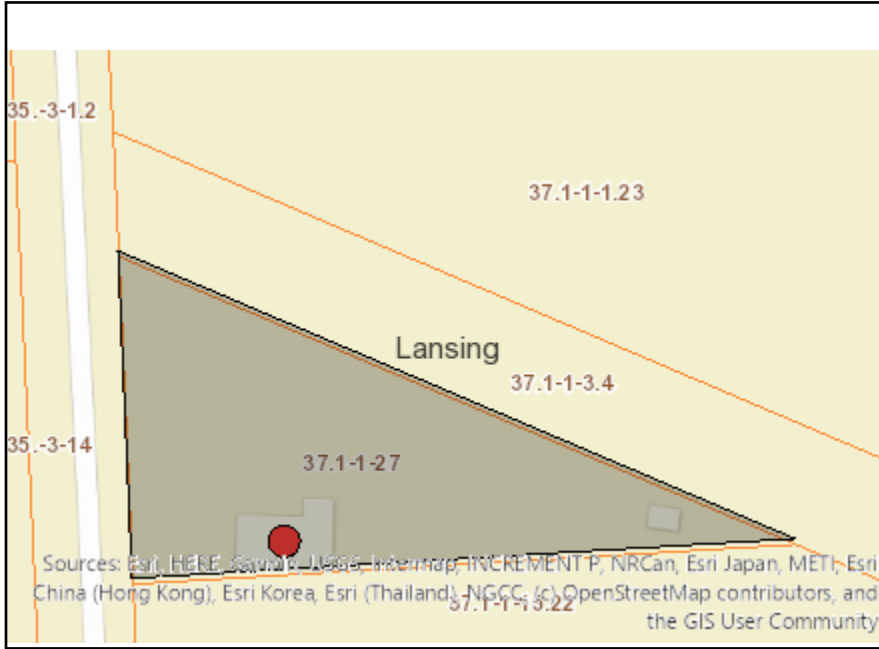
		Section 3, Item a.	
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>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

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>		
<p>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?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>16. Is the project site located in the 100-year flood plan?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p style="padding-left: 40px;">a. Will storm water discharges flow to adjacent properties?</p> <p style="padding-left: 40px;">b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>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)?</p> <p>If Yes, explain the purpose and size of the impoundment: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

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

Applicant/sponsor/name: Michael Uhrovic Date: 9/18/2024

Signature: Michael Uhrovic Title: Property Owner



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



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

1166 East Shore Drive

Compagni Residence



Project Description

The project involves the construction of 125 SF addition in the L1 zoning district, on a .16 acre (6969 sf) lot. The addition includes the expansion of an existing Primary bedroom and a deck within the same footprint of an existing second floor deck area. The first floor patio will be replaced with a new patio, in the same footprint.

Site Improvements

The site work will also include a new pool, a new patio, and a new sheet pile retaining wall.

Zoning Compliance

Dimensional Requirements:

The L1 zoning district with a lake frontage has a 20,000 sf lot size minimum, 75' road frontage minimum, and allows buildings to cover 25% of their lot. The height allowance is 4 stories and 35' above grade plane. There is a 30' front yard requirement, 10' side yard requirement, and 25' rear yard requirement.

- The existing property is deficient in many areas.
- The minimum lot size is 65% deficient at 6969 SF.
- The road frontage is 32% deficient with 50.8 feet.
- The open space is deficient by 9% of lot area, at 66% open space.
- The Front Yard (lake side) is 7.3% deficient at 27.8 feet.
- The side yard is 35% deficient with 6.5 feet.

Proposed conditions:

The proposed project will be built on the same footprint as the existing deck and patio area, so no setbacks or dimensions will change. All deficiencies will stay the same. Please see attached drawings for reference.

Town of Lansing

Board of Zoning Appeals Worksheet

Appeal Number
Use District L1- with lake frontage
Applicant Stephen Compagni
Application Type: BZA

Address 1166 East Shore Drive
Date 2024.09.04
Owner Stephen Compagni

Column Number	1	2	3	4	5	6	7	8	9	10
Column Title	Use	Min Lot Area (Sq. Feet)	Lot Road Frontage	Number of Stories	Max Height in Feet	Min Open Space	Front Yard (lake side)	Side Yard	Other side yard	Rear Yard
Existing Condition and Use	Single Family Home	6,969	50.8	2	27.25	66.0%	27.8	10.6	6.5	39.9
District Regulations for Existing	Single Family Home	20,000	75	4	35	75%	30	10	10	25
Note Non-Conforming Conditions		Non-conforming	Non-conforming			Non-conforming	Non-conforming		Non-conforming	
Proposed Condition and/or Use	Single Family Home	6,969	50.8	2	27.25	66.0%	27.8	10.6	6.5	39.9
District Regulation for Proposed	Single Family Home	20,000	75	4	35	75%	30	10	10	25
Note Non-Conforming Conditions for Proposal		Non-conforming	Non-conforming			Non-conforming	Non-conforming		Non-conforming	

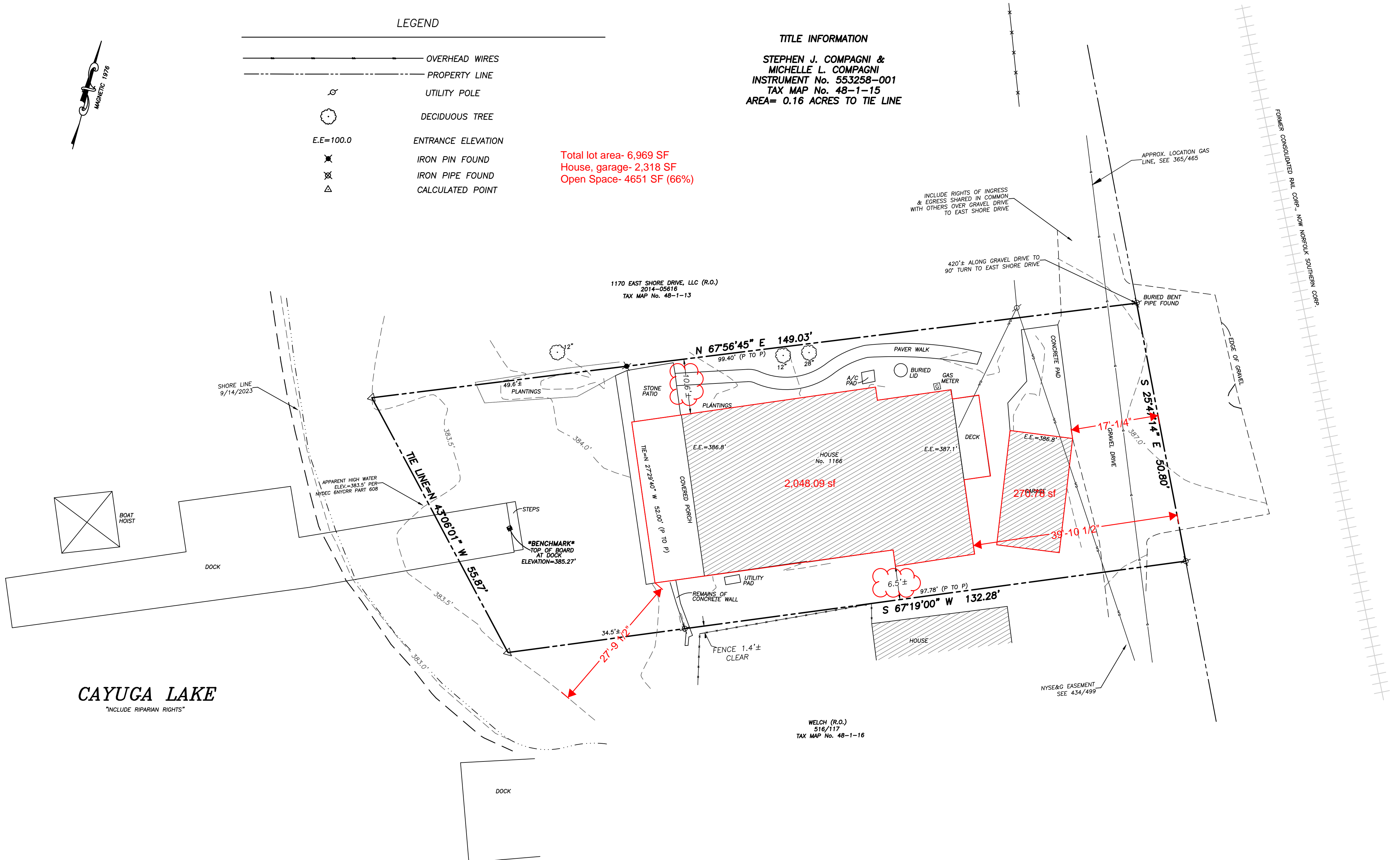
Notes:

