



ZONING BOARD OF APPEALS MEETING

Lansing Town Hall Board Room
Wednesday, March 11, 2026
6:30 PM

AGENDA

SUBJECT TO CHANGE

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

VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

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

1. **Call Meeting to Order**
2. **Roll Call**
3. **Action Items**

a. Project: 286 Jerry Smith Road Area Variance

Applicant: Nick Barra

Location: 286 Jerry Smith Road, TPN 9.-1-20.3

Project Description: The applicant has applied for an Area Variance to subdivide 286 Jerry Smith Road into two parcels and needs relief from Town of Lansing Zoning Law § 270-11, Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements for a “side” (between proposed parcels) yard setback of 1’ where 15’ is required and a road frontage of 125’ where 150’ is required. This project is located in the AG zoning district.

Anticipated Action: Complete Public Hearing, issue conditions & approval

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.

286 Jerry Smith Rd

Project Narrative

I will be subdividing my property so that each of the houses are on different lots.

Due to the location of the house, I will need an area variance to go below the minimum frontage and side yard dimensions.

One house will have 125' of frontage and the other house will have a lot line adjacent to the septic tank

SURVEY MAP ~ LANDS OF NICHOLAS J. BARRA

LOT 54 ~ TOWN OF LANSING COUNTY OF TOMPKINS ~ STATE OF NEW YORK

TAX MAP NO.: 9.-1-20.3
DEED REFERENCES: INSTRUMENT NO. 2014-09193 &
P/O INSTRUMENT NO. 2015-09555

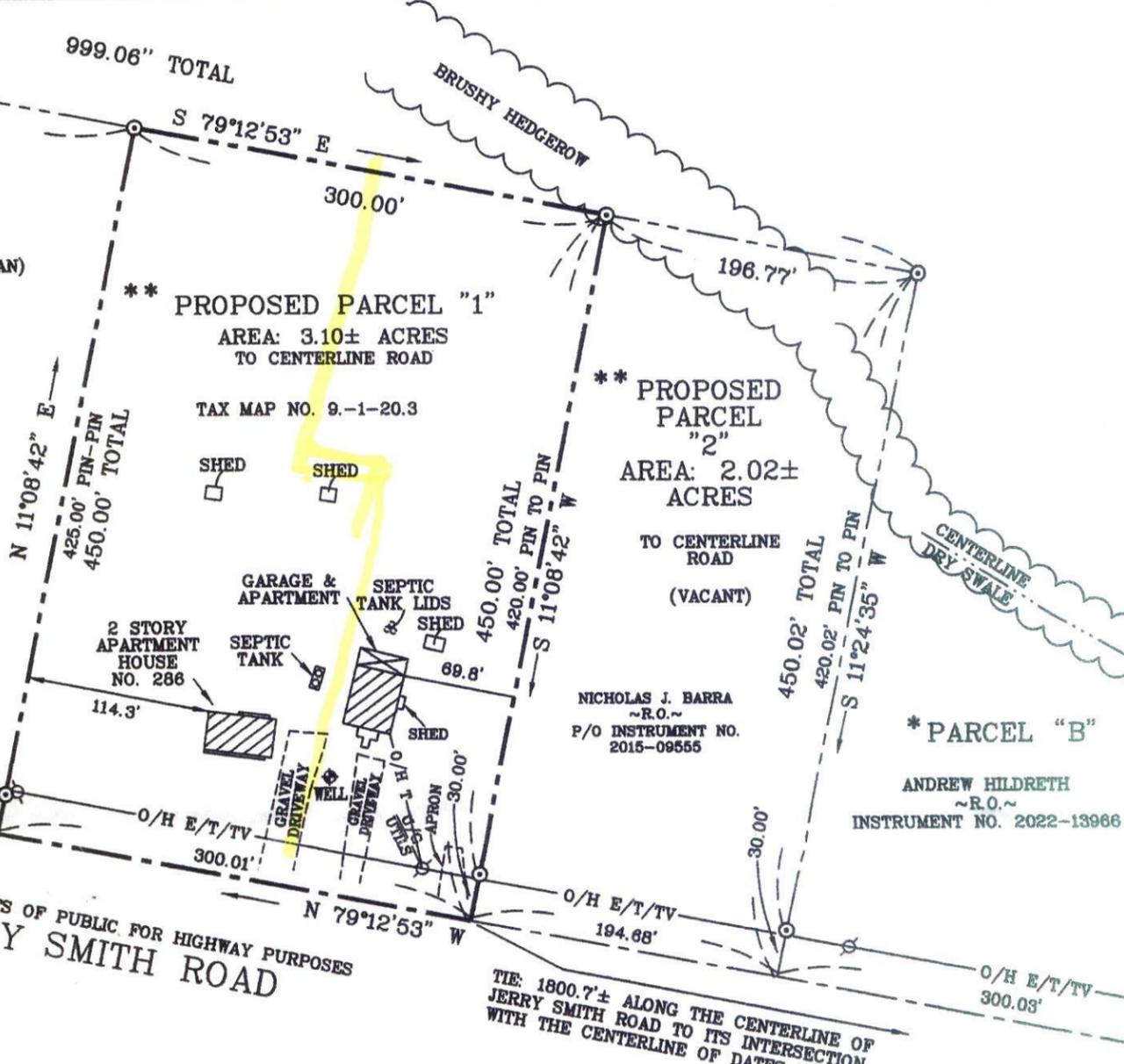
* PARCEL "B"

