



PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, March 24, 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: Sketch Plan / Site Plan Review - 89 Goodman Road

Applicant: Kevin Kirby, owner

Location: 89 Goodman Road

Project Description: Site Plan Review of small, home-based business named the "Barksville Inn". This project is located in the AG zoning district

SEQR: Type II – no action needed

Anticipated Action: Review Site Plan and provide comments/ concerns, decide whether public hearing will be needed for April and schedule if so

b. Project: Site Plan Review - Delaware River Solar

Applicant: Mollie Messinger, DelSol

Location: 0 & 2675 N. Triphammer Road

Project Description: Site Plan Review of two solar energy facilities

SEQR: N/A; completed during Use Variance proceedings

Anticipated Action: Review updated planting plan, any additional comments or concerns the Board may have, conditions & approval

c. Project: Sketch Plan / Site Plan Review for new Zamboni Storage facility at "The Rink"

Applicant: Gerry Pendell

Location: 1767 E Shore Drive "The Rink"

Project Description: Construction of a 30' x 40' pole barn to be used as storage for new electric Zamboni machine. This project is located in the R2 zoning district

SEQR: Type II – no action needed

Anticipated Action: Review Site Plan and provide comments/ concerns, decide whether public hearing will be needed for April and schedule if so

d. **Project:** Minor Subdivision (2 lots) of land at 25 Sperry Lane

Applicant: Joseph Lovejoy

Location: 25 Sperry Lane

Project Description: Minor subdivision of lands located at 25 Sperry Lane into two new parcels: Parcel A (.748 ac) and Parcel B (.726 ac). This project is located in the R2 zoning district

SEQR: Unlisted Action - part 2 required

Anticipated Action: Preliminary Plat Review, schedule Public Hearing for April, complete SEQR pt. 2

e. **Project:** Preliminary Plat Review of Conlon Corners Minor Subdivision

Applicant: Andy Sciarabba on behalf of Jesse Young (owner)

Location: 113 Bower Road

Project Description: Minor subdivision of lands located at 113 Bower Road into four new parcels: Lots 1-3 (1.5 ac each) and the remaining 182-acre parent lot. This project will also have a 20' easement with the Town for the installation of a walking trail. This project is located in the RA zoning district

SEQR: Unlisted Action - part 2 required

Anticipated Action: Preliminary Plat review, schedule Public Hearing for April, complete SEQR pt. 2

f. **Project:** Site Plan Review of "Sperling Studio"

Applicant: Andy Sciarabba on behalf of Josh Sperling (owner)

Location: 2073 E Shore Drive (located in the old IGA building)

Project Description: Art / woodworking studio including new site improvements. This project is located in the B1 zoning district

SEQR: Unlisted Action – part 2 required

Anticipated Action: Review Site Plans and provide comments/concerns, decide whether Public Hearing will be needed for April and schedule if so, complete SEQR pt. 2

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 GRAVEL DRIVE - ACCESS TO BUILDING

DRIVEWAY AREA = 3481 SQ. FT. ±

S 04°49'21" W 635.26' TOTAL

20.00' END OF CULVERT 3.2'± OVER P/L

20.00' 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. ±

"GRASS AREA"

WELL

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

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

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



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

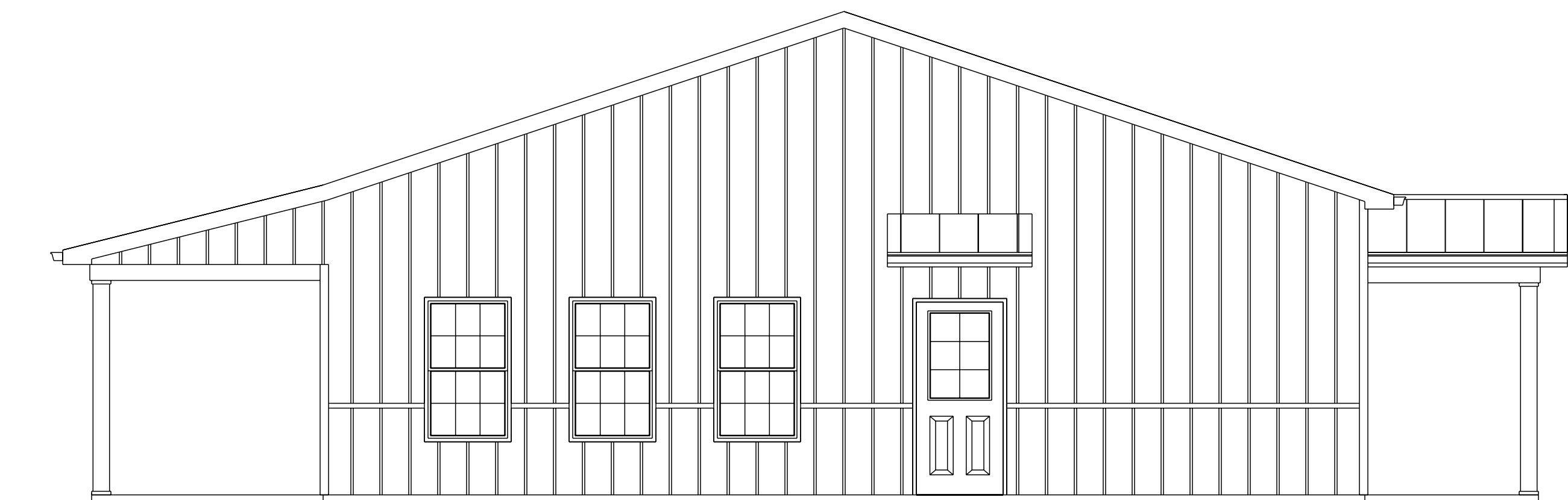
DATE: 1/14/2025

SCALE: 1"=50'

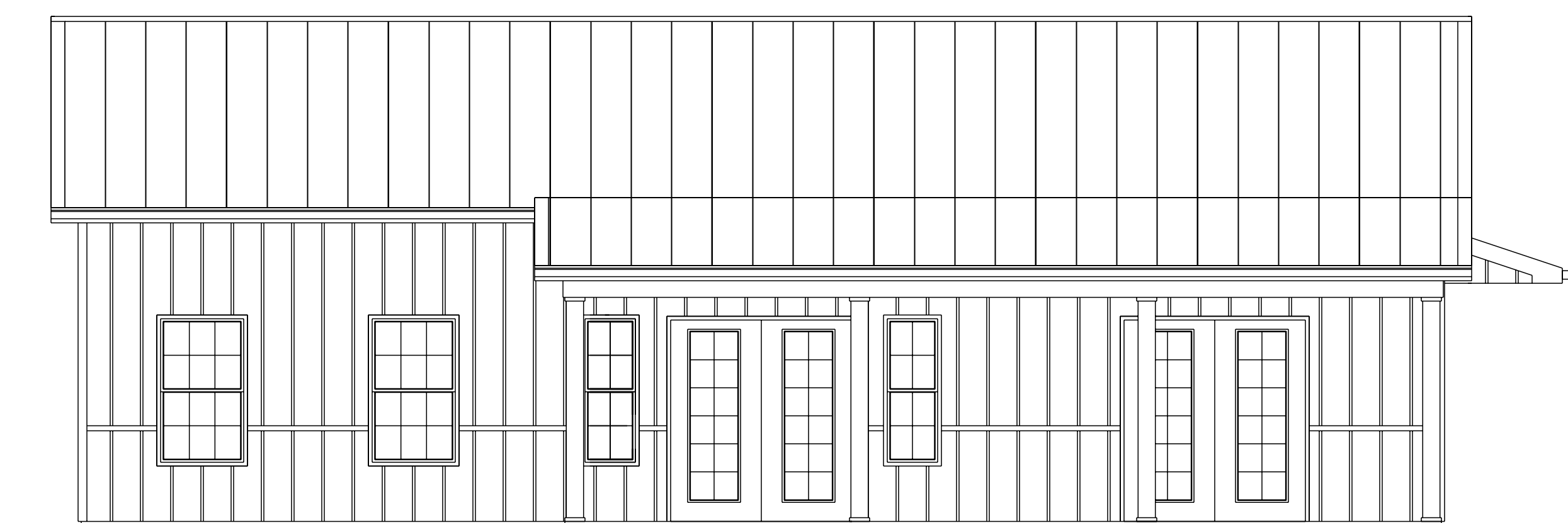
WARNING
ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS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



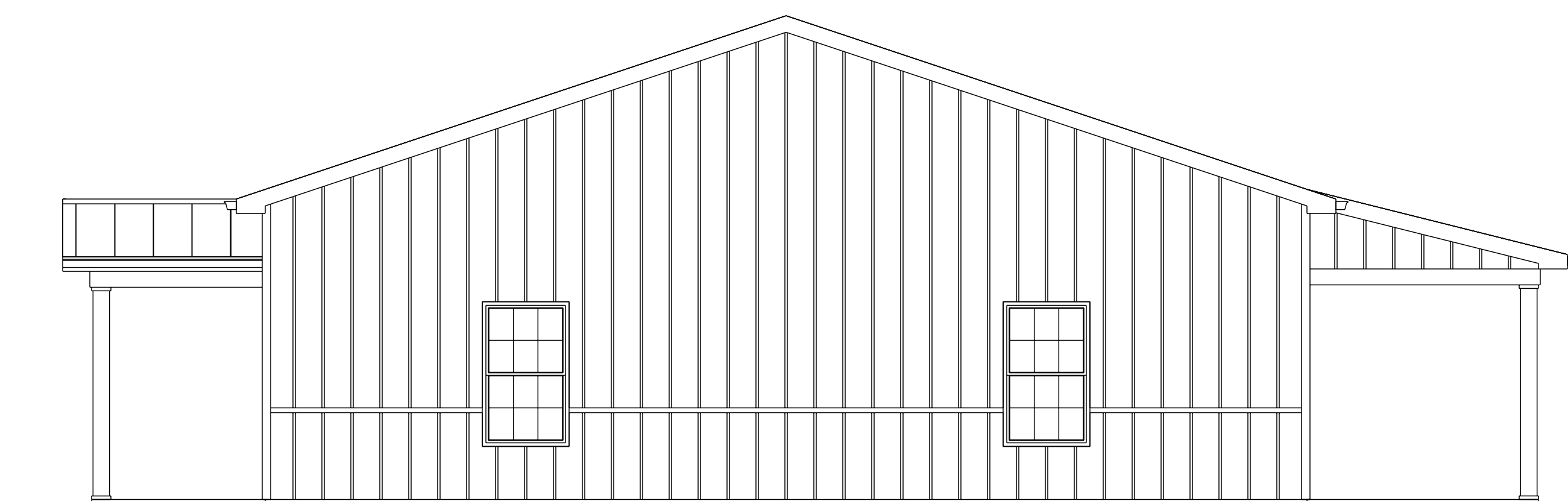
Front Elevation



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

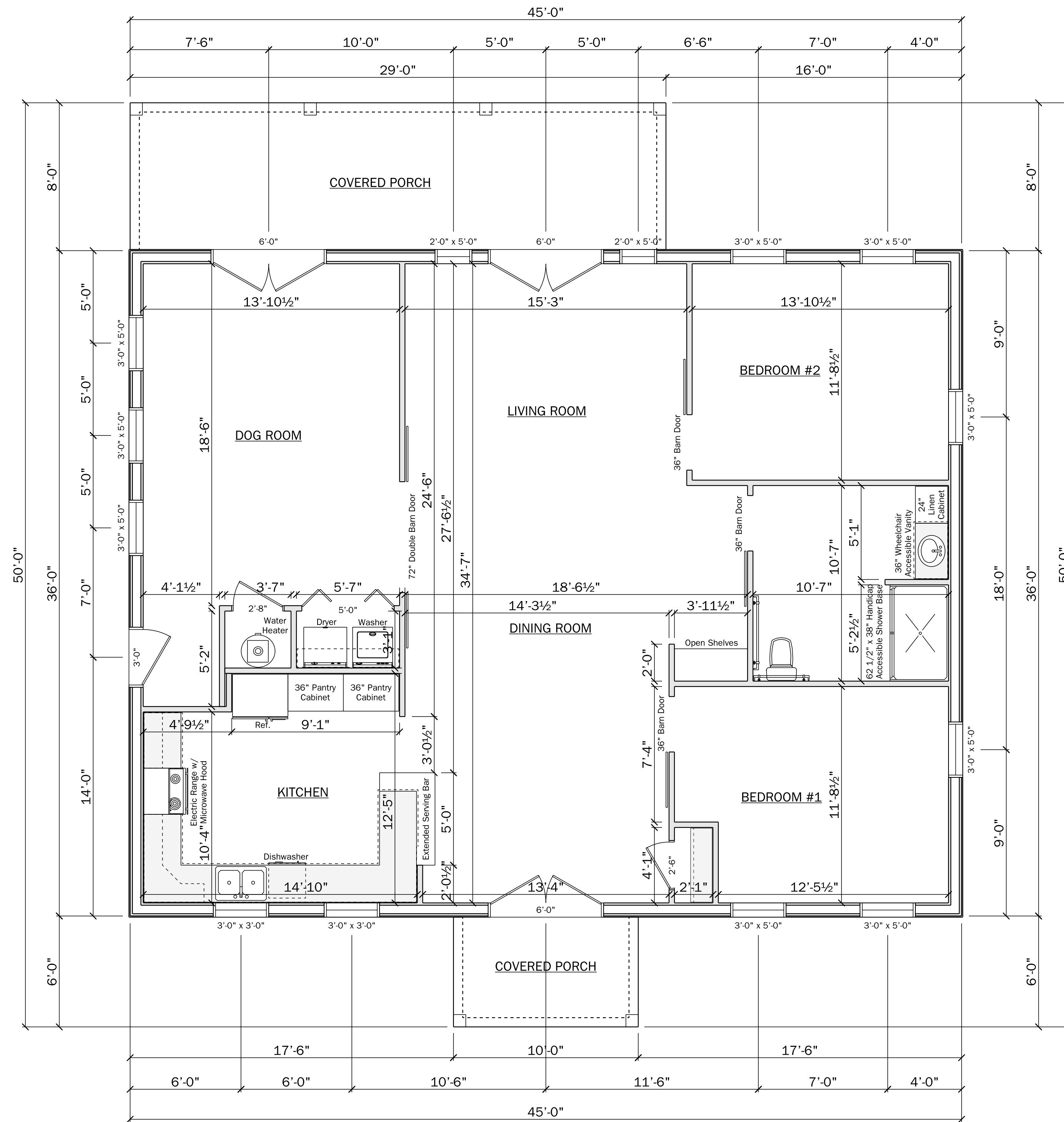
KEVIN KIRBY

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

by Kyle Gratz LLC

kylegratz@gmail.com
419.303.5572

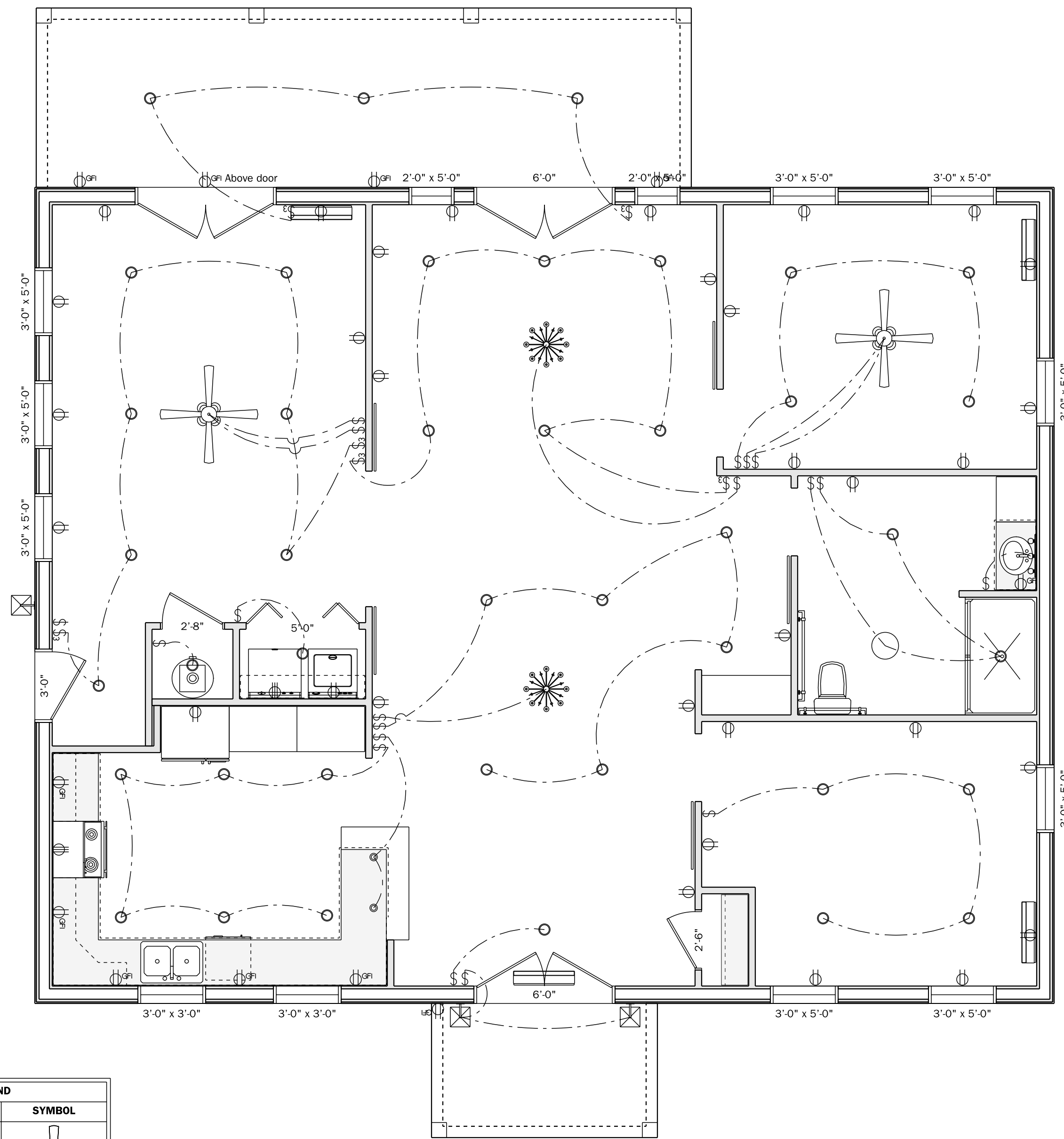
KEVIN KIRBY

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

Page: 2

Date: 5/5/2023

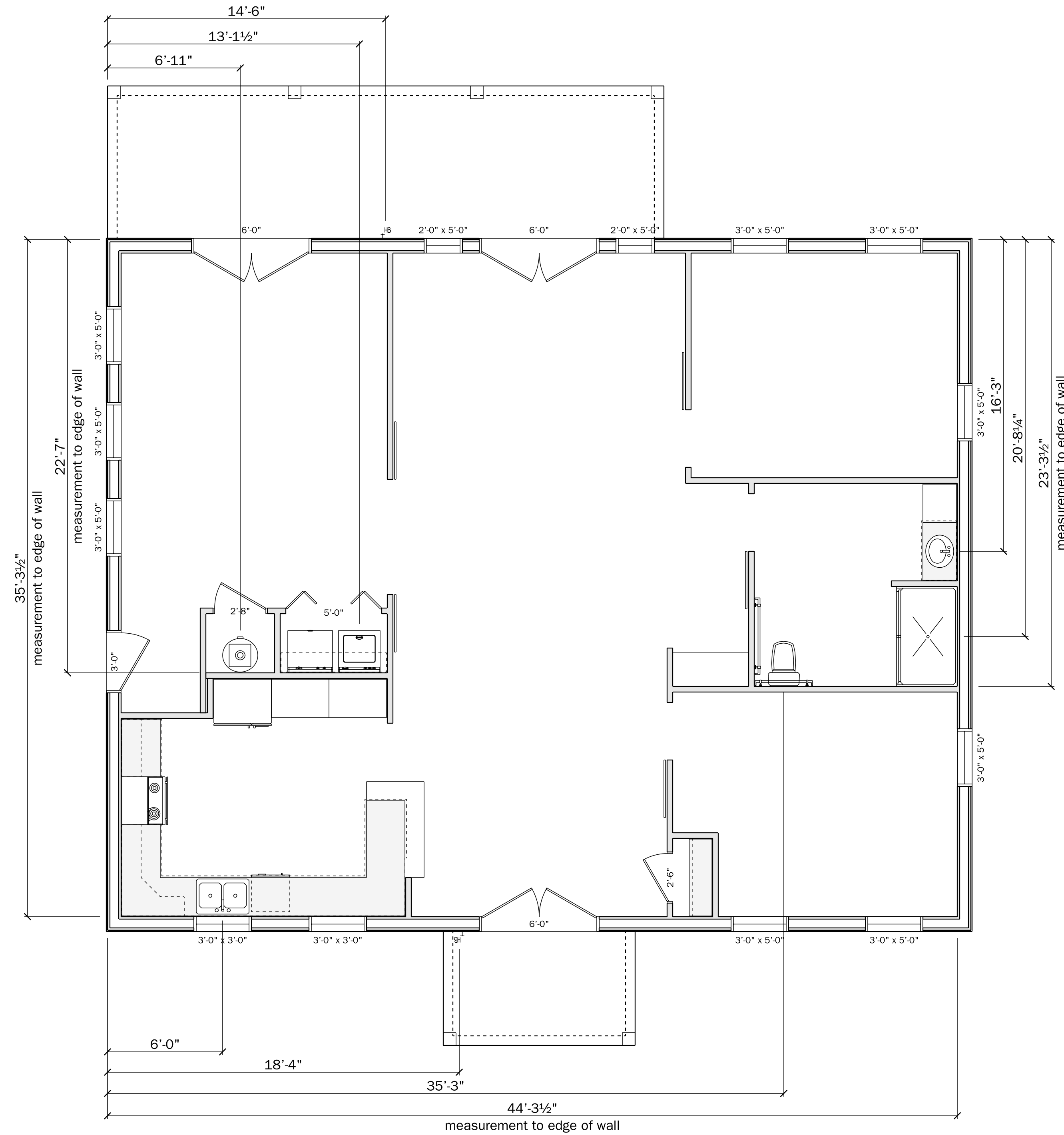
Job: Personal



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan w/ lights	2	
can light binch	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.