LEGEND

	OVERHEAD WIRES
	PROPERTY LINE
	UTILITY POLE
	DECIDUOUS TREE
E.E.=100.0	ENTRANCE ELEVATION
	IRON PIN FOUND
	IRON PIPE FOUND
	CALCULATED POINT

TITLE INFORMATION
STEPHEN J. COMPAGNI & MICHELLE L. COMPAGNI
INSTRUMENT No. 553258-001
TAX MAP No. 48-1-15
AREA= 0.16 ACRES TO TIE LINE

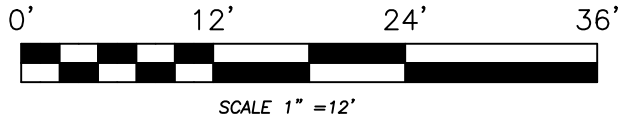
Total lot area- 6,969 SF
 House, garage- 2,318 SF
 Open Space- 4651 SF (66%)



CAYUGA LAKE
 "INCLUDE RIPARIAN RIGHTS"

NOTES:

1. HORIZONTAL DATUM IS REFERENCED MAGNETIC 1976.
 2. VERTICAL DATUM IS NAVD29 PER THE CAYUGA INLET (CAYUGA LAKE MONITORING LOCATION) AT ITHACA NY U.S.G.S. WEBSITE.
 - 3.) UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS, FIELD LOCATIONS OF ABOVE GROUND STRUCTURES AND ANY MARKINGS PROVIDED BY THE UTILITY AUTHORITY. THEREFORE, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES AND/OR STRUCTURES, THE LOCATION AND EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. LOCATIONS, SIZES AND MATERIALS OF UNDERGROUND UTILITIES ARE BASED ON BEST AVAILABLE EVIDENCE AS NOTED ABOVE. VERIFY ALL UTILITIES PRIOR TO DESIGN OR CONSTRUCTION.
 - 4.) IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.
 - 5.) OUTLINE OF BUILDINGS SHOWN HEREON ARE THE AT GRADE FOOTPRINT. ARCHITECT TO VERIFY BUILDING DIMENSIONS PRIOR TO DESIGN OR CONSTRUCTION.
- .) NOTE: THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.



T.G. MILLER, P.C.
 ENGINEERS AND SURVEYORS
 605 WEST STATE STREET, SUITE A
 ITHACA, NEW YORK 14850
 WWW.TGMILLERPC.COM
 607-272-6477

TITLE:
TOPOGRAPHIC MAP
NO. 1166 EAST SHORE DRIVE
 TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: **9/14/2023**

SCALE: **1"=12'**

REVISED



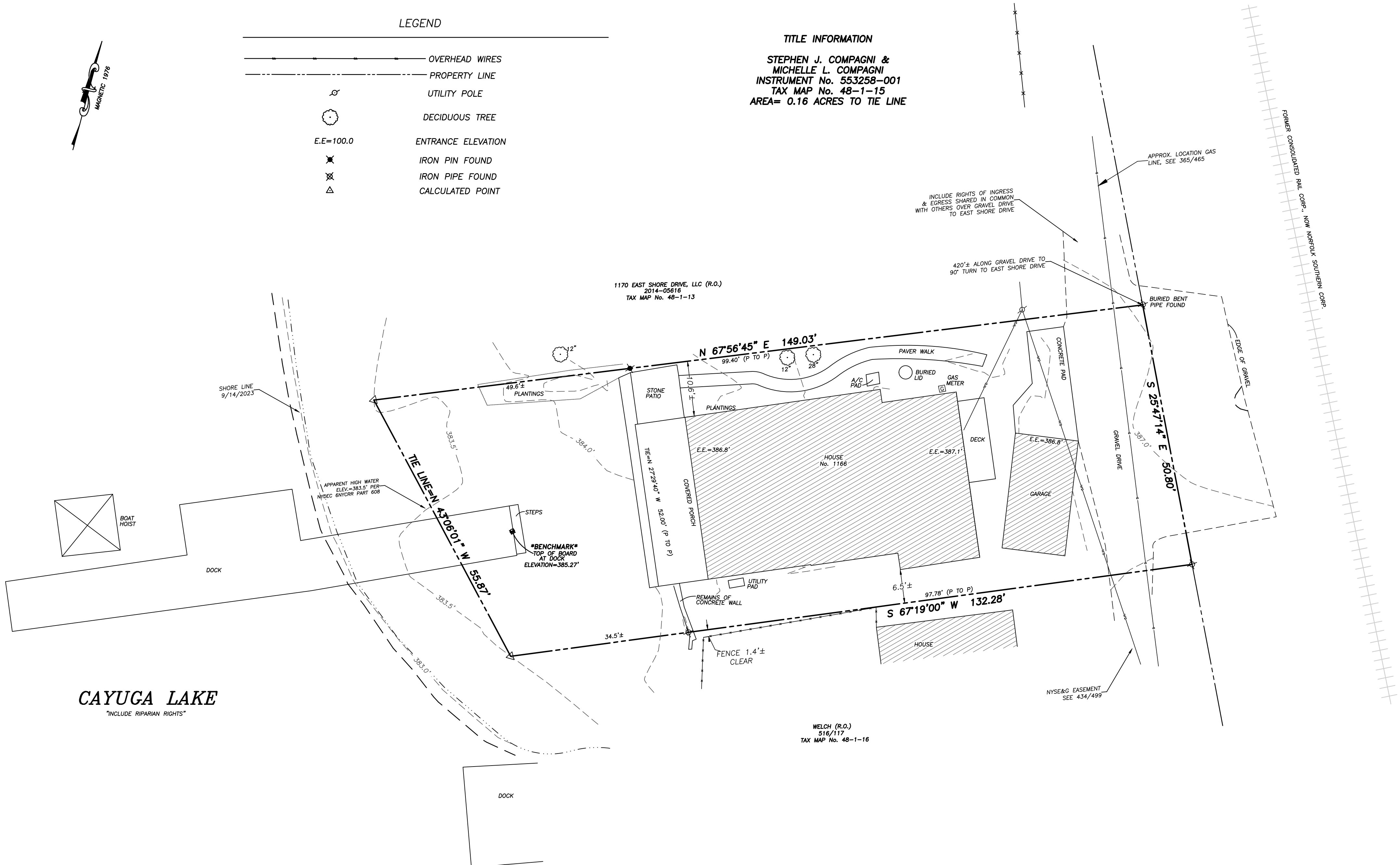
WARNING: ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

