



ZONING BOARD OF APPEALS MEETING

Lansing Town Hall Board Room
Wednesday, April 09, 2025
6:30 PM

AGENDA

SUBJECT TO CHANGE

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

VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

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

1. Call Meeting to Order

2. Roll Call

3. Action Items

- a. Project:** Requesting an Area Variance for an in-home animal care facility

Applicant: Kevin Kirby, owner/operator

Location: 89 Goodman Road, TPN 20.-1-8.220

Project Description: The applicant has applied for an Area Variance and is seeking relief from a 150’ setback requirement applicable to Animal Care Facilities located in the AG zoning district.

SEQR: This project is a Type II action

Anticipated Action: Hold Public Hearing, conditions & approval

- b. Project:** Requesting an Area Variance for the construction of a 24’ x 40’ pole barn garage

Applicant: Nick Jordan, property owner

Location: 394 Van Ostrand Road, TPN 29-1-17

Project Description: The applicant has applied for an Area Variance to construct a 24’ x 40’ (approx. 960 sq/ft) pole barn and needs relief from Town of Lansing Zoning Law § 270-11, Schedule II: Area, Frontage, Yard, Height, and Coverage Requirements for a 1) southern side yard setback of 4’ where 15’ is required and for a 2) western rear setback of 4’ where 25’ is required.

SEQR: This project is a Type II action

Anticipated Action: Hold Public Hearing, 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.

GOODMAN ROAD

PRESENT CENTER OF PAVING

TIE MEAS. 1246'± TO EAST LINE TOWN OF LANSING

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



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

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

MAP REFERENCES:

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

NOTES:

- 1.) IMPROVEMENTS SHOWN HEREON ARE FROM A FIELD SURVEY PERFORMED ON 3/27/2024. SEE MAP REFERENCE 3.
- 2.) LIDAR CONTOUR INFORMATION IS BASED ON MAPPING PROVIDED BY THE N.Y.S. GIS CLEARINGHOUSE. THE END USER OF THIS MAPPING AGREES TO ACCEPT THE DATA "AS IS" WITH FULL KNOWLEDGE THAT ERRORS AND OMISSIONS MAY EXIST AND TO HOLD THE STATE AND T.G. MILLER, P.C. HARMLESS FOR ANY DAMAGES THAT RESULT FROM AN INAPPROPRIATE USE OF THIS MAP.
- 3.) FORMERLY ZONED "RA," NOW ZONED "AG" PER TOWN OF LANSING ZONING MAP DATED APRIL 2023.
- 4.) FOR PRINCIPAL USE OF A SINGLE UNIT DWELLING, ZONING REQUIREMENTS ARE AS FOLLOWS. SEE CHAPTER 270 ATTACHMENT 7:
 - a.) MINIMUM LOT SIZE = 40,000 SQ. FT.
 - b.) MAX % OF LOT COVERAGE (INC. PARKING) = 25%
 - c.) MINIMUM FRONTAGE = 30' FOR FLAG LOT W/O MUNICIPAL SEWER (SEE NOTE 5, CHAPTER 270 ATTACHMENT 2 PAGE 3)
 - d.) MAX BUILDING HEIGHT = 35 FT.
 - e.) FRONT YARD SETBACK = 60 FT. (SEE §504 SCHEDULE II - DRAWING 1)
 - f.) SIDE YARD SETBACK = 15 FT.
 - g.) REAR YARD SETBACK = 25 FT.
- 5.) AREA CURRENTLY BEING USED AS A RESIDENTIAL DWELLING AND AS A DOG KENNEL.
- 6.) IMPROVEMENTS THAT DIFFER FROM MAP REF. 3 ARE BASED ON INFORMATION PROVIDED BY CURRENT OWNER.
- 7.) WATER SUPPLY = PRIVATE WELL. 120 GALS/MIN
- 8.) SEPTIC SYSTEM INSTALLED PRIOR TO SKETCH PLAN. APPROVED BY TOMPKINS COUNTY HEALTH DEPARTMENT.
- 9.) BUILDINGS AND FENCE SHOWN HEREON ARE EXISTING STRUCTURES.
- 10.) LOT COVERAGE % = 1958 SQ. FT ± (BUILDING) + 6908 SQ. FT. ± (GRAVEL) + 120 SQ. FT. ± (SHED) + 240 SQ. FT. ± (SIDEWALK) / 61,880 SQ. FT * (100) = 14.9%
- 11.) GREEN SPACE % = APPROXIMATELY 85.1%
- 12.) DIMENSIONS: 60' X 4' (SIDEWALK)
30' X 8' (BACK PORCH)
10' X 8' (FRONT PORCH)
10' X 12' (SHED)

TITLE INFORMATION
KEVIN T. KIRBY
INSTRUMENT NO. 2022-08318
TAX MAP PARCEL NO. 20-1-8.220
AREA = 1.421 ACRES (61,880 SQ. FT.)
NET TO RD R/W

N 04°49'21" E 315.26' TOTAL

AVERAGE WIDTH OF DRIVEWAY = 12' ± TO P/L
290.00' (P TO P)

DRIVEWAY AREA = 3481 SQ. FT. ±

END OF CULVERT 3.2'± OVER P/L

END OF CULVERT 2.3'± OVER P/L

S 85°10'39" E 159.75'

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

DISTRIBUTION BOX

RAISED BED AREA

SEPTIC LIDS

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

BUILDING NO. 89

BACK PORCH

"GRASS AREA"

PRIVACY FENCE

25' REAR YARD SETBACK

STREET LIGHT ON UTILITY POLE
APPROX. LOCATION UNDERGROUND UTILITIES

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

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

STRAUF (R.O.)
BK.900 PG.212
TAX MAP NO. 20-1-8.282

SHELDON (R.O.)
2016-11399
TAX MAP NO. 20-1-10.2

KIRBY (R.O.)
2022-08318
TAX MAP NO. 20-1-8.22



SCALE: 1"=50'



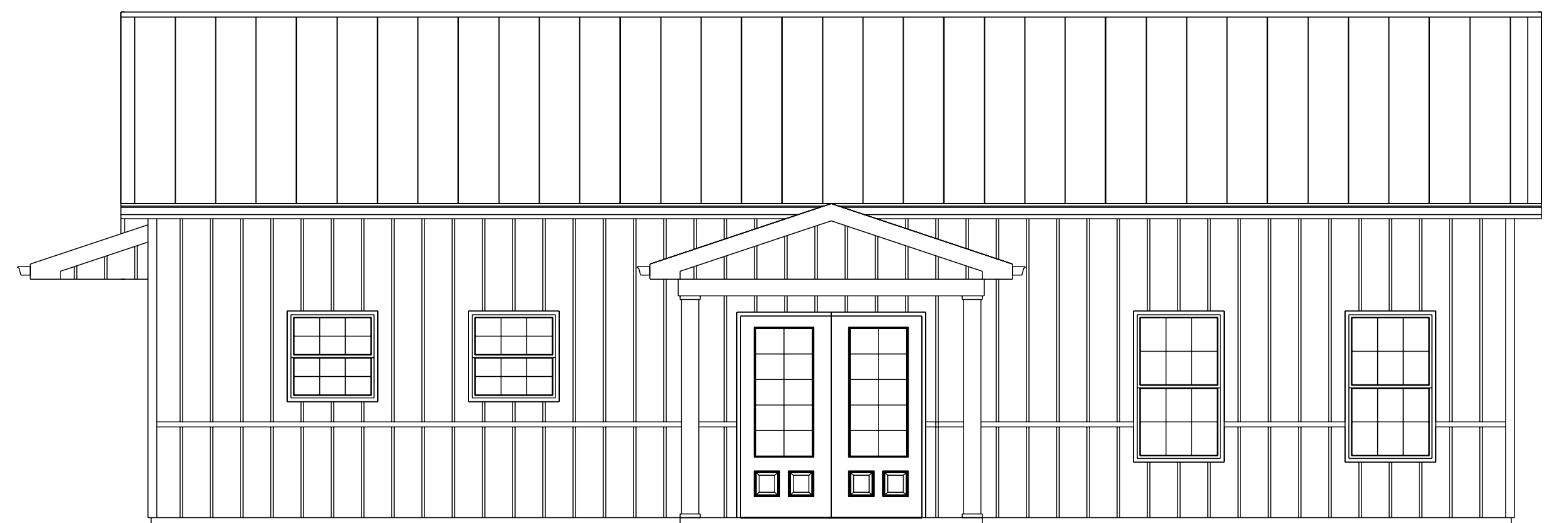
T G M
T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET, SUITE A
ITHACA, NEW YORK 14850
TEL (607)272-6477

TITLE:
SITE PLAN
NO. 89 GOODMAN ROAD
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