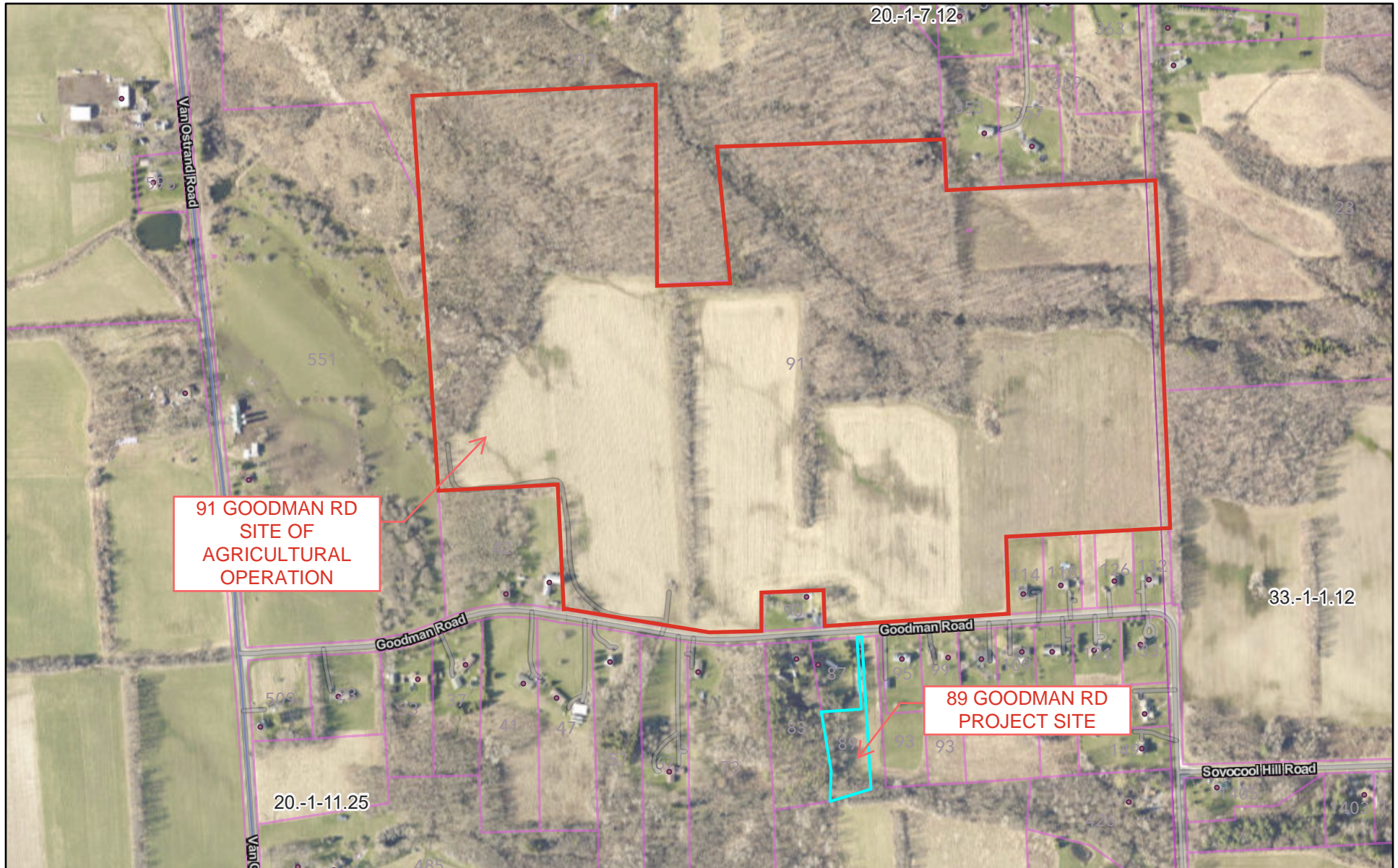
~~~~~  
**FARM NOTE**  
Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified 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

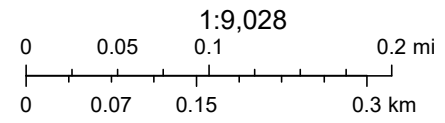
89 Goodman Rd Ag Data Map

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.

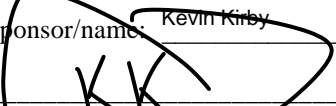
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

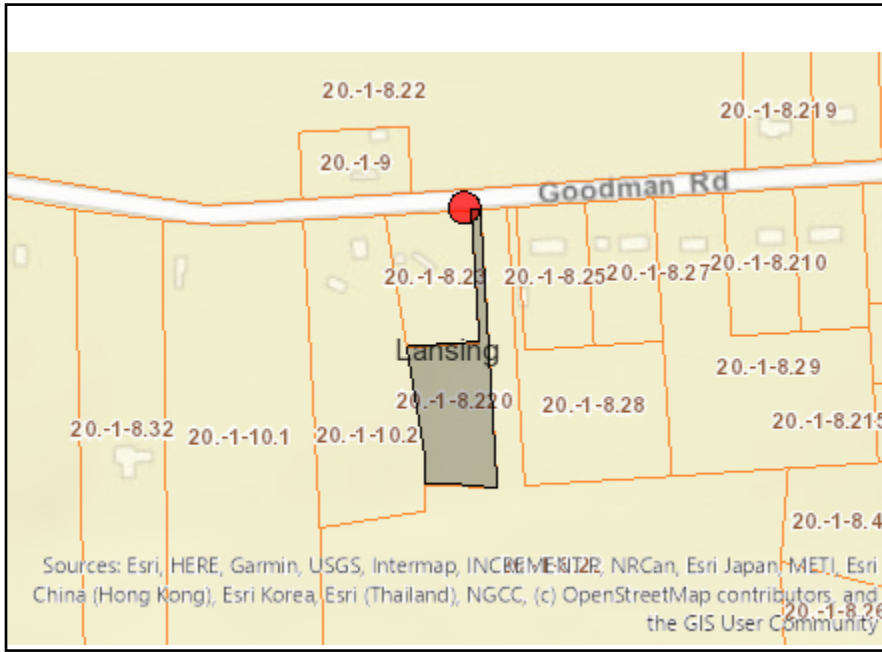
Part 1 – Project and Sponsor Information			
Name of Action or Project: Barksville Inn			
Project Location (describe, and attach a location map): 89 Goodman Road Groton, NY 13073			
Brief Description of Proposed Action: Small in home animal care facility called "Barksville Inn"			
Name of Applicant or 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ new private well on property - n/a to project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ new private septic on property - n/a to project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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



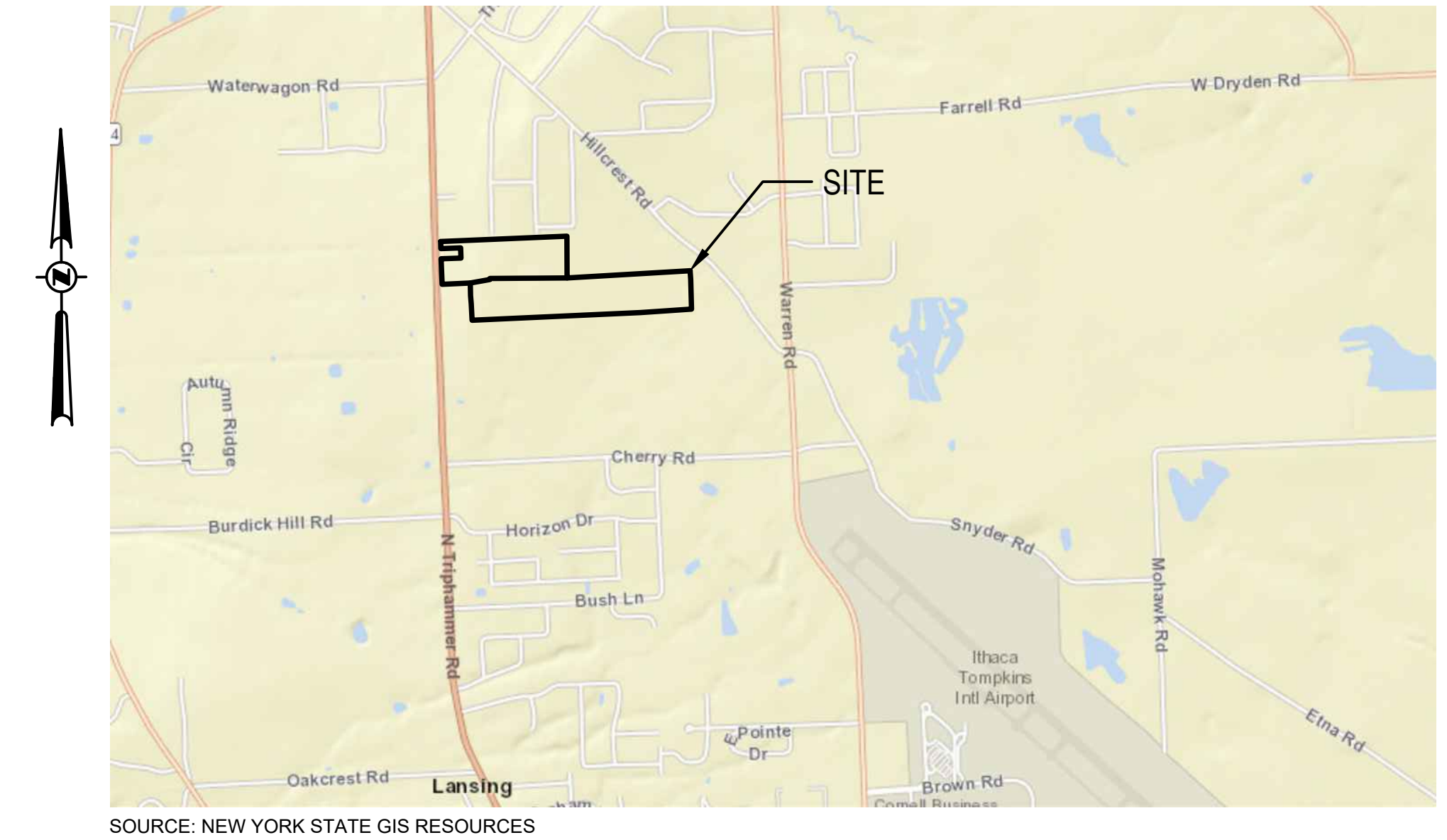
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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

NY LANSING I, LLC

NORTH TRIPHAMMER ROAD SOLAR PROJECT 5.0 MW AC LANSING, NEW YORK



SOURCE: NEW YORK STATE GIS RESOURCES

VICINITY MAP
SCALE: 1"=2000'
0 2000 4000
SCALE: 1" = 2000'

PLANS

ISSUED FOR: TOWN SUBMISSION
ISSUE DATE: 02/21/2025
LAST REVISED: 02/21/2025

PROJECT CONTACTS

ENGINEER:
P.W. GROSSER CONSULTING, INC.
630 JOHNSON AVENUE, SUITE 7, BOHEMIA, NY 11716
TEL: (631) 589-6353
FAX: (631) 589-8705

MUNICIPAL CONTACTS

TOWN:
TOWN OF LANSING
26 AUBURN ROAD
LANSING, NY 14882
TEL (607) 533-4142

COUNTY:
TOMPKINS COUNTY
320 N TIOGA STREET
ITHACA, NY 14850
TEL (607) 274-5431

SITE INFORMATION

SITE: NORTH TRIPHAMMER ROAD, LANSING NY, 14882
TM #: 44-1-1.2 & 44-1-3.3
LOT AREA: 66.83 AC

SHEET INDEX

NO.	SHEET	TITLE
1.	COVER	
2.	C-001	GENERAL NOTES AND LEGEND INFORMATION
3.	C-100	EXISTING CONDITIONS PLAN
4.	C-101	CONCEPTUAL SITE LAYOUT PLAN
5.	C-102	CONCEPTUAL SITE LAYOUT PARTIAL PLAN 1 OF 2
6.	C-103	CONCEPTUAL SITE LAYOUT PARTIAL PLAN 2 OF 2
7.	C-200	CONCEPTUAL GRADING AND DRAINAGE PLAN
8.	C-201	CONCEPTUAL EROSION AND SED. CONTROL PLAN
9.	C-202	CONCEPTUAL E&SC PARTIAL PLAN 1 OF 2
10.	C-203	CONCEPTUAL E&SC PARTIAL PLAN 2 OF 2
11.	C-500	CONCEPTUAL LANDSCAPING PLAN
12.	C-501	PRIME SOILS IMPACT MAP
13.	C-502	CONCEPTUAL LANDSCAPING AND SCREENING PLAN
14.	C-503	PROPOSED WETLANDS DISTURBANCE AREA PLAN
15.	C-504	PROPOSED WETLANDS DISTURB. PARTIAL PLAN 1 OF 2
16.	C-505	PROPOSED WETLANDS DISTURB. PARTIAL PLAN 2 OF 2
17.	C-600	SITE DETAILS
18.	C-601	EROSION AND SED. CONTROL DETAILS
19.	C-602	ELECTRICAL THREE LINE DIAGRAM
20.	C-603	PHASING PLAN
21.	C-604	STREAM AND WETLANDS CROSSING DEATILS

CLIENT INFORMATION

CLIENT:
NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783

**FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION**



PWGC
CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING, INC.
630 Johnson Avenue • Suite 7
Bohemia • NY • 11716-2618
Phone: (631) 589-6353 • Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

**COVER
SHEET 1 OF 21**



630 Johnson Avenue - Suite 7
Bohemia - NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS

FOR PERMITTING
PURPOSES ONLY
NOT FOR CONSTRUCTION

7	REVISED PER TOWN COMMENTS	02/21/2025
6	UPDATED WETLANDS	11/11/2024
5	CLIENT REVIEW	11/01/2024
4	CLIENT REVIEW	07/29/2024
3	UPDATED WETLANDS	07/24/2024
2	CLIENT REVIEW	04/05/2024
1	Revision Description	Revision Date

Designed By: _____ Date Submitted: _____
Drawn By: **RPV** Date Created: **04/04/2024**
Approved By: **MTS** Scale: **1" = 150'**

Client:
NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project:
**NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN**

Project Address:
**NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK**

County Tax Map Number: **44-1-1.2 & 44-1-3.3** Contact Number: _____
Regulatory Reference Number: _____

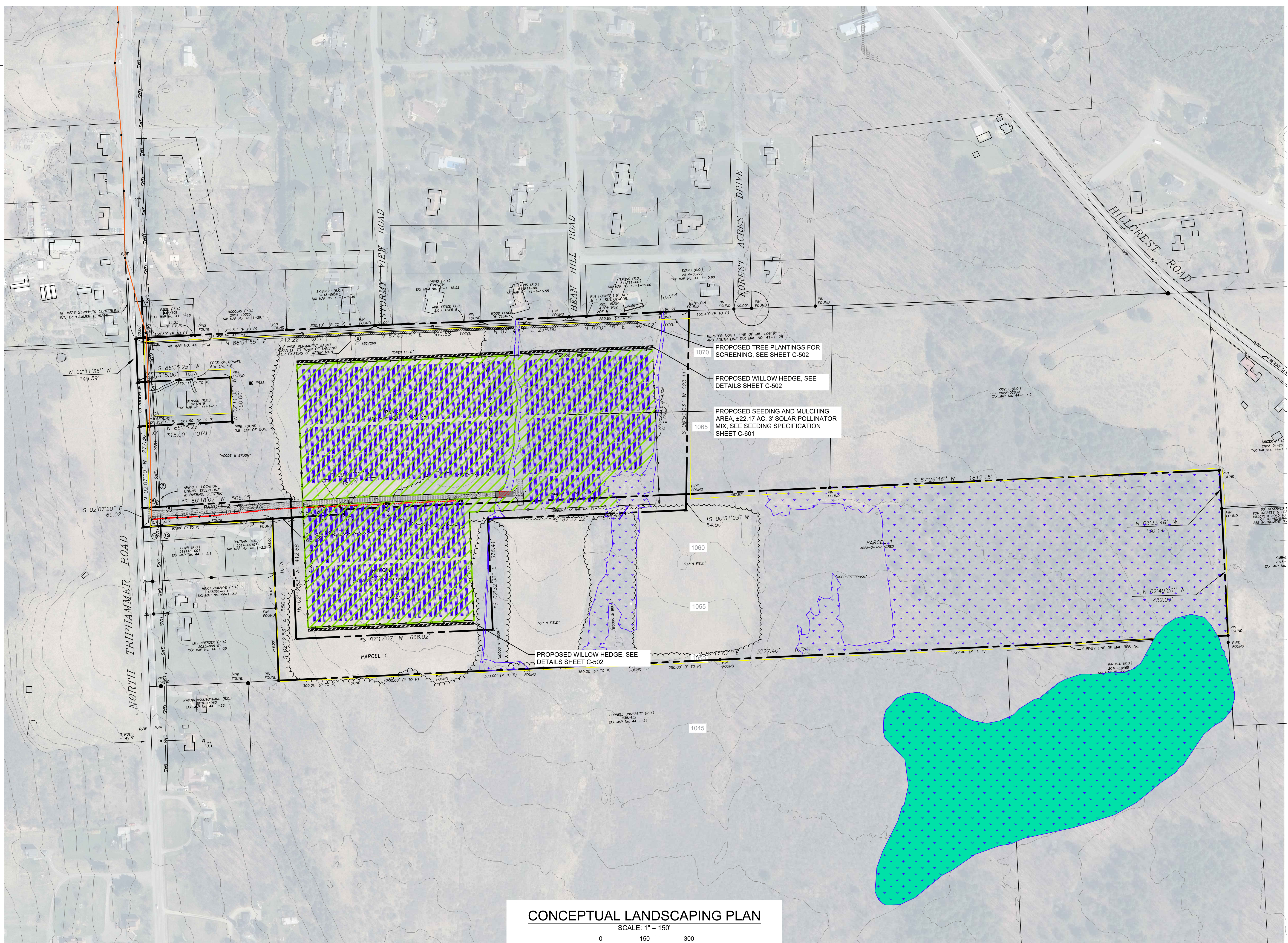
CONCEPTUAL LANDSCAPING PLAN

Drawing Number:
C-500

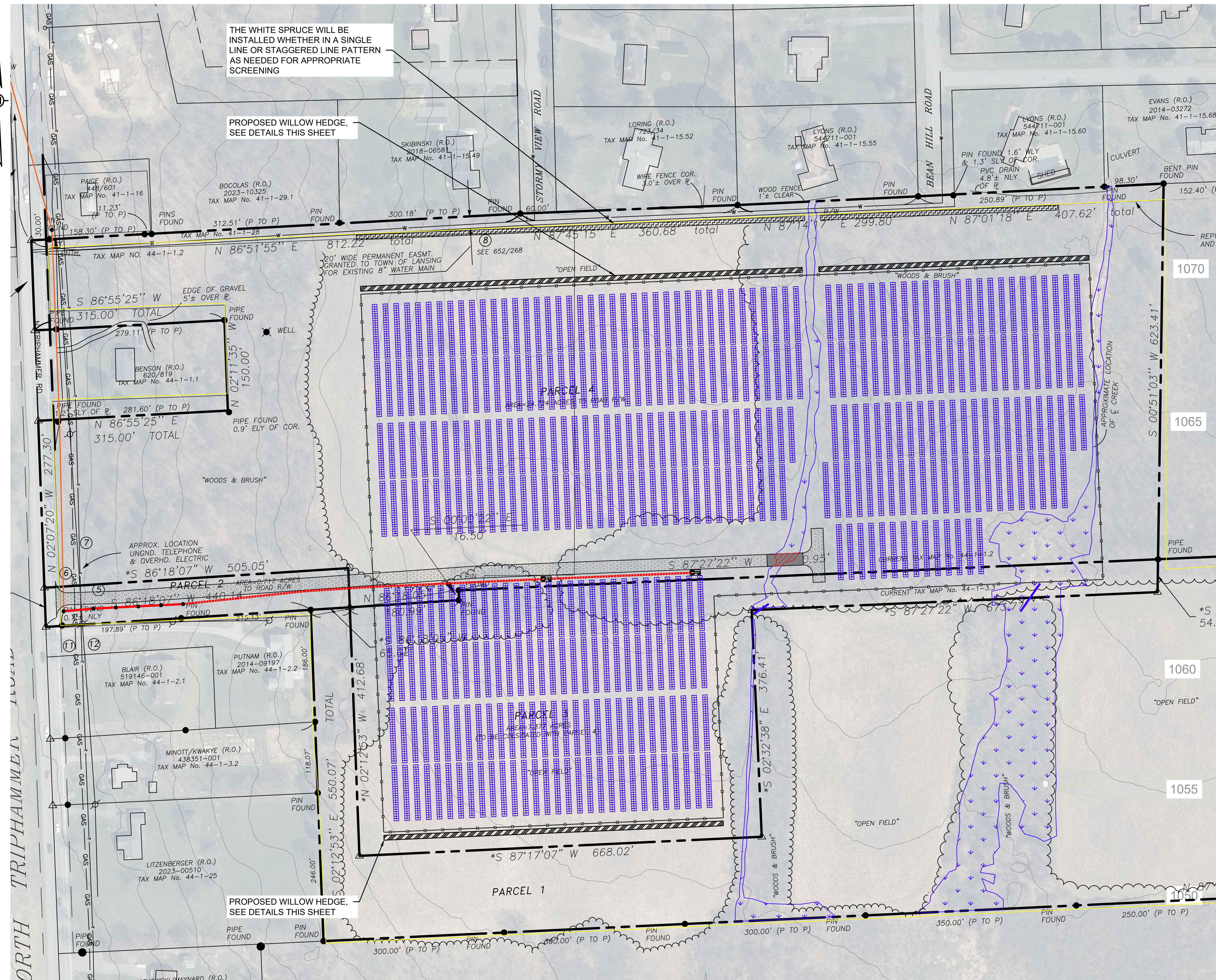
Sheet
11 of **21**

PWGC Project Number:
DRS2404

Unauthorised alteration or addition to this drawing and related documents is a violation of Section 7209 of the New York State Education Law

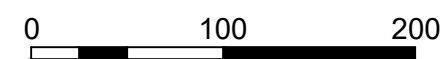


CONCEPTUAL LANDSCAPING PLAN
SCALE: 1" = 150'
0 150 300
SCALE: 1" = 150'



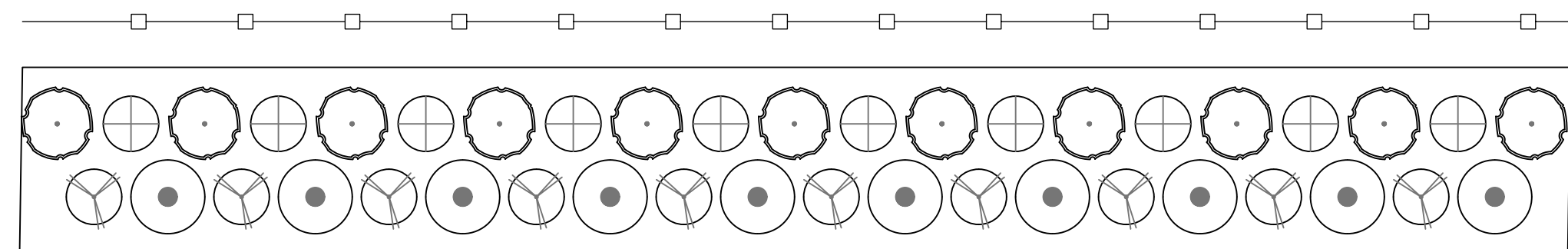
LANDSCAPING AND SCREENING PLAN

SCALE: 1" = 100'



SCALE: 1" = 100'

LEGEND	
	PERIMETER FENCE
	UNDERGROUND ELECTRIC LINE
	SOLAR PANELS
	PROPERTY LINE
	PROPOSED WHITE SPRUCE
	PROPOSED WILLOW HEDGE



WILLOW HEDGE DETAIL
NOT TO SCALE

SHRUB WILLOW HEDGE CONSISTING OF A RAPID-GROWING SHRUB WILLOW SPECIES MIX SUITABLE TO SPECIFIC SITE CONDITIONS. CUTTINGS PLANTED 2' O.C., DOUBLE-ROW SPACED 3' APART. MULCH AROUND PLANTINGS WITH WOOD CHIPS. COPPICING AFTER FIRST YEAR GROWTH MAY OCCUR.



WHITE SPRUCE
NOT TO SCALE



ARROWWOOD VIBURNUM
NOT TO SCALE

- NOTES:
- EVERGREEN AND SHRUB SCREENING TO BE INSTALLED AS SHOWN ON THE PLAN ABOVE AT THE FIRST SEASONAL OPPORTUNITY (EARLY APRIL - MID JUNE) DURING CONSTRUCTION.
 - WILLOW HEDGE TO BE INSTALLED AT THE FIRST SEASONAL OPPORTUNITY (EARLY APRIL - MID JUNE) AFTER FENCE INSTALLATION.
 - SHRUB WILLOW SPECIES MAY INCLUDE BUT ARE NOT LIMITED TO: SALIX CAPREA, SALIX ERIOCEPHALA, SALIX MIYABEANA, SALIX SACHALINENSIS, SALIX PURPUREA.
 - LANDSCAPING SHALL BE WATERED AND MAINTAINED APPROPRIATELY DURING AND AFTER CONSTRUCTION SO THAT IT BECOMES ESTABLISHED.
 - THE TREES WILL BE PLANTED IN A SINGLE OR STAGGERED ROW AS NEEDED FOR ADEQUATE SCREENING ALONG THE NORTHERN BORDER OF THE PROJECT PARCEL.

FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION



WILLOW HEDGE
NOT TO SCALE

PWGC
CLIENT DRIVEN SOLUTIONS
P.W. GROSSER CONSULTING INC.

630 Johnson Avenue - Suite 7
Bohemia, NY - 11716-2618
Phone: (631) 589-6353 - Fax: (631) 589-8705
E-mail: INFO@PWGROSSER.COM

CONSULTANTS

Number	Revision Description	Revision Date
7	REVISED PER TOWN COMMENTS	02/21/2025
6	UPDATED WETLANDS	11/11/2024
5	CLIENT REVIEW	11/01/2024
4	CLIENT REVIEW	07/29/2024
3	UPDATED WETLANDS	07/24/2024
2	CLIENT REVIEW	04/05/2024
1		

Designed By: _____ Date Submitted: _____
 Drawn By: **RPV** Date Created: **04/04/2024**
 Approved By: **MTS** Scale: **1" = 100'**

Client:
NY LANSING I, LLC
P.O. BOX 384
CALLICOON, NY 12783

Project:
**NORTH TRIPHAMMER ROAD
SOLAR FARM CONCEPTUAL
SITE PLAN**

Project Address:
**NORTH TRIPHAMMER ROAD
TOWN OF LANSING
TOMPKINS COUNTY, NEW YORK**

County Tax Map Number: **44-1-1.2 & 44-1-3.3**
 Regulatory Reference Number: _____
 File of Drawing: _____

**CONCEPTUAL
LANDSCAPING AND
SCREENING PLAN**

Drawing Number: **C-502**

Sheet: **13** of **21**

PWGC Project Number: **DRS2404**

Unauthorized alteration or addition to this drawing and related documents is a violation of Section 7209 of the New York State Education Law.

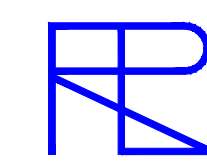


1767 East Shore Drive, Ithaca, NY 14850

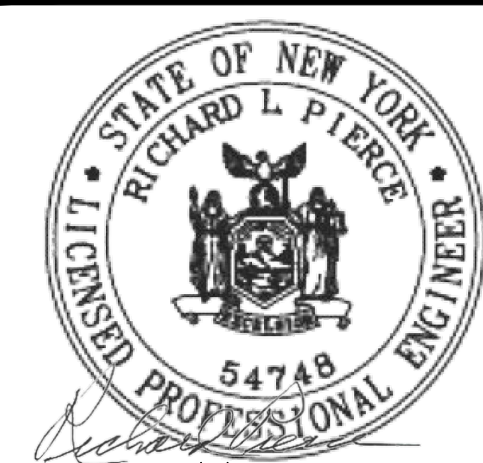
February 6, 2025

Community Recreational Center located at 1767 East Shore Drive Ithaca NY 14850 does hereby authorize Gerry Pendell as authority to act on our behalf as property owner. Please accept this document dated February 6, 2025.

Russell Johnson Director/GM



Pierce Engineering, P.C.
3975 Amber Road
Syracuse, New York 13215
Tel (315) 492-3688
Email
richard@pierceengineeringpc.com



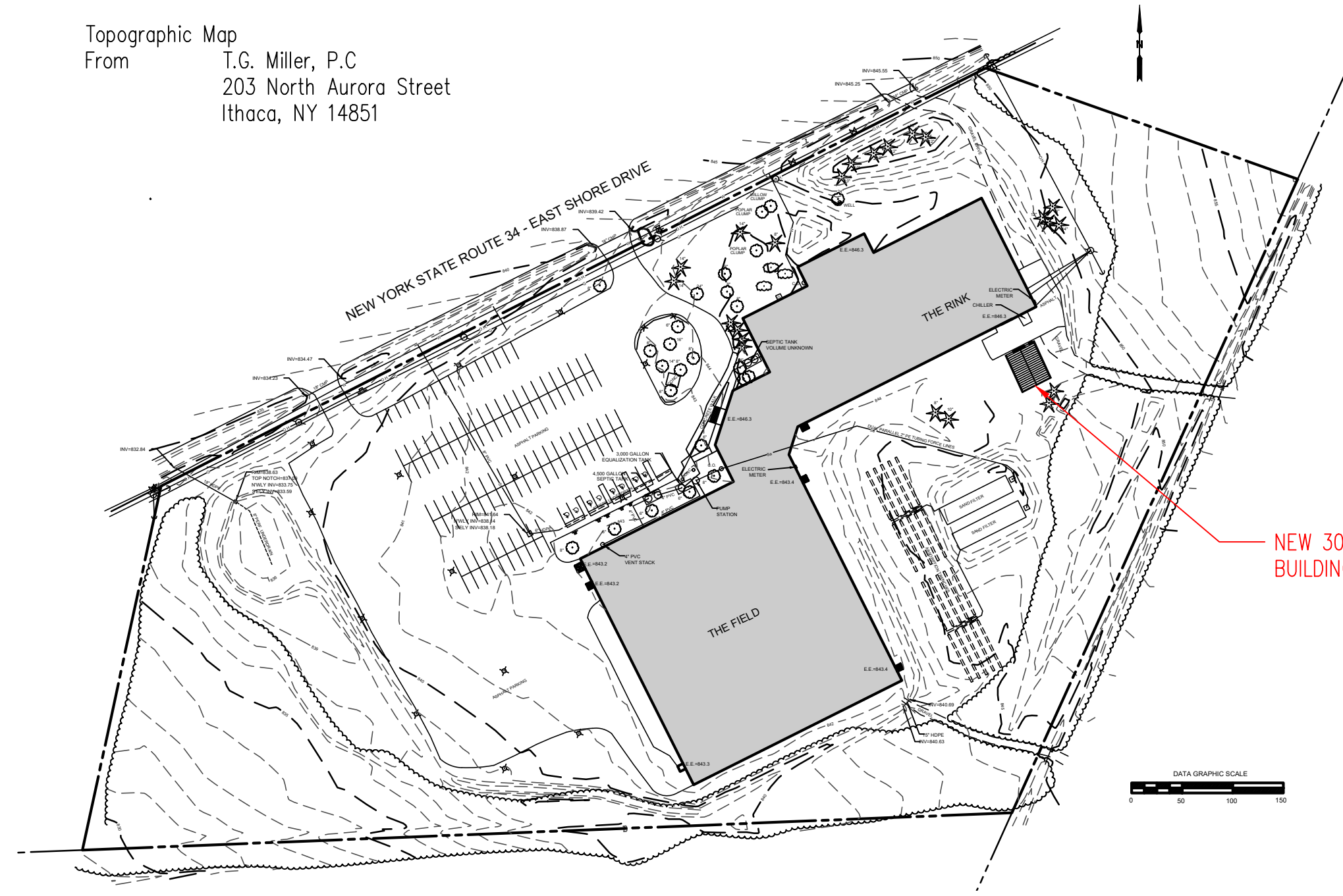
COMMUNITY RECREATIONAL CENTER
1767 EAST SHORE DRIVE
LANSING, NY

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: COA 0019839		
DATE:	1/28/25	RP
SCALE:	AS SHOWN	
UNAUTHORIZED ALTERATION OR ADDITION TO PLANS BEARING A LICENSED ENGINEER'S OR ARCHITECT'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW		

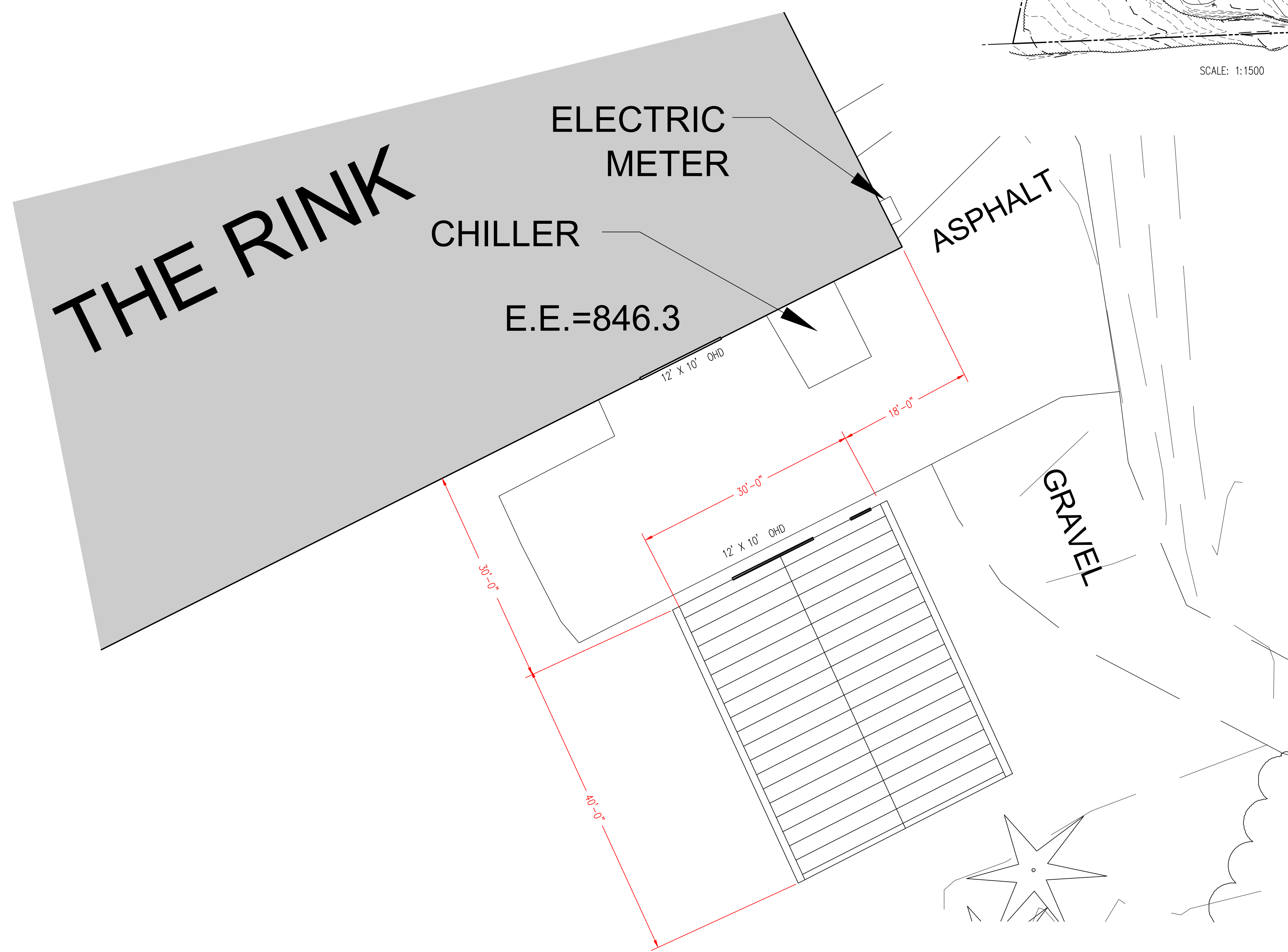
MACHINE STORAGE BUILDING
SITE PLAN

C-1

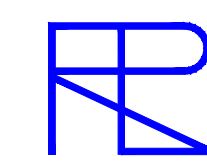
Topographic Map
From T.G. Miller, P.C.
203 North Aurora Street
Ithaca, NY 14851



SCALE: 1:1500



A1 EQUIPMENT STORAGE BUILDING SITE PLAN
SCALE: 1/8" = 1'-0"



Pierce Engineering, P.C.
 3975 Amber Road
 Syracuse, New York 13215
 Tel (315) 492-3688
 Email
 richard@pierceengineeringpc.com

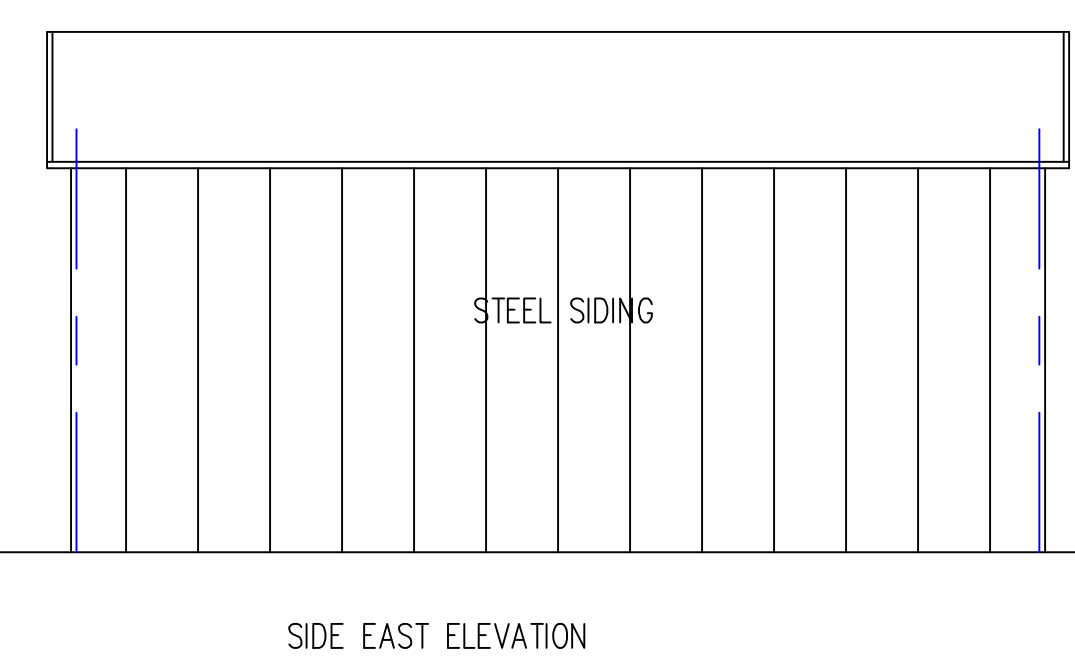
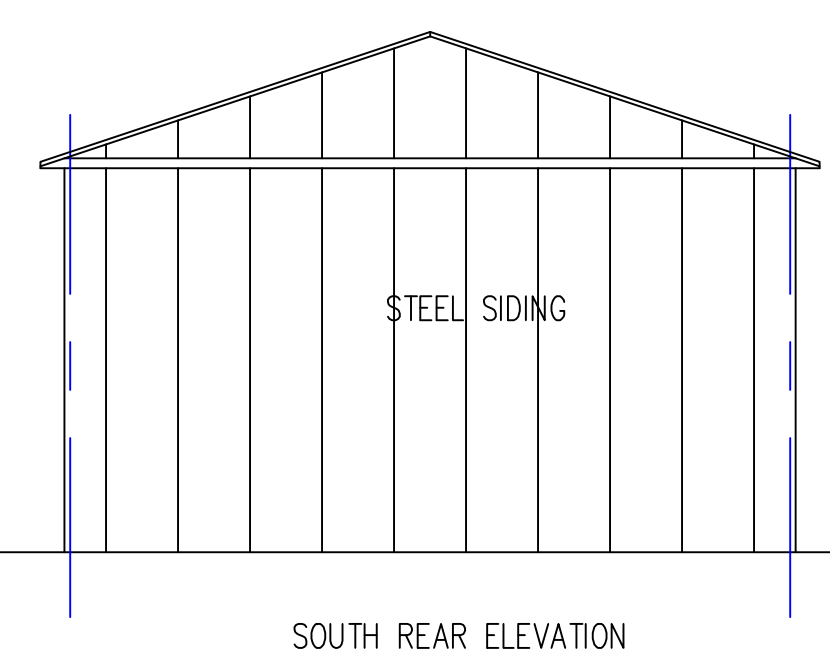
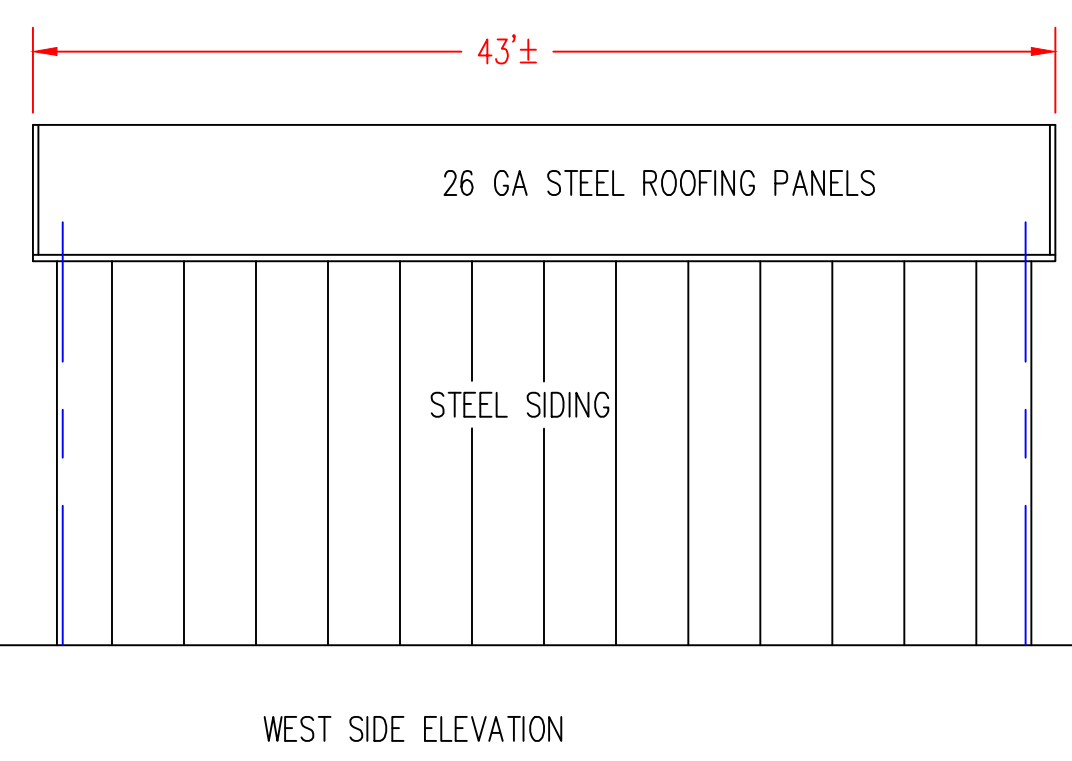
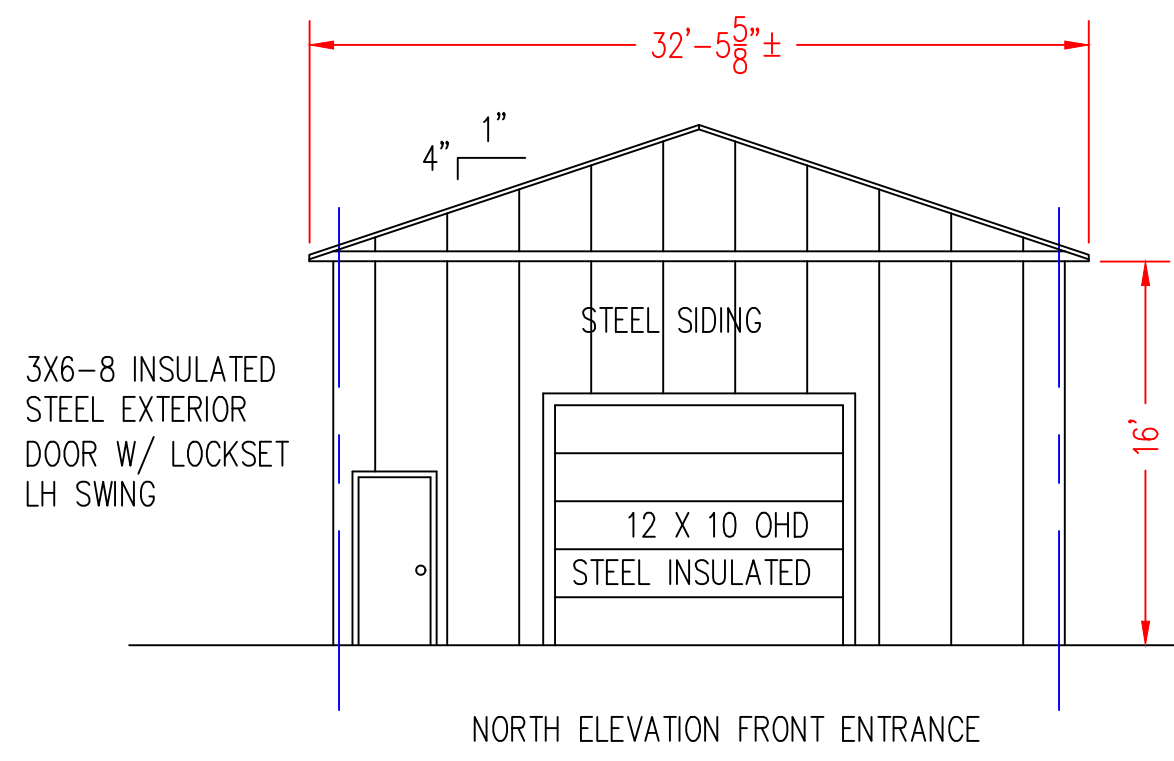
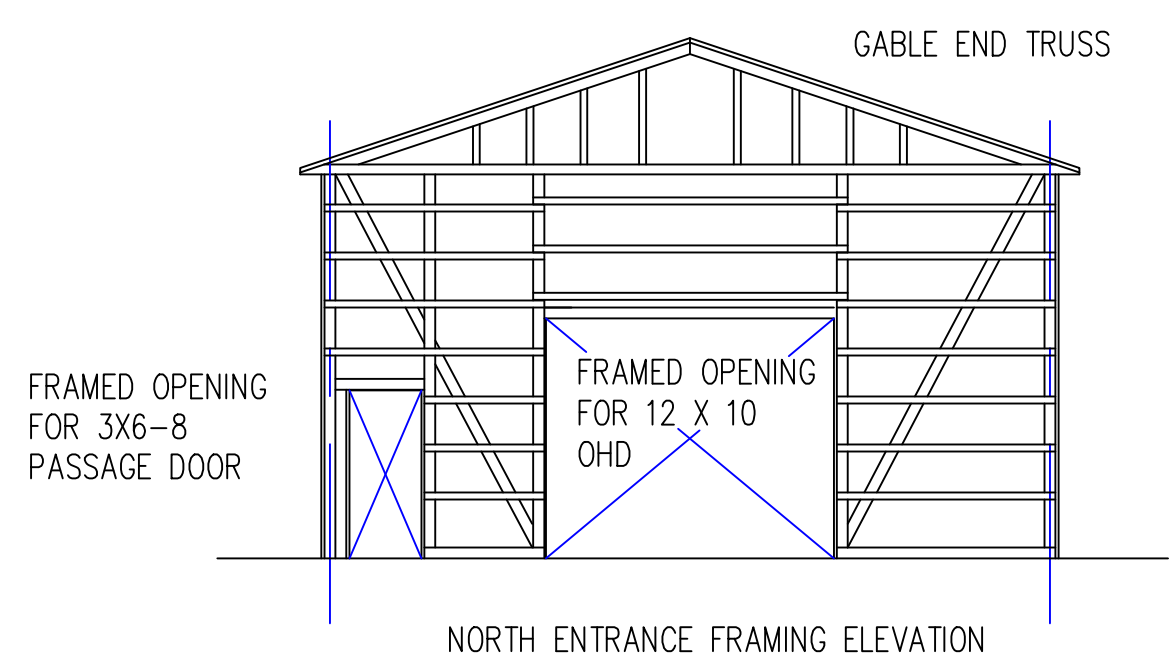
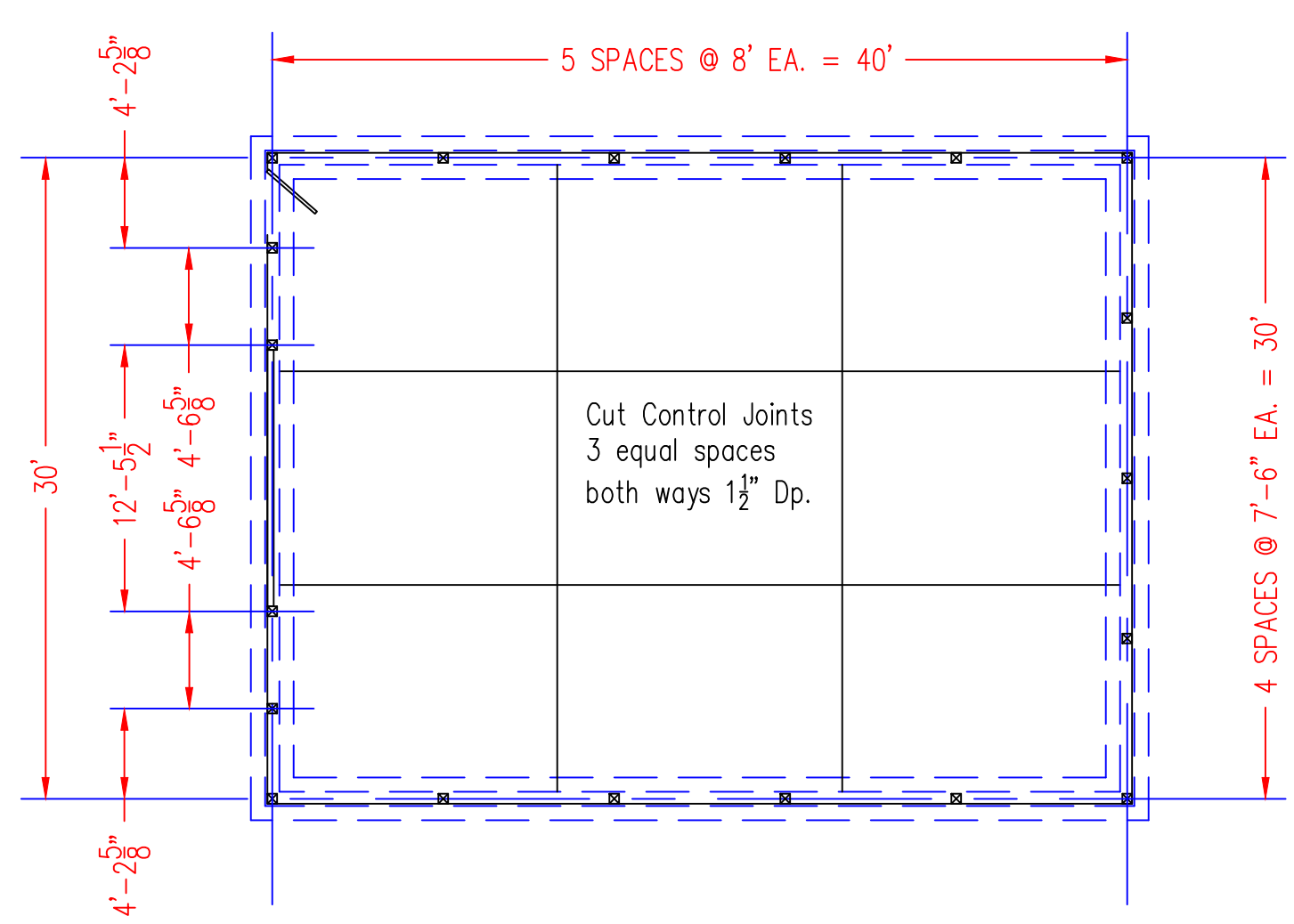
Code Design Information
 Governing Code: Building Code of New York State 2020
 Tompkins County
 Town of Lansing
 Occupancy Classification: S-2 Storage
 Construction Classification: Type V-B

Design Loading:

1st Floor Live Load: N/A (Slab on Grade)
 Roof Dead Load: 10 PSF
 Ground Snow Load: 40 PSF
 Importance Factor: 1.00
 Wind Load: 110 MPH
 Importance Factor: 1.00



COMMUNITY RECREATIONAL CENTER
 1767 EAST SHORE DRIVE
 LANSING, NY



A1 EQUIPMENT STORAGE BUILDING ARCHITECTURAL ELEVATIONS AND PLAN
 SCALE: 1/2" = 1'-0"

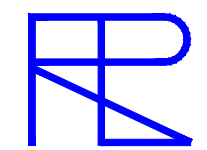
MARK	DATE	DESCRIPTION

REVISIONS
 COA 0019839
 PROJECT NO.
 DATE: 1/28/25 RP
 SCALE: 1:24 AS SHOWN

UNAUTHORIZED ALTERATION OR ADDITION TO PLANS BEARING A LICENSED ENGINEER'S OR ARCHITECT'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

MACHINE
 STORAGE BUILDING
 LAYOUT

A-1



Pierce Engineering, P.C.
 3975 Amber Road
 Syracuse, New York 13215
 Tel (315) 492-3688
 Email
 richard@piercingengineeringpc.com



Richard L. Pierce
 License Expiration date: 6/30/2025

COMMUNITY RECREATIONAL CENTER
 1767 EAST SHORE DRIVE
 LANSING, NY

CONCRETE SPECIFICATIONS

1. ALL CONCRETE MATERIALS AND PLACEMENT SHALL CONFORM WITH THE LATEST EDITION ACI BUILDING CODES REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-19).
2. REINFORCING BARS: DEFORMED STEEL BARS, ASTM A 615, GRADE 60.
3. 2" MINIMUM REBAR COVER & LAP SPLICE LENGTHS #4, 24"
4. FIBER ADMIX SOLOMON ULTRAFIBER 500 2 lb/CY
5. DESIGN MIX TO PRODUCE NORMAL-WEIGHT CONCRETE CONSISTING OF PORTLAND CEMENT, #1 AGGREGATE, WATER-REDUCING OR HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER), AIR-ENTRAINING ADMIXTURE, 20% CLASS F FLY ASH AND WATER TO PRODUCE THE FOLLOWING PROPERTIES:
 COMPRESSIVE STRENGTH: 4000 PSI, MINIMUM AT 28 DAYS SLUMP LIMITS: 8" MINIMUM FOR CONCRETE CONTAINING HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER) +- .4% FOR OTHER CONCRETE AIR CONTENT: 4% TO 6% WATER CEMENT RATIO: 0.44 MAXIMUM. FINISH CONCRETE SURFACE BY APPLYING UNIFORM FLOAT FINISH FREE OF HEAVY TOOL MARKS.
6. CUT TWO CONTROL JOINTS EQUAL SPACED BOTH WAYS 1 1/2" WHILE GREEN.
7. SWEEP CONCRETE AND WASH FREE OF STAINS, DISCOLORATION, DIRT AND OTHER FOREIGN DEBRIS.
8. HYDRATE WITH COVER MINIMUM 7 DAYS OR EQUIVALENT SPRAY COAT WATERPROOF SEALER OVER SLAB.

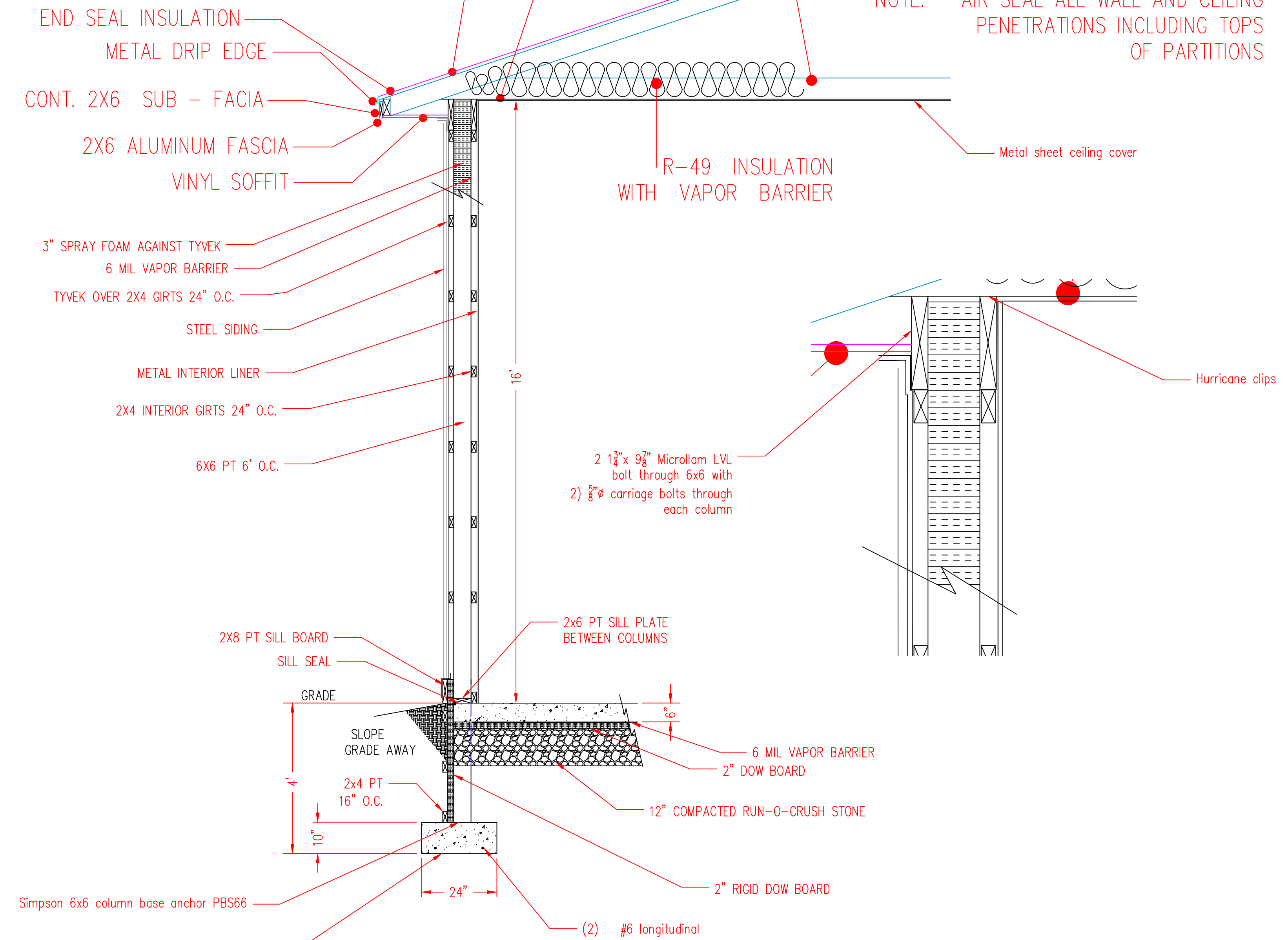
4/12 RAISED HEEL ROOF TRUSSES
 AT 24" O.C. DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED IN N.Y.S.

3/8" CDX SHEATHING, 30 LB ROOF FELT AND
 STEEL ROOFING.

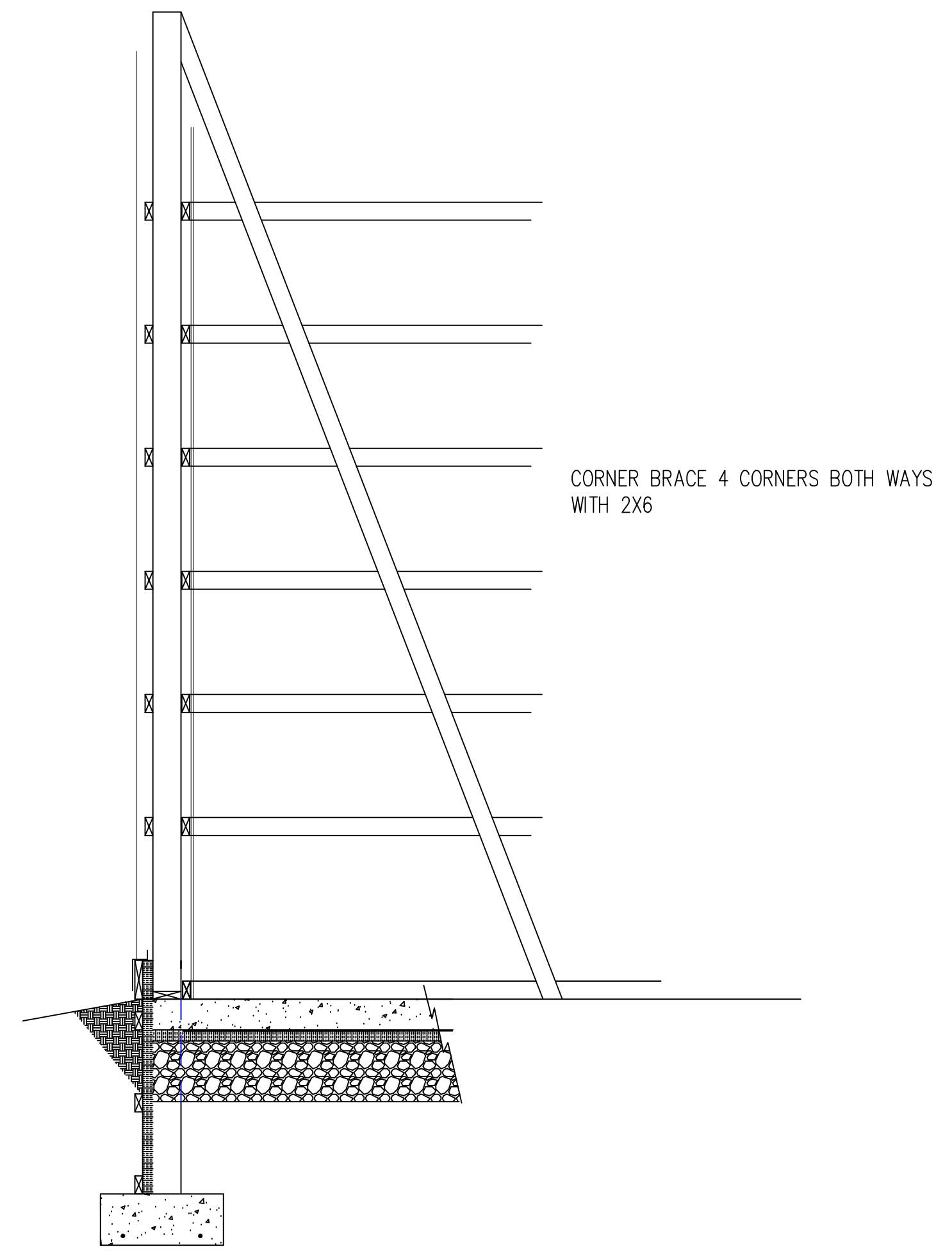
MAINTAIN MIN. 2" VENTILATION SPACE, PROVIDE BAFFLES

PROVIDE SELF ADHERING POLYMER MODIFIED BITUMEN ICE AND
 WATER BARRIER ROOF UNDERLAYMENT SHEET AT ROOF EAVES TO
 EXTEND FROM THE ROOF EAVES EDGE TO A POINT AT LEAST 24"
 INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

NOTE: AIR SEAL ALL WALL AND CEILING
 PENETRATIONS INCLUDING TOPS
 OF PARTITIONS



A1 EQUIPMENT STORAGE BUILDING WALL SECTION
 SCALE: 1/2" = 1'-0"



A2 CORNER BRACE TYPICAL 3 CORNERS
 SCALE: 1/2" = 1'-0"

MARK	DATE	DESCRIPTION
REVISIONS		
COA 0019839		
PROJECT NO.		
DATE:	1/28/25	RP
SCALE:	AS SHOWN	

MACHINE STORAGE
 BUILDING
 WALL SECTION

S-1

AGRICULTURAL DATA STATEMENT

a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan app 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:

Gerry Rendell Rendell companies
199 Smith Hill Rd
Lisle NY 13799

Mailing address:

B. Description of the proposed project: 30x40 pole building for storage

D. Project site tax map number:

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: 0.6

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.

None

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.

Section 3, Item c.

Name and Title of Person Completing Form

Gerry Rendell

B. Lister

Date

2-6-25

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			
PENDELL COMPANIES, 199 SMITH HILL RD, LISLE, NY 13797			
Name of Action or Project: STORAGE BUILDING AT ICE RINK			
Project Location (describe, and attach a location map): 1767 EAST SHORE DRIVE , LANSING NY			
Brief Description of Proposed Action: CONSTRUCTING A 30 X 40 STORAGE BUILDING ADJACENT TO THE ICE RINK FOR THE NEW ELECTRIC ICE MACHINE.			
Name of Applicant or Sponsor: GERRY PENDELL, PENDELL COMPANIES		Telephone: 607-423-4906	
		E-Mail: PENDELLCOMPANIES@GMAIL.COM	
Address: 199 SMITH HILL RD			
City/PO: LISLE		State: NY	Zip Code: 13797
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	YES
		<input checked="" type="checkbox"/>	<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: Town of Lansing Site Plan Modification / Approval		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 13 acres			
b. Total acreage to be physically disturbed? _____ .06 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 13 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 c.	
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: THE INTENDED PURPOSE OF THE BUILDING IS TO BE ABLE TO CHARGE THE NEW ELECTRIC ICE MACHINE FOR THE ICE RINK. IT NEEDS TO BE DONE IN A HEATED AREA. _____	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<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?	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"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>GERRY PENDELL</u> Date: <u>2.6.25</u></p> <p>Signature: <u>GERRY PENDELL</u> Title: <u>CONTRACTOR</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 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

NORTH

- LEGEND**
- - COMPUTED POINT
 - - EXISTING IRON, LABELED
 - ⊙ - 3/4" REBAR SET WITH CAP
 - ⊕ - UTILITY POLE

NOTES

- 1- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
- 2- Only copies from the original of this survey map with the surveyor's embossed seal are genuine, true and valid copies of the surveyor's original work and opinion.
- 3- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, and to the lending institution listed on this survey map and are not transferable.

MAP REFERENCES:

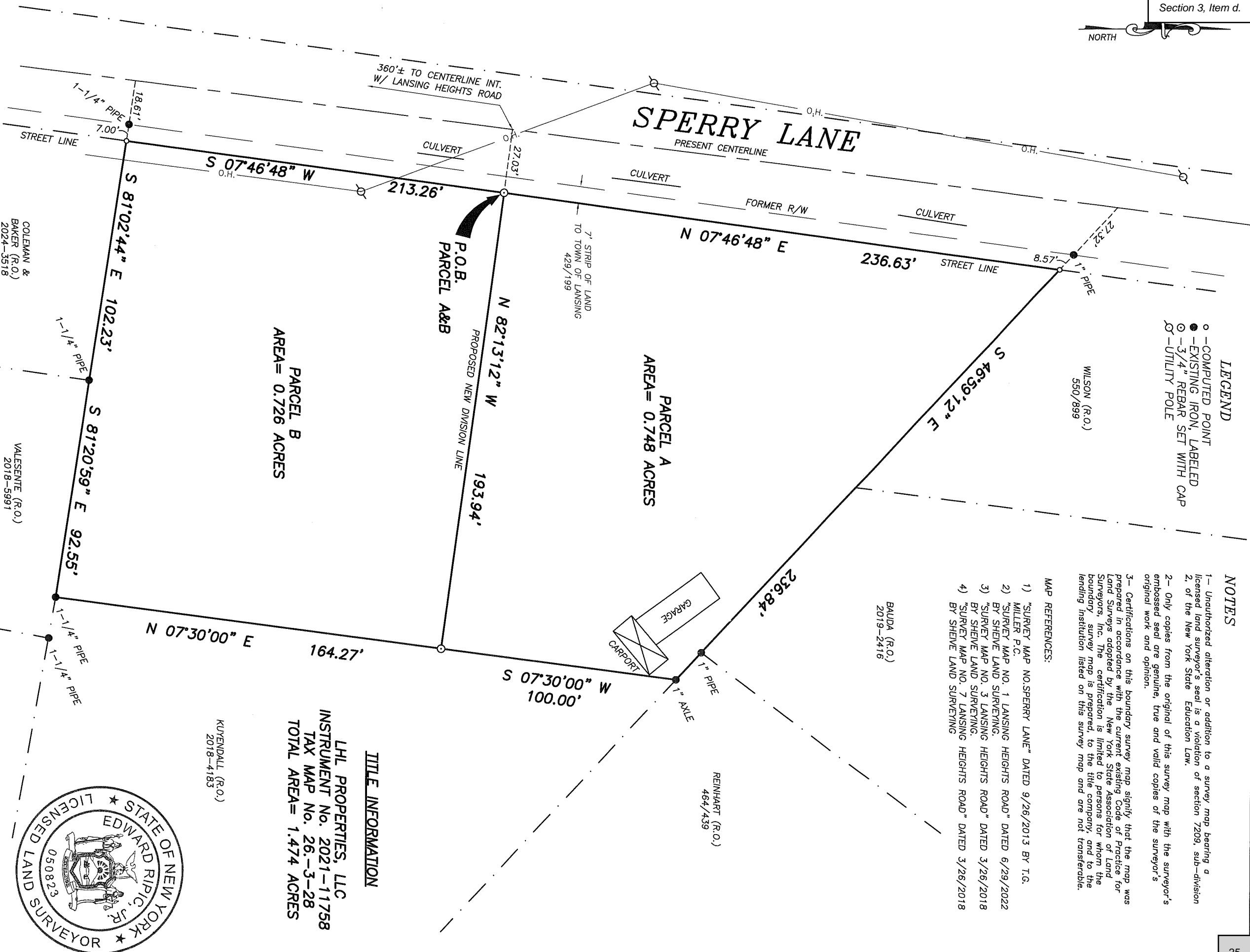
- 1) "SURVEY MAP NO. SPERRY LANE" DATED 9/26/2013 BY T.G. MILLER P.C.
- 2) "SURVEY MAP NO. 1 LANSING HEIGHTS ROAD" DATED 6/29/2022 BY SHEVE LAND SURVEYING.
- 3) "SURVEY MAP NO. 3 LANSING HEIGHTS ROAD" DATED 3/26/2018 BY SHEVE LAND SURVEYING.
- 4) "SURVEY MAP NO. 7 LANSING HEIGHTS ROAD" DATED 3/26/2018 BY SHEVE LAND SURVEYING.

BAUDA (R.O.)
2019-2416

REINHART (R.O.)
464/439

SPERRY LANE
O.H.
PRESENT CENTERLINE

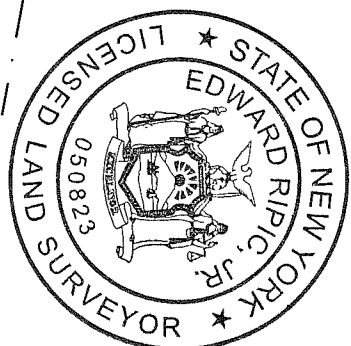
360'± TO CENTERLINE INT.
W/ LANSING HEIGHTS ROAD



TITLE INFORMATION

LHL PROPERTIES, LLC
 INSTRUMENT No. 2021-11758
 TAX MAP No. 26.-3-28
 TOTAL AREA= 1.474 ACRES

KUYENDALL (R.O.)
2018-4183



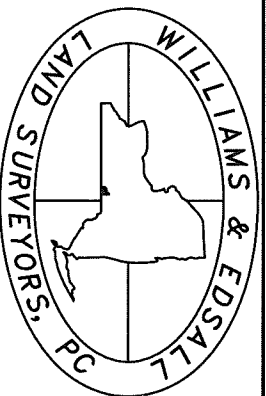
NOTE:
 THIS SURVEY MAP PREPARED WITHOUT
 BENEFIT OF AN ABSTRACT OF TITLE
 PROVIDED, SUBJECT TO ANY STATE OF
 FACT THAT AN UPDATED ABSTRACT OF
 TITLE MAY SHOW.

VALESENTE (R.O.)
2018-5991

COLEMAN &
BAKER (R.O.)
2024-3518

I hereby certify to: LHL PROPERTIES, LLC
 that I am a licensed land surveyor, New York State License No.
 050823, and that this map 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
 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: *Edward Ripic, Jr.* DATE: 11/8/2024
 EDWARD RIPIC, JR.



WILLIAMS & EDSALL LAND SURVEYORS, P.C.
 The Turner House Suite 101
 24 NYS Rte 96 Owego, NY 13827
 phone: (607)687-8953
 www.williamsandedsall.com

Survey for

LHL PROPERTIES, LLC

LOCATED AT 25 SPERRY LANE

TOWN of LANSING

DATE: 11/8/2024

SCALE: 1"=40'

JOB NO: 2024-216
© COPYRIGHT 2043

AGRICULTURAL DATA STATEMENT

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

A. Name of applicant: Joseph Loueja
Mailing address: 22 Lakeview Dr.
Lansing, NY 14882

B. Description of the proposed project: Subdivide 1.6 acres
into 2 lots

C. Project site address: 25 Sperry Lane Town: Lansing

D. Project site tax map number: 26-3-28

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.
None

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.

Joseph Loueja - land owner
Name and Title of Person Completing Form

2-1-25
Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: sperry division			
Project Location (describe, and attach a location map): 25 Sperry Lane Lansing, NY 14882			
Brief Description of Proposed Action: divide 1.6 acre lot into 2			
Name of Applicant or Sponsor: Joseph Lovejoy		Telephone: 607-644-2376 E-Mail: joe.lovejoy11@gmail.com	
Address: 22 Lakeview Dr.			
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:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.6 acres	
b. Total acreage to be physically disturbed?		1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.6 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 type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		Section 3, Item d.	
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <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 checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	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"/>

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

Applicant/sponsor/name: Joseph Lovejoy Date: 2-1-20258
 Signature: Joseph Lovejoy Title: owner



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	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

UPDATED PROJECT NARRATIVE

Conlon Corners Subdivision
Conlon Road
Town of Lansing
Tompkins County, NY

02-24-2025

General

We would like to propose a subdivision of an approximately 188-acre parcel located on Conlon and Bower Roads in the Town of Lansing. The tax parcel number is 31.-1-11.22 and consists primarily of open fields but has 2 smaller wooded sections, two clusters of dilapidated farming buildings and one single-family home at 113 Bower Road which is not in a livable condition.

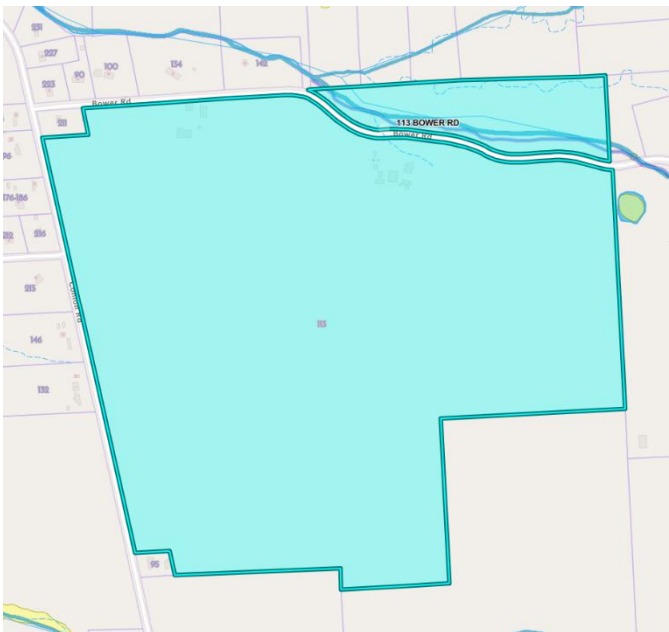
This application details a project which proposes subdividing the parcel and creating 3 new single-family building lots along Conlon Road, each measuring about 1.55 acres in size. The lot number has been adjusted from the 4 building lots proposed at our initial sketch-plan review on 01/27/2025. All building lots will be created in what is presently open field. It is intended that the remainder of the parcel will continue to be farmed via a farming lease. The property is zoned R3 Residential – Mixed Use and all lots will conform to current zoning regulations. We do not plan to build any of the homes but will sell individual house lots.

The project does not qualify as a Realty Subdivision since there are fewer than 5 lots that will be less than 5 acres in size.

Environmental Quality

The project will add 3 new homes to the existing Mixed-Use neighborhood with no substantial increase in traffic. There will be no tree clearing and there are no steep slopes present on the proposed building lot areas. Electric and telecommunication services are available along Conlon Road and will be extended to serve each lot. No municipal sewers or water exist so the lots have been sized to accommodate private water wells and individual on-site wastewater treatment systems (septic systems). Final septic system designs will require the approval of the Tompkins County Health Department.

Other than a stream north of Bower Road (and not near the proposed building lots) there are no mapped wetland areas on the property by the US Fish and Wildlife Service, National Wetland Inventory, DEC or Tompkins County. See the following map from the Tompkins County Environmental Health Mapper.



Site Topography: The site, as a whole, has a varied slope of between 2 – 4% moving downhill from east to west.

Other Additions to Proposal: There are two additional components to this project that we would like to propose. Both components are included in the set of maps submitted with this application.

An adjoining neighbor at 95 Conlon Road has expressed interest in acquiring additional land from us next to his property. We have offered him an additional ~0.75 acres surrounding his existing lot. We propose to include a lot-line modification to this purpose per the submitted map set.

The Town of Lansing Trails Committee has expressed interest in acquiring an easement that would connect the Lansing Town trails to Conlon Road and we would like to help provide them with this trail access via an easement. The anticipated easement would be a strip of land, 20 ft in width, that is adjacent to our southern boundary line and connects the Town’s parcel 31.-1-16.2 over to Conlon Road, deviating around our neighbor at 95 Conlon Road as well as the additional land we proposed to transfer over to him in the previous paragraph.

Modified Proposal Since Sketch-plan review: The proposal during our sketch-plan review on 1/27/2024 included 4 new lots along Conlon Road but we have decided to modify the proposal and reduce the number of new lots to 3 that are each a bit larger than the original proposed lots. We have also decided to shift the lots to the north so they will be situated adjacent to and between the existing corner lot at 311 Conlon Rd and the intersection of Conlon and Wilson Roads. Details about why this modification was made will be included in a separate document entitled “Feasibility of Lots” and will be attached with this application. The lot line adjustment with 95 Conlon Rd and the easement to the Town of Lansing have not been modified.

Sincerely,

Jesse Young



TITLE INFORMATION
 ESTATE OF
 NORMA N. SILL
 DEED BOOK 412 PAGE 38
 DEED BOOK 412 PAGE 31
 TAX MAP NO.31-1-11.22
 AREA=188.136 ACRES TO C/L
 (183.716 ACRES TO R/W)

WILSON ROAD
 (3 ROD RIGHT OF WAY=49.5')

CONLON ROAD
 (3 ROD RIGHT OF WAY=49.5')

NORTH SIDE OF ROAD
 AREA=14.914 ACRES TO C/L
 (AREA=13.802 ACRES TO R/W)

SOUTH SIDE OF ROAD
 AREA=173.222 ACRES TO C/L
 (AREA=169.914 ACRES TO R/W)

- LEGEND**
- - COMPUTED POINT
 - - EXISTING IRON, LABELED
 - ⊙ - 3/4" REBAR SET WITH CAP
 - ⊕ - UTILITY POLE
 - x — - FENCE & HEDGE

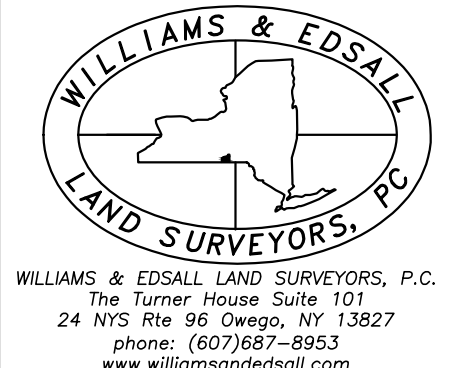
- MAP REFERENCES:**
- 1) SURVEY MAP NO.142 BOWER ROAD DATED 6/12/2007 BY T.G. MILLER, P.C.
 - 2) MAP OF SURVEY PARCELS OF LAND OWNED BY MARY ANNE GREEBAUER DATED 1/5/2002 BY ROBERT RUSSELL, L.S.
 - 3) PORTION OF LANDS OF BURDETTE LEWIS DATED 6/18/1995 BY KENNETH BAKER, L.S.
 - 4) SURVEY MAP OF A PORTION OF LANDS OF NORMA SILL TO BE CONVEYED DATED 3/21/1994 BY CLARENCE BRASHEAR, L.S.
 - 5) PORTION OF LANDS OF BURDETTE LEWIS DATED 1/5/1999 BY KENNETH BAKER, L.S.

- NOTES**
- 1- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
 - 2- Only copies from the original of this survey map with the surveyor's embossed seal are genuine, true and valid copies of the surveyor's original work and opinion.
 - 3- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, and to the lending institution listed on this survey map and are not transferable.

Stewart Title Insurance Company
 Budgett Heston, PLLC
 Rea-Young, LLC
 Barnett-Young, LLC
 John F. Young
 Susan M. Barnett
 Thomas Edward Barnett-Young
 Anne Catherine Barnett-Young
 Rosemary Mae Barnett-Young
 James Richard Young
 Julie R. Young
 Jesse R. Young
 James Robert Young

I hereby certify that I am a licensed land surveyor, New York State License No. 050823, and that this map 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 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: EDWARD RIPIC, JR. DATE: 5/3/2024



Survey map showing
 the Estate of
NORMA N. SILL
 LOCATED AT 113 BOWER ROAD
 TOWN OF LANSING
 TOMPKINS COUNTY NEW YORK
 DATE: 5/3/2024
 SCALE: 1"=160'

WILLIAMS & EDSELL LAND SURVEYORS, P.C.
 The Turner House, Suite 101
 24 NYS Rte 96 Oswego, NY 13827
 Phone: (607)657-8553
 www.williamsedsall.com

JOB NO: 2024-132
 © COPYRIGHT 2024

Feasibility of Lots

Conlon Corners Subdivision
Conlon Road
Town of Lansing
Tompkins County, NY

Overview

The Conlon Corners subdivision (SUB-24-24) proposes several new buildable lots along Conlon Road where it would be desirable and suitable for single-family homes to be built. It has never been our plan to have any additional phases in the future. The parent parcel was purchased with a long-term investment as the only goal. We do want to recover some of our steep initial investment in the property but the main goal with this current subdivision is to generate income to offset the cleanup costs of the residual land. The buildings on the residual land are in terrible condition and were surrounded by trash and junk which poses a safety hazard to the neighborhood. We want to get that cleaned up and have found it to be an expensive undertaking when we started looking into the labor costs, solid waste fees, asbestos inspections/abatement as well as the demolition costs.

We feel that we can help offset the cleanup costs by selling several buildable lots along Conlon Road. Further development, that exceeds our current proposal, would not be feasible once the subdivision costs increase with requirements for substantial stormwater facilities, long driveways or public/private roadways. Building costs for homes, stormwater facility excavation, driveways, paved roads, and other development related components have increased considerably over the past few years. Lot value has also increased but not to the same extent as the other components. This area has no public water, no public sewer even though it is very close to the Town center.

Development Factors Affecting Cost of Frontage Lots

Drawing lines on a piece of paper is only the first step in a subdivision like this and the costs of getting those lines approved can be very costly if certain requirements are imposed. One major threshold in our case is the Town's 2-acre disturbance limit before a full SWPPP with permanent stormwater practices and a DEC SPDES permit are required.

Permanent stormwater practices would be tailored to the individual project but can be expensive to design and build. Without running through design engineering, we do not know how extensive these practices would be in our 3 or 4-lot project but we would estimate that their cost would likely be in the 25,000-\$30,000 range based on other projects we've done. Due to the topography along Conlon Road being a consistent elevation, getting stormwater to flow very far in the north/south direction would not work well. As a result, creating lots that are not close together or stretch too far apart in the north/south direction would create a need for numerous different stormwater facilities, amplifying the stormwater facility costs. We'll discuss market value later, however if we combine our estimated standard costs for this project of around \$8,000, with the stormwater facility costs, our own land cost, and real estate commissions, we will be very close to our financial break-even point, and this won't help us recover our cleanup costs for the rest of the property.

This 2-acre threshold is a key consideration when looking at the feasibility of this project. We initially set up the project as a 4-lot subdivision (excluding our residual land) and had planned on requiring

each lot to disturb no more than 0.5 acres. After reviewing the likely disturbance of each lot to include, driveway, dwelling, septic system and a water well, while possible, it would be very inconvenient for a home builder to follow this requirement. After this realization, we decided to drop the number of lots to 3 and make each larger. This will make it much easier and more convenient for the home builders to stay below the 2-acre disturbance limit for the project.

If we were to attempt a subsequent subdivision of our residual land, our understanding is that the disturbed area in our initial subdivision would count towards hitting this 2-acre threshold. If we want to recover some of our cleanup costs and provide some needed housing space in Lansing, this means that we need to avoid triggering a full SWPPP with permanent stormwater practices, keep the project small and do not subdivide in the future. This will be the case unless something drastic occurs such as a massive land appreciation or if public water/sewer ever comes to the area.

Market Value

This project is in an area we are not very familiar with, and we have consulted various experts to help us gather information about the feasibility of what we can do here. We have spoken with a realtor at Warren Real Estate about the potential market value of any lots we create in this area. Overall, the value is much lower compared to similar areas that do have access to public water. We also found that the value is expected to decrease as we move south of the intersection of Wilson Road. This is due to an unsightly home across the road. In our original 4-lot subdivision, the estimate of market value, per lot, was \$25,650-\$28,350. Since the unsightly home south of Wilson Rd seemed to be a factor, we also wanted to find out the market value if we shifted the lots farther to the north to reduce the effect of that parent factor. We found that the

Pricing Analysis

Approximate Market Value
\$25,650 - \$28,350

Details

Considering type, quality & condition of existing housing in this area of Conlon Rd along with the unsightly hoarding happening in the viewshed of these lots I would recommend listing these future building lots under \$30,000.

Price Based on Average Sales

Average Price of Sold Comparable Properties	\$24,000
---	----------

Price Based on Acreage

Average \$/Lot Acre of Sold Comparable Properties	\$10,307.99
Acreage of Subject Property	1.25
Price Based on Acreage	\$12,885

Market Value Estimates for Southerly Lots

Pricing Analysis

Approximate Market Value
\$30,500 - \$34,350

Details

Considering lot size, location and neighborhood character in a rural setting I would recommend listing these 3 lots for around 20% more than the 4 small lot subdivision we discussed earlier.

Price Based on Average Sales

Average Price of Sold Comparable Properties	\$25,000
---	----------

Price Based on Acreage

Average \$/Lot Acre of Sold Comparable Properties	\$12,168.24
Acreage of Subject Property	1.75
Price Based on Acreage	\$21,294

Market Value Estimates for Northerly Lots

lot-value increased to the \$30,500-\$34,350 range. With this in mind and knowing that we cannot feasibly do an additional subdivision at a later time, we decided to shift the lots to the north as far as we can. This lets us offset more costs associated with cleaning up the remainder of the property.

Development Factors for Non-Frontage Lots

It was brought up at our sketch-plan review that a preferred method of connecting new building lots with the existing highway system is to build additional feeder roads so that traffic enters the existing highway at fewer points. It would likely be necessary to build a public/private feeder

road, such as a cul-de-sac, when creating lots well inside the interior of a property. Roads are very expensive to build and maintain and would also create a much larger stormwater facility requirement by themselves. We do have limited experience with building public roadways and the last estimate we used for cost estimates was in the \$1,000/ft range. That was back in 2017, and I have no doubt that those costs are much higher now. A private road should be slightly less costly but would have the added cost of private maintenance and some form agreement with a 3rd party for that maintenance. Even so and using the \$1,000/ft estimate, this would be impossible to build without extreme losses in revenue at this project location. Lots without public sewer or water are required to be 150 ft in width according to the Health Department rules to allow enough separation between septic system and water well. If we were to build a road into the property with the goal of creating the 4 lots in our original plan (2 on each side of the new feeder road), we would need 150 ft to reach the second set of lots. Assuming we design those 2 rear lots as flag lots, we are still looking at a road cost of $\$1,000/\text{ft} * 150 \text{ ft} = \$150,000$ to reach the front property line of the rear pair of lots. If we manage to sell each of those lots for \$35,000, we're looking at only \$140,000 in total sales price for those lots. This road cost does not include our standard subdivision costs, commissions or our raw land cost and would also trigger permanent stormwater practices for both the road as well as the impervious surface on each lot.

It's just not feasible to include a public/private roadway in a residential subdivision like this. If the market value of a lot exceeds \$75,000, it becomes an option to investigate. Considering 150 ft wide lots with a lot on each side of the road, we have a road cost of \$150,000 per 2 lots so a \$75,000 lot could start covering the costs of road building. In the case we are looking at here, we only have lots selling for \$30,500-\$34,350.

Conclusion

There are limiting factors in this project area for creating residential lots. Much of that is due to the low market value of these lots. The only way we see to feasibly create lots is to avoid the requirement of a SWPPP and its permanent stormwater practices. To that end, we need to keep the number of lots small enough to guarantee less than 2 acres of total ground disturbance and we will not be able to subdivide additional lots from this parent parcel unless the stormwater laws change, or the lot values increase substantially compared to the cost of building stormwater facilities. There are also no feasible ways to get a road built into this property for a very similar reason. The day may come when additional development on this site does become feasible, but we have no knowledge of when that may happen or what may cause it to become feasible. At present, our only goals here are to get the property cleaned up and help cover some of that cost by selling these proposed lots, keep the land farmed and hold onto this investment property for our family.

Sincerely,

Jesse Young

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.

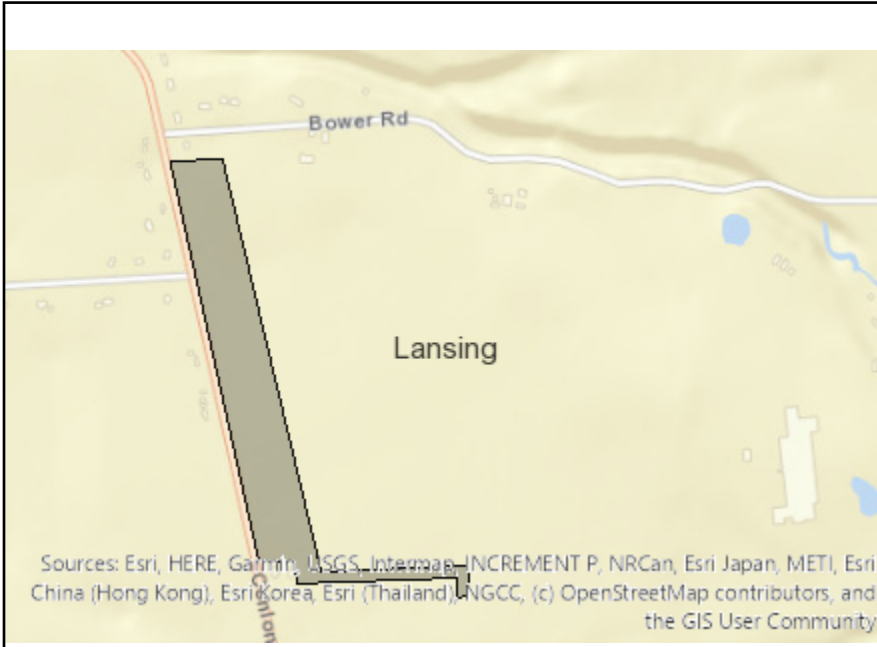
Part 1 – Project and Sponsor Information			
Name of Action or Project: Conlon Corners Subdivision			
Project Location (describe, and attach a location map): Conlon Road, Lansing, NY 14882 (TPN: 31.-1-11.22) - Map Attached			
Brief Description of Proposed Action: We propose to subdivide 3 residential building lots that are each around 1.6 acres in size along Conlon Road. Water and septic will be private. We also propose to restrict the total ground disturbance for the project to 2 acres or less. Existing farming operations will continue on the land outside the building lots. We also propose a lot line modification with our neighbor at 95 Conlon Rd that will give them an extra ~0.75 acres around their existing lot. No ground disturbance proposed for this lot line modification. We also propose a trail easement to the Town of Lansing that would be a 20 ft strip leading from their existing town trails on parcel 31.-1-16.2 along our southern property line to Conlon Road. No ground disturbance proposed for this easement.			
Name of Applicant or Sponsor: Jesse Young, Member of Rea-Young LLC		Telephone: 607-533-0346 E-Mail: jesse@youngbros.com	
Address: 3105 North Triphammer Road, Suite 1			
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: Town of Lansing - Subdivision Review		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 5.8 acres			
b. Total acreage to be physically disturbed? _____ <2 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 188 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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Community Services -Correctional			
<input checked="" type="checkbox"/> Parkland			

		Section 3, Item e.	
5. Is the proposed action,	NO		
		<input checked="" 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	<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? If Yes, identify: _____	NO	<input checked="" type="checkbox"/>	YES <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	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" 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: _____ All new homes are required to meet local and state energy code requirements. _____	NO	<input type="checkbox"/>	YES <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: _____ It is anticipated that lot buyers will drill a water well. _____	NO	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Individual on-site wastewater treatment systems (septic systems) _____	NO	<input checked="" type="checkbox"/>	YES <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	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
		<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	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>

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
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ Design to be determined by final engineering and Town regulations. Stormwater to eventually flow into ditch along public roadway.		
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: Jesse Young Date: 2/24/2025
 Signature: Jesse Young Title: Member, Rea-Young LLC



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

AGRICULTURAL DATA STATEMENT

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

A. Name of applicant: Jesse Young (Rea-Young LLC & Barnett-Young LLC)
Mailing address: 3105 North Triphammer Road, STE1
Lansing, NY 14882

B. Description of the proposed project: We propose to subdivide 4 residential building lots that are each around 1.25 acres in size along Conlon Road. Water and septic will be private.
We also propose to restrict the total ground disturbance for the project to 2 acres or less.

C. Project site address: Conlon Road Town: Lansing

D. Project site tax map number: 31.-1-11.22

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: 5

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres 154 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.

31.-1-6.22: Lawrence & Constance Conlon, 56 Conlon Rd, Lansing NY 14882

27.-1-39.2: Clifford J Buck, 2560 NC 152 West China Grove NC 28023

28.-1-17.43: Jeremy & Billie Jo Downs, 303 Buck Rd Lansing NY 14882

28.-1-27.3: Matthew & Jennifer Dedrick, 389 Buck Rd, Lansing NY 14882

31.-1-11.22: Rea-Young LLC & Barnett-Young LLC, 3105 N Triphammer Rd, Lansing NY 14882

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.  
~~~~~