ANDREW HILDRETH
~R.O.~
INSTRUMENT NO. 2022-13966

DANNYLEE C. AUSTIN & ROBIN M. AUSTIN (EASTMAN)
~R.O.~
INSTRUMENT NO. 2019-03766

* PARCEL "A"
AREA: 4.85± ACRES

NOTE:
THIS PARCEL CONVEYED OUT OF
SUBJECT TITLE IN MARCH, 2005.



SUBJECT TO RIGHTS OF PUBLIC FOR HIGHWAY PURPOSES
JERRY SMITH ROAD

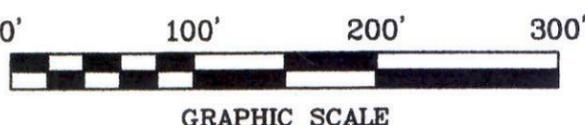
TIE: 1800.7± ALONG THE CENTERLINE OF
JERRY SMITH ROAD TO ITS INTERSECTION
WITH THE CENTERLINE OF DATES ROAD.



* SEE OUR ORIGINAL VERSION OF THIS MAP FOR UMAPADA AND MARY L. DEY TRUST DATED SEPT. 14, 2004. (JOB NO. 04-274)

** REFERENCE MAP:
"SUBDIVISION PLAT LANDS OF NICHOLAS J. BARRA..."
MADE BY REAGAN LAND SURVEYING,
DATED AUG. 25, 2022.
(JOB NO. 22-202)

NOTE:
ABSTRACT OF TITLE NOT
REVIEWED. PREMISES SURVEYED
ARE SUBJECT TO ANY EASEMENTS,
RIGHTS AND/OR RESTRICTIONS OF
RECORD THAT AN UP TO DATE
SEARCH MAY REVEAL



DRAWING FILE: 2004274.DWG
COORDINATE FILE: 2004274.CRD

LEGEND:

- EXISTING MONUMENT AS SHOWN
- ⊙ SET 3/4" REBAR AND SURVEY CAP
- UTILITY POLE
- R.O. REPUTED OWNER
- (....) RECORD DISTANCE
- O/H OVERHEAD UTILITIES
- ⊠ UNDERGROUND TELEPHONE RISER
- *— FENCE
- ⊗ TREE WITH FENCE

REAGAN LAND SURVEYING P.O. Box 1124 Dryden, New York 13053 Phone/Fax (807) 844-8837 EMAIL: office@reaganlandsurveying.com		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 is not valid when used in conjunction with a "Survey Affidavit" or "Certificate of No-Change".	
Date Surveyed: 5/2024	Drawn By: A. PUZO	Scale: 1"=100'	Job No.: 24-128
I hereby certify to : NICHOLAS J. BARRA;			
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 State Association of Professional Land Surveyors; and that I found no visible encroachments either way across property lines except as shown hereon.			
Signed: <i>Michael Reagan</i>		Dated: <u>MAY 17, 2024</u>	
"Copyright 2024: All Rights Reserved, Reagan Land Surveying"			