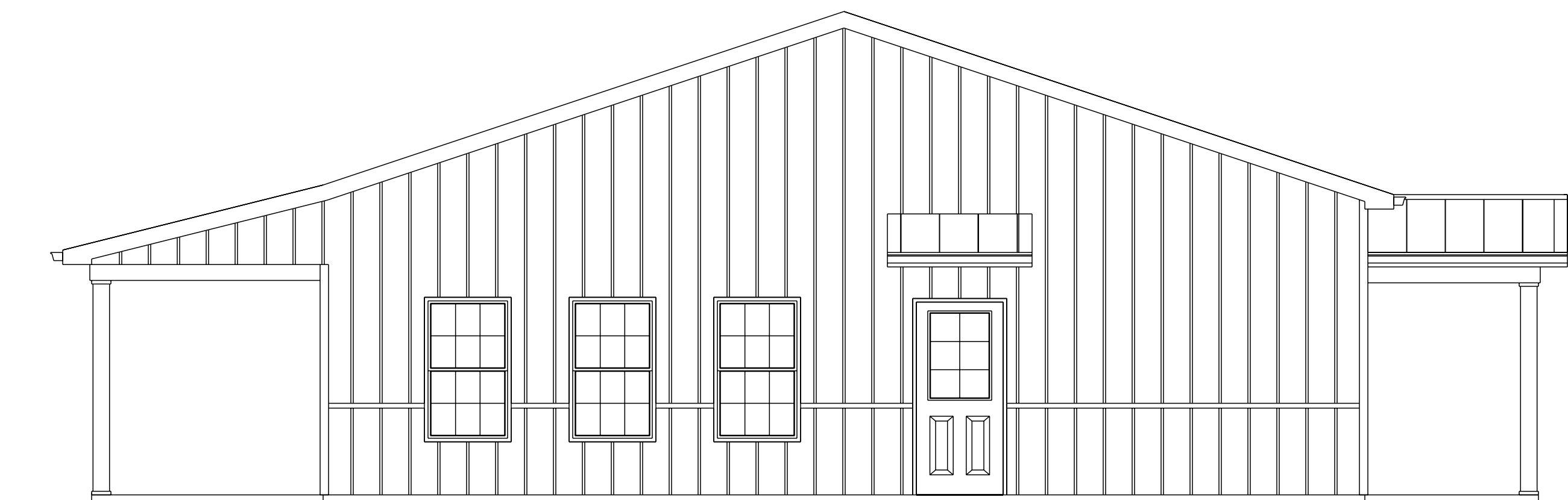
DATE: 1/14/2025

SCALE: 1"=50'

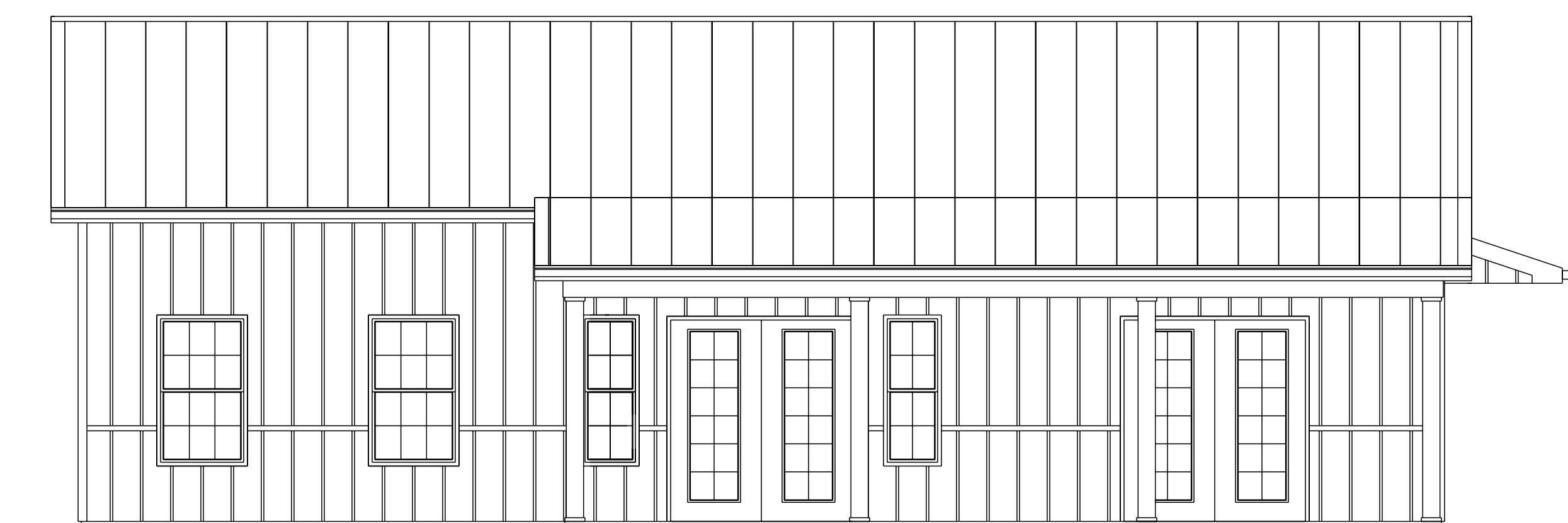
WARNING
ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS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



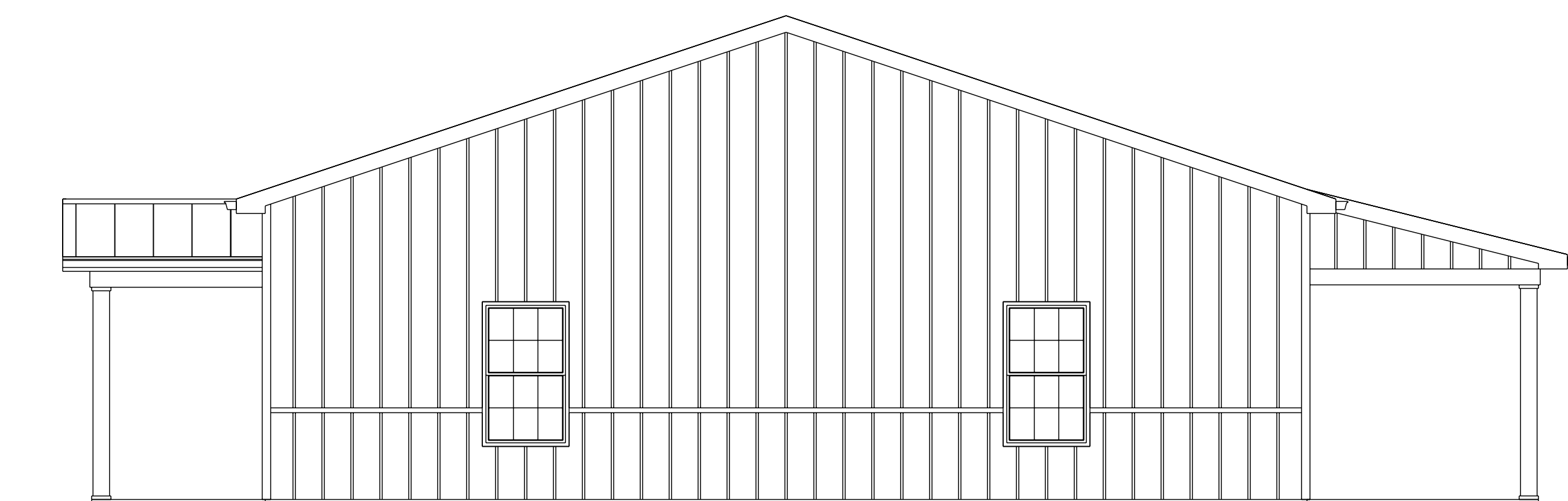
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