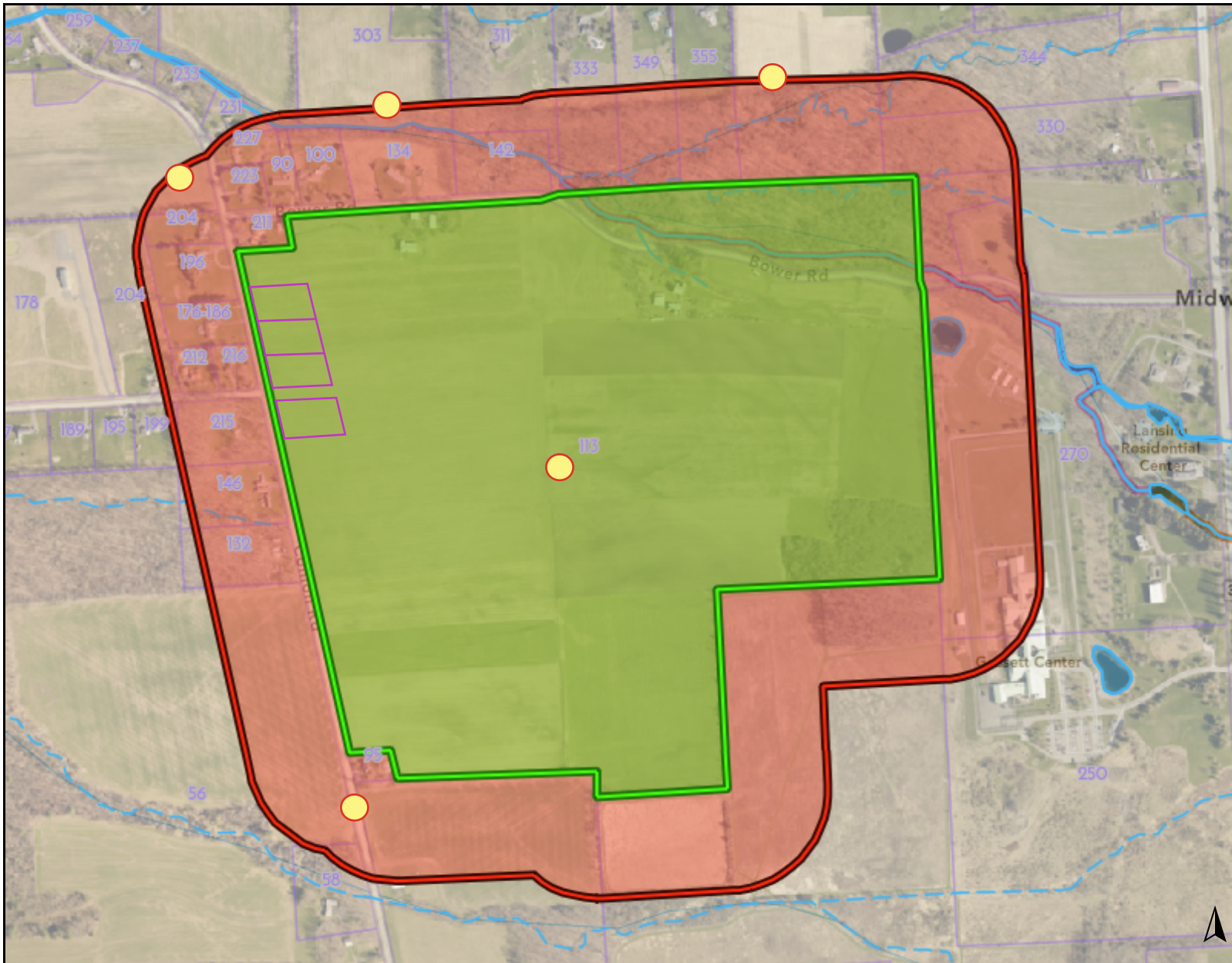
Jesse Young, Member Rea-Young LLC
Name and Title of Person Completing Form