LEGEND

	OVERHEAD WIRES
	PROPERTY LINE
	UTILITY POLE
	DECIDUOUS TREE
	E.E.=100.0 ENTRANCE ELEVATION
	IRON PIN FOUND
	IRON PIPE FOUND
	CALCULATED POINT



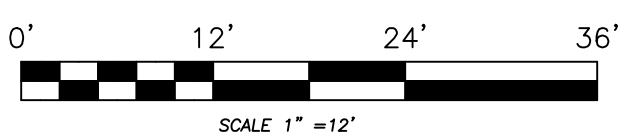
TITLE INFORMATION
STEPHEN J. COMPAGNI & MICHELLE L. COMPAGNI
 INSTRUMENT No. 553258-001
 TAX MAP No. 48-1-15
 AREA= 0.16 ACRES TO TIE LINE



CAYUGA LAKE
 "INCLUDE RIPARIAN RIGHTS"

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WELCH (R.O.)
 516/117
 TAX MAP No. 48-1-16

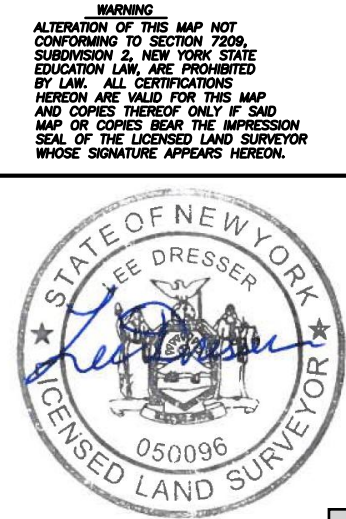
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TITLE:
TOPOGRAPHIC MAP
NO. 1166 EAST SHORE DRIVE
 TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

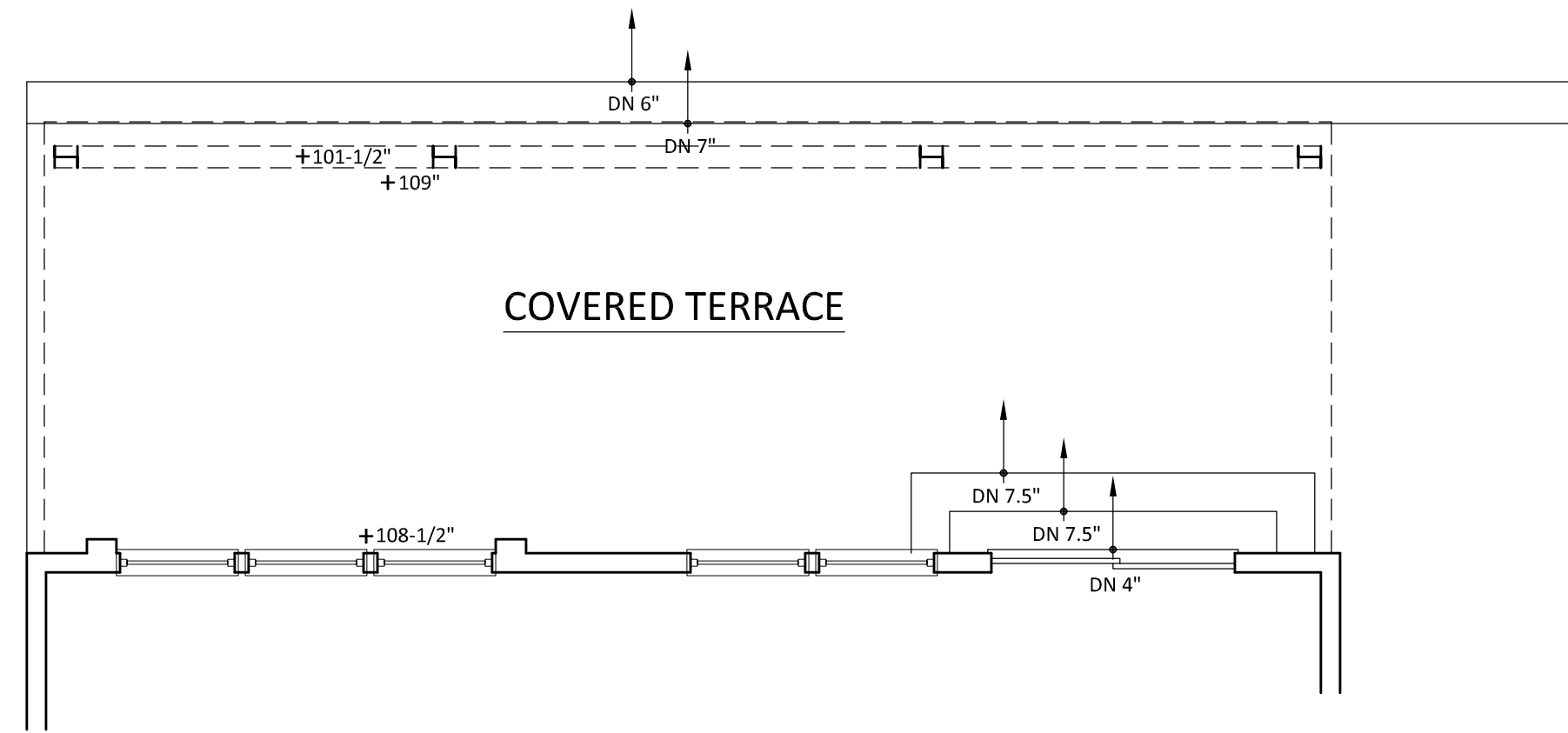
DATE:
9/14/2023

SCALE:
1"=12'