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

CUSTOM HOME PLANS

by Kyle Gratz LLC

kylegratz@gmail.com
419.303.5572

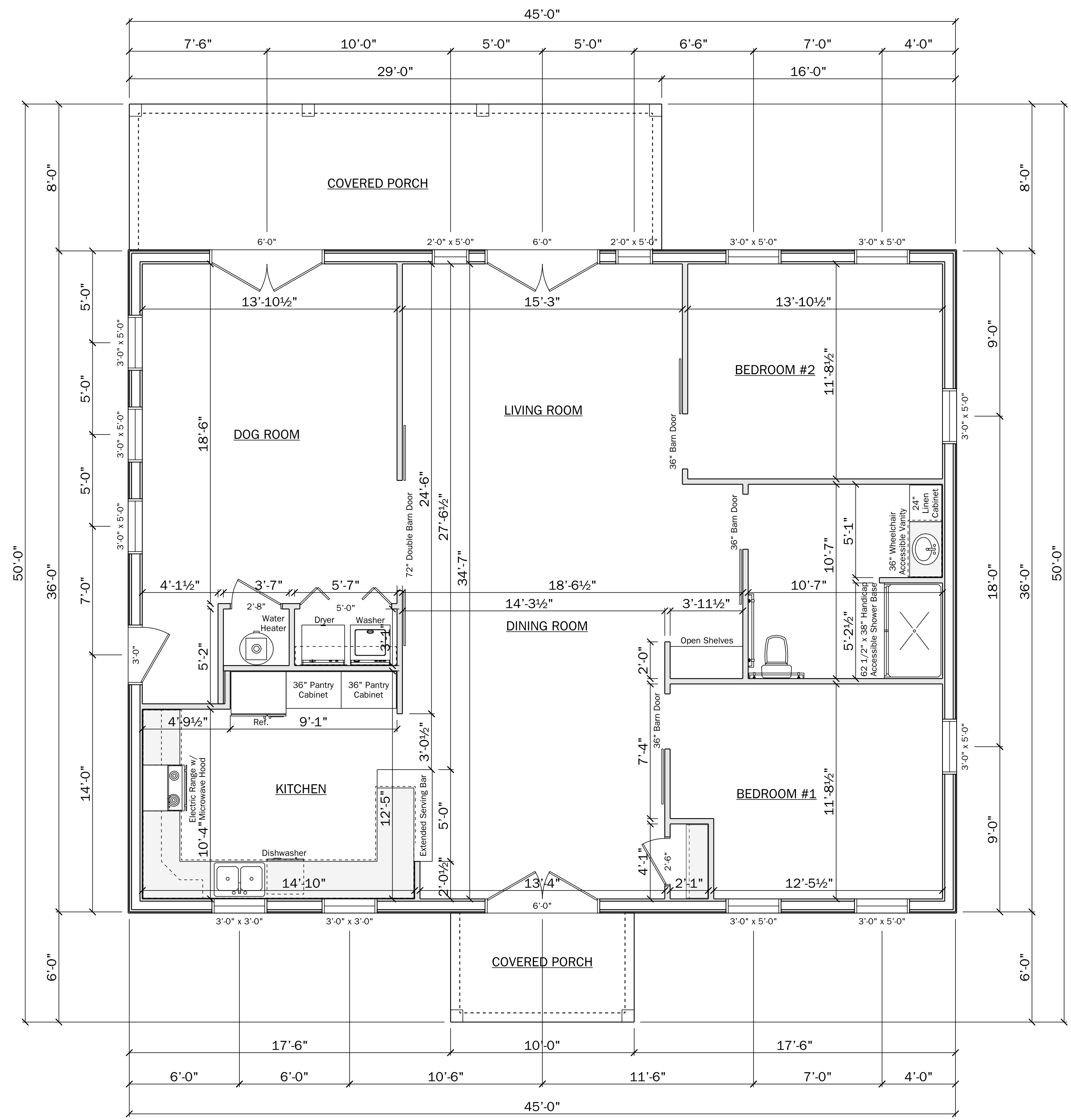
KEVIN KIRBY

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

Page: 1

Date: 5/5/2023

Job: Personal



Main Floor Plan

Finished Ceiling Height
Approx. 10'-0" Tall

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

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

CUSTOM HOME PLANS

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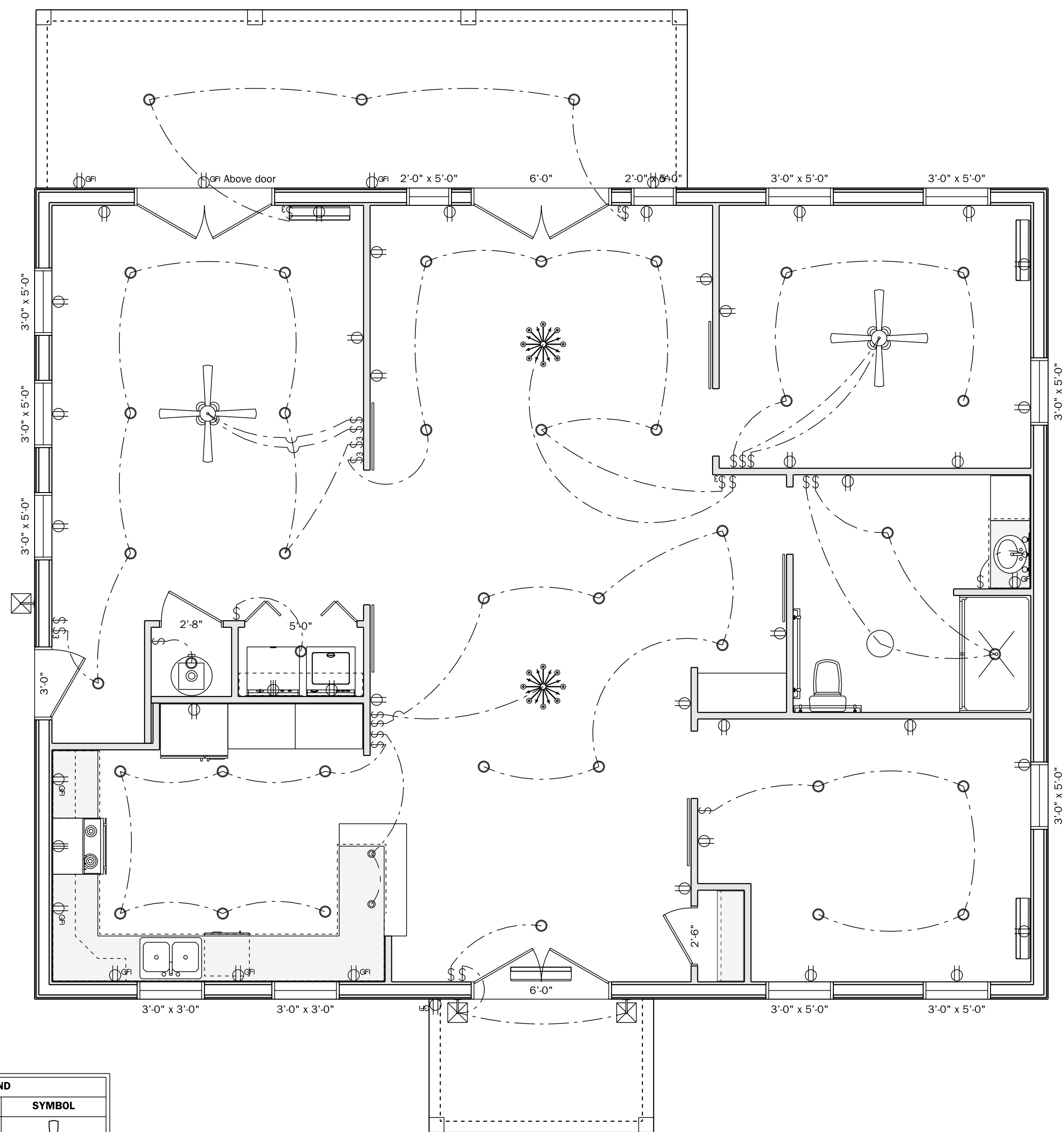
KEVIN KIRBY