10/30/2024
Date



113 Bower Road (with 500 ft Buffer)

Section 3, Item e.



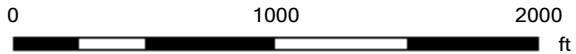
Legend

Hydrology

- Intermittent Streams
- Perennial Streams

Parcels

- ▭ Tax Parcels
- ▭ Subject Parcel
- ▭ Proposed Subdivision
- 500 ft Buffer
- Farming Operation within Ag District

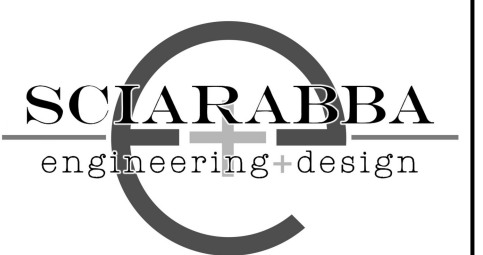


1: 11893

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, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



SCLARABBA ENGINEERING, PLLC
9064 Kingtown Road
Trumansburg, NY 14886
607-587-0078
www.sclarabbaeng.com



WARNING:
It is a violation of Section 2209, Subdivision 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to alter an item in any way, if an item bearing the seal of an engineer is altered, the altering engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

CONLON CORNERS SUBDIVISION

CONLON ROAD LANSING NY, 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	

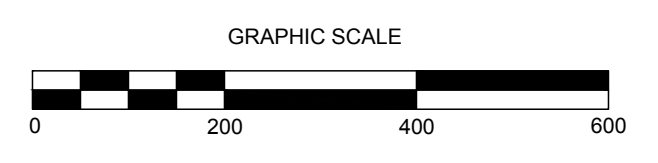
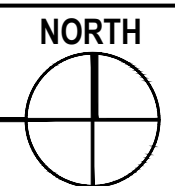
PROJECT NUMBER	24-31
DATE	2/25/2025
SCALE	1"=200'
DRAWING TITLE	

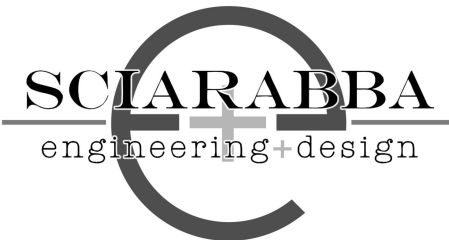
EXISTING
CONDITIONS
PLAN

DRAWING NUMBER
C-101



EXISTING CONDITIONS PLAN
SCALE: 1"=200'





SCTARABBA ENGINEERING, PLLC
9064 Kingtown Road
Trumansburg, NY 14886
607-587-0078
www.sctarabbaeng.com



WARNING:
It is a violation of Section 2209, Subdivision 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to alter an item in any way. If an item bearing the seal of an engineer is altered, the altering engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

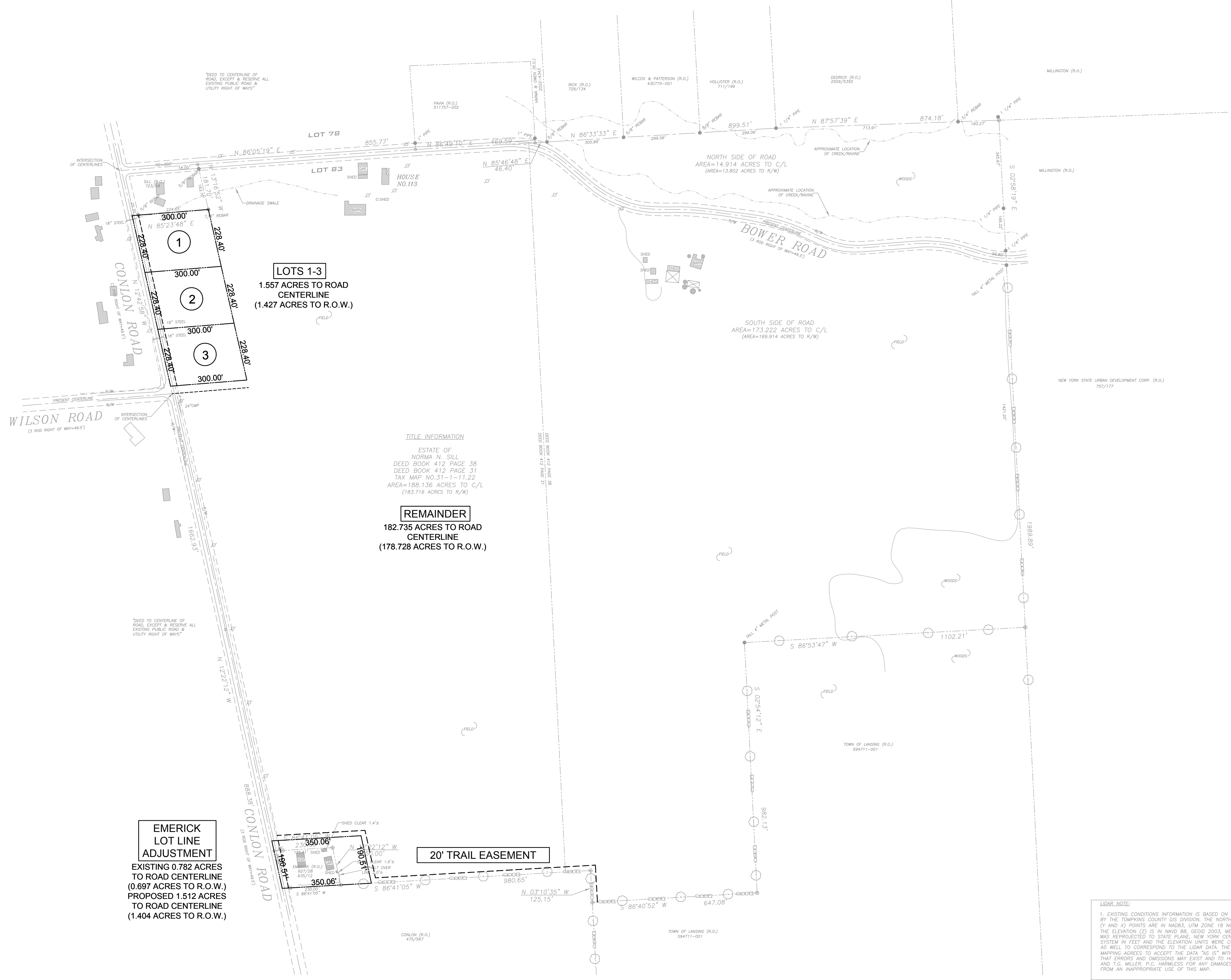
CONLON CORNERS SUBDIVISION
CONLON ROAD LANSING NY, 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	