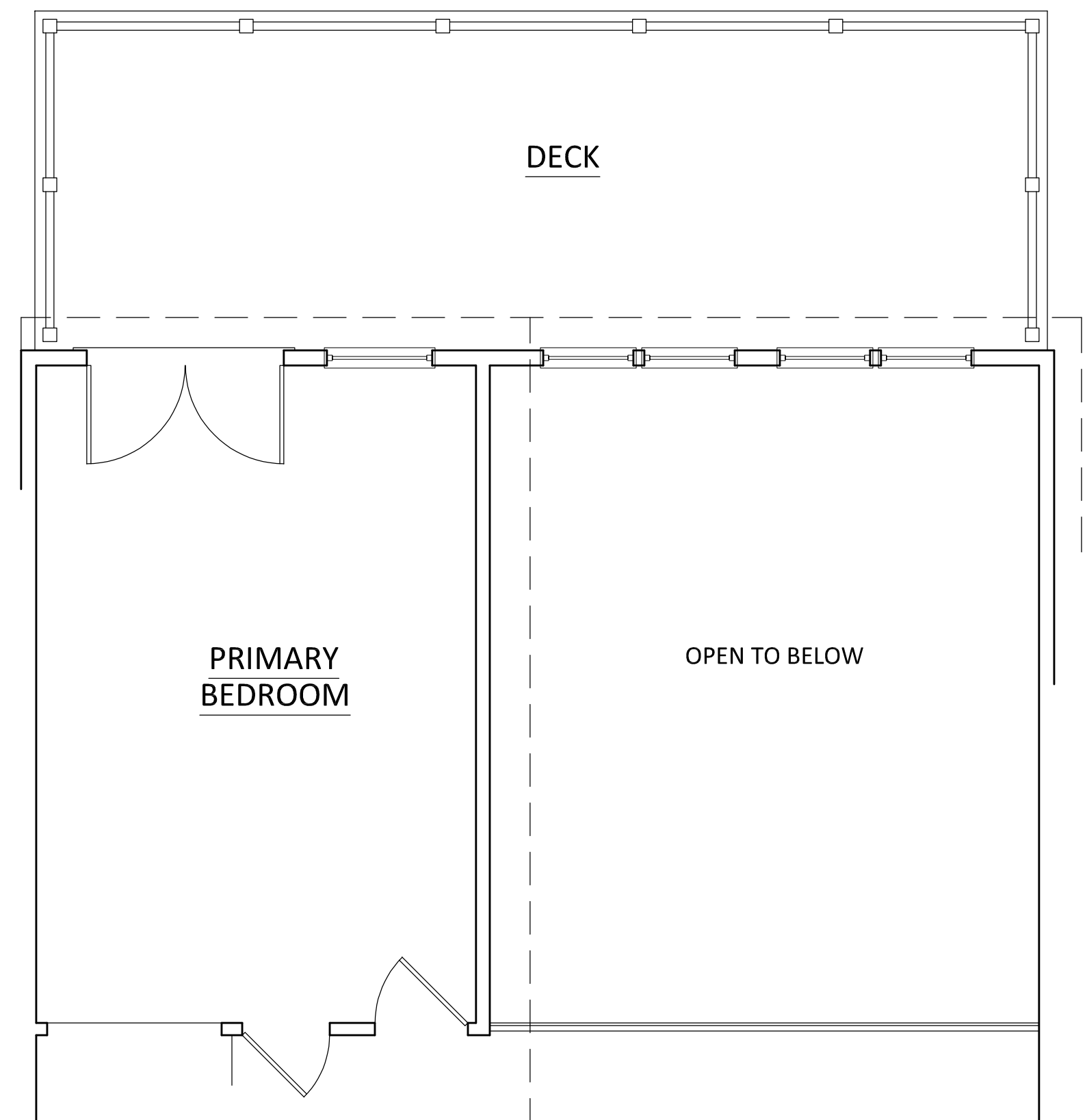
REVISED



COPYRIGHT STREAM COLLABORATIVE. ALL RIGHTS RESERVED.



D3 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



D1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



C1 EXISTING WEST ELEVATION
1/4" = 1'-0"

IF THIS DRAWING IS PRINTED ON 11x17 PAPER, SCALE IS HALF THAT INDICATED

PRELIMINARY - NOT FOR CONSTRUCTION

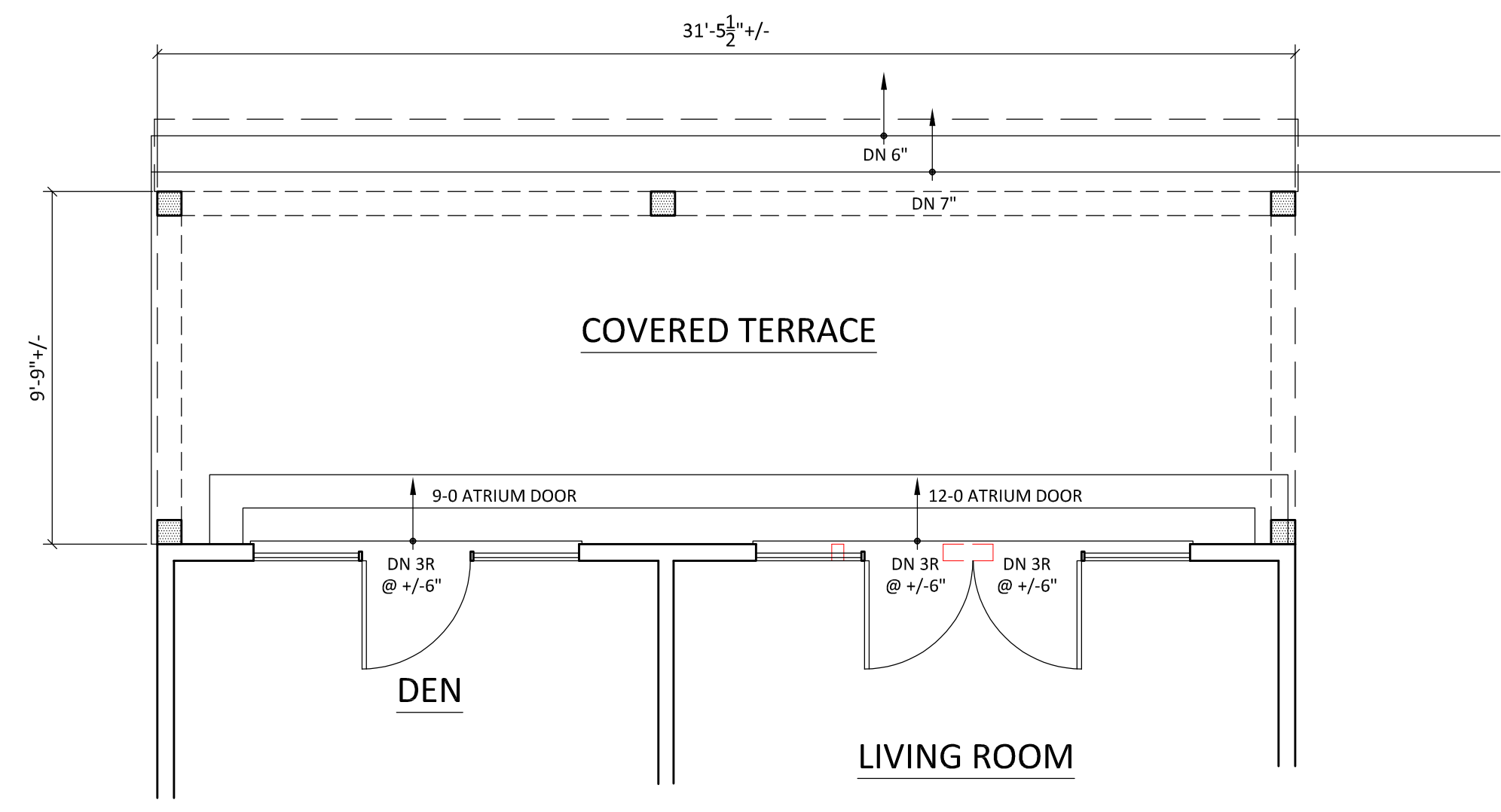
Compagni Residence
1166 EAST SHORE DRIVE
TOWN OF LANSING, NY