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

Page: 2

Date: 5/5/2023

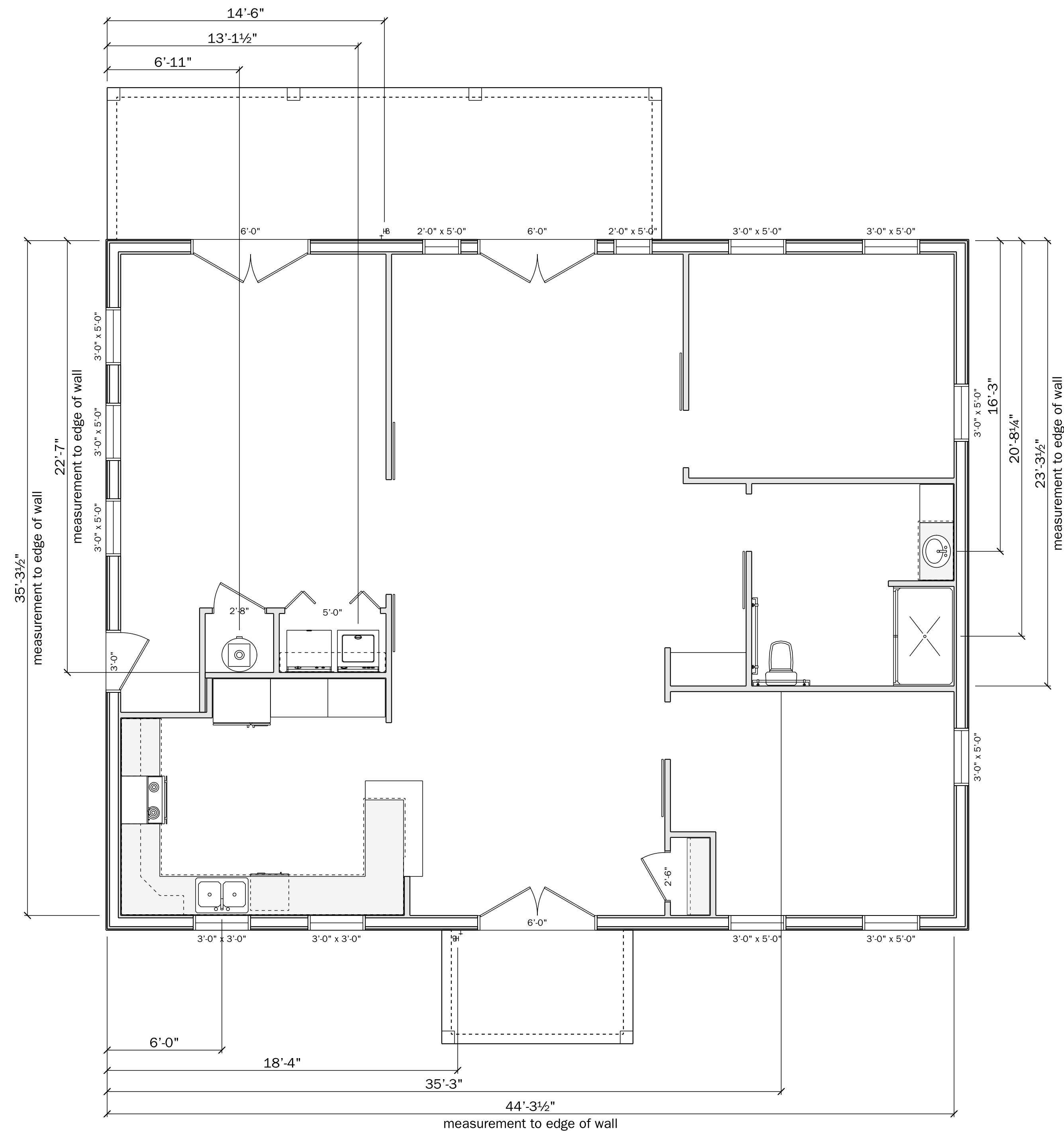
Job: Personal



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

General Electrical Guide

Electrical plan to be used as a general guide.
Licensed electrician to approve final electrical layout.



Plumbing Plan

All measurements to be confirmed by plumber
Measurements subject to change based on exact plumbing fixtures

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

CUSTOM HOME PLANS
by Kyle Gratz LLC

kylegratz@gmail.com
419.303.5572

KEVIN KIRBY

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

Page: 3

Date: 5/5/2023

Job: Personal

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: Kevin Kirby
Mailing address: 89 Goodman Road Lansing, NY 14882