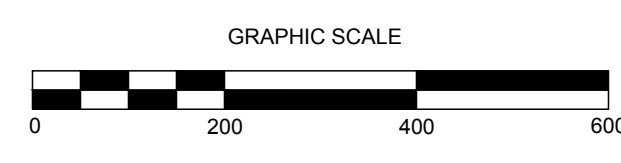
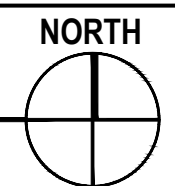
PROJECT NUMBER	24-31
DATE	2/25/2025
SCALE	1"=200'

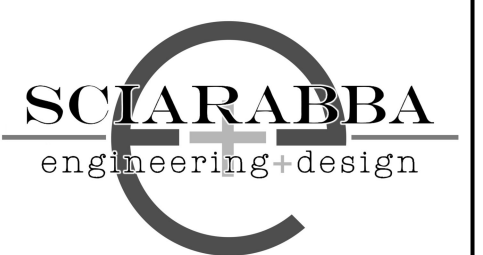
DRAWING TITLE
SUBDIVISION PLAN OVERALL

DRAWING NUMBER
C-102



SUBDIVISION PLAN - OVERALL
SCALE: 1"=200'





SCLARABBA ENGINEERING, PLLC
 9064 Kingtown Road
 Trumansburg, NY 14886
 607-587-0078
 www.sclarabbaeng.com



WARNING:
 It is a violation of Section 7209, Subdivision 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to alter an item in any way, if an item bearing the seal of an engineer is altered, the altering engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

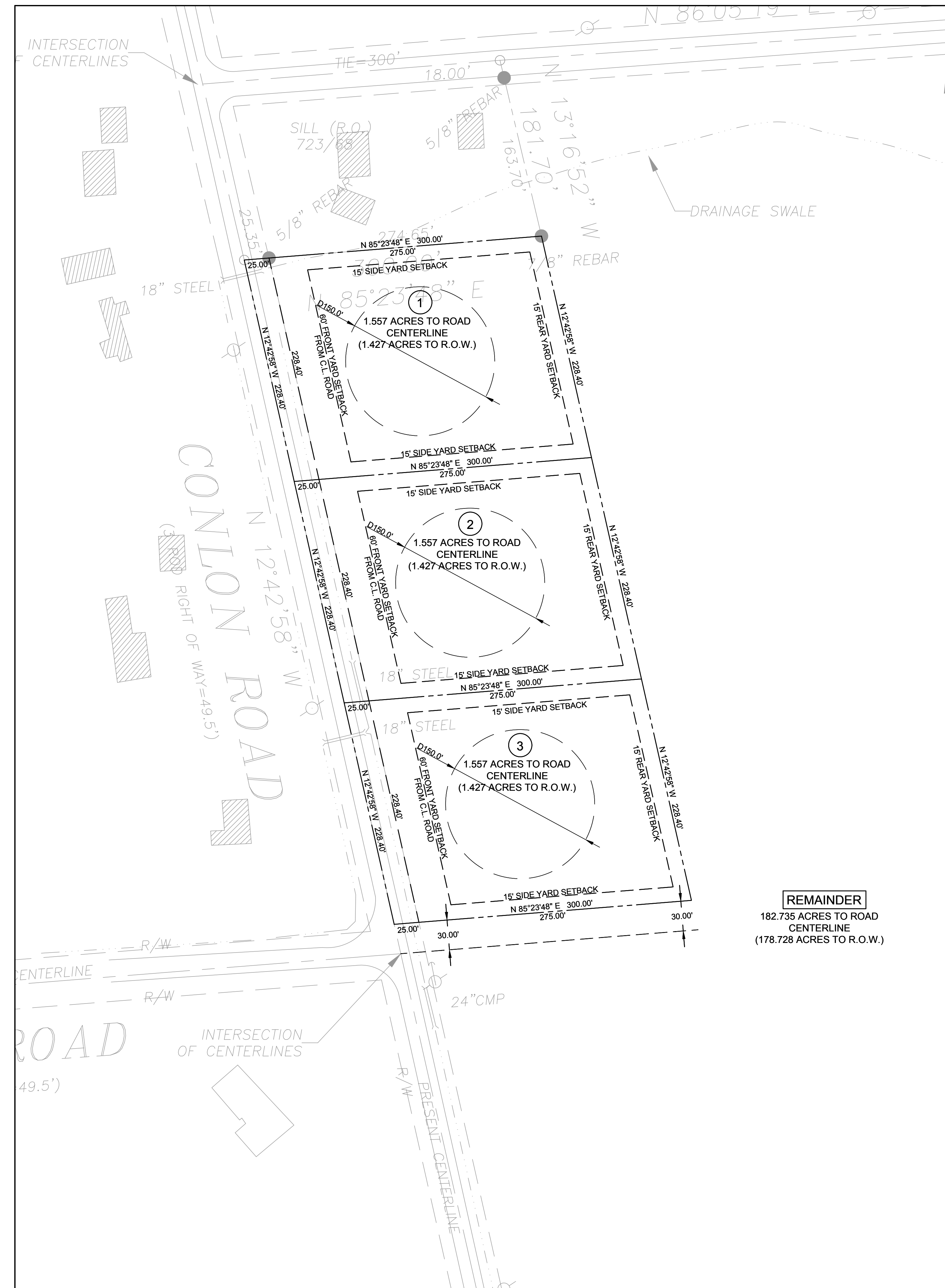
CONLON CORNERS SUBDIVISION
 CONLON ROAD LANSING NY, 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	

PROJECT NUMBER	24-31
DATE	2/25/2025
SCALE	AS NOTED

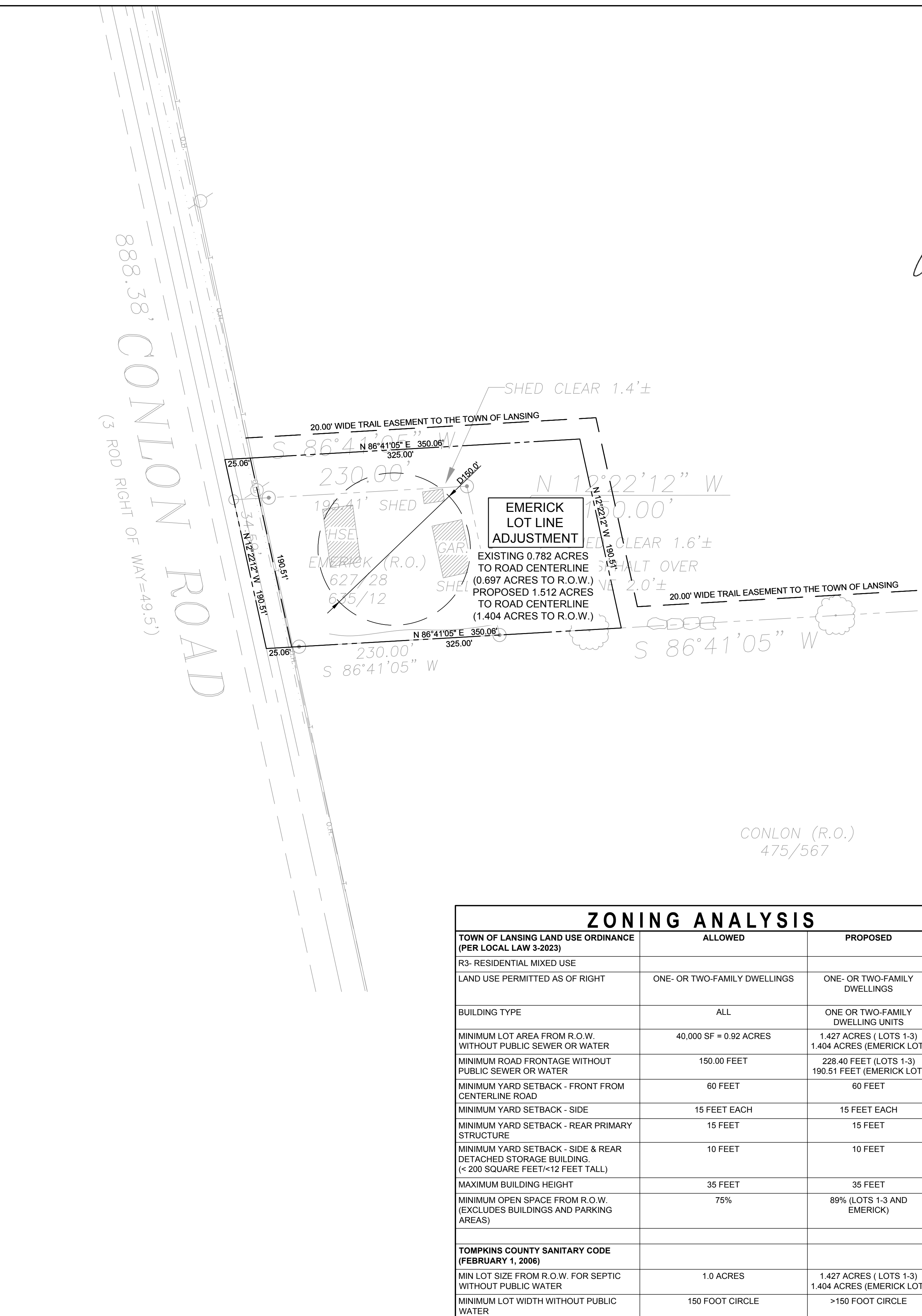
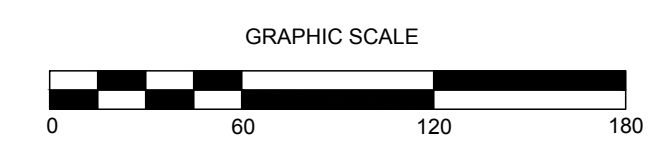
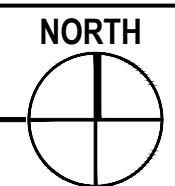
DRAWING TITLE
SUBDIVISION PLANS ENLARGED

DRAWING NUMBER
C-103



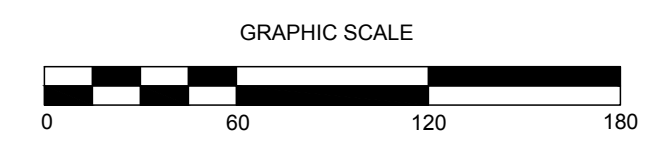
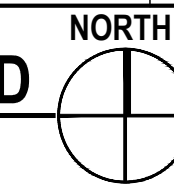
SUBDIVISION PLAN - ENLARGED

SCALE: 1"=60'



SUBDIVISION PLAN - EMERICK LOT ENLARGED

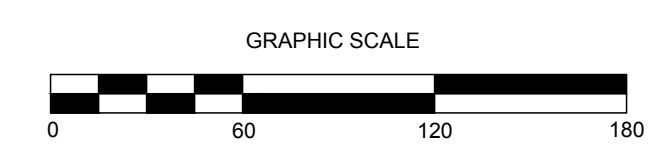
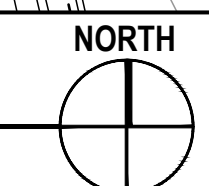
SCALE: 1"=60'



TOWN OF LANSING LAND USE ORDINANCE (PER LOCAL LAW 3-2023)	ALLOWED	PROPOSED
R3- RESIDENTIAL MIXED USE		
LAND USE PERMITTED AS OF RIGHT	ONE- OR TWO-FAMILY DWELLINGS	ONE- OR TWO-FAMILY DWELLINGS
BUILDING TYPE	ALL	ONE OR TWO-FAMILY DWELLING UNITS
MINIMUM LOT AREA FROM R.O.W. WITHOUT PUBLIC SEWER OR WATER	40,000 SF = 0.92 ACRES	1,427 ACRES (LOTS 1-3) 1,404 ACRES (EMERICK LOT)
MINIMUM ROAD FRONTAGE WITHOUT PUBLIC SEWER OR WATER	150.00 FEET	228.40 FEET (LOTS 1-3) 190.51 FEET (EMERICK LOT)
MINIMUM YARD SETBACK - FRONT FROM CENTERLINE ROAD	60 FEET	60 FEET
MINIMUM YARD SETBACK - SIDE	15 FEET EACH	15 FEET EACH
MINIMUM YARD SETBACK - REAR PRIMARY STRUCTURE	15 FEET	15 FEET
MINIMUM YARD SETBACK - SIDE & REAR DETACHED STORAGE BUILDING (< 200 SQUARE FEET/<12 FEET TALL)	10 FEET	10 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET
MINIMUM OPEN SPACE FROM R.O.W. (EXCLUDES BUILDINGS AND PARKING AREAS)	75%	89% (LOTS 1-3 AND EMERICK)
TOMPKINS COUNTY SANITARY CODE (FEBRUARY 1, 2006)		
MIN LOT SIZE FROM R.O.W. FOR SEPTIC WITHOUT PUBLIC WATER	1.0 ACRES	1,427 ACRES (LOTS 1-3) 1,404 ACRES (EMERICK LOT)
MINIMUM LOT WIDTH WITHOUT PUBLIC WATER	150 FOOT CIRCLE	>150 FOOT CIRCLE



EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=60'



- EROSION AND SEDIMENT CONTROL NOTES:**
- PRIOR TO THE START OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED, ALL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE SITE PLAN AND AS OTHERWISE REQUIRED, SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR, AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROL.
 - DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITH CLEAN STRAW AS OUTLINED IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROL.
 - BARE SOILS SHALL BE MULCHED WITH HAY AT A RATE OF TWO TONS PER ACRE WITHIN 14 DAYS OF EXPOSURE. IF CONSTRUCTION ON AN AREA IS SUSPENDED, THE AREA SHALL BE SEEDED IMMEDIATELY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREET PAVEMENT AREAS CLEAN OF DIRT AND DEBRIS.
 - AS SEDIMENT ACCUMULATES TO THE DEPTH OF THE SILT FENCE AND CHECK DAMS, SEDIMENT SHALL BE REMOVED AS OUTLINED IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROL.
 - THE CONTRACTOR & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR MEANS & METHODS OF EROSION CONTROL FACILITIES DURING CONSTRUCTION. IT SHOULD BE NOTED THAT FACILITIES ON THIS DRAWING ARE CONSIDERED MINIMUM & ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR & ITS SUBCONTRACTORS ARE RESPONSIBLE FOR ANY ADDITIONAL MEASURES DEEMED NECESSARY BY THE ENGINEER, TOWN, OR NYSDEC.
 - PROVIDE EROSION CONTROL MEASURES AS NOTED ON THE PLANS AND AS OTHERWISE REQUIRED TO PREVENT EROSION AND SEDIMENTATION ONTO ADJOINING PROPERTIES, STREETS, WATERWAYS, AND ON SITE IMPROVEMENTS BEYOND THE LIMITS OF WORK. COMPLY WITH THE LATEST ISSUE OF NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROL AND THE NYSDEC'S "REDUCING THE IMPACTS OF STORMWATER RUNOFF FROM NEW DEVELOPMENT".
 - MAINTENANCE - THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROLS ON A WEEKLY BASIS AND AFTER ALL STORMS OF RAINFALL OR GREATER INCLUDING BUT NOT LIMITED TO THE FOLLOWING: REPLACING DAMAGED OR SILTED IN SILT FENCE OR CHECK DAMS AND STABILIZING ERODED OR WASHED OUT SLOPED AREAS.
 - CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE. LAWNS HAVE BECOME ESTABLISHED TO 80% VEGETATIVE COVER AND ALL SOURCES OF EROSION HAVE BEEN PERMANENTLY STABILIZED.
 - CONTRACTOR SHALL PROVIDE DUST CONTROL IN ACCORDANCE WITH THE LATEST ISSUE OF NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENTATION CONTROL.

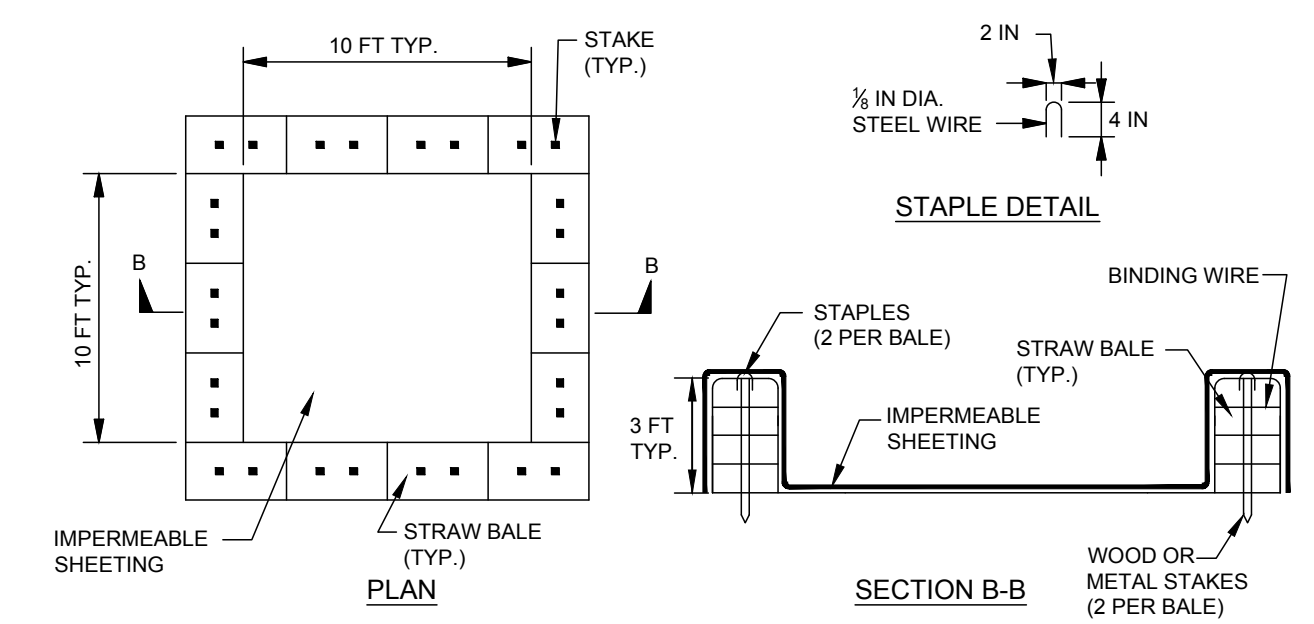
- SEQUENCE OF CONSTRUCTION:**
- INSTALL SILT FENCE, CHECK DAMS, AND STABILIZED CONSTRUCTION ENTRANCES AS SHOWN ON PLAN PRIOR TO BEGINNING EARTHWORK OPERATIONS.
 - REMOVE ALL TREES, STUMPS, AND BRUSH PRIOR TO BEGINNING EARTHWORK OPERATIONS.
 - STRIP AND STOCKPILE TOPSOIL.
 - SURROUND ALL STOCKPILE AREAS WITH SILT FENCE.
 - INSTALL CONCRETE WASHOUTS.
 - COMPLETE SITE AND UTILITY IMPROVEMENTS.
 - FINE GRADE, SEED, AND MULCH ALL DISTURBED LAWN AREAS WITHIN FOURTEEN (14) DAYS OF DISTURBANCE.
 - REMOVE TEMPORARY SILT FENCE AND CHECK DAMS ONLY AFTER SITE IS COMPLETELY STABILIZED AND ALL DISTURBED LAWN AREAS HAVE ACHIEVED 80% VEGETATIVE GROWTH.

SCIARABBA
engineering+design

SCIARABBA ENGINEERING, PLLC
9064 Kingtown Road
Trumansburg, NY 14886
607-387-0078
www.sciarabbaeng.com

WARNING:
It is a violation of Section 7209, Subdivision 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to alter an item in any way, if an item bearing the seal of an engineer is altered, the altering engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

EROSION AND SEDIMENT CONTROL NOTES - NOT TO SCALE

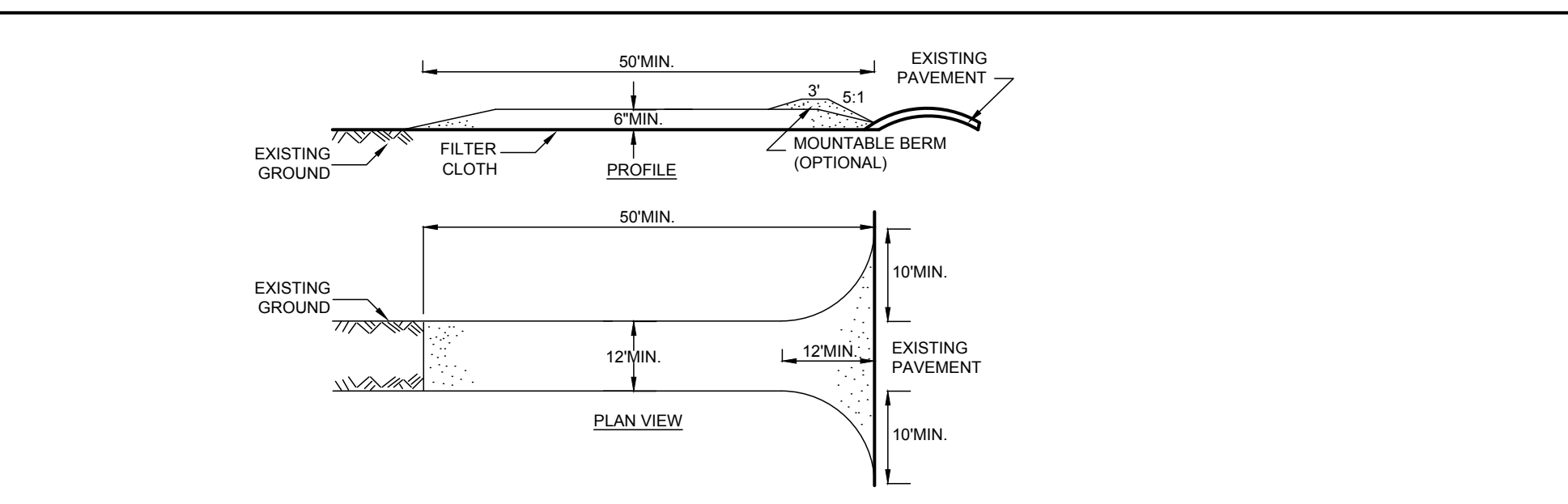


NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

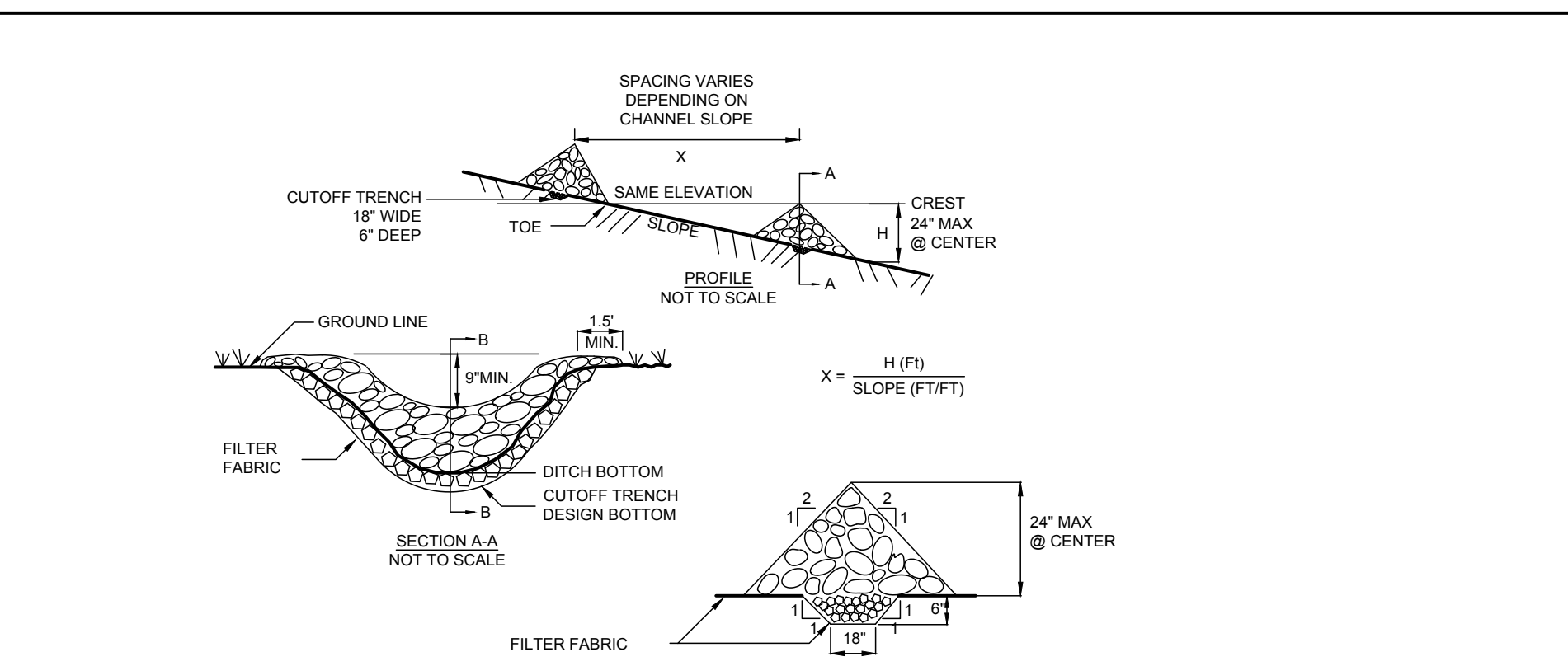
- CONSTRUCTION NOTES**
- LOCATE WASHOUT STRUCTURE A MINIMUM OF 100 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
 - SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER, SOLIDS AND RAINFALL AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
 - PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
 - PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
 - KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.
 - DURABLE PORTABLE CONCRETE WASHOUT BASINS OR TUBS MAY BE USED WITH THE APPROVAL OF THE EROSION CONTROL INSPECTOR.

CONLON CORNERS SUBDIVISION
CONLON ROAD LANSING NY, 14882



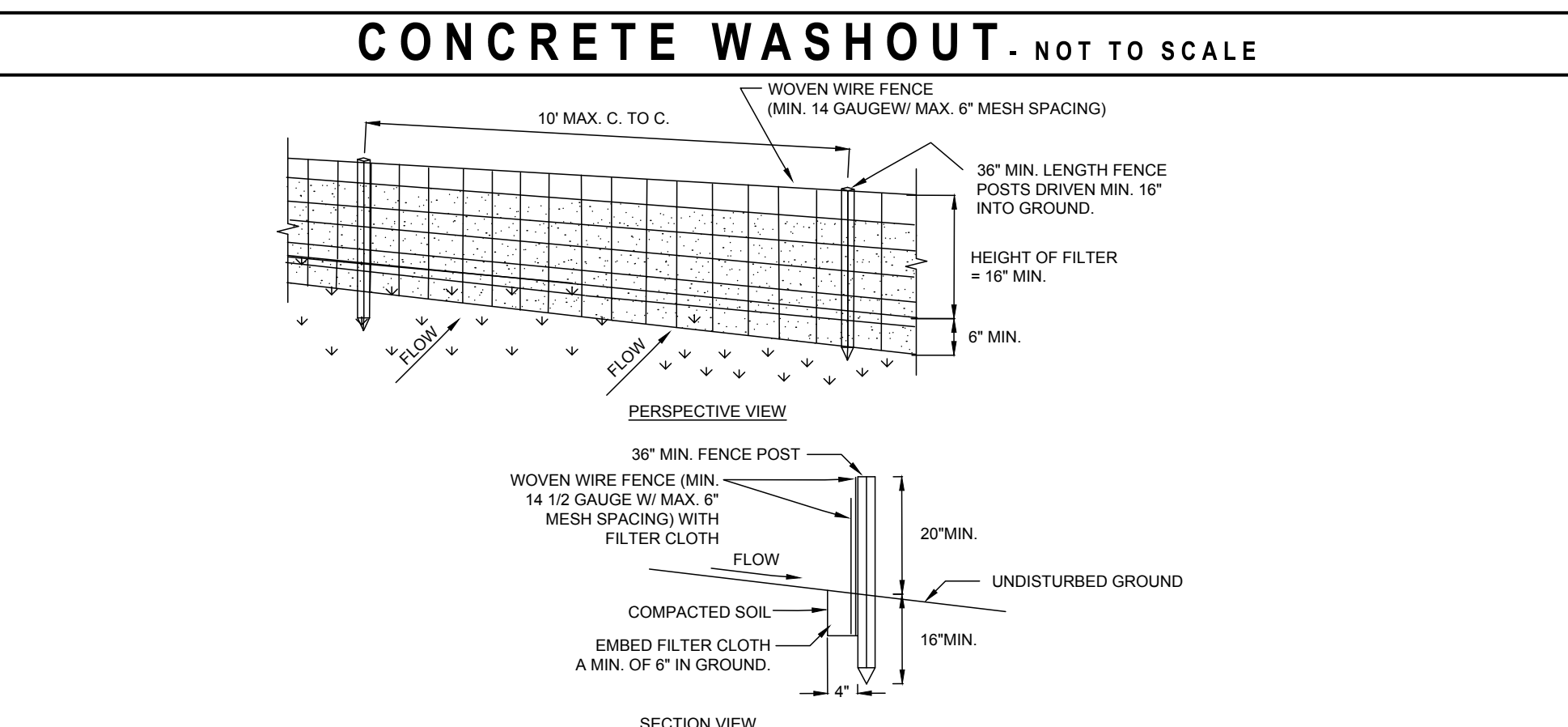
- NOTES**
- STONE SIZE - USE 1 1/2 INCH CRUSHED ANGULAR STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
 - GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
- ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED CONSTRUCTION ENTRANCE - NOT TO SCALE



- NOTES**
- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
 - SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
 - EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
 - PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
 - ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.
- ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STONE CHECK DAM - NOT TO SCALE



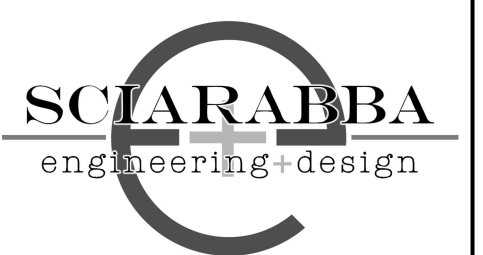
- NOTES**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING. CLOTH SHALL BE EITHER MIRAF 100K, STABILINKA 1140H, OR APPROVED EQUIVALENT.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - PREFABRICATED UNITS SHALL BE GEOTAB, ENVIRONMENT, OR APPROVED EQUIVALENT.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE - NOT TO SCALE

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	
PROJECT NUMBER	24-31
DATE	2/25/2025
SCALE	AS NOTED
DRAWING TITLE	EROSION AND SEDIMENT CONTROL PLAN
DRAWING NUMBER	C-104

DISTURBANCE ON EACH LOT TO BE LIMITED TO 0.66 ACRES.