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

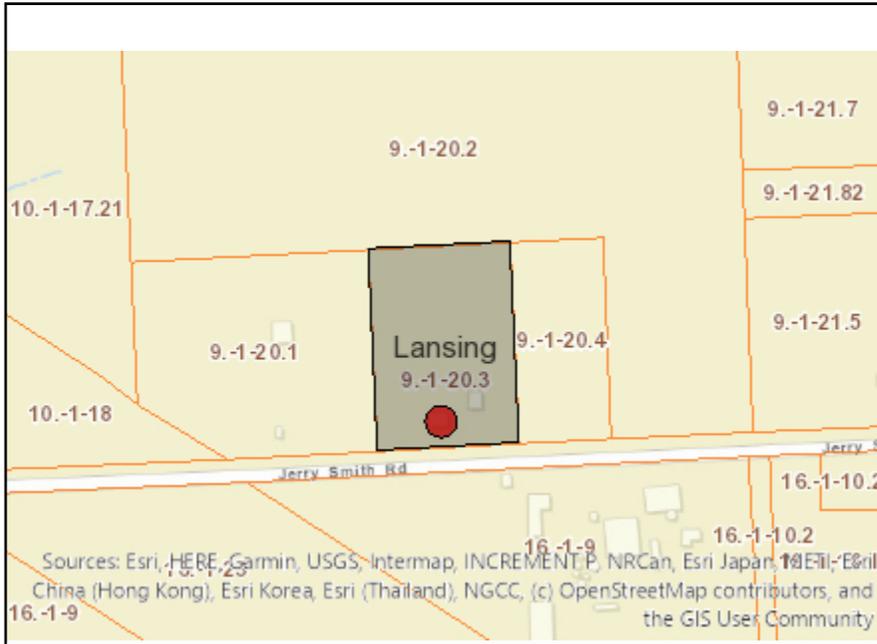
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Nicholas Barra			
Name of Action or Project: Area Variance			
Project Location (describe, and attach a location map): 286 Jerry Smith Rd Lansing, NY 14882			
Brief Description of Proposed Action: It will be subdividing one parcel into two lots for the purpose of selling both homes and It will be applying for 2 area variances regarding minimum frontage and side yard			
Name of Applicant or Sponsor: Nicholas Barra		Telephone: 239-671-5830	
		E-Mail: nickb054@yahoo.com	
Address: 286 Jerry Smith Rd			
City/PO: Lansing		State: NY	Zip Code: 14882
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input 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: Area Variance			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 3.01 acres	
b. Total acreage to be physically disturbed?		_____ 3.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 3.01 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" 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		
		<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 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 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 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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
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)?	<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"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Nicholas Barra</u> Date: <u>02/11/2026</u></p> <p>Signature: <u>Nicholas Barra</u> Title: <u>Owner</u></p>		



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

286 Jerry Smith Rd

Balancing Test Question Answers (Area)

Please provide answers to the following questions:

1. Can the benefit be achieved by other means feasible to the applicant? **NO**

2. Will there be an undesirable change in the neighborhood character or nearby properties? **NO**

3. Is the request substantial? **NO**

4. Will this request have adverse physical or environmental effect? **NO**

5. Is the difficulty self-created? **YES**

RA. All setbacks Structures

- 2 Unit -

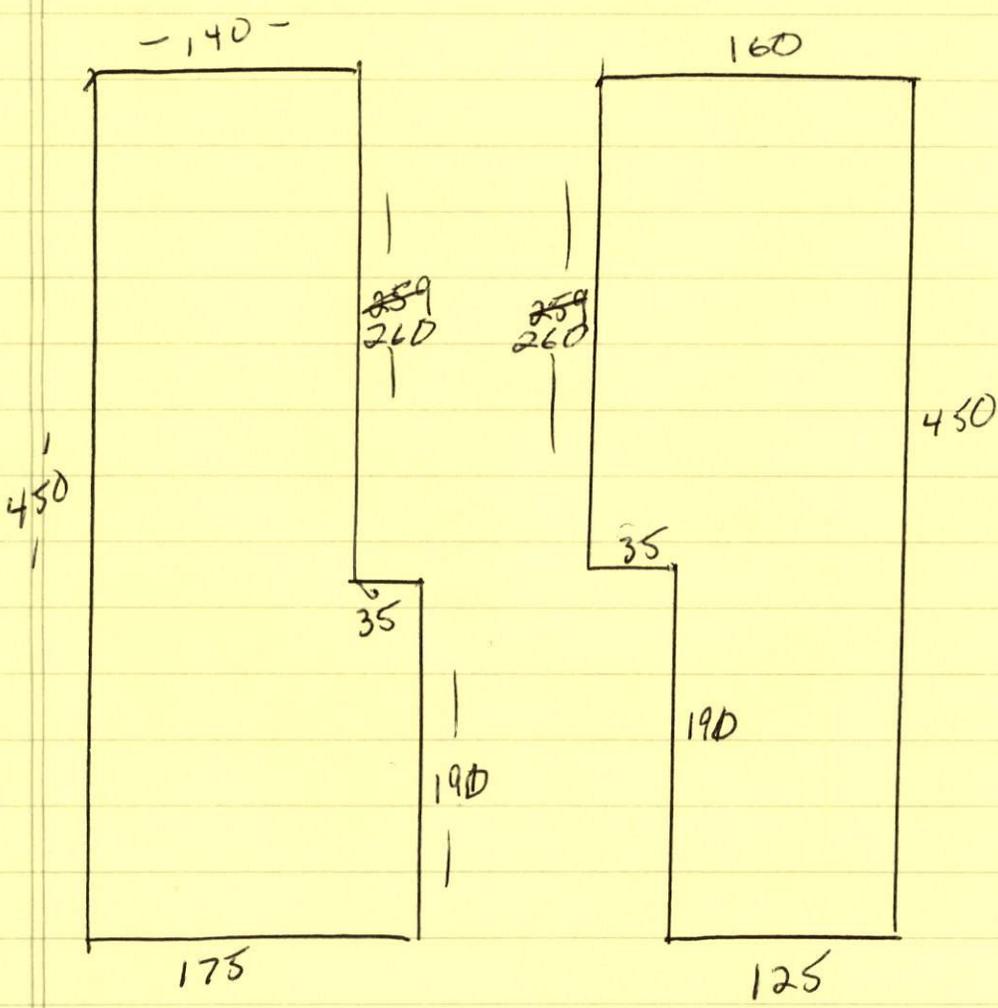
	From center line of Road To House (front) ^{s. side}	75'
	From center line of Road To Property line	30.0' 25.0'
	From East ^{West} side To House	114.3
*	East ^{West} side	25'?
	Back N. side	350.0
	1.5 Acres	1.5

- Single Unit -

	From center line of Road To s. side (front)	112.0'
	From " " " " " Property line	30.0'
	From W. ^{W.} side To House (Edge of Septic Tank)	21.0'
	East ^{West} side	69.8'
	Back N. side	290.0'
	Acres	1.5

* check

1 Acre = 43,560 SF
1.5 Acres = 65,340 SF



68,650 SF

~~65,315 SF~~
65,350 SF

280 Jerry Smith Rd

2/11/26

Section 3, Item a.

No Easements or Covenants

N.J. Barra
N.J. Barra

deed

From: Regina Genung (rgenung@tompkins-co.org)

To: nickb054@yahoo.com

Date: Wednesday, February 11, 2026 at 01:04 PM EST

Let's try this again.

Regina C Genung
Administrative Recording Clerk
Tompkins County Clerk's Office
320 N Tioga St
Ithaca, NY 14850
607-274-5431
www.tompkinscountyny.gov

Let us know how we are doing at <https://fweb.tompkins-co.org/Forms/TCCSurvey>.

Free Public Access is available to our records using the links below:

<https://countyfusion3.kofiletech.us/countyweb/login.do?countyname=Tompkins> (login as guest)

<http://fweb.tompkins-co.org/WebLink/Browse.aspx?startid=1&dbid=12&cr=1> (click on County Clerk, then Public Weblink)

*Disclaimer:

This email and any attachments may contain confidential information. If you are not the intended recipient, please notify the sender and delete the message immediately.



deed.pdf
4.7 MB



Tompkins County Clerk Recording Page

Return To

NICHOLAS BARRA
286 JERRY SMITH ROAD
LANSING, NY 14882

Maureen Reynolds, County Clerk

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

Document Type: **DEED**

Receipt Number: 15-99578

Grantor (Party 1)
MACMANES, ALLAN L

Grantee (Party 2)
BARRA, NICHOLAS J

Fees	
Recording Fee	\$20.00
Pages Fee	\$80.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$125.00
Total Fees Paid:	\$250.00

Transfer Amt: \$0.00
Instrument #: 2015-09555
Transfer Tax #: 000080

Property located in **Lansing**

State of New York
County of Tompkins

Recorded on August 11th, 2015 at 10:19:50 AM with
a total page count of **16**.