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

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

D. Project site tax map number: 20.-1-8.220

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

F. Number of acres affected by project: 0

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

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

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

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

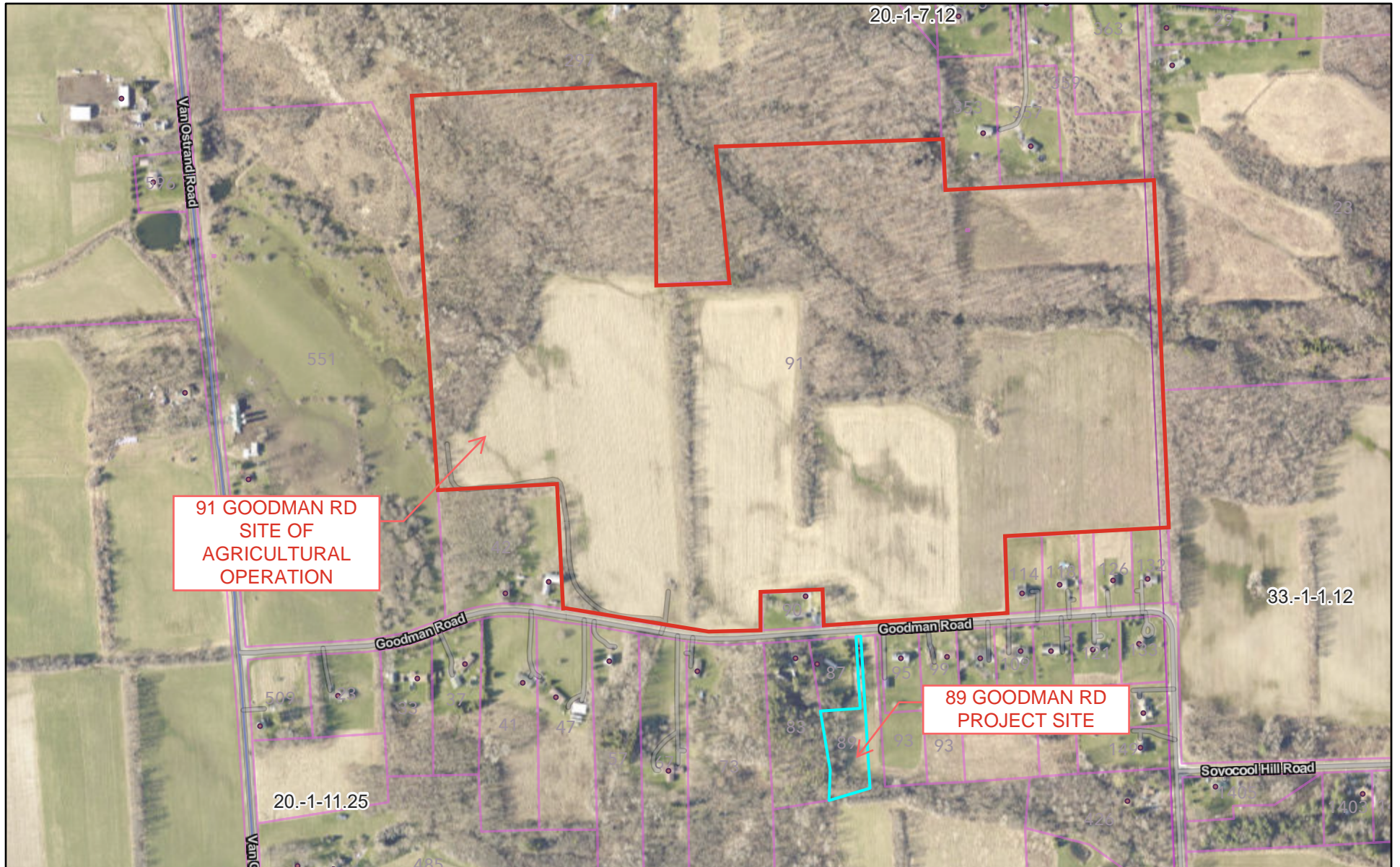
~~~~~  
**FARM NOTE**  
Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified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

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

2/4/2025
Date

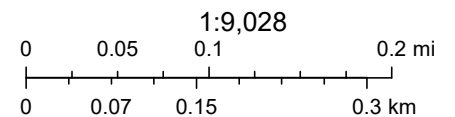
89 Goodman Rd Ag Data Map

Section 3, Item a.



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

- Address
- General
- ▭ Muni Boundaries
- ▭ Parcels
- County



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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

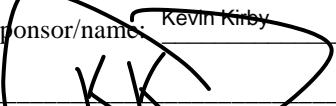
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

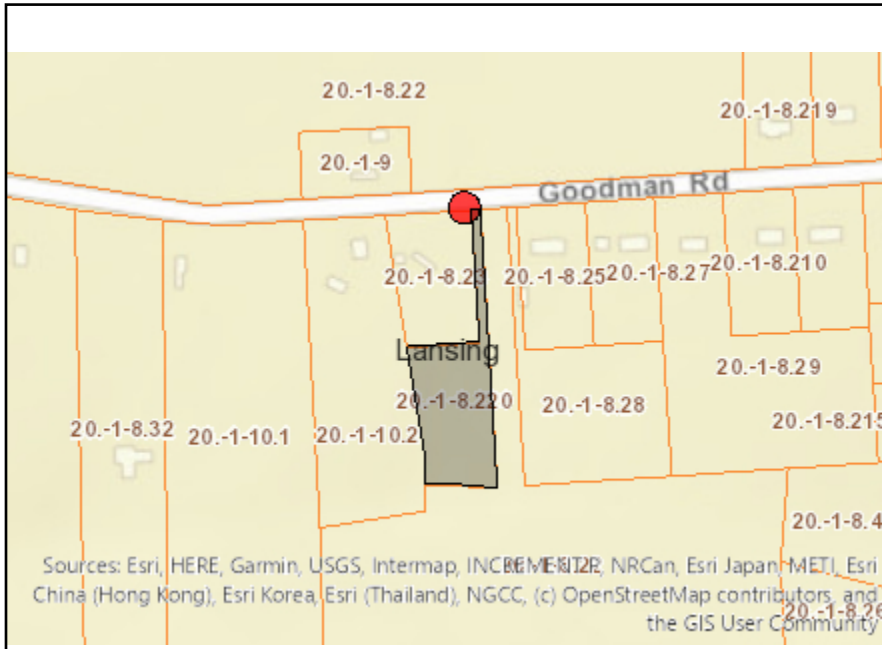
Part 1 – Project and Sponsor Information			
Name of Action or Project: Barksville Inn			
Project Location (describe, and attach a location map): 89 Goodman Road Groton, NY 13073			
Brief Description of Proposed Action: Small in home animal care facility called "Barksville Inn"			
Name of Applicant or Sponsor: Kevin Kirby		Telephone: 607/227-1636	
		E-Mail: Kirby13073@gmail.com	
Address: 89 Goodman Road			
City/PO: Groton		State: NY	Zip Code: 13073
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Site Plan Review & Sign Permit from Town of Lansing, NY			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 1.4 acres	
b. Total acreage to be physically disturbed?		_____ .25 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.4 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		Section 3, Item 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	<input type="checkbox"/>	YES <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	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<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	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
If the proposed action will exceed requirements, describe design features and technologies: _____ _____			
10. Will the proposed action connect to an existing public/private water supply?	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
If No, describe method for providing potable water: _____ new private well on property - n/a to project			
11. Will the proposed action connect to existing wastewater utilities?	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
If No, describe method for providing wastewater treatment: _____ new private septic on property - n/a to project			
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	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
		<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	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
		<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: _____ _____ _____			

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 checked="" 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

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

Applicant/sponsor/name: Kevin Kirby Date: 2/4/2025
 Signature:  Title: Business / Property Owner

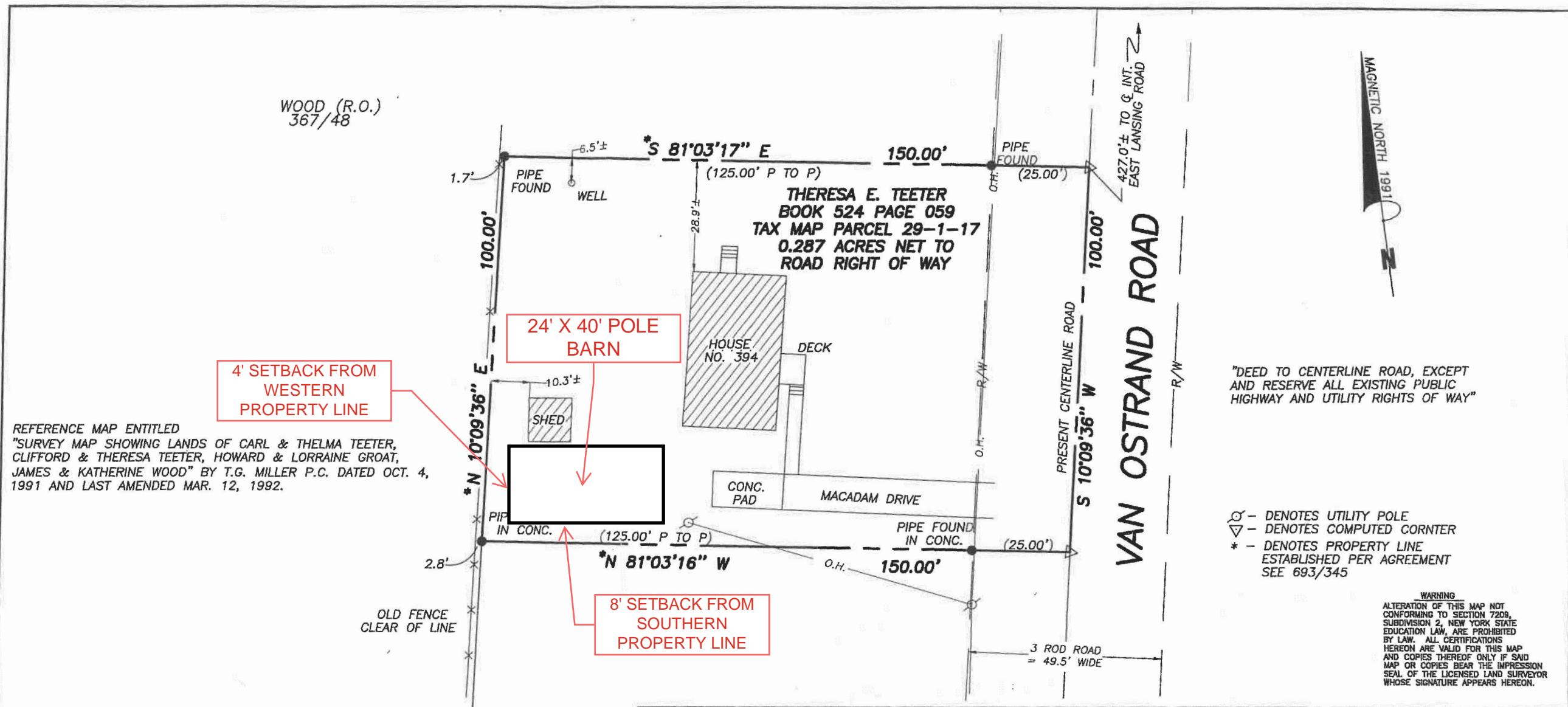


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



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

I plan to use this garage to work on my personal vehicles and store my belongings.



REFERENCE MAP ENTITLED
"SURVEY MAP SHOWING LANDS OF CARL & THELMA TEETER,
CLIFFORD & THERESA TEETER, HOWARD & LORRAINE GROAT,
JAMES & KATHERINE WOOD" BY T.G. MILLER P.C. DATED OCT. 4,
1991 AND LAST AMENDED MAR. 12, 1992.

CERTIFICATION

WELLS FARGO HOME MORTGAGE INC., ITS SUCCESSORS AND/OR ASSIGNS
STEWART TITLE INSURANCE COMPANY
FREDERICK R. XLANDER, ESQ.
GARY E. CHURCH

I hereby certify to
that I am a licensed land surveyor, New York State License
No.050096, and that this map correctly delineates an
actual survey on the ground made by me or under my direct
supervision; that it was prepared in accordance with the
current code of practice for land title surveys adopted by
the New York Association of Professional Land Surveyors;
and that I found no visible encroachments either way
across property lines except as shown hereon.

SIGNED: *Lee Drusser* DATED: 10/16/2003

T G M

T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
203 NORTH AURORA STREET
P.O. BOX 777
ITHACA, NEW YORK 14851

TITLE:
SURVEY MAP
NO. 394 VANOSTRAND ROAD
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE:
10/16/2003

SCALE:
1"=30'

S03740

Lee Drusser

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

The lot is incredibly small. At only .29 acres, I am very limited in my options for the placement of this structure. My septic and well are located on the northern end of the property and there is no road access to that side of my property. The only option is to put this structure at the end of my driveway. I have considered a smaller building, but I would prefer this size structure because it meets my needs better than a smaller building would.

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

No, this is a very rural area. I have support from my neighbor to the south. The neighbor to the west and north is farm fields and would not be affected by the structure.

***Is the request substantial?**

Yes, I am asking for a 60% variance for the side setback and close to 75% variance for the rear setback, but given the size of the lot, I feel this request is justified.

***Will this request have adverse physical or environmental effect?**

No, it will not. There are no wetlands on my property.

***Is the difficulty self-created?**

I don't believe so. Again, due to the size of my parcel, I am very limited in my options.



Tompkins County Clerk Recording Page

Return To

PRECISION ABSTRACT
BOX

Maureen Reynolds, County Clerk

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

Document Type: **DEED**

Receipt Number: 18-205101

Grantor (Party 1)
COLEMAN, JENNIFER

Grantee (Party 2)
DALBANO, BRITTANEE

Fees	
Recording Fee	\$20.00
Pages Fee	\$20.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$125.00
State Transfer Tax	\$348.00
County Transfer Tax	\$174.00
Total Fees Paid:	\$712.00

Transfer Amt: \$87,000.00
Instrument #: 2018-08859
Transfer Tax #: 000050

Property located in **Lansing**

State of New York
County of Tompkins

Recorded on August 7th, 2018 at 2:50:45 PM with a
total page count of 4.

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

WARRANTY DEED

THIS INDENTURE MADE THE ^{3rd} ~~21~~ DAY OF ^{August} ~~July~~, 2018