LOT OWNERS TO APPLY FOR AND OBTAIN A PERMIT FROM THE TCHD FOR EACH INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM. SYSTEMS SHOWN ARE FOR REFERENCE ONLY AND ARE BASED ON THE SEPTIC SYSTEMS INSTALLED AT NEIGHBORING PROPERTIES ON CONLON AND WILSON ROADS FOR A 4-BEDROOM HOME WHICH INCLUDED A 1,250 GALLON SEPTIC TANK, 12'X37' SAND FILTER, AND DMAT TRENCHES. ALL UTILITIES ARE TO BE ADJUSTED FOR THE FINAL HOUSE AND DRIVEWAY CONFIGURATIONS.



SCARABBA ENGINEERING, PLLC
9064 Kingtown Road
Trumansburg, NY 14886
607-537-0378
www.sciarabbaeng.com



WARNING:
It is a violation of Section 2209, Subdivision 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to alter an item in any way, if an item bearing the seal of an engineer is altered, the altering engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

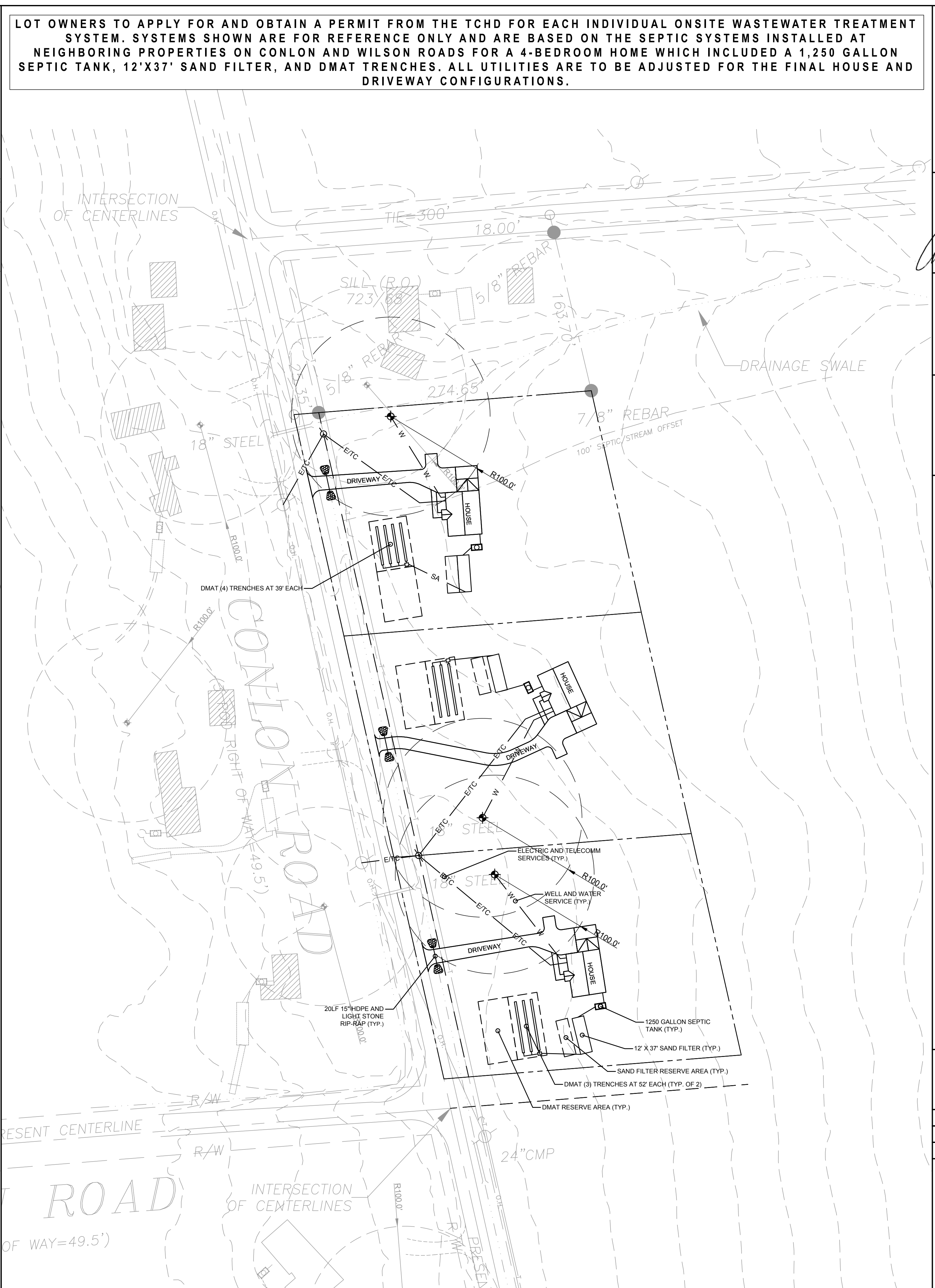
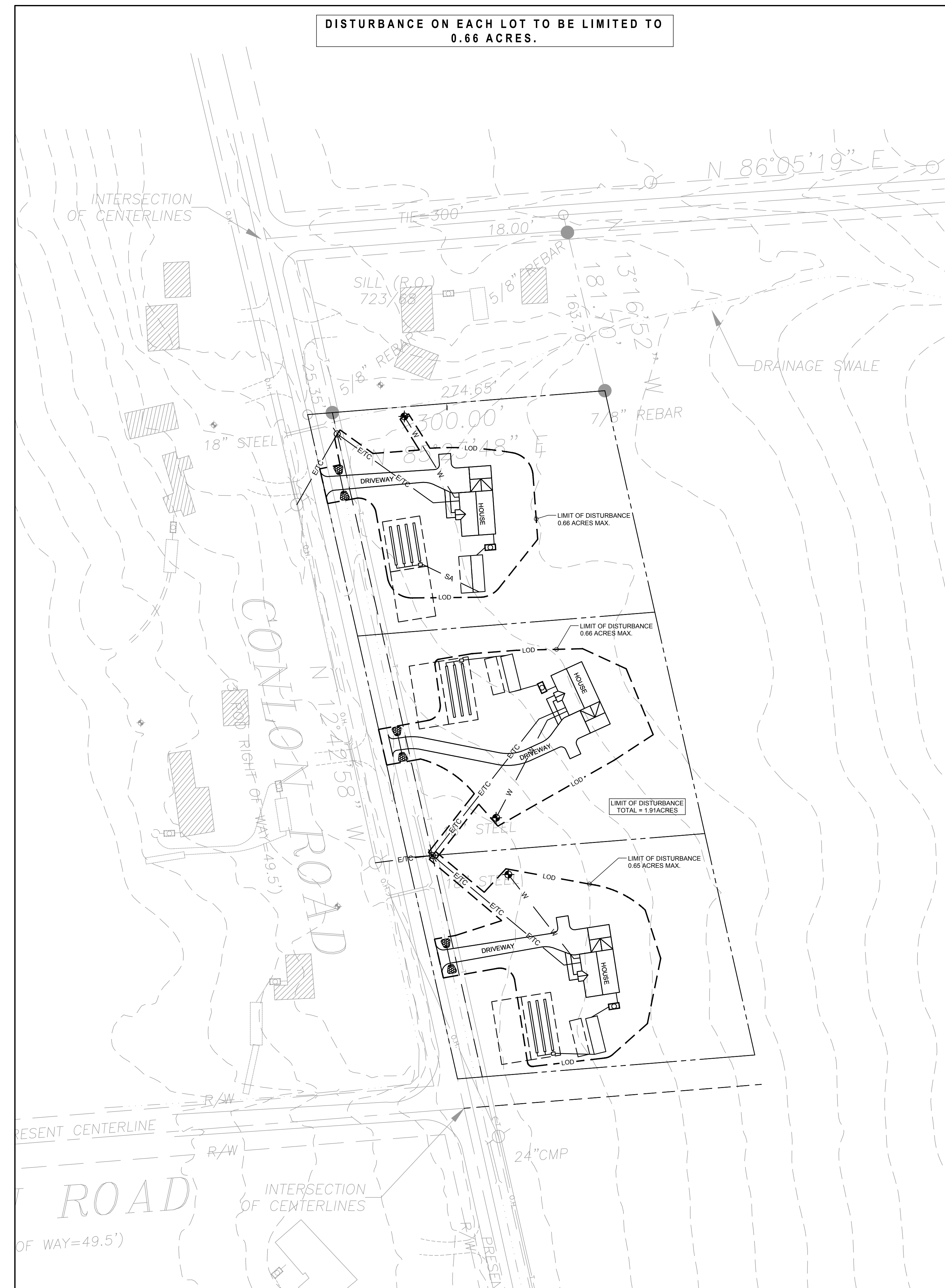
CONLON CORNERS SUBDIVISION
CONLON ROAD LANSING NY, 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	

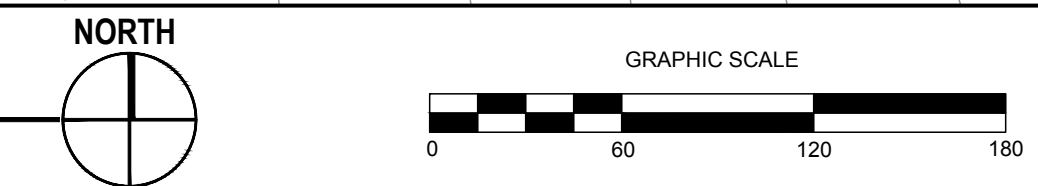
PROJECT NUMBER	24-31
DATE	2/25/2025
SCALE	AS NOTED

DRAWING TITLE
GROUND DISTURBANCE AND UTILITY PLANS

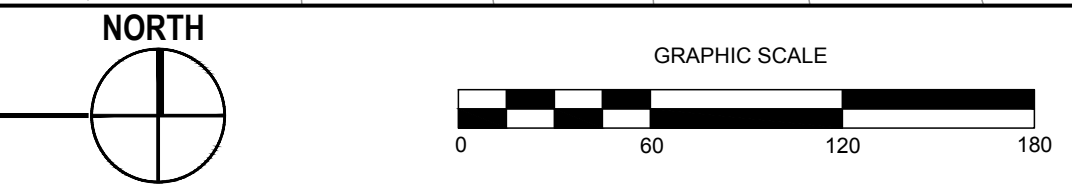
DRAWING NUMBER
C-105



GROUND DISTURBANCE PLAN
SCALE: 1"=60'



UTILITY PLAN
SCALE: 1"=60'





PROJECT NARRATIVE

Sperling Studio
2073 East Shore Drive
Town of Lansing
Tompkins County, NY
2-25-25

General

Joshua Sperling is the current owner of a 0.809 acre commercial property located at 2073 East Shore Drive. The building is vacant and formerly housed the Egan’s IGA and Shur Save grocery stores as well as an indoor roller skating rink. The tax parcel number is 37.1-2-3. The site is occupied by the approximately 9400 sf building and a large parking lot.

The property is zoned B1 – Commercial/Mixed Use and all improvements will conform to current zoning regulations.

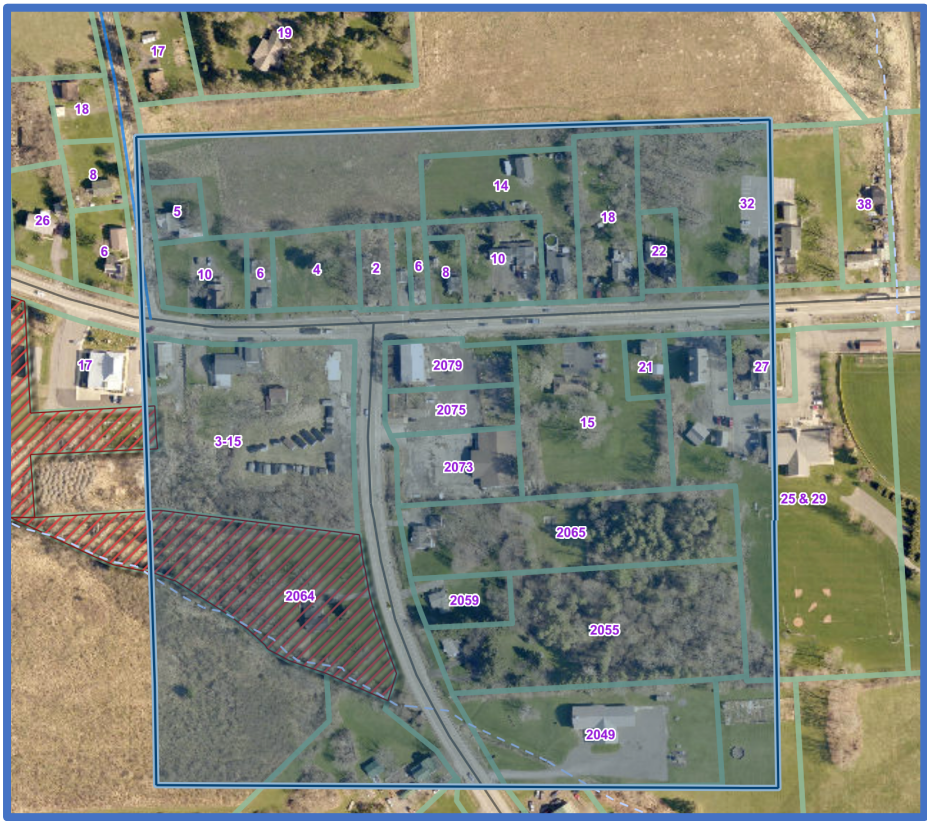
Environmental

Municipal water, electric, and telecommunication services are available on site. The building will require sprinklers so a new fire service will be extended to serve the building. No municipal sewers exist, so a replacement on-site wastewater treatment system (septic system) will be required. Based on historic soil information, a new septic system has been shown, however, the final septic system design will require a separate permit from Tompkins County Whole Health.

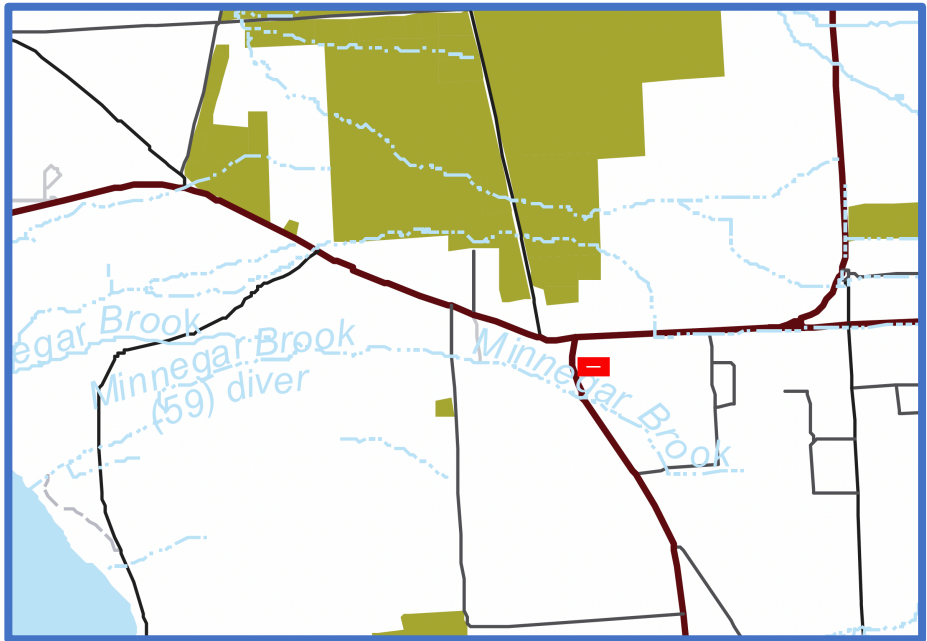
The site does not fall within an Agricultural District and no properties within 500’ of the site actively farm, so an Agricultural Data Statement is not required. The site is contiguous to Rouges Harbor Inn which is listed on the National Historic Register. It is also within an archaeological buffer area according to online mapping. As the entire site has been previously disturbed, a letter of no impact will be requested from the State Historic Preservation Office and provided to the Town in support of the application. The site does not fall within a Tompkins County Unique Natural area, nor does it contain any mapped Federal, NYSDEC, or Tompkins County wetlands. See Images Below.

2 gasoline spills from leaking fuel tanks and fuel lines were reported to the NYSDEC in 1993 (Spill Number 9309879) and 2023 (Spill Number 2304156). All tanks, fuel lines, and pumps were removed, and the soils were remediated. Spill Number 9309879 was closed by the NYSDEC on 7-25-2000. Spill Number 2304156 was closed by the NYSDEC on 3-6-2024. Copies of the Spill Records are attached.

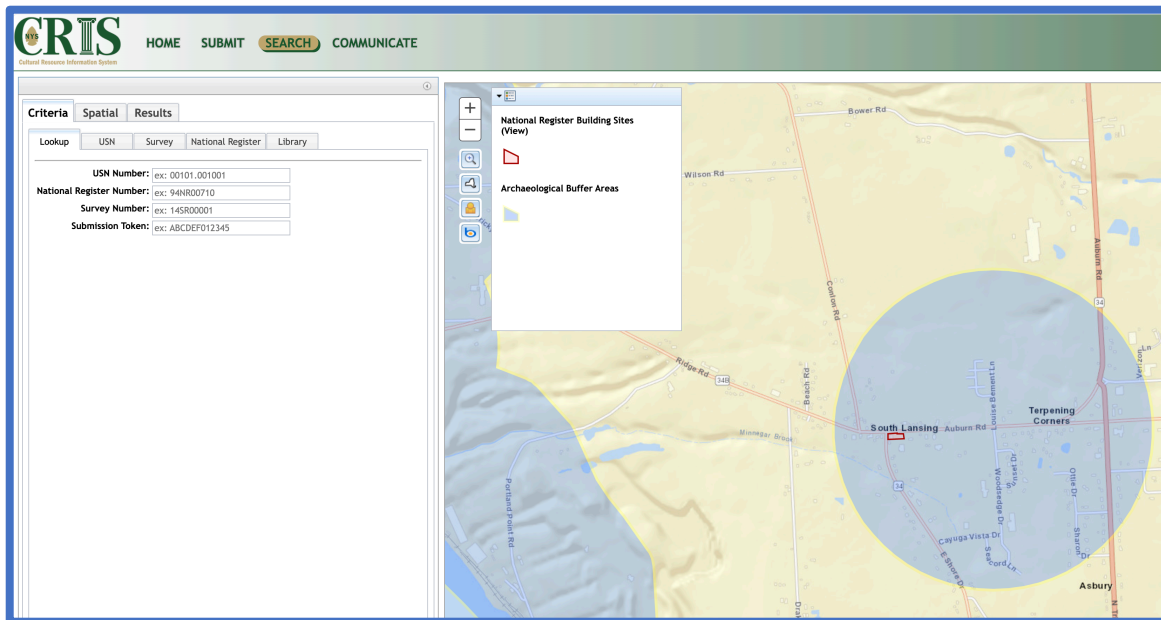




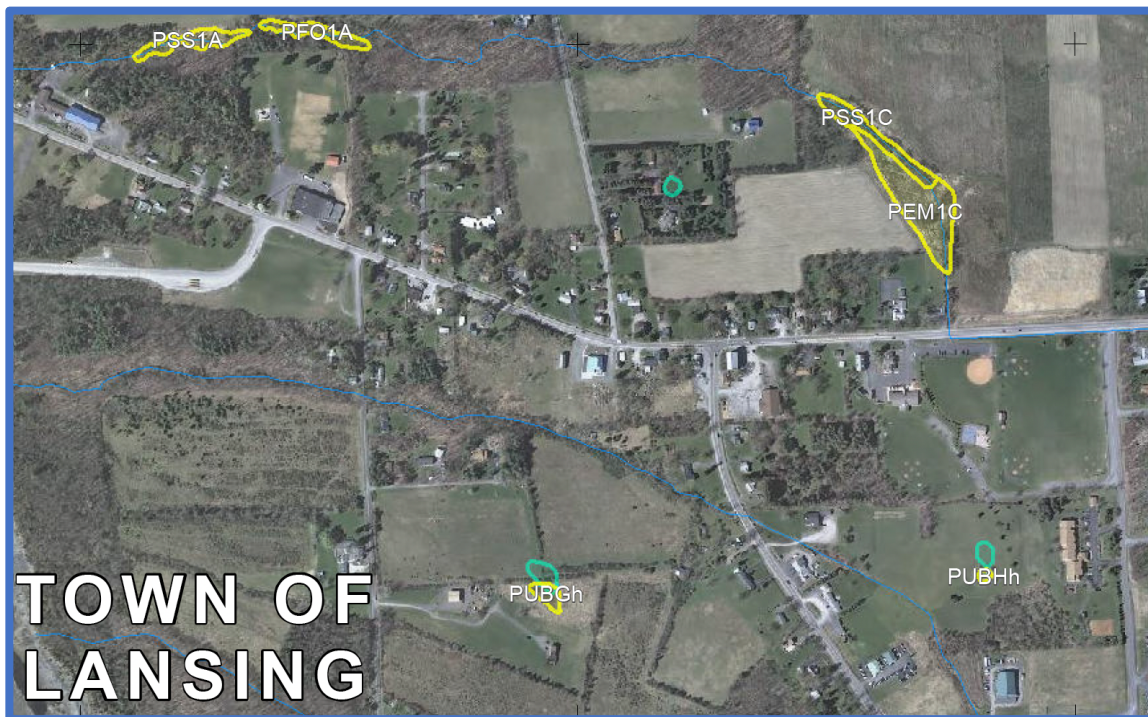
Properties within 500'



Property Not in Ag District Nor within 500' of Properties in Ag District



NYS CRIS Map Showing Rogues Harbor Inn on National Register and Site within Archaeological Buffer Area



2012 Tompkins County Wetland Map
Green – Federal Wetlands, Yellow - TC Wetlands
No Wetlands Onsite



Stormwater

The limit of disturbance for the project will be approximately 0.56 acres, which will not require the preparation of a Stormwater Pollution Prevention Plan. Impervious surfaces will be removed as part of the project and replaced with pervious surfaces resulting in a reduction of stormwater runoff from the site. Temporary erosion and sediment controls will be in place during construction and are detailed in the attached plans.

The following documents have been submitted in support of this application:

- Site Plan Application on OpenGov
- Fee
- Short Environmental Assessment Form
- Topographic Survey
- Drawings
 - G001 Cover Sheet
 - C101 Existing Conditions Plan
 - C102 Demolition and Erosion and Sediment Control Plan and Details
 - C103 Site Plan and Details
 - C104 Grading and Drainage and Utility Plans and Details
 - C105 Details
 - D1 First Floor Demolition Plan
 - A1 First Floor, Proposed
 - A2 Second Floor Plan, Proposed
 - A3 Building Sections and Elevations
 - A4 elevations
 - A5 Color Images

SciArabba Engineering, PLLC.



Andrew J. Sciarabba, P.E.
Owner/Principal Engineer

SciArabba Engineering, PLLC

www.sciarabbaengplus.com | 607-327-0578 | ajs@sciarabbaengplus.com

9664 Kingtown Road, Trumansburg, NY 14886



Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 7

Spill Number: 9309879

Spill Date/Time

Spill Date: 11/15/1993 **Spill Time:** 12:00:00 PM

Call Received Date: 11/15/1993 **Call Received Time:** 01:03:00 PM

Location

Spill Name: SURE SAVER - LANSING

Address: 2073 EAST SHORE DR

City: LANSING **County:** Tompkins

Spill Description

Material Spilled **Amount Spilled** **Resource Affected**

gasoline 50 Gal. Soil

Cause: Tank Test Failure

Source: Gasoline Station or other PBS Facility

Waterbody:

PBS #:

Record Close

Date Spill Closed: 07/25/2000

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.



Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 7

Spill Number: 2304156

Spill Date/Time

Spill Date: 08/14/2023 **Spill Time:** 10:00:00 AM

Call Received Date: 08/14/2023 **Call Received Time:** 02:22:00 PM

Location

Spill Name: ESA FOUND HISTORIC CONTAMINATION

Address: 2073 EAST SHORE DR

City: LANSING **County:** Tompkins

Spill Description

Material Spilled **Amount Spilled** **Resource Affected**

gasoline UNKNOWN Soil , Groundwater

Cause: Unknown

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: 03/06/2024

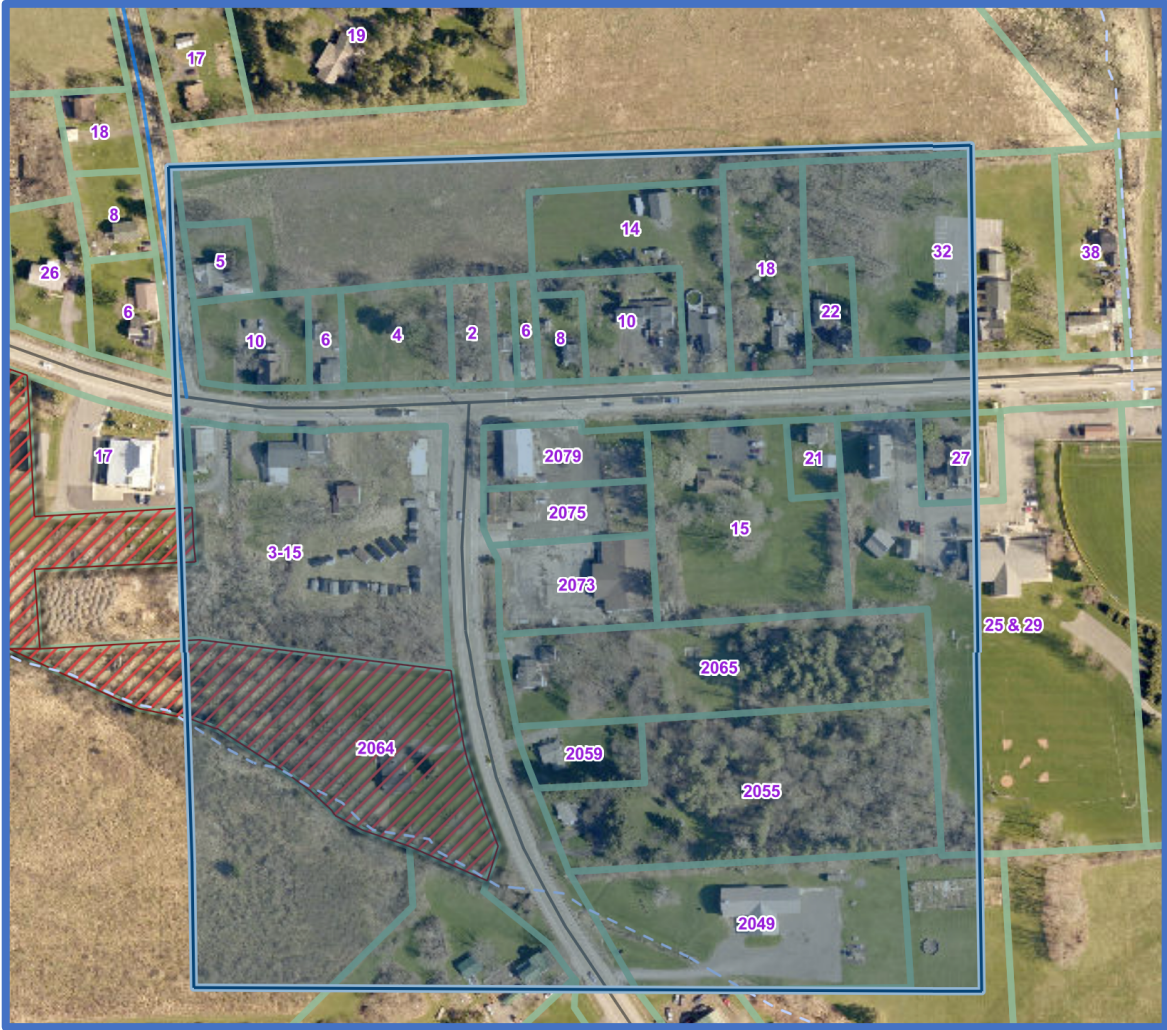
"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

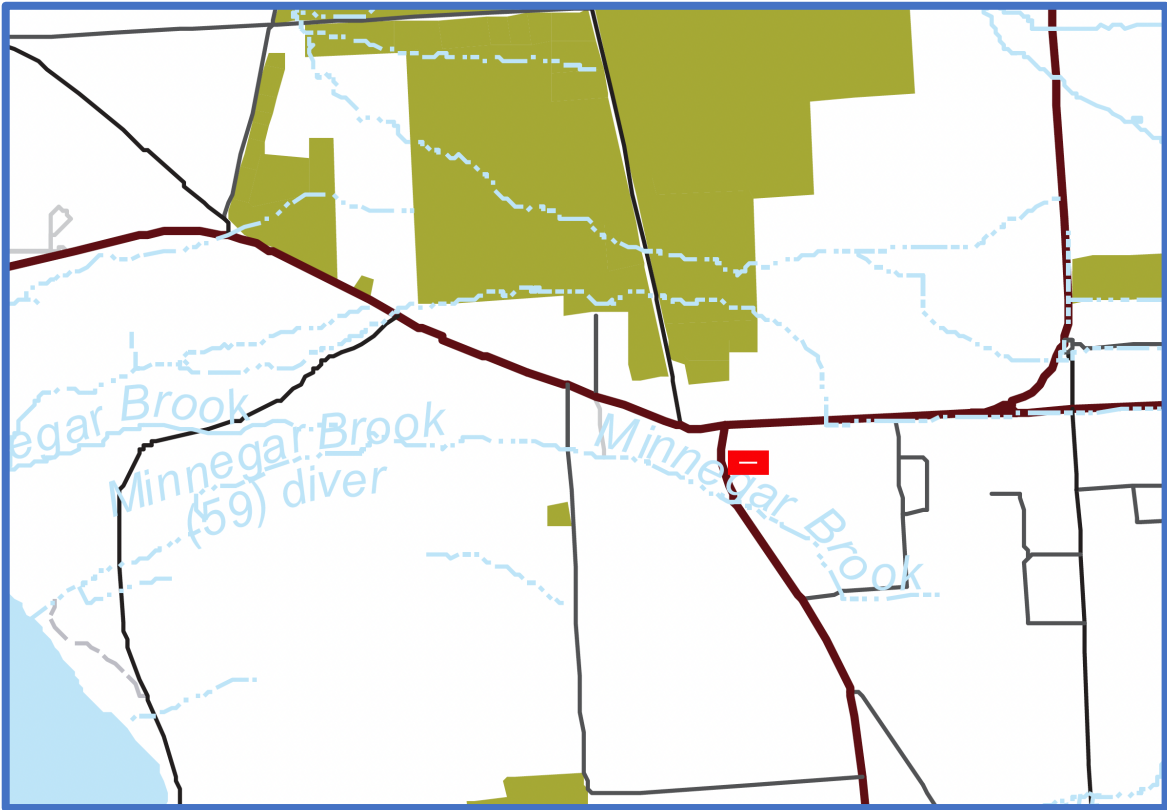
[Refine This Search](#)

Sperling Studio
2073 East Shore Drive
Town of Lansing
Tompkins County, NY
2-25-25

The site does not fall within an Agricultural District and no properties within 500' of the site actively farm, so an Agricultural Data Statement is not required (See Images Below).