REVISIONS		
Δ	DESCRIPTION	DATE

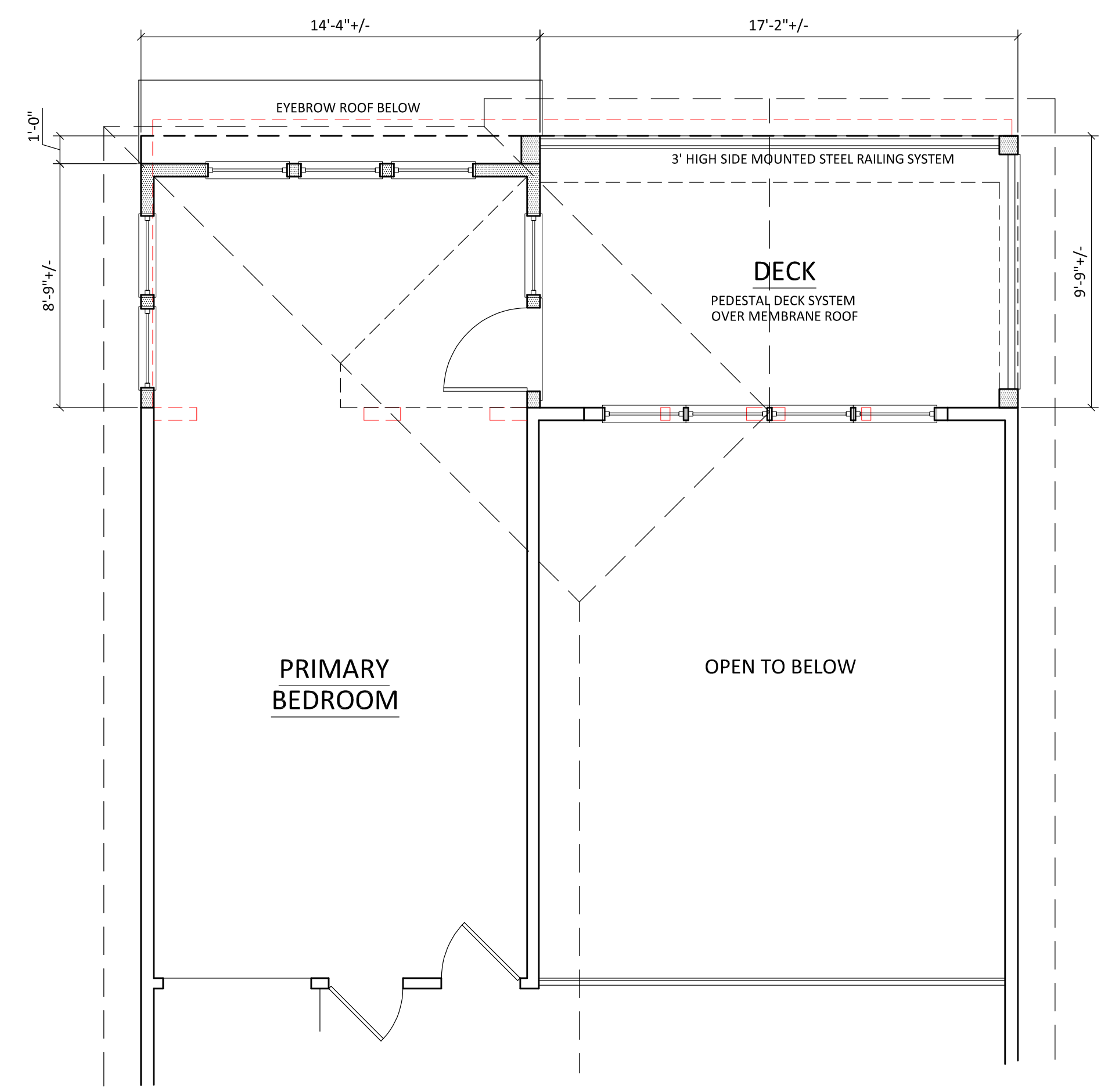
Project #	2023028
Date	2024.07.31

EXISTING CONDITIONS

EC101
1/4" = 1'-0"



C1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



C1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

IF THIS DRAWING IS PRINTED ON 11x17 PAPER, SCALE IS HALF THAT INDICATED

PRELIMINARY - NOT FOR CONSTRUCTION

Compagni Residence
1166 EAST SHORE DRIVE
TOWN OF LANSING, NY

REVISIONS		
Δ	DESCRIPTION	DATE

Project #	2023028
Date	2024.07.31

FLOOR PLANS

A101
1/4" = 1'-0"

COPYRIGHT STREAM COLLABORATIVE. ALL RIGHTS RESERVED



D3 NORTH ELEVATION
1/4" = 1'-0"

C3 WEST ELEVATION
1/4" = 1'-0"

A3 SOUTH ELEVATION
1/4" = 1'-0"

Compagni Residence
1166 EAST SHORE DRIVE
TOWN OF LANSING, NY

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS	
Δ	DESCRIPTION

Project #	2023028
Date	2024.07.31

ELEVATIONS

A201
1/4" = 1'-0"

IF THIS DRAWING IS PRINTED ON 11x17 PAPER, SCALE IS HALF THAT INDICATED

D C B A

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: Compagni Addition			
Project Location (describe, and attach a location map): 116 East Shore Drive			
Brief Description of Proposed Action: A small second story addition, on the same footprint of an existing patio and second floor deck.			
Name of Applicant or Sponsor: Craig Modisher- STREAM Collaborative		Telephone: 607-351-1915	
		E-Mail: craig@streamcolab.com	
Address: 108 W State Street			
City/PO: thaca		State: NY	Zip Code: 14817
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input 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: Building Permit & Area Variance from Town of Lansing			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ .16 acres	
b. Total acreage to be physically disturbed?		_____ .007 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ .16 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" 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 type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

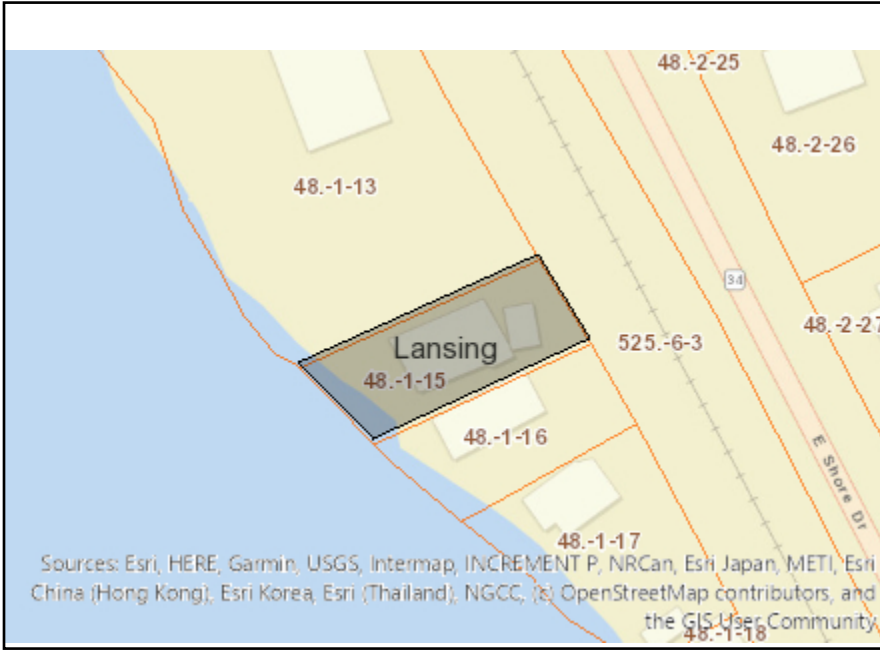
		Section 3, Item b.	
5. Is the proposed action,	NO		
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Lake Sturgeon	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
_____ _____		
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: Craig Modisher _____ Date: 9/17/24

Signature:  _____ Title: Project Manager- STREAM Collaborative



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



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

1166 East Shore Drive

Compagni Addition



Can the benefit be achieved by other means feasible to the applicant?

No, the applicant would like to improve the lakeside facade of the house while adapting the layout to fit their functional needs better. This can only be achieved through the addition that has been designed.

Will there be an undesirable change in the neighborhood character or nearby properties?

The design will improve the character of the neighborhood.

Is the request substantial?

No, there is already structure in the same footprint we are proposing

Will this request have adverse physical or environmental effect?

No, there is already structure in the same footprint we are proposing

Is the difficulty self-created?

Partially. The applicants would like to improve the aesthetics and function of their home, but they are working within the footprint of what already exists, which are the deficiencies (pre-existing) according to the zoning.