BETWEEN JENNIFER COLEMAN, residing at 394 Van Ostrand Road, Groton, New York, 13073, party of the first part, and

BRITTANEE D'ALBANO AND NICHOLAS B. JORDAN, residing at 8 Harrison Street, Cortland New York 13045, parties of the second part, as joint tenants with rights of survivorship.

WITNESSETH, that the parties of the first part, in consideration of ONE AND NO/100 (\$1.00) DOLLAR, lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs, distributees and assigns,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of GROTON, County of Tompkins and State of New York, bounded and described on the attached SCHEDULE "A"

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 parties of the second part, their heirs, distributees and assigns forever.

AND SAID party of the first part covenant as follows:

FIRST, that the parties of the second part shall quietly enjoy the said premises;

SECOND, that said party of the first part, will forever **WARRANT** the title to said premises.

THIRD, That, in compliance with Sec. 13 of the Lien Law, the grantor 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 before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part have hereunto set his hands and seals the day and year first above written.

IN PRESENCE OF

JENNIFER COLEMAN L.S.
J Coleman

L.S.

STATE OF NEW YORK)
COUNTY OF TOMPKINS) SS:

On this ^{3rd} ~~21~~ day of ^{August} ~~July~~, 2018, before me, the undersigned, personally appeared **JENNIFER COLEMAN**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

PAUL N. TAVELLI
Notary Public, State of New York
No. 55-3936410
Qualified in Tompkins County
Term Expires *11/30/20*
NOTARY PUBLIC
Paul N. Tavelli

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins and State of New York, and more particularly bounded and described as follows:

BEGINNING at a point in the center line of Van Ostrand Road, which point is south 10° 09' 36" west a distance of 427.0 +/- feet from the intersection of the center lines of Van Ostrand Road and East Lansing Road; thence south 10° 09' 36" west along the center line of Van Ostrand Road a distance of 100.00 feet; thence north 81° 03' 16" west a distance of 25.00 feet passing through a pipe found and continuing on for a total distance of 150.00 feet to a pipe found in concrete; thence north 10° 09' 36" east a distance of 100.00 feet to a pipe found; thence south 81° 03' 17" east a distance of 125.00 feet passing through a pipe found and continuing on a total distance of 150.00 feet to the point or place of beginning.

REFERENCE is hereby made to a "Survey Map, No. 394 Van Ostrand Road, Town of Lansing, Tompkins County, New York" by T.G. Miller, P.C., dated October 16, 2003, amended June 25, 2018. A copy of which is attached hereto and shall be recorded in the Tompkins County Clerk's Office concurrently herewith.

TOGETHER WITH AND SUBJECT TO the rights and obligations of a certain Boundary Line Agreement dated February 8, 1993, a copy of which was recorded in the Tompkins County Clerk's Office in Liber 693 of Deeds at Page 345 on February 11, 1993.

BEING the same premises conveyed to the Grantor herein by deed to Marie A. Stevens dated October 23, 2012 and recorded October 26, 2012 in the Tompkins County Clerk's Office at Instrument Number 599231-001.

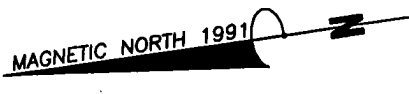
The above premises is known as 394 Van Ostrand Road, Town of Lansing Tax Map Parcel Number 29-1-17.

REFERENCE MAP ENTITLED
 "SURVEY MAP SHOWING LANDS OF CARL & THELMA TEETER,
 CLIFFORD & THERESA TEETER, HOWARD & LORRAINE Groat,
 JAMES & KATHERINE WOOD" BY T.G. MILLER P.C. DATED OCT. 4,
 1991 AND LAST AMENDED MAR. 12, 1992.

KIRBY (R.O.)
 447952-001

*** AMENDED**

- 1.) 6/25/2018 UPDATED SURVEY
 ALL CORNERS FOUND

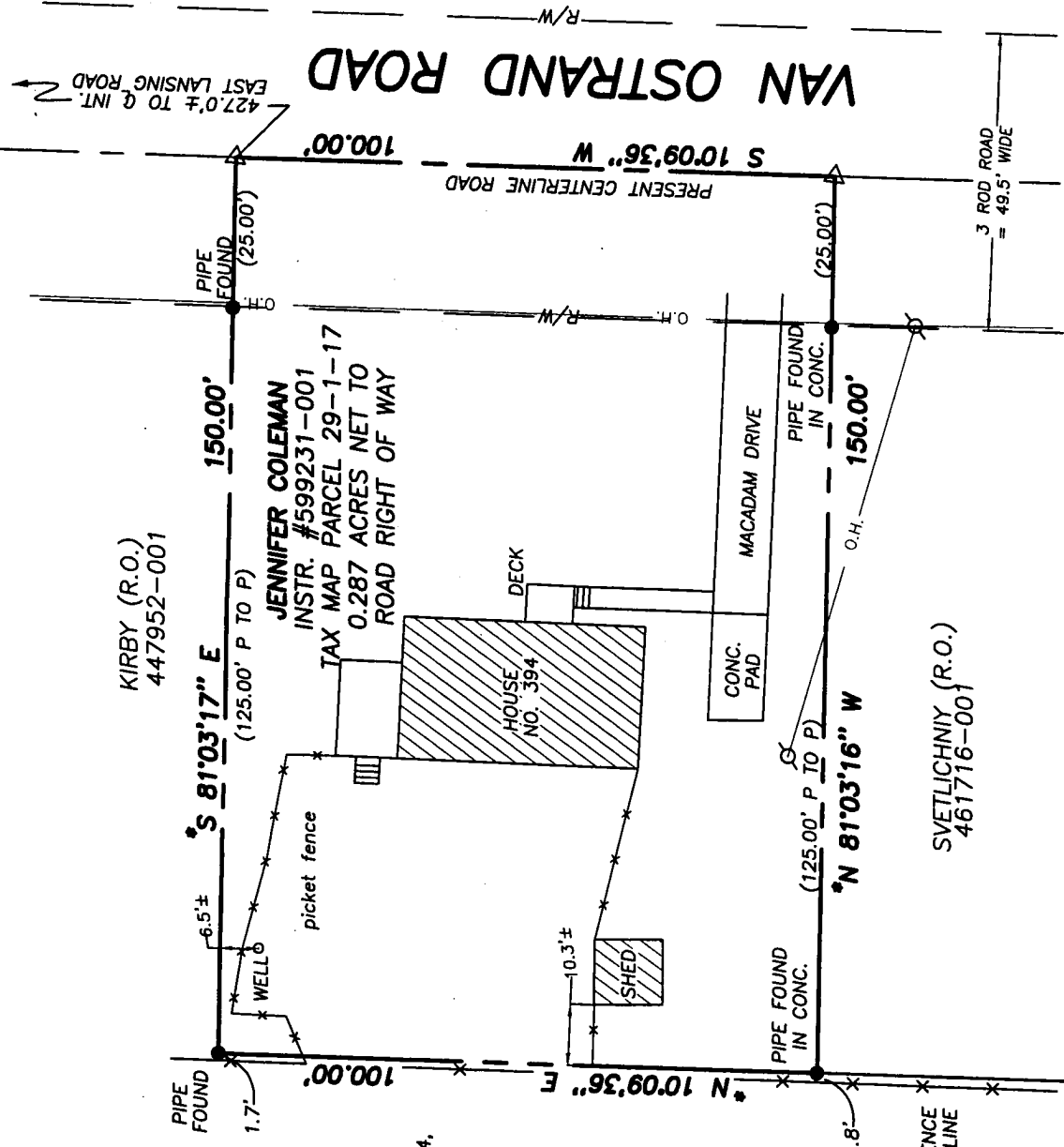


"DEED TO CENTERLINE ROAD, EXCEPT
 AND RESERVE ALL EXISTING PUBLIC
 HIGHWAY AND UTILITY RIGHTS OF WAY"

LEGEND

- - DENOTES UTILITY POLE
- ▽ - DENOTES COMPUTED CORNER
- * - DENOTES PROPERTY LINE ESTABLISHED PER AGREEMENT SEE 693/345
- - IRON STAKE AS NOTED

WARNING
 ALTERATION OF THIS MAP NOT
 PERMITTED WITHOUT THE WRITTEN
 PERMISSION OF THE SURVEYOR.
 EDUCATION LAW, AS PROMULGATED
 BY LAW, ALL CERTIFICATIONS
 HEREON ARE VALID FOR THIS MAP
 AND COPIES THEREOF ONLY IF SMO
 MAP OR COPIES BEAR THE IMPRESSION
 SEAL OF THE LICENSED LAND SURVEYOR
 WHOSE SIGNATURE APPEARS HEREON.



T. G. MILLER P.C.
 ENGINEERS AND SURVEYORS
 203 NORTH AURORA STREET
 P.O. BOX 777
 ITHACA, NEW YORK 14851

TITLE:

SURVEY MAP
NO. 394 VANOSTRAND ROAD

TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE:
 *10/16/2003

SCALE: 1" = 30'

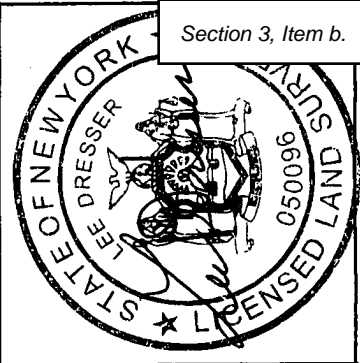
S03740

FCU COMMUNITY CREDIT UNION, ITS PRINCIPALS, SUCCESSORS AND/OR ASSIGNS
 STEWART TITLE INSURANCE COMPANY
 HINES & ALLEN LAW OFFICE

NICHOLAS B. JORDAN; ITHACA NEIGHBORHOOD HOUSING SERVICES

I hereby certify to
 that I am a licensed land surveyor, New York State License
 No.050096, and that this map correctly delineates an
 actual survey on the ground made by me or under my direct
 supervision; that it was prepared in accordance with the
 current code of practice for land title surveys adopted by
 the New York Association of Professional Land Surveyors;
 and that I found no visible encroachments either way
 across property lines except as shown hereon.

DATED: 6/25/18



Section 3, Item b.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

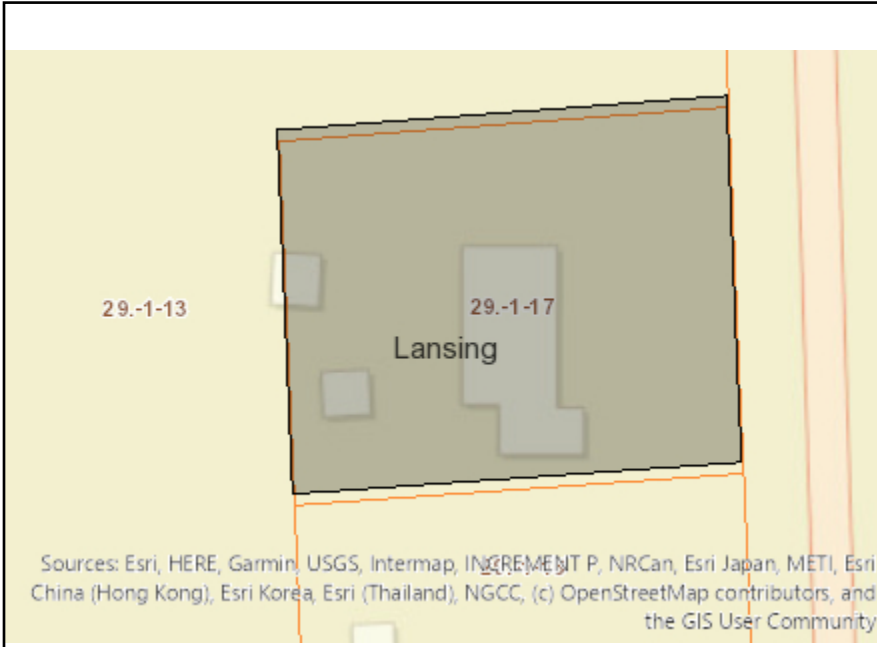
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 24'X40" Pole Barn			
Project Location (describe, and attach a location map): South west rear corner of lot 394 Van Ostrand Road			
Brief Description of Proposed Action: Area Variance to place a 24'x40' pole barn			
Name of Applicant or Sponsor: Nick Jordan		Telephone: 607-423-6316	
		E-Mail: jordann9216@gmail.com	
Address: 394 Van Ostrand Rd			
City/PO: Groton		State: NY	Zip Code: 13073
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input 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 from Town of Lansing NY			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ .289 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?		_____ .289 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		Section 3, Item b.	
5. Is the proposed action,	NO		
		<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	<input type="checkbox"/>	YES <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	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
		<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	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
If the proposed action will exceed requirements, describe design features and technologies: _____ _____			
10. Will the proposed action connect to an existing public/private water supply?	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
If No, describe method for providing potable water: _____ N/A			
11. Will the proposed action connect to existing wastewater utilities?	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