Properties within 500'

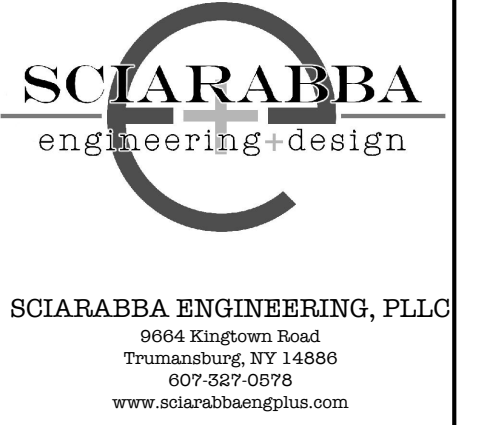


Property Not in Ag District Nor within 500' of Properties in Ag District

PRELIMINARY SITE PLAN APPROVAL SUBMISSION 2-25-2025

SPERLING STUDIO RENOVATIONS AND SITE IMPROVEMENTS

JOSHUA SPERLING
2073 East Shore Drive, Lansing, New York 14882



SCJARABBA ENGINEERING, PLLC
9604 Kingtown Road
Trumansburg, NY 14886
607-327-0576
www.scjarabbaengplus.com



DRAWING LIST

GENERAL

G001 COVER SHEET

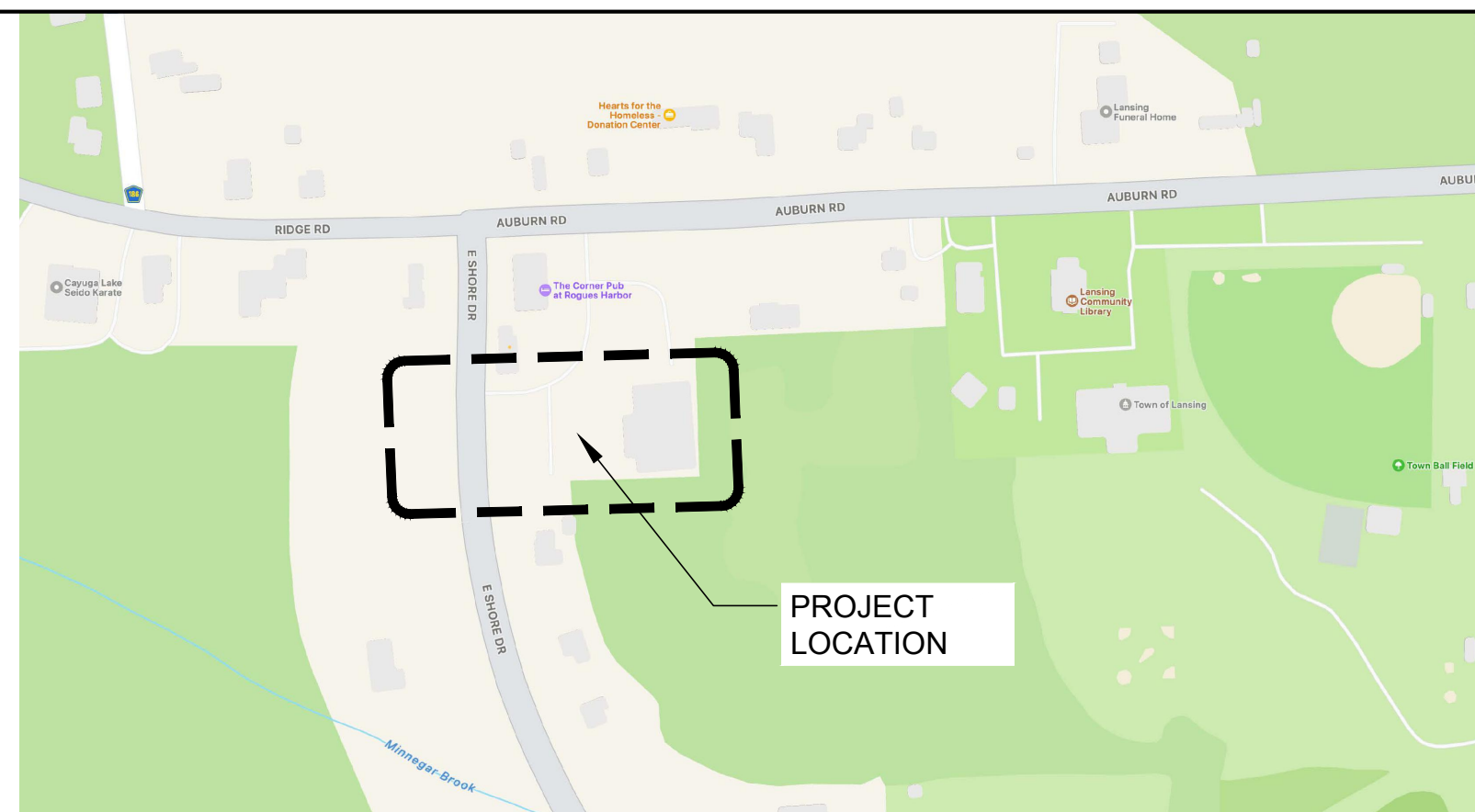
CIVIL

- C101 EXISTING CONDITIONS PLAN
- C102 DEMOLITION AND EROSION AND SEDIMENT CONTROL PLAN AND DETAILS
- C103 SITE PLAN AND DETAILS
- C104 GRADING AND DRAINAGE AND UTILITY PLANS AND DETAILS
- C105 DETAILS

ARCHITECTURAL

- D1 FIRST FLOOR DEMOLITION PLAN
- A1 FIRST FLOOR, PROPOSED
- A2 SECOND FLOOR PLAN, PROPOSED
- A3 BUILDING SECTIONS AND ELEVATIONS
- A4 ELEVATIONS
- A5 COLOR IMAGES

PROJECT LOCATION PLAN



PROJECT INFORMATION

DATE: 2/25/2025
 JOB NUMBER: 24-36
 APPLICANT: JOSHUA SPERLING
 APPLICANT ADDRESS: 422 CHESTNUT STREET, ITHACA, NY 14850
 APPLICANT PHONE: 607-437-5439
 APPLICANT EMAIL: JOSHSPERLING@GMAIL.COM
 PROJECT ADDRESS: 2073 EAST SHORE DRIVE, LANSING, NY 14882
 PARCEL INFORMATION: TAX MAP NO. 37.1-2-3 0.809 ACRES TO HIGHWAY BOUNDS

SPERLING STUDIO
RENOVATIONS AND SITE IMPROVEMENTS
2073 EAST SHORE DRIVE, LANSING NY, 14882

DRAWING NUMBER
G001



SCARABBA ENGINEERING, PLLC
9064 Kingtown Road
Trumansburg, NY 14886
607-527-0378
www.sciarabbaeng.com



WARNING:
It is a violation of Section 7209, Subdivision 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to alter an item in any way. If an item bearing the seal of an engineer is altered, the altering engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

SPERLING STUDIO RENOVATIONS AND SITE IMPROVEMENTS

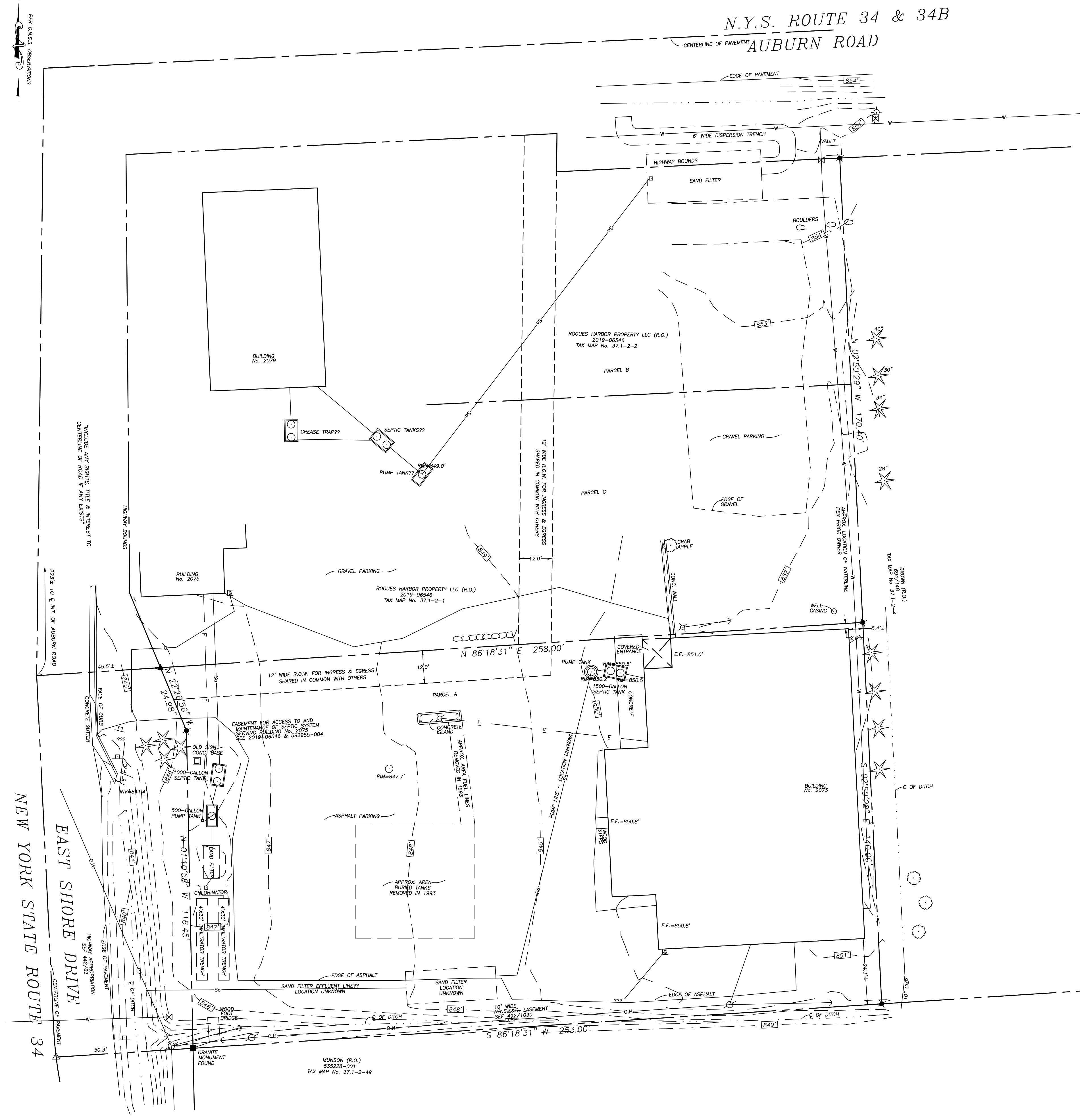
2073 EAST SHORE DRIVE, LANSING, NY 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	

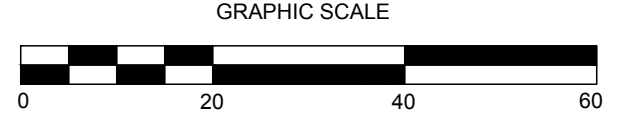
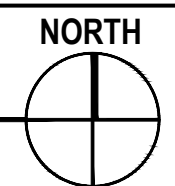
PROJECT NUMBER	24-36
DATE	2/25/2025
SCALE	1"=20'

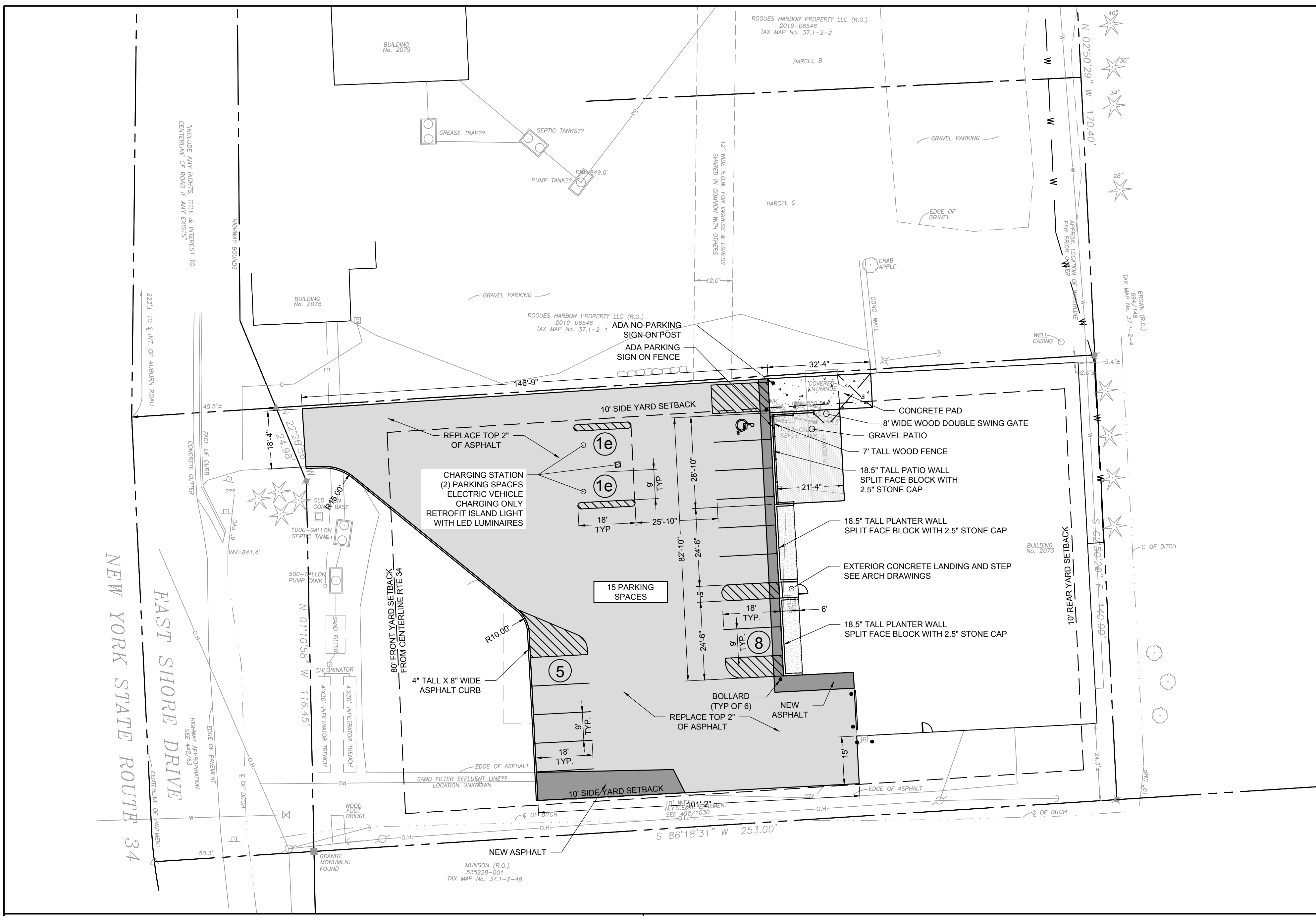
DRAWING TITLE
EXISTING CONDITIONS PLAN

DRAWING NUMBER
C101

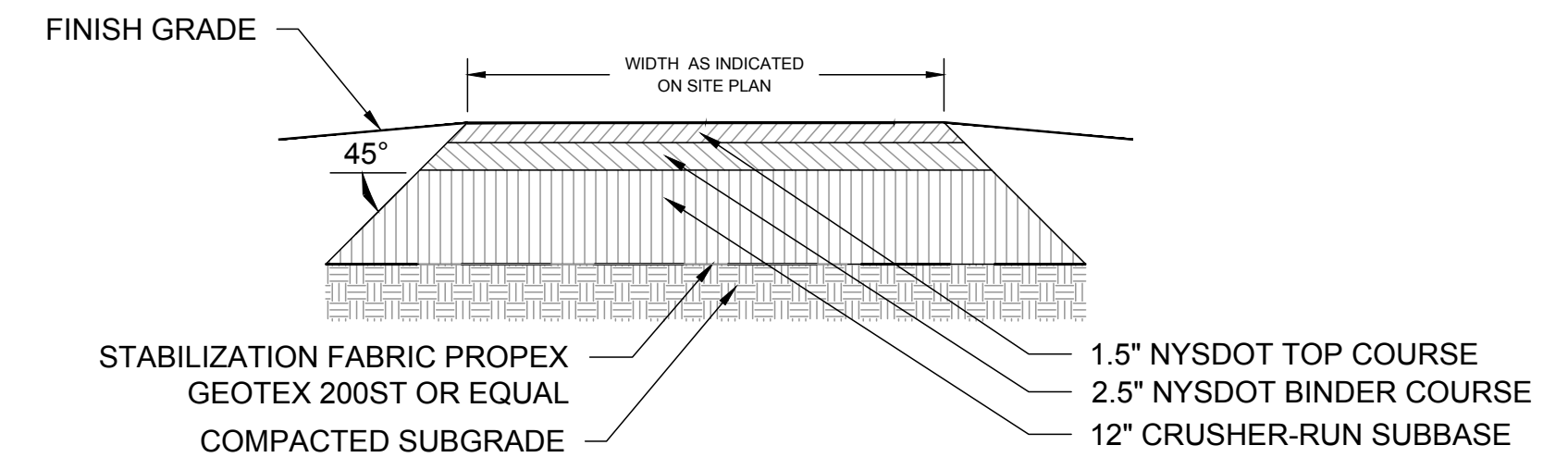


EXISTING CONDITIONS PLAN
SCALE: 1"=20'



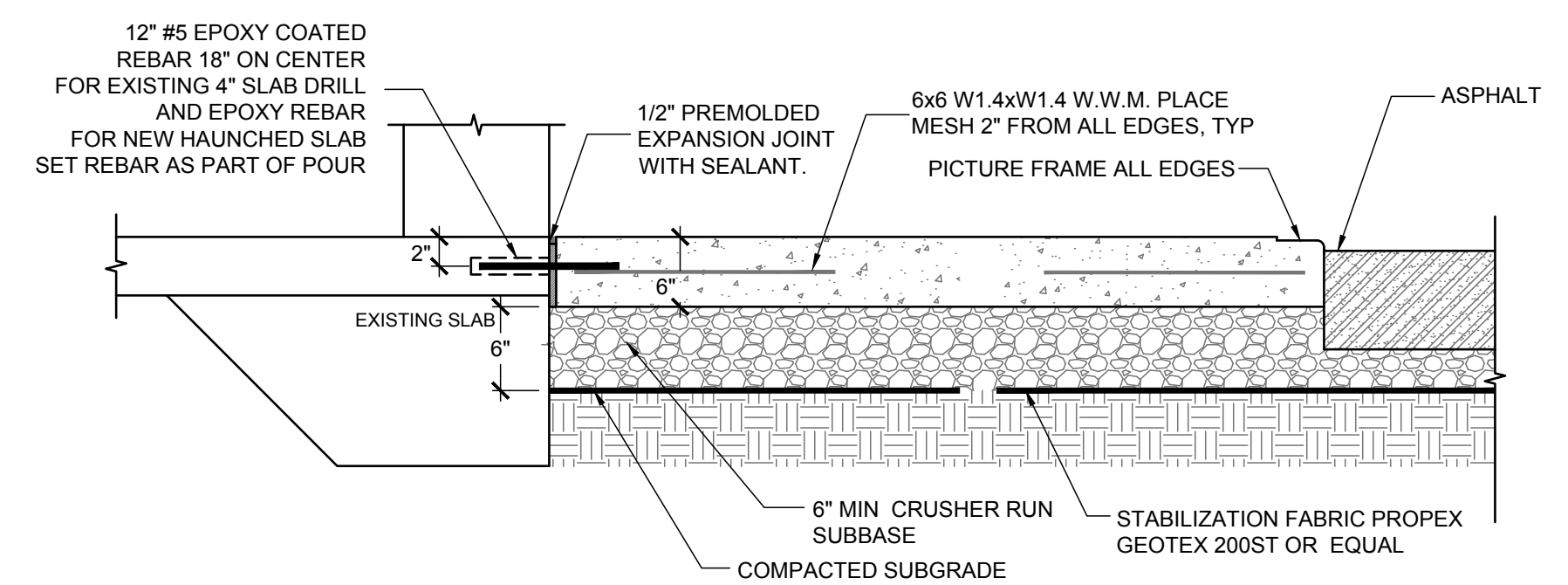


- NOTES:**
1. APPLY TACK COAT BETWEEN ALL ASPHALT COURSES.
 2. TOP COURSE - 9.5 F3 TOP COURSE HMA 80 SERIES COMPACTION.
 3. BINDER COURSE - 19.0 F9 BINDER COURSE HMA 80 SERIES COMPACTION.

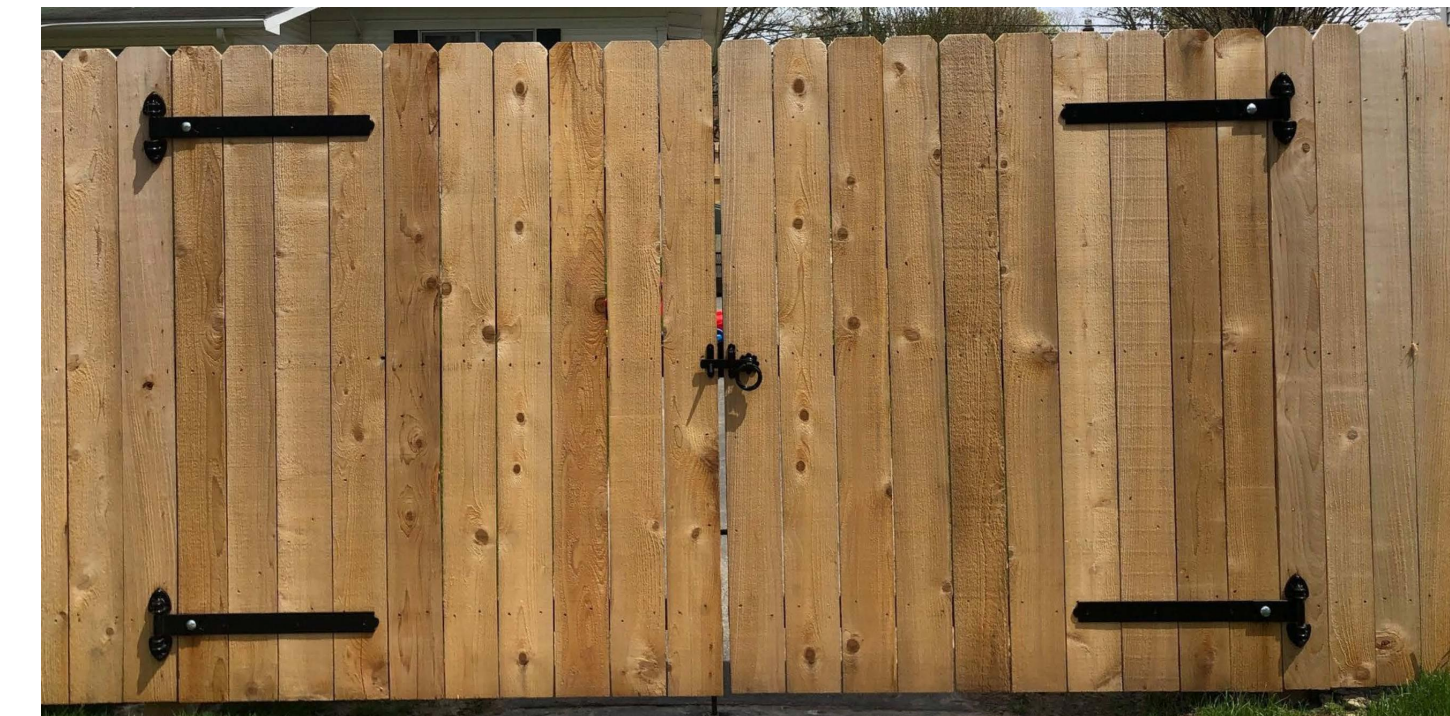


ASPHALT - NOT TO SCALE

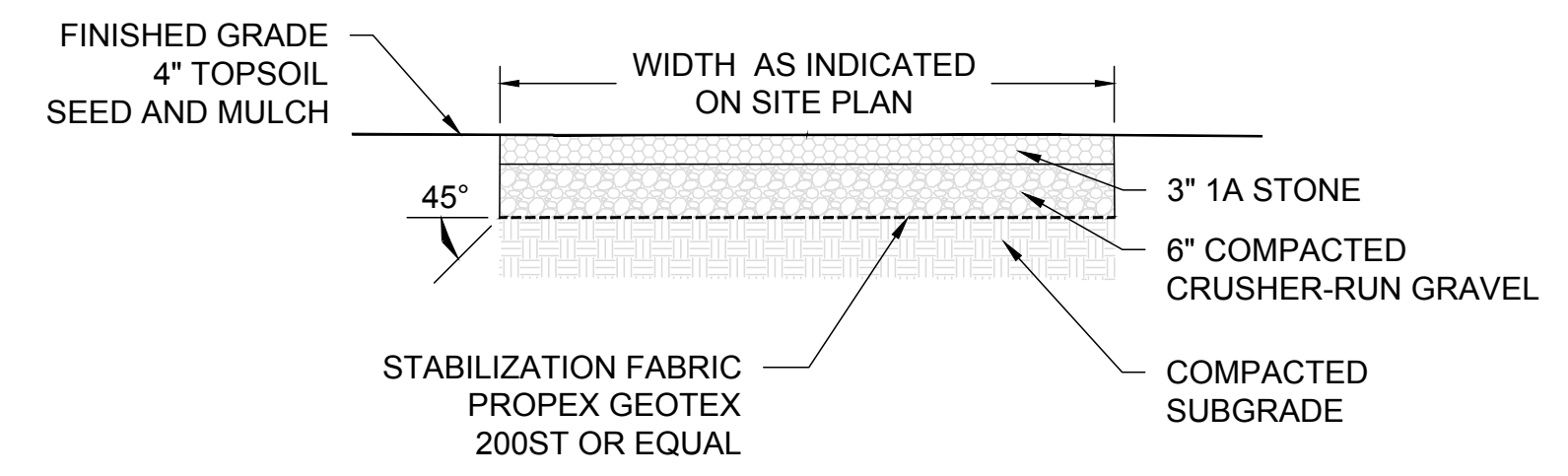
- NOTES:**
1. 2.0% MAX CROSS SLOPE ON ALL WALKS.
 2. ALL CONCRETE SHALL BE 5,000 PSI @ 28 DAYS WITH WW MESH REINFORCEMENT.
 3. LIGHT BROOM FINISH ALL SURFACES.
 4. FINISH WITH 2\"/>



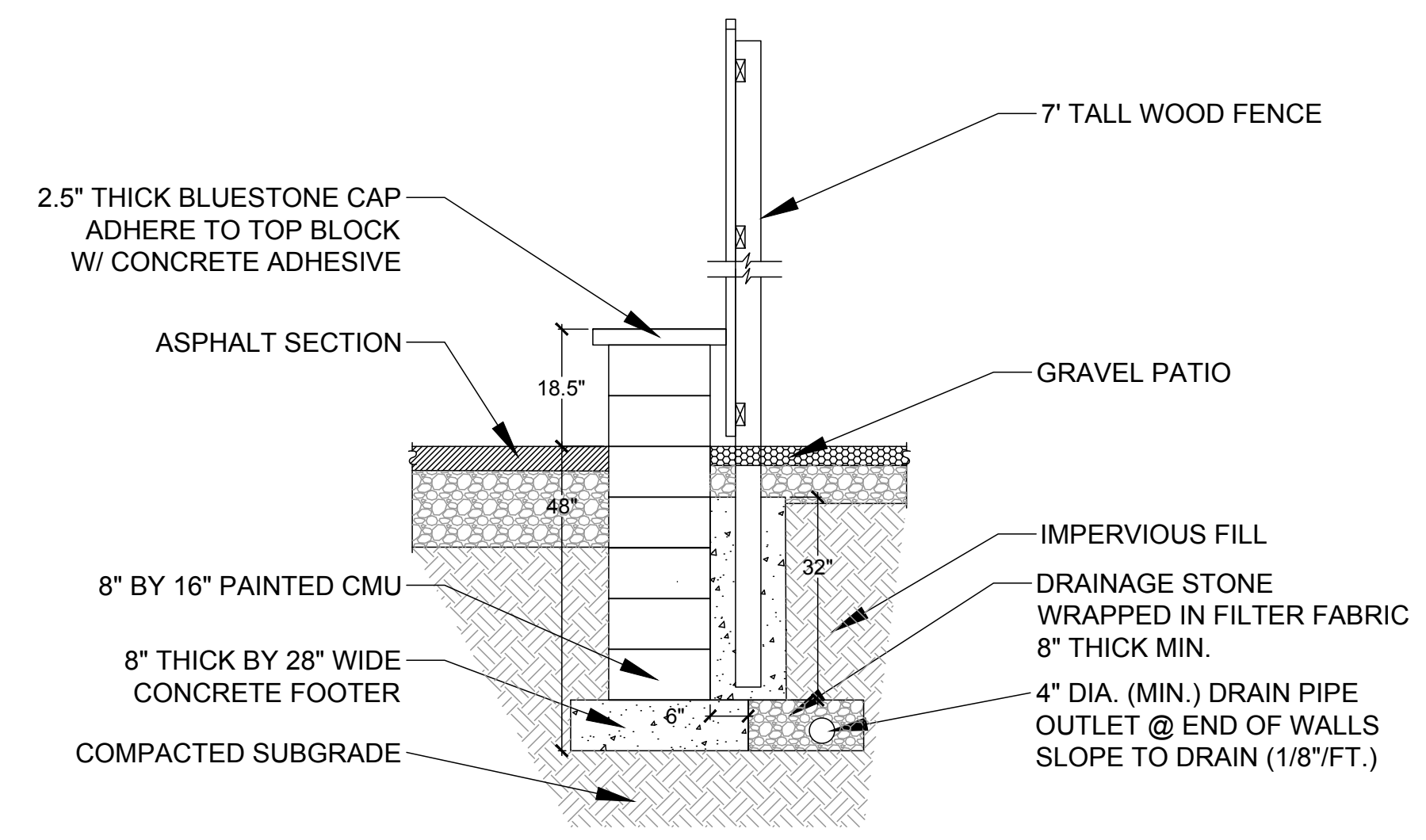
CONCRETE PAD - NOT TO SCALE



WOOD FENCE - NOT TO SCALE



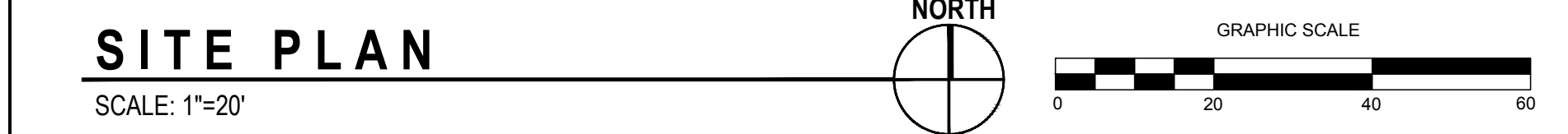
GRAVEL PATIO - NOT TO SCALE



PLANTER WALL - NOT TO SCALE

ZONING ANALYSIS

TOWN OF LANSING LAND USE ORDINANCE (AMENDED MARCH 18, 2015)	ALLOWED	PROPOSED
B1 - COMMERCIAL/MIXED USE		
LAND USE - PERMITTED WITH SITE PLAN REVIEW	PROFESSIONAL OR BUSINESS OFFICE, COMMERCIAL ASSEMBLY, GENERAL PROCESSING, LIGHT MANUFACTURING AND ASSEMBLY	PROFESSIONAL OR BUSINESS OFFICE, COMMERCIAL ASSEMBLY, GENERAL PROCESSING, LIGHT MANUFACTURING AND ASSEMBLY
BUILDING TYPE - C	NON-RESIDENTIAL OR MIXED DEVELOPMENT	NON-RESIDENTIAL
MINIMUM LOT AREA - WITHOUT PUBLIC SEWER	NONE	0.809 ACRES
MINIMUM ROAD FRONTAGE - WITHOUT PUBLIC SEWER	100 FEET	141.43 FEET
MINIMUM YARD SETBACK - CENTERLINE ROAD	80 FEET*	206.81 FEET
MINIMUM YARD SETBACK - SIDE	10 FEET*	1.0 FEET NORTHWEST BLDG CORNER 2.0 FEET NORTHEAST BLDG CORNER 25.2 FEET SOUTHWEST BLDG CORNER 24.3 FEET SOUTHEAST BLDG CORNER
MINIMUM YARD SETBACK - REAR	10 FEET*	5.4 FEET NORTHEAST BLDG CORNER 5.0 FEET SOUTHEAST BLDG CORNER
MAXIMUM BUILDING HEIGHT	35 FEET	28.0 FEET
MINIMUM OPEN SPACE (EXCL BLDGS, PKG. SERVICE)	20%	8.0% EXISTING, 19.0% PROPOSED
PARKING REQUIREMENTS		
BLDG GROSS SF	9354	
ALL AS MANUFACTURING	1.0 SPACE/1,000 GROSS SF = 9.4 SPACES	15 SPACES