Tompkins County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

Do Not Detach

N.Y. Deed – Quit Claim

THIS INDENTURE made

1. The 29th day of September, Two Thousand Fourteen.

Between **ALLAN L. MACMANES**, residing at 17 Oakview Drive, Ashford, Connecticut, 06278
party of the first part, and

2. The 3rd day of September, Two Thousand Fourteen.

Between **JOHN P. MACMANES**, residing at 7700 Cadet Road, Machesney Park, Illinois, 61115
party of the first part, and

3. The 28th day of October, Two Thousand Fourteen.

Between **MARY DEY**, residing at 731 Waterbridge Drive, Winterhaven. FL, 33880
party of the first part, and

4. The 26th day of May, Two Thousand Fifteen.

Between **ROBERT FRANK**, residing at 124 Loehr Avenue, Syracuse, NY, 13204
party of the first part, and

5. The 19th day of December, Two Thousand Fourteen.

Between **CHRISTINE CHINOL**, residing at 5698 Summit Arch, VA Beach, VA, 23462
party of the first part, and

6. The 20th day of November, Two Thousand Fourteen.

Between **SHERRY MACMANES**, residing at 20884 Parish Pl., Riverside, CA, 92508
party of the first part, and

7. The 28th day of October, Two Thousand Fourteen.

Between **AMY MACMANES**, residing at 401 Marcellus St. #2R, Syracuse, NY, 13204
party of the first part, and

8. The 27th day of October, Two Thousand Fourteen.

Between **MELISSA MACMANES**, residing at 230 Garfield Ave., Syracuse, NY, 13205
party of the first part, and

9. The 15th day of October, Two Thousand Fourteen.

Between **RICHARD FRANK**, residing at 424 Douglas Rd, Newfield, NY, 14867
party of the first part, and

10. The 1st day of December, Two Thousand Fourteen.

Between **RENIA FRANK**, residing at 469 Old 76 Rd, Brooktondale, NY, 14817
party of the first part, and

11. The 27th day of October, Two Thousand Fourteen.

Between **YVONNE C. DERMOTT/MACMANES**, residing at 821 Brighton Avenue, Apt. 1702,
Syracuse, NY, 13205
party of the first part, and

NICHOLAS J. BARRA, residing at 286 Jerry Smith Road, Lansing, New York 14882
party of the second part,

Witnesseth that the party of the first part, in good 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 remise, release and quitclaim unto the party of the second part, the distributees or successors and assigns of the party of the second part forever,

ALL THAT TRACT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN THE SCHEDULE A ATTACHED HERETO.

Together with all the appurtenances and all the estate and rights of the party of the first part in and to said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of.

To have and to hold the premises herein granted unto the party of the second part, his successors and/or assigns forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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 portion of Lot No. 54 as said and bounded as follows:

BEGINNING at a point in the centerline of Jerry Smith Road which point is northwesterly a distance of 1,306 feet, more or less, along said centerline from its intersection with the centerline of Dates Road;

Thence running North 79°12'53" West and along the centerline of Jerry Smith Road a distance of 794.71 feet to a point;

Thence running North 11°08'42" East passing through a 3/4" rebar with survey cap at a distance of 25 feet a total distance of 450.00 feet to a point marked by a 3/4" rebar with survey cap;

Thence running North 79°12'53" West a distance 502.29 feet to a point marked by a 3/4" rebar with survey cap;

Thence running north 11°08'42" East and along the premises now or formerly of Willett Dairy (Instrument No. 442365-001) a distance of 1325.95 feet to a point marked by a 3/4" rebar;

Thence running South 79°14'47" East and along the premises now or formerly of Tull, et al (671 Deeds page 172) a distance of 1303.39 feet to a point marked by an iron pipe;

Thence running South 11°20'34" West and along the premises now or formerly of Abbott (643 Deeds page 701) a distance of 300.00 feet to a point marked by an iron pipe;

Thence running South 11°16'05" West and along the premises now or formerly of Barron(586 Deeds page 55) a distance of 599.78 feet to a point marked by an iron pipe;

Thence running South 11°24'35" West and along the premises now or formerly of Williamson (825 Deeds page 336), Huether (867 Deeds page 153) and Trotter (638 Deeds page 1) a distance of 876.94 feet to the point or place of beginning, containing 47.85 acres of land, more or less and being Town of Lansing Tax Parcel No. 9-1-20.2 and known as 286 Jerry Smith Road, Lansing, NY.