If No, describe method for providing wastewater treatment: _____ N/A			
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	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
		<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	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____ _____			

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 checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Nick Jordan</u> Date: <u>10/25/2023</u>		
Signature: <u>Nick Jordan</u> Title: <u>Property Owner</u>		



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



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

01207

693 CASE 315

BOUNDARY LINE AGREEMENT

THIS AGREEMENT, made this 24th day of February, 1992³, is by and between JAMES M. WOOD of East Lansing Road, Groton, New York, HOWARD GROAT and LORRAINE GROAT, of 402 VanOstrand Road, Groton, New York, THERESA E. TEETER, of 394 VanOstrand Road, Groton, New York, and CARL TEETER and THELMA TEETER, of 390 VanOstrand Road, Groton, New York.

WHEREAS, JAMES M. WOOD is the owner as surviving tenant by the entirety (KATHERINE M. WOOD having died on November 19, 1992) of premises described in a warranty deed recorded in the Tompkins County Clerk's Office in Liber 367 of Deeds at Page 48, in the Town of Lansing, Tompkins County, New York, having conveyed portions of said premises to the following individuals or to their predecessors in title (among others); and

WHEREAS, HOWARD and LORRAINE GROAT are the owners of premises conveyed by JAMES M. WOOD and KATHERINE M. WOOD by warranty deed dated April 14, 1950 and recorded April 29, 1959, in said Clerk's office in Liber 416 of Deeds at page 140; and

WHEREAS THERESA E. TEETER is the owner of premises conveyed to CLIFFORD C. and THERESA E. TEETER by FRANK SCHEFFLER and CHARLOTTE SCHEFFLER as executors for THELMA B. LUCE by executor's deed dated June 5, 1974, and recorded June 10, 1974, in said Clerk's office in Liber 524 of Deeds at page 59; THERESA E. TEETER is the surviving joint owner of said premises, CLIFFORD C. TEETER having died on September 9, 1991; and

WHEREAS CARL and THELMA TEETER are the owners of premises conveyed by JAMES M. WOOD and KATHERINE M. WOOD by warranty deed dated December 21, 1956, and recorded January 9, 1957, in said Clerk's office in Liber 394 of Deeds at page 242;

WHEREAS, the parties desire to enter into an agreement to fix their common boundary lines, to correct errors in the description of the location of the starting points of each parcel, and to confirm the original intention of JAMES M. to retain title to an access lane to remaining lands of WOOD,

NOW, THEREFORE, the parties agree as follows:

1. The parties hereby agree that the boundary lines of the premises owned by HOWARD AND LORRAINE GROAT are as shown on a survey map entitled "SURVEY MAP, showing lands of Carl and Thelma Teeter, Clifford and Theresa Teeter, Howard and Lorraine Groat, James and Katherine Wood, VanOstrand Road, Town of Lansing, Tompkins Co., New York," dated October 4, 1991, and amended March 12, 1992, by T.G. Miller, P.C., Engineers & Surveyors, which is to be filed concurrently with this agreement. In accordance with said survey map, the premises belonging to HOWARD AND LORRAINE GROAT are described as follows:

map

WILLIAM & MATHIAS
ATTORNEYS
NUNSTAN BUILDING
ITHACA NY
14850

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins, State of New York, and being a part of lot 80 in said Town, and more particularly bounded and described as follows:

1

RECEIVED
REAL ESTATE
FEB 11 1993
TRANSFER TAX
TOMPKINS
COUNTY

LIBER 693 PAGE 346

BEGINNING at a point in the centerline of VanOstrand Road a distance of 183.4 feet southerly from the intersection of the centerlines of VanOstrand Road and East Lansing Road (Luce Road); thence north 81 degrees 03 minutes west, passing through a pipe set at 25 feet from the centerline of VanOstrand Road, for a total distance of 150 feet to a point marked by a set pipe; thence south 10 degrees 10 minutes west a distance of 200 feet to a point marked by a set pipe; thence south 81 degrees 03 minutes east a distance of 150 feet to a point in the centerline of VanOstrand Road, passing through a pipe set at a distance of 25 feet from the centerline of VanOstrand Road; thence north 10 degrees 10 minutes east a distance of 200 feet to the point or place of beginning.

2. The parties hereby agree that the boundary lines of the premises owned by JAMES M. WOOD are as shown on the above mentioned survey map. In accordance with said survey map, premises belonging to JAMES M. WOOD (in addition to and contiguous with remaining premises of WOOD as described in the deed recorded at Liber 367, page 48) are described as follows:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins, State of New York, and being a part of lot 80 in said Town, and more particularly bounded and described as follows:

BEGINNING at a point in the centerline of VanOstrand Road a distance of 383.4 feet southerly from the intersection of the centerlines of VanOstrand Road and East Lansing Road (Luce Road); thence north 81 degrees 03 minutes west, passing through a pipe set at 25 feet from the centerline of VanOstrand Road, for a total distance of 150 feet to a point marked by a set pipe; thence south 10 degrees 10 minutes west a distance of 42.6 feet to a point marked by a set pipe; thence south 81 degrees 03 minutes east a distance of 150 feet to a point in the centerline of VanOstrand Road, passing through a pipe set at a distance of 25 feet from the centerline of VanOstrand Road; thence north 10 degrees 10 minutes east a distance of 42.6 feet to the point or place of beginning.

3. The parties hereby agree that the boundary lines of the premises owned by THERESA E. TEETER are as shown on the above mentioned survey map. In accordance with said survey map, the premises belonging to THERESA E. TEETER are described as follows:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins, State of New York, and being a part of lot 80 in said Town, and more particularly bounded and described as follows:

BEGINNING at a point in the centerline of VanOstrand Road a distance of 526 feet southerly from the intersection of the centerlines of VanOstrand Road and East Lansing Road (Luce Road); thence north 81 degrees 03 minutes west, passing through a pipe set at 25 feet from the centerline of VanOstrand Road, for a total distance of 150 feet to a point marked by a set pipe; thence north 10 degrees 10 minutes east a distance of 100 feet to a point marked by

NEELKHEM & WITMAN
ATTORNEYS
NORSTAR BUILDING
ITHACA, NY
14850

PL 693 PL 347

a set pipe; thence south 81 degrees 03 minutes east a distance of 150 feet to a point in the centerline of VanOstrand Road, passing through a pipe set at a distance of 25 feet from the centerline of VanOstrand Road; thence south 10 degrees 10 minutes west a distance of 100 feet to the point or place of beginning.