SCJARABBA
engineering+design

SCJARABBA ENGINEERING, PLLC
9064 Kingtown Road
Trumansburg, NY 14886
607-567-0078
www.scjarabbaeng.com

WARNING:

It is a violation of Section 2209, Subdivision 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to alter an item in any way, if an item bearing the seal of an engineer is altered, the altering engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

SPERLING STUDIO
RENOVATIONS AND SITE IMPROVEMENTS
 2073 EAST SHORE DRIVE, LANSING, NY 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	

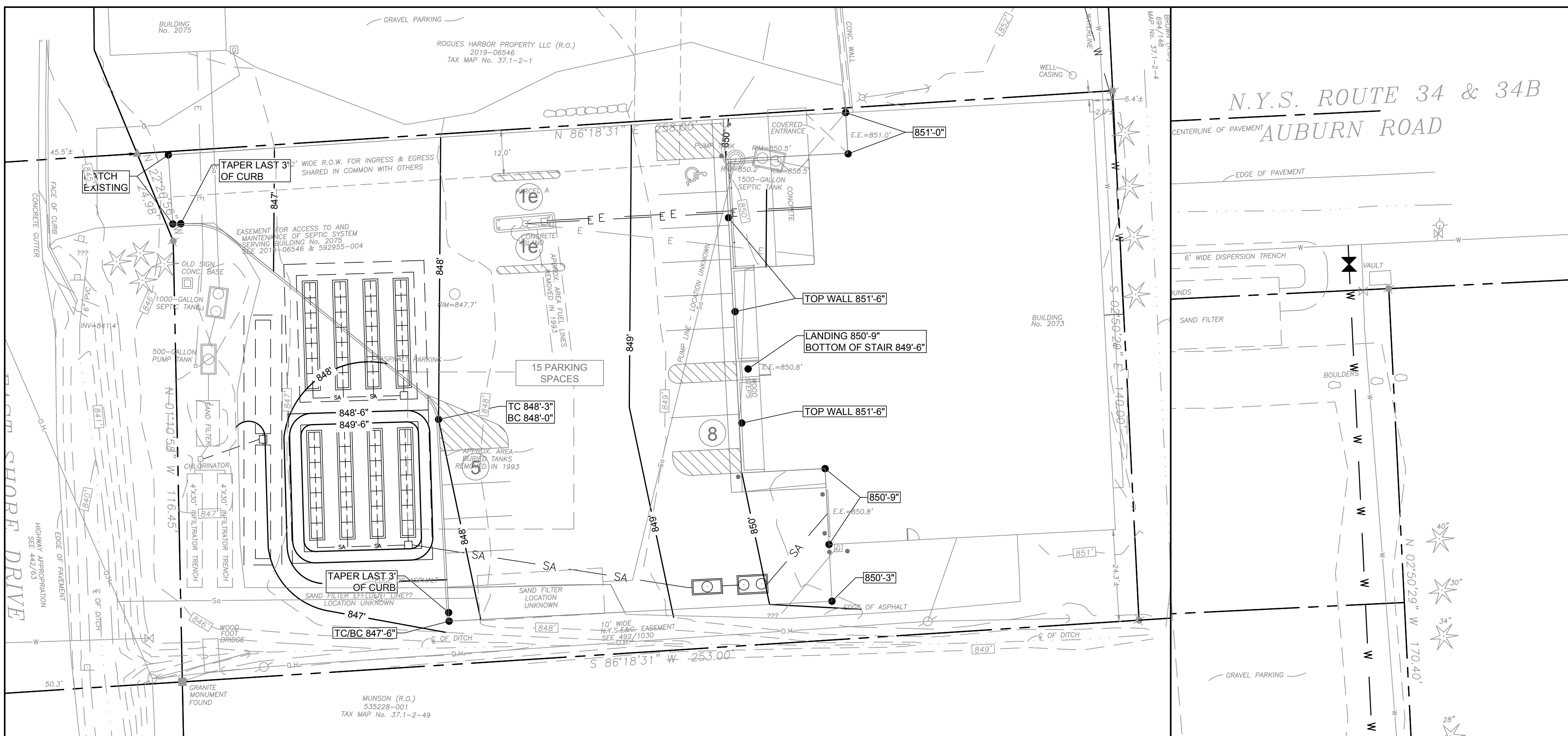
PROJECT NUMBER	24-36
DATE	2/25/2025
SCALE	AS NOTED

DRAWING TITLE

SITE PLAN AND DETAILS

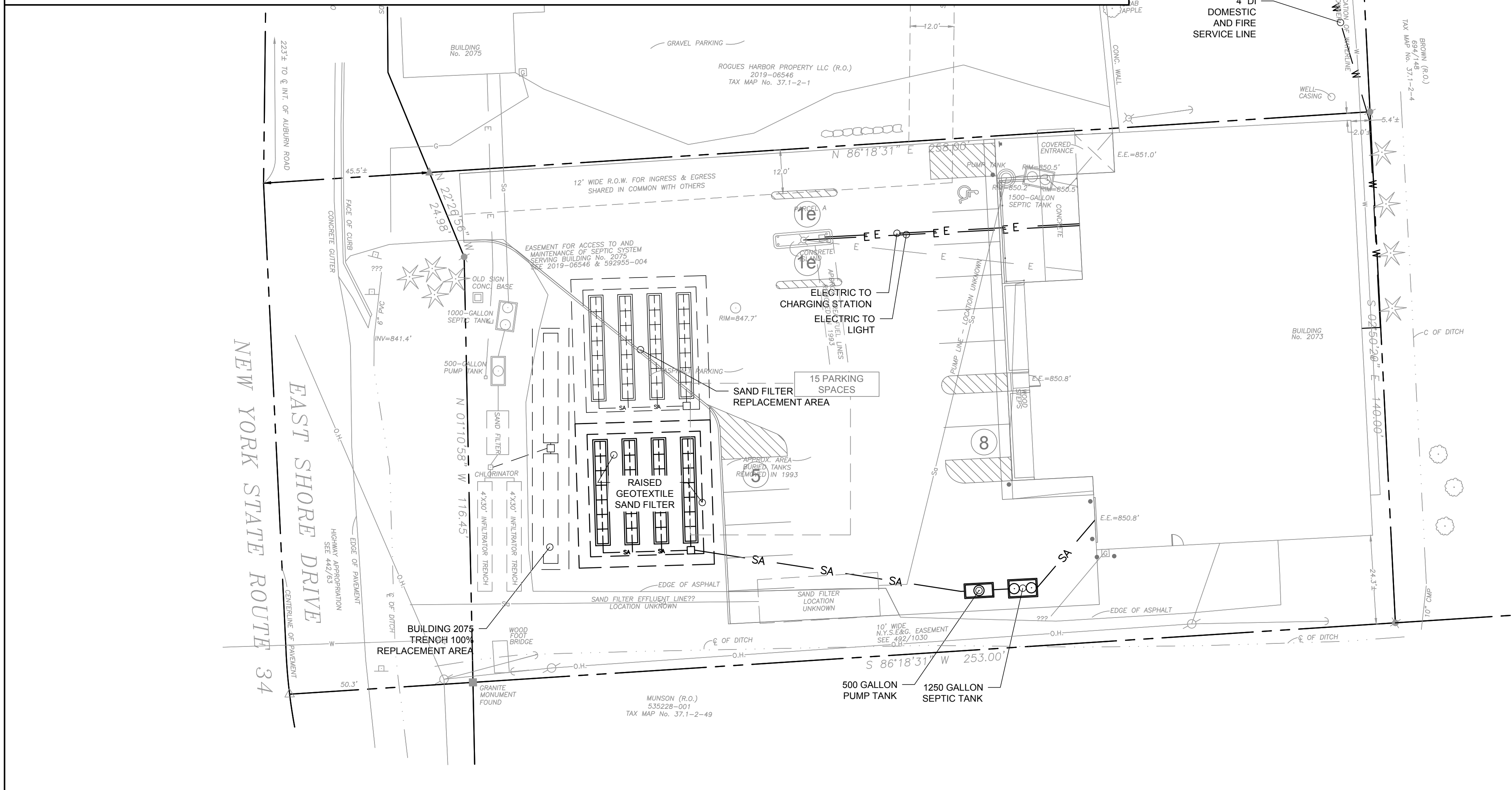
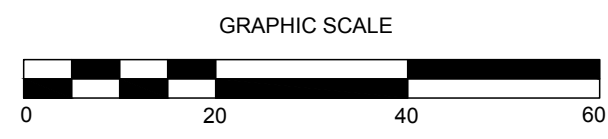
DRAWING NUMBER

C103



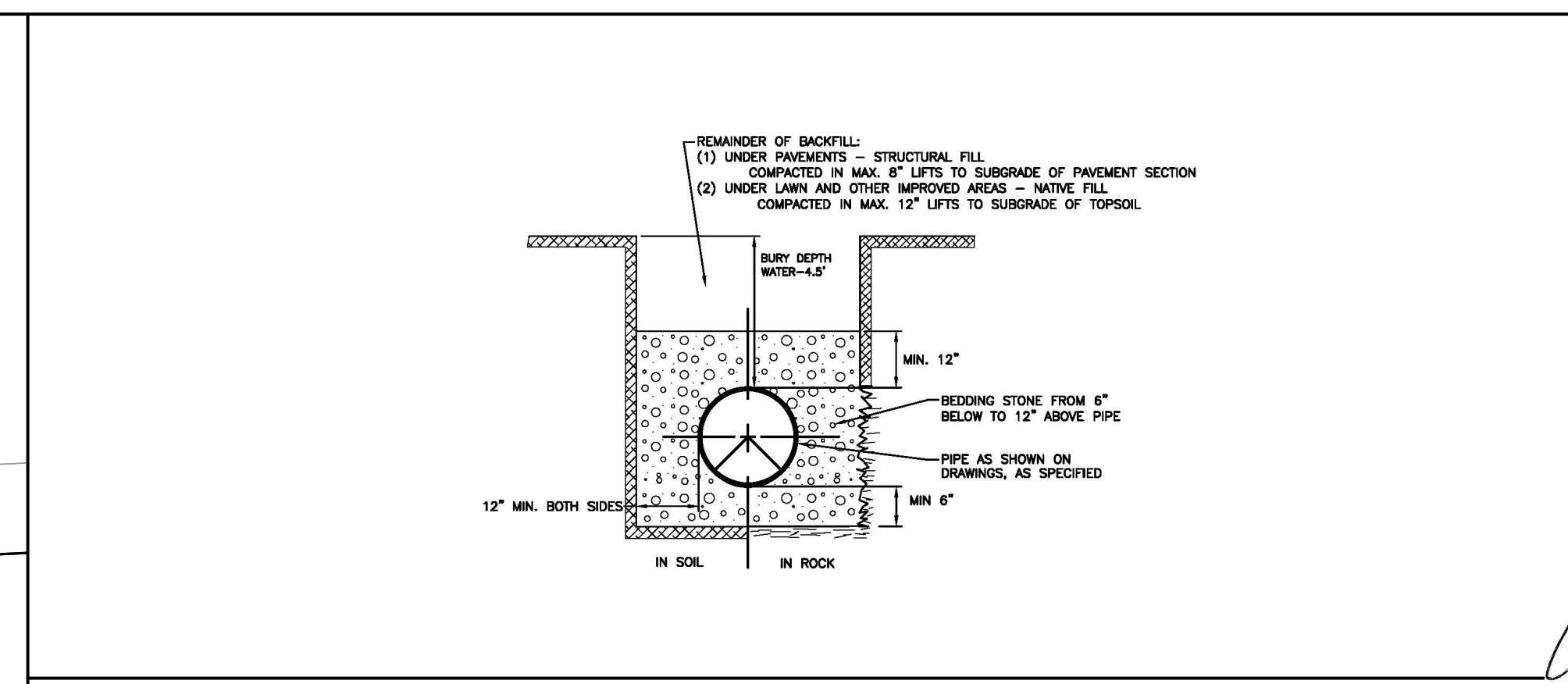
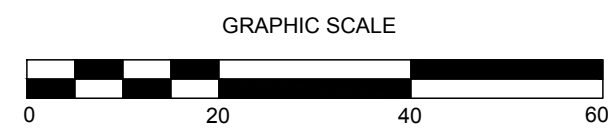
GRADING AND DRAINAGE PLAN

SCALE: 1"=20'

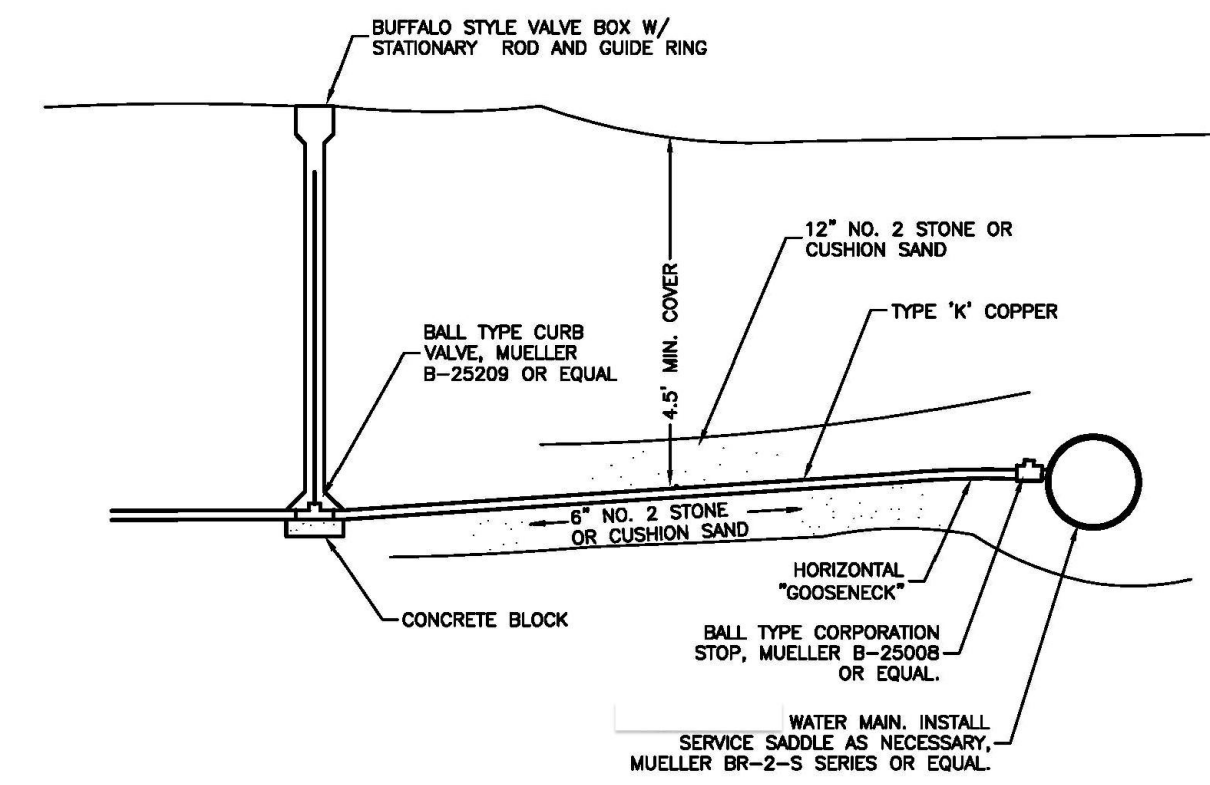


UTILITY PLAN

SCALE: 1"=20'



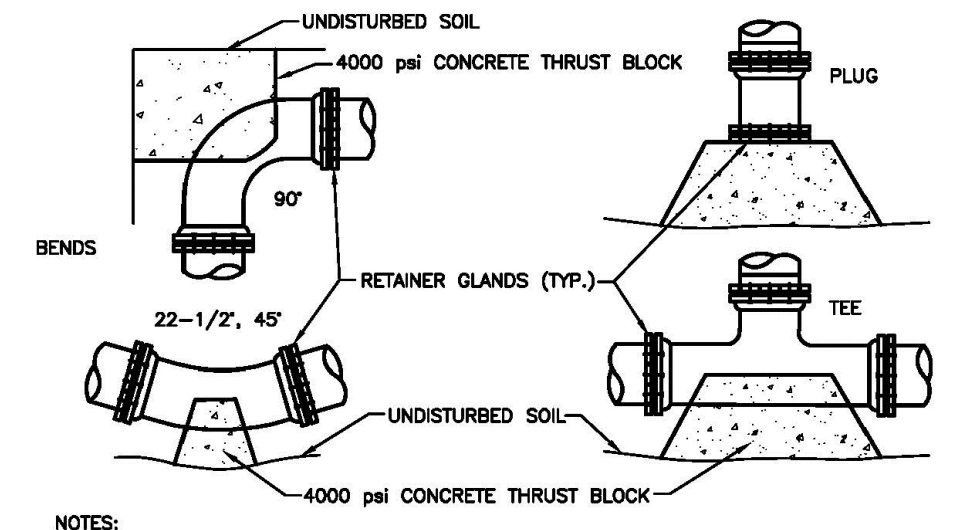
TRENCH - NOT TO SCALE



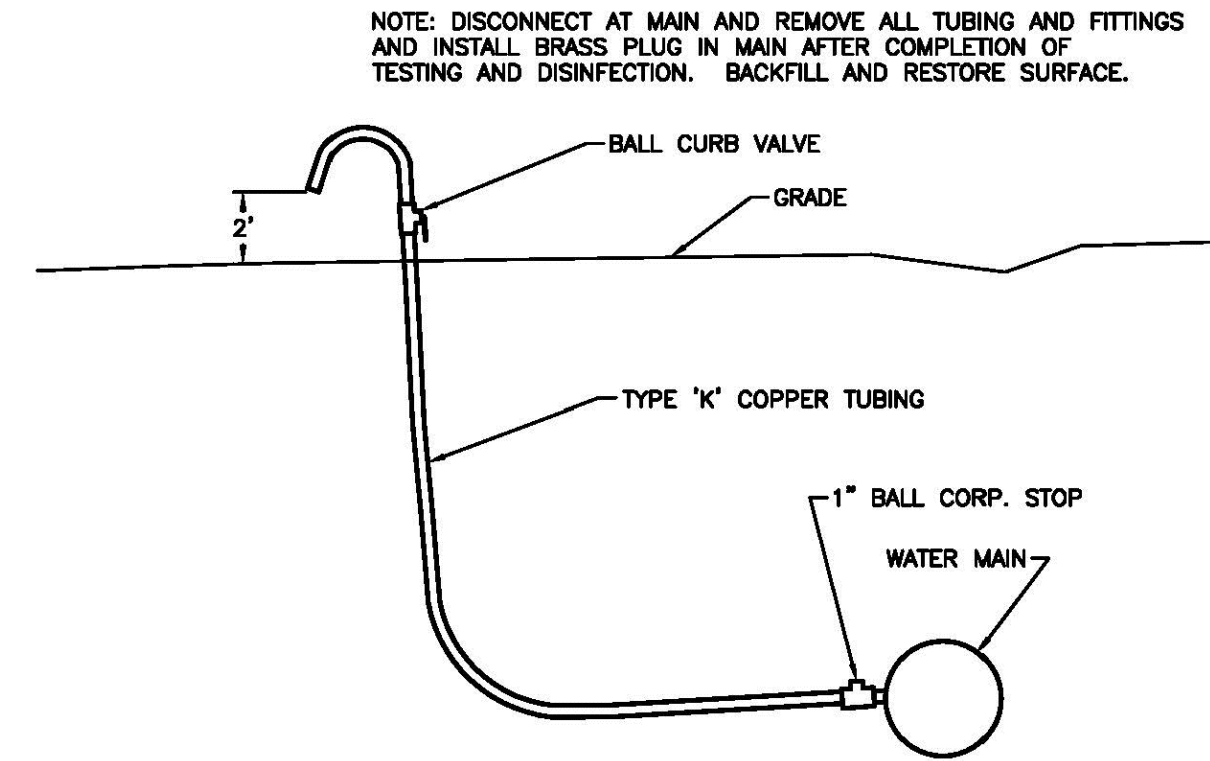
WATER SERVICE - NOT TO SCALE

TABLE NO. 1 MINIMUM THRUST BLOCK AREAS REQUIRED AT PIPE FITTINGS IN GRAVEL-SILT-CLAY MIXTURE SOIL TYPES - THRUST BLOCK AREA = S.F.						TABLE NO. 2 THRUST BLOCK AREA MODIFICATION FACTORS FOR VARIOUS SOILS	
PIPE DIAMETER - INCHES	TEE OR PLUG	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	SOIL TYPE	FACTOR
4 - 6	2	2	1	-	-	MUCK, PEAT	4.00
8	3	3	2	1	1	SOFT CLAY	2.00
10	4.5	6	3	2	1	SAND	1.33
12	6	8	4	2	1	GRAVEL-SILT-CLAY MIX	1.00
						SHALE	0.40

* SEE TABLE NO. 2 - MULTIPLY BY MODIFICATION FACTORS FOR OTHER SOIL TYPES.



THRUST BLOCK - NOT TO SCALE



SAMPLING TAP - NOT TO SCALE

SCJARABBA
engineering+design

SCJARABBA ENGINEERING, PLLC
9064 Kingtown Road
Trumbullburg, NY 14886
607-567-0078
www.scjarabbaeng.com

WARNING:
It is a violation of Section 2209, Subdivision 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to alter an item in any way, if an item bearing the seal of an engineer is altered. The altering engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

SPERLING STUDIO
RENOVATIONS AND SITE IMPROVEMENTS
 2073 EAST SHORE DRIVE, LANSING, NY 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	

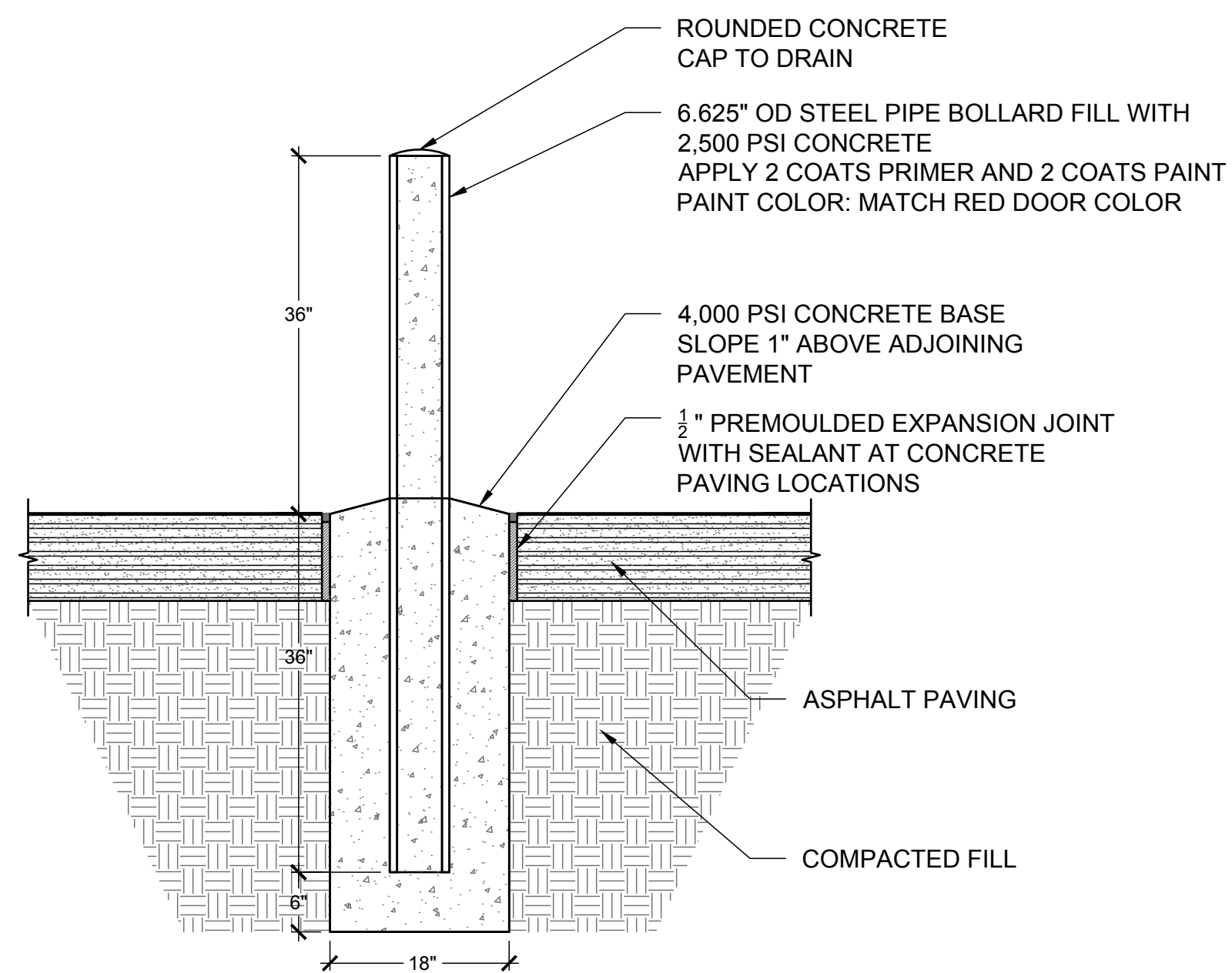
PROJECT NUMBER	24-36
DATE	2/25/2025
SCALE	AS NOTED

DRAWING TITLE
GRADING AND DRAINAGE AND UTILITY PLANS AND DETAILS

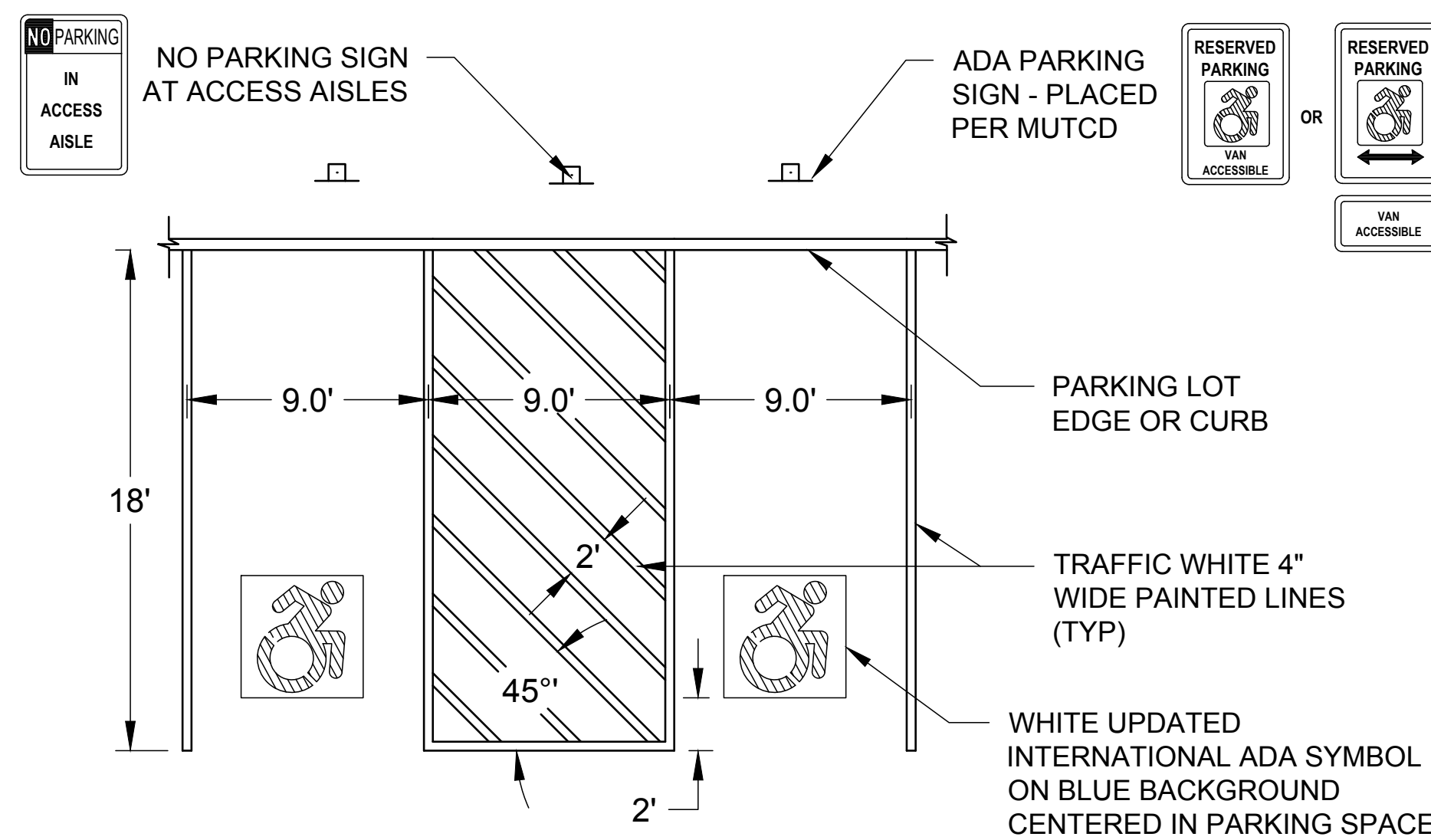
DRAWING NUMBER
C104

NOTES:

1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING OR EXCAVATING FOR FOUNDATION.
2. SEE LAYOUT PLAN FOR LOCATIONS.



BOLLARD - NOT TO SCALE



ADA PARKING AND SIGNAGE - NOT TO SCALE

SCTARABBA
engineering+design

SCTARABBA ENGINEERING, PLLC
9064 Kingtown Road
Trumansburg, NY 14886
607-257-0278
www.sctarabbaengplus.com



WARNING:
It is a violation of Section 2209, Subdivision 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to alter an item in any way. If an item bearing the seal of an engineer is altered, the altering engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

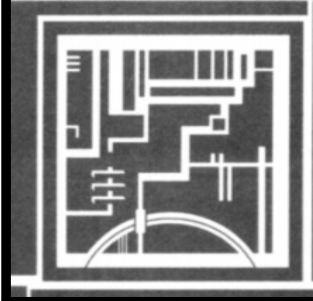
SPERLING STUDIO
RENOVATIONS AND SITE IMPROVEMENTS
2073 EAST SHORE DRIVE, LANSING, NY 14882

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	

PROJECT NUMBER	24-36
DATE	2/25/2025
SCALE	AS NOTED

DRAWING TITLE
DETAILS

DRAWING NUMBER
C105



Renovations
Sperling Studio
2073 East Shore Drive, Lansing, NY

First Floor
Demolition
Plan