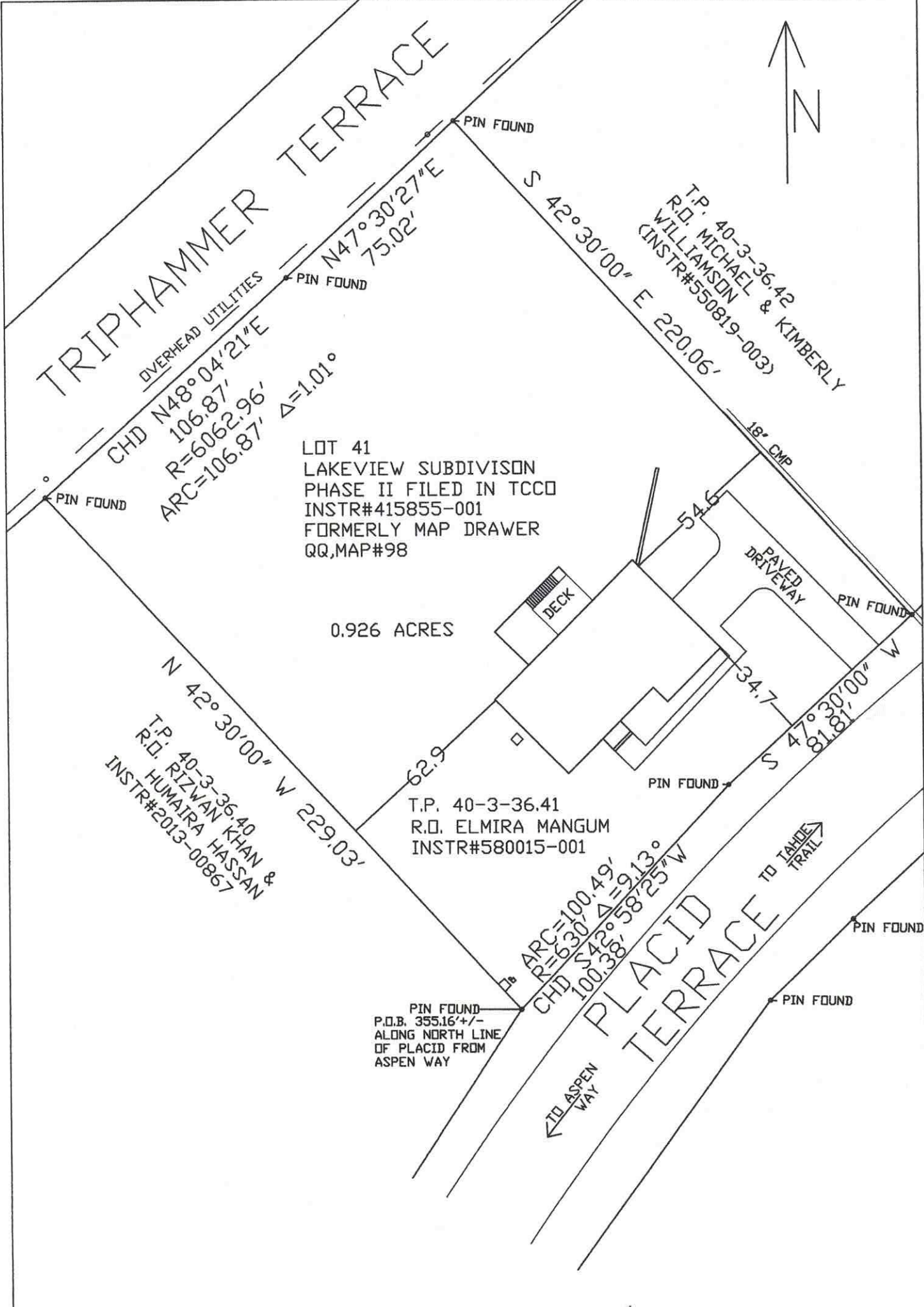
We would like to place a 12' x 16' storage shed on our property. We would like to request a zoning variance regarding the property line setback rules as described in code section 270-11 Schedule II: Area, Frontage, Yard, Height and Coverage Requirements and request that the shed be setback 45' from the centerline of Triphammer Terrace as opposed to the 60' setback required.

According to zone laws, we have two "front" yards as we have Placid Terrace on one side of the property and Triphammer Terrace on what would typically be the rear property line. We would like to place the shed in the rear of our property, but 45' from the centerline instead of the required 60' setback.

Placing the shed anywhere else would infringe on the open space in the lawn or with the septic system on the south side of the property. The shed would be placed next to a large fenced garden and partially hidden by two existing maple trees.

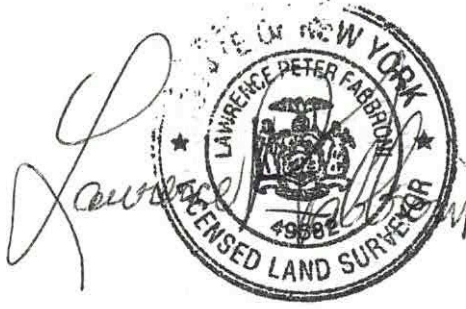
Thank you for considering this zoning variance.

Regards,
Valdis Rigdon



NOTES:

1. SUBJECT TO ALL EASEMENTS OF RECORD GRANTED TO PUBLIC UTILITY CORPORATIONS INCLUDING EASEMENT TO NYSEG & VERIZON INSTR#436212-002
2. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ETC. FILED IN TCCO INSTRUMENT #496492-001



SURVEY MAP		
LOT 41 14 PLACID TERR.		
TOWN OF LANSING COUNTY OF TOMPKINS STATE OF NEW YORK		
LANDS OF ELMIRA MANGUM	SCALE 1"=40' DATE 8-12-08 10-19-09 8-24-11 6-4-14	SURVEY BY L.FABBRONI NYSLS 49682

Section 3, Item c.





Section 3, Item c.



Section 3, Item c.



Section 3, Item c.

Section 3, Item c.





Section 3, Item c.

Section 3, Item c.



Warranty Deed

This Indenture made the 20th day of June in the year Two Thousand and Fourteen

BETWEEN

ELMIRA MANGUM,
of 14 Placid Terrace,
Ithaca, New York 14850,

party of the first part, and

VALDIS M. RIGDON AND DARCEY L. RIGDON,
a married couple,
of 2229 Benedictine Court,
Vienna, Virginia 22182,
as tenants by the entirety,

party of the second part,

WITNESSETH that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, and the heirs, distributees, successors and assigns of the party of the second part forever,

See SCHEDULE A attached hereto and incorporated herein.

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

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

AND said party of the first part covenants as follows:

FIRST, That the party of the second part shall quietly enjoy the said premises;

SECOND, That the party of the first part will forever **WARRANT** the title to said premises; and

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

Please Refer to Stewart Title

Warranty Deed

This Indenture made the 20th day of June in the year Two Thousand and Fourteen

BETWEEN

ELMIRA MANGUM,
of 14 Placid Terrace,
Ithaca, New York 14850,

party of the first part, and

VALDIS M. RIGDON AND DARCEY L. RIGDON,
a married couple,
of 2229 Benedictine Court,
Vienna, Virginia 22182,
as tenants by the entirety,

party of the second part,

WITNESSETH that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, and the heirs, distributees, successors and assigns of the party of the second part forever,

See SCHEDULE A attached hereto and incorporated herein.

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

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

AND said party of the first part covenants as follows:

FIRST, That the party of the second part shall quietly enjoy the said premises;

SECOND, That the party of the first part will forever **WARRANT** the title to said premises; and

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

Please Refer to Stewart Title

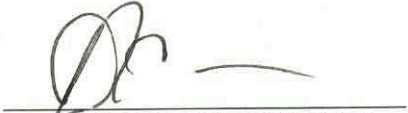
In Witness Whereof, the party of the first part has hereunto set its hand(s) and seal(s) for delivery the day and year first above written.

In Presence Of


ELMIRA MANGUM

STATE OF NEW YORK)
COUNTY OF TOMPKINS) SS.:

On the 20th day of May in the year 2014 before me, the undersigned, a notary public in and for said state, personally appeared Elmira Mangum, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.