4. The parties hereby agree that the boundary lines of the premises owned by CARL and THELMA TEETER are as shown on the above mentioned survey map. In accordance with said survey map, the premises belonging to CARL and THELMA TEETER are described as follows:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins, State of New York, and being a part of lot 80 in said Town, and more particularly bounded and described as follows:

BEGINNING at a point in the centerline of VanOstrand Road a distance of 701 feet southerly from the intersection of the centerlines of VanOstrand Road and East Lansing Road (Luce Road); thence north 81 degrees 03 minutes west, passing through a pipe set at 25 feet from the centerline of VanOstrand Road, for a total distance of 150 feet to a point marked by a set pipe; thence north 10 degrees 10 minutes east a distance of 175 feet to a point marked by a set pipe; thence south 81 degrees 03 minutes east a distance of 150 feet to a point in the centerline of VanOstrand Road, passing through a pipe set at a distance of 25 feet from the centerline of VanOstrand Road; thence south 10 degrees 10 minutes west a distance of 175 feet to the point or place of beginning.

5. The parties to this agreement acknowledge that this agreement does not in any way address or affect title to premises lying south of the above described southerly boundary of premises of CARL and THELMA TEETER and north of the line shown on said survey map as "South Deed Line of Carl & Thelma Teeter".

6. JAMES M. WOOD hereby quitclaims to HOWARD and LORRAINE GROAT all of his right, title and interest in and to those premises shown as premises of HOWARD and LORRAINE GROAT on said survey map.

7. HOWARD and LORRAINE GROAT hereby quitclaim to JAMES M. WOOD all of their right, title and interest in and to those premises shown as the premises to be retained by JAMES M. and KATHERINE M. WOOD on said survey map.

8. HOWARD and LORRAINE GROAT hereby quitclaim to THERESA E. TEETER all of their right, title and interest in and to those premises shown as premises of CLIFFORD and THERESA TEETER on said survey map.

9. THERESA E. TEETER hereby quitclaims to CARL and THELMA TEETER all of her right, title and interest in and to those premises shown as premises of CARL and THELMA TEETER on said survey map.

10. HOWARD and LORRAINE GROAT and JAMES M. WOOD further acknowledge their recognition that, as shown on said survey map, two sheds of GROAT

WELLS & WELLS
ATTORNEYS
NORSTAR BUILDING
ITHACA NY
14850

693 PAGE 348

encroach on premises of WOOD.

11. JAMES M. WOOD agrees to allow HOWARD and LORRAINE GROAT to maintain said sheds in their present location for one year from the date of this agreement and to allow HOWARD and LORRAINE GROAT access to said sheds for the purpose of removal of the sheds.

12. HOWARD and LORRAINE GROAT and JAMES M. WOOD further acknowledge their recognition that pasture fence of WOOD encroaches on premises of GROAT along the western boundary of premises of GROAT.

13. HOWARD and LORRAINE GROAT agree to allow JAMES M. WOOD to maintain said pasture fence in its present location and to allow WOOD access to maintain and repair the encroaching fence line in safe condition. At such point as JAMES M. WOOD ceases to use his adjacent premises as pasture for farm animals, JAMES M. WOOD agrees to remove said fence line. At such point as said fence line requires replacement, JAMES M. WOOD agrees to relocate said fence line outside of premises of GROAT.

14. HOWARD and LORRAINE GROAT and JAMES M. WOOD acknowledge in any event that no permanent easement is created in the premises of each other on account of either of the aforesaid encroachments.

15. JAMES M. WOOD hereby grants to CARL and THELMA TEETER a right of way and easement on and through premises of WOOD located on the westerly side of TEETER for the purpose of maintaining and operating an existing underground drainage line serving premises of TEETER. This right of way and easement extends in a westerly direction from premises of TEETER running thence northerly along the fence line shown on the above-referenced survey map through WOOD's adjacent premises to the creek shown on said survey map. Accompanying this right is the further right in TEETER, his successors and assigns, to enter and depart as needed over and upon that portion of WOOD's land to effect the purposes of the easement. After any maintenance performed by TEETER, TEETER shall restore WOOD's premises to its former and usual condition.

16. This agreement shall be binding on the heirs, executors, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals.

James M. Wood
JAMES M. WOOD

Howard S. Groat
HOWARD GROAT

Carl Teeter
CARL TEETER

Lorraine H. Groat
LORRAINE GROAT

Thelma E. Teeter
THELMA TEETER

Theresa E. Teeter
THERESA E. TEETER

WYKIKIEM & WITHEAM
ATTORNEYS
NORTHAN BUILDING
ITHACA NY
14850

693 349

State of New York, County of Tompkins, ss:

On this February 8, 199³, before me, the subscriber, personally appeared JAMES M. WOOD, to me personally known and known to me to be the same person described in and who executed the within Instrument, and he acknowledged to me that he executed the same.

Frederick Beck Jr.
Notary Public

FREDERICK BECK JR.
Notary Public, State of New York
No. 4714134
Qualified in Tompkins County
Term Expires February 28, 1923

State of New York, County of Tompkins, ss:

On this February 8, 199³, before me, the subscriber, personally appeared HOWARD GROAT and LORRAINE GROAT, to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they acknowledged to me that they executed the same.

Diane B. Withiam
Notary Public

DIANE B. WITHIAM
Notary Public, State of New York
No. 4714134
Qualified in Tompkins County
Term Expires February 28, 1923

State of New York, County of Tompkins, ss:

On this February 8, 199³, before me, the subscriber, personally appeared CARL TEETER and THELMA TEETER, to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they acknowledged to me that they executed the same.

Diane B. Withiam
Notary Public

DIANE B. WITHIAM
Notary Public, State of New York
No. 4714134
Qualified in Tompkins County
Term Expires February 28, 1923

State of New York, County of Tompkins, ss:

On this February 8, 199³, before me, the subscriber, personally appeared THERESA E. TEETER, to me personally known and known to me to be the same person described in and who executed the within Instrument, and she acknowledged to me that she executed the same.

Diane B. Withiam
Notary Public

DIANE B. WITHIAM
Notary Public, State of New York
No. 4714134
Qualified in Tompkins County
Term Expires February 28, 1923

DIANE B. WITHIAM
ATTORNEYS
NORSTAR BUILDING
ITHACA NY
14850

Tompkins County, ss.
Recorded on the 11th Day
of February, 19⁹³, at 2:25
o'clock P.M., in Libert of
at Page 345 and examined.
Aurora P. Valente Clerk