The above described premises are more particularly shown on a map entitled "PROPOSED SUBDIVISION, LANDS OF UMAPADA AND MARY L. DEY TRUST, LOT 54, TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK" made by Michael John Reagan, L.S. #049892, dated September 14, 2004, a copy of which was filed in the Tompkins County Clerk's Office on March 2, 2005, as Instrument Number 469325-001 in Drawer JAR, 71.

SUBJECT TO the rights of the public in and to that portion of the above described premises lying within the bounds of the public highway.

Schedule A continued

FURTHER SUBJECT TO easements, restrictions, covenants and rights of way together with easements, restrictions and rights of way of record.

BEING the same premises conveyed to Nicholas J. Barra by Ann M. McNamara, as Executrix of the Last Will and Testament of Nicholas J. Barra dated July 28, 2014 and recorded in the Tompkins County Clerk's Office on July 31, 2014 as Instrument No.: 2014-09193.

It is the intention of the grantor herein to convey to the party of the second part whatever interest the party of the first part may have and the premises described at Schedule A by reason of the fact that the party of the first part is a legal distributee of Stanley Mac Manes who died on February 21, 1999 at the Town of Lansing, County of Tompkins and State of New York.

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

In presence of

Mary Dey L.S.
Mary Dey

STATE OF NEW YORK)
) ss:
COUNTY OF Onondaga)

On the 28th day of October, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared **Mary Dey**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
Notary Public

Thomas Christopher Frye Jr.
LIC# 01FR8288223
Notary Public State of NY
Qualified in Onondaga County
My Commission Expires: 4/22/17

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

In Presence of

Robert Frank L.S.
ROBERT FRANK

STATE OF NEW YORK)
) ss:
COUNTY OF Onondaga)

On the 26th day of May, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared **ROBERT FRANK**, ~~personally known to me or~~ proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

BERNIE MENT
NOTARY PUBLIC-STATE OF NEW YORK
No. 01ME6195271
Qualified in Onondaga County
My Commission Expires October 20, 2016

Bernie Ment
Notary Public

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

In presence of

Christine Ghinoli L.S.

STATE OF Virginia)
) ss:
COUNTY OF Chesapeake)

On the 19th day of December, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Christine Ghinoli, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Jessica M Torrence
Notary Public

Jessica M Torrence
Commission Expires:
02/28/2015
Notary # 7510587



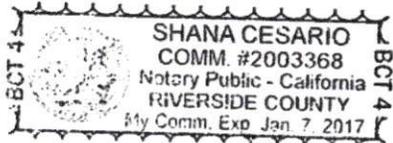
In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In presence of

Sherry MacManes L.S.

STATE OF CALIFORNIA)
) ss:
COUNTY OF RIVERSIDE)

On the 30 day of November 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared SHERRY MACMANES, ~~personally known to me or~~ proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Shana Cesario
Notary Public

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

In presence of

Amy MacManes L.S.
Amy MacManes

STATE OF NEW YORK)
) ss:
COUNTY OF ONONDAGA)

On the 28 day of OCT., 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared **Amy MacManes**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Michelle E. Ferman
Notary Public

MICHELLE A. FERMAN
Notary Public, New York
Onondaga County
Reg. No. 01FE6043668
My Commission Expires June 26, 2018

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

In Presence of

Melissa MacManes L.S.
Melissa MacManes

STATE OF NEW YORK)
) ss:
COUNTY OF Onondaga)

On the 21st day of October, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Melissa MacManes personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

Thomas Christopher Frye Jr.
LIC# 01FR5280223
Notary Public State of NY
Qualified in Onondaga County
My Commission Expires: 4/22/17

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

In presence of

Renia Frank L.S.
Renia Frank

STATE OF NEW YORK)
) ss:
COUNTY OF TOMPKINS)

On the 1st day of DECEMBER, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Renia Frank , personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Christine Christian
Notary Public

CHRISTINE CHRISTIAN
Notary Public, State of New York
No. 1266
Commission Expires December 20, 2018