NOTARY PUBLIC

DON R. CRITTENDEN
Notary Public, State of New York
No. 4794371
Qualified in Tompkins County
Commission Expires August 31, 2017

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins and State of New York, being a part of Lot 92 in said Town, and being Lot 41 as shown on a map of Lakeview Subdivision - Phase II prepared by Resource Associates, dated July 18, 2002 and filed July 25, 2002 in the Tompkins County Clerk's Office in Map Drawer QQ as Map No. 98 (Instrument No. 415855-001), and being more particularly bounded and described as follows:

BEGINNING at a point marked by an iron pin in the northwesterly line of Placid Terrace, which point is located northeasterly along the northwesterly line of Placid Terrace a distance of 355.16 feet, more or less, from the intersection of the northwesterly line of Placid Terrace with the northerly line of Aspen Way;

THENCE running NORTH 42 degrees 30 minutes 00 seconds WEST a distance of 229.03 feet to a point marked by an iron pin in the southeasterly line of Triphammer Terrace;

THENCE running NORTHEASTERLY along the curve of the southeasterly line of Triphammer Terrace with a radius of 6,062.96 feet, an arc distance of 106.87 feet to a point marked by an iron pin (this course having a chord tie-in line bearing and distance of North 48 degrees 04 minutes 21 seconds East 106.87 feet);

THENCE running NORTH 47 degrees 30 minutes 27 seconds EAST along the southeasterly line of Triphammer Terrace a distance of 75.02 feet to a point marked by an iron pin;

THENCE running SOUTH 42 degrees 30 minutes 00 seconds EAST a distance of 220.06 feet to a point marked by an iron pin in the northwesterly line of Placid Terrace;

THENCE running SOUTH 47 degrees 30 minutes 00 seconds WEST along the northwesterly line of Placid Terrace a distance of 81.81 feet to a point marked by an iron pin;

THENCE running SOUTHWESTERLY along the curve of the northwesterly line of Placid Terrace with a radius of 630 feet, an arc distance of 100.49 feet to the point or place of beginning (this course having a chord tie-in line bearing and distance of South 42 degrees 58 minutes 25 seconds West 100.38 feet); **CONTAINING 0.926 acres of land, more or less.**

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated December 10, 1935 and recorded March 4, 1936 in the Tompkins County Clerk's Office in Liber 239 of Deeds at page 101, but only insofar as it may actually affect the above-described premises.

SCHEDULE A (continued)

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated December 20, 1939 and recorded February 25, 1941 in the Tompkins County Clerk's Office in Liber 254 of Deeds at page 283, but only insofar as it may actually affect the above-described premises.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated January 26, 1941 and recorded April 10, 1941 in the Tompkins County Clerk's Office in Liber 254 of Deeds at page 303, but only insofar as it may actually affect the above-described premises.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation by instrument dated August 28, 1968 and recorded October 15, 1968 in the Tompkins County Clerk's Office in Liber 478 of Deeds at page 258.

SUBJECT TO an easement granted to New York State Electric & Gas Corporation and Verizon New York, Inc., formerly known as New York Telephone Company, by instrument dated June 20, 2003 and recorded July 18, 2003 in the Tompkins County Clerk's Office as Instrument No. 436212-007.

SUBJECT TO the protective covenants, conditions, restrictions, easements, charges and liens contained in an instrument dated September 11, 2006 and recorded September 12, 2006 in the Tompkins County Clerk's Office as Instrument No. 496492-001. The party of the first part herein covenants the above-described premises are in full compliance with said restrictions.

REFERENCE is hereby made to a survey map incorporated herein entitled "Survey Map, Lot 41, Placid Terr., Town of Lansing, County of Tompkins, State of New York" prepared by Lawrence P. Fabbroni, L.L.S. No. 49862, dated September 12, 2008, revised October 19, 2009, August 24, 2011 and June 4, 2014, a copy of which is attached hereto and recorded in the Tompkins County Clerk's Office concurrently herewith.

BEING THE SAME PREMISES conveyed to Elmira Mangum, the party of the first part herein, by Bashar W. Hanna and Deanna L. Hanna by deed dated August 24, 2011 and recorded August 30, 2011 in the Tompkins County Clerk's Office as Instrument No. 580015-001.

The dwelling on the above-described premises is also known as **14 Placid Terrace, Ithaca, New York 14850.**

Town of Lansing Tax Map Parcel No. 40.-3-36.41



Tompkins County Clerk Recording Page

Return To

STEWART TITLE INSURANCE CORP

Aurora R. Valenti, County Clerk

Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **DEED**

Receipt Number: 14-65374

Grantor (Party 1)
MANGUM, ELMIRA

Grantee (Party 2)
RIGDON, VALDIS M

Fees	
Recording Fee	\$20.00
Pages Fee	\$30.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$125.00
State Transfer Tax	\$2,060.00
County Transfer Tax	\$1,030.00
Total Fees Paid:	\$3,290.00

Transfer Amt: \$515,000.00

Instrument #: 2014-07389
Transfer Tax #: 001915

Property located in **Lansing**

State of New York
County of Tompkins

Recorded on June 27th, 2014 at 3:33:41 PM with a
total page count of **6**.

Tompkins County Clerk

See Amend, To Restr/Cor. in Deed
BK. 836 pg. 172

06065

SEE 778 PAGE 143

IN THE MATTER OF THE RESTRICTIONS AFFECTING PROPERTY SITUATE IN THE TOWN OF LANSING, TOMPKINS COUNTY AND STATE OF NEW YORK, AS SHOWN AND LAID OUT ON A MAP OF LAKEVIEW SUBDIVISION PHASE I, DATED MAY 5, 1995, AND MADE BY RESOURCE ASSOCIATES, WHICH MAP WAS FILED IN THE TOMPKINS COUNTY CLERK'S OFFICE ON OCTOBER 5, 1995, IN DRAWER X, MAP NOS. 89, 90, 91 and 92.

The undersigned Owner/Developer of all the lots, being Lots 1 through 27 as laid out on a map of Lakeview Subdivision Phase I dated May 5, 1995 and filed in the Tompkins County Clerk's Office on October 5, 1995, do hereby declare that the following covenants, provisions and restrictions shall be applicable to the lots on said tract.

1. **LAND USE AND BUILDING TYPE.** No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than a one detached single family dwelling not to exceed two and one-half stories in height not including a walk-out basement and a private garage for not more than three (3) cars. House trailers, "double wides" and other unit constructed buildings shall not be permitted on any lots. No motorhomes, recreational vehicle, trailer or boat shall be parked or stored on any lot unless it is within the garage.

2. **DWELLING COSTS, QUALITY AND SIZE.** No dwelling shall be permitted on any lot at a cost of less than \$150,000.00 based on 1995 building costs as determined by the NYS Builders Code Index, including land value and the cost of installing water and sewer systems, based upon cost levels prevailing on the date of these covenants being recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein.

3. **APPROVAL OF CONSTRUCTION PLANS.** All building plans for any structure or improvement of any kind to be erected upon any lot and the proposed location thereof upon any lot, and any changes after approval thereof or any additions to any buildings shall require the approval, in writing, of the Architectural Control Committee appointed by the Barden & Robeson Corporation, its successors or assigns, prior to the ground breaking as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and grade finish elevation. No structure of any kind, the plans and specifications of which have not received the written approval of the Architectural Control Committee, and which does not comply fully with such approved plans and specifications, shall be erected, constructed, placed or maintained upon any lot. The Architectural Control Committee shall not be responsible for any structural defects in such plans and/or specifications or in any building erected according to such plans and specifications.

4. BUILDING LOCATION.

(a) No building shall be located on any lot nearer to the front lot line or nearer to the side street or lot line than the minimum building setback lines required by the applicable zoning ordinances of the Town of Lansing.

(b) For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

5. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. All unimproved lots and any portion of a lot not improved by lawn must be mowed twice a year in order to effectively contain vegetation.

6. COMMERCIAL VEHICLES. No commercial vehicles, construction or like equipment or mobile or stationary trailers of any kind shall be permitted on any lot except such mobile trailers as can be parked in a garage completely enclosed or outside a garage in an area not generally visible from the road.

7. TIME LIMITATION. Construction of houses shall be completed within one year after breaking ground for such construction.

8. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

9. LIVESTOCK AND POULTRY. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

10. MINIMUM LIVING AREA. The total floor living area of main structure, exclusive of one-story open porches, shall be not less than 1100 square feet.

11. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

12. SEWAGE DISPOSAL. No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Tompkins County Health Department. Approval of such system as installed shall

be obtained from such authority.

13. **LOT DIVISION PRECLUDED.** No lot shall be further subdivided for resale for the purpose of building another dwelling thereon without the consent of the Architectural Control Committee.

14. **CONSTRUCTION REQUIREMENTS.** The maximum height of any building erected thereon shall not exceed two and one-half stories above the foundation wall not including walk-out basement, and the minimum height shall be not less than 12 feet. All exterior siding, trim and fascia shall be wood and stained earthtone. The roof shingles shall also be earthtone or such other color as the Architectural Control Committee may approve.

15. **CONSTRUCTION COMPLETION.** All construction on said lot shall be completed within one (1) year from the date of its inception.

16. **STORAGE TANKS.** Any and all storage tank facilities shall be hidden from the view of any other lot owner; either buried, fenced or shrubbed.

17. **SATELLITE DISH.** "Satellite Dish", TV or FM receivers greater than 18" in diameter are prohibited. The location of any satellite dish must first be approved by the Architectural Control Committee.

18. **FENCES.** No fences shall be erected on any lot without the approval of the Architectural Control Committee.

19. **GARBAGE AND REFUSE DISPOSAL.** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in containers with lids or covers. All containers or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

20. **LANDSCAPE.** No tree with a mature height of 15' or greater shall be planted without the prior written consent of the Architectural Control Committee. Any unimproved area of a lot must be mowed at least one time per year.

21. **DRAINAGE DITCH AND SWALE.** Lot owners of lots numbered 12 and 13 over which a drainage ditch and swale shall run, shall maintain the ditch and swale and shall not build or erect any structure or obstruction within said drainage ditch and swale area.

GENERAL PROVISIONS

22. **TERM.** These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years, unless at any time an

LIBER 778 PAGE 146

instrument signed by a majority of the then owners of the lots had been recorded, agreeing to change said covenants in whole or in part.

23. ENFORCEMENT. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

24. SEVERABILITY. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provision which shall remain in full force and effect.

25. ALTERATION, AMENDING OR VACATING. Any of the above restrictions and covenants may be altered, amended or vacated by the consent in writing of the owners of two-thirds (2/3) of the lots in this subdivision and the consent in writing of the Barden & Robeson Corporation, its successors or assigns, if it has any ownership interest in this subdivision. The Architectural Control Committee may allow reasonable variances to the restrictions herein contained provided the variance is not material or otherwise detrimental to the subdivision.

IN WITNESS WHEREOF, I have duly executed this instrument this 7th day of August, 1996.

BARDEN & ROBESON CORPORATION

By [Signature]
MARK BARDEN, VICE PRESIDENT

STATE OF NEW YORK)
COUNTY OF CORTLAND) SS.:

On the 7th day of August, 1996, before me personally appeared the subscriber, MARK BARDEN, to me known, who, being by me duly sworn, did depose and say the deponent resides in the City of Cortland, New York, deponent is the Vice President of The Barden & Robeson Corporation, described in and which executed the foregoing instrument by order of the Board of Directors of said corporation; deponent signed deponents' name thereto by like order.

[Signature]
Notary Public

LAURA J. WILLIAMS
Notary Public, State of New York
Qualified in Cortland County
No. 4876347
My Commission Expires Nov. 10, 1996

Tompkins County, ss:
Recorded on the 7th Day
of Aug 19 96 at 7:17
o'clock PM M., in Liber 778
of 143 at page 143
Aurora R. Valenti and examined
Clerk

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.

<u>Part 1 – Project and Sponsor Information</u>			
Valdis Rigdon			
Name of Action or Project: Seeking variance to install a storage shed 45 from centerline instead of 60			
Project Location (describe, and attach a location map): 14 Placid Terrace, Ithaca NY 14850			
Brief Description of Proposed Action: Shed installation at 45 to centerline instead of the required 60			
Name of Applicant or Sponsor: Valdis Rigdon		Telephone: 703-965-1388	
		E-Mail: valdis.rigdon@gmail.com	
Address: 14 Placid Terrace			
City/PO: Ithaca		State: NY	Zip Code: 14850
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>		NO	YES
If Yes, list agency(s) name and permit or approval: Town of Lansing, NY		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u>		0.004 acres	
b. <u>Total acreage to be physically disturbed?</u>		0.004 acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		0.93 acres	
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

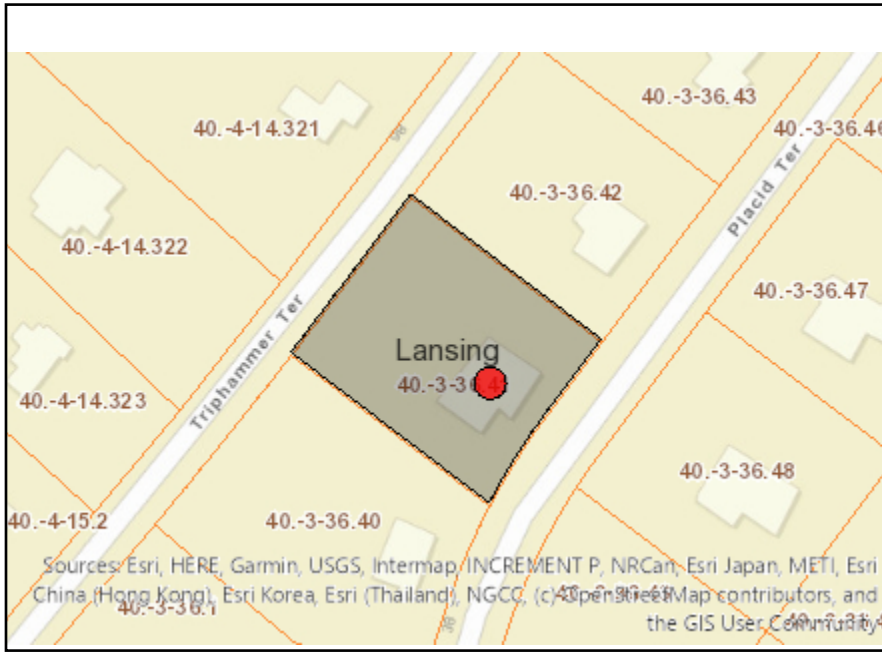
		Section 3, Item c.	
5. Is the proposed action,	NO		
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	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. <u>Does the proposed action meet or exceed the state energy code requirements?</u>	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>	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. <u>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?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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

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

Applicant/sponsor/name: Valdis Rigdon Date: 9/16/2024

Signature:  Title: Homeowner/Resident/Applicant



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



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

Can the benefit be achieved by other means feasible to the applicant?

No

Will there be an undesirable change in the neighborhood character or nearby properties?

No

Is the request substantial?

No

Will this request have adverse physical or environmental effect?

No

Is the difficulty self-created?

No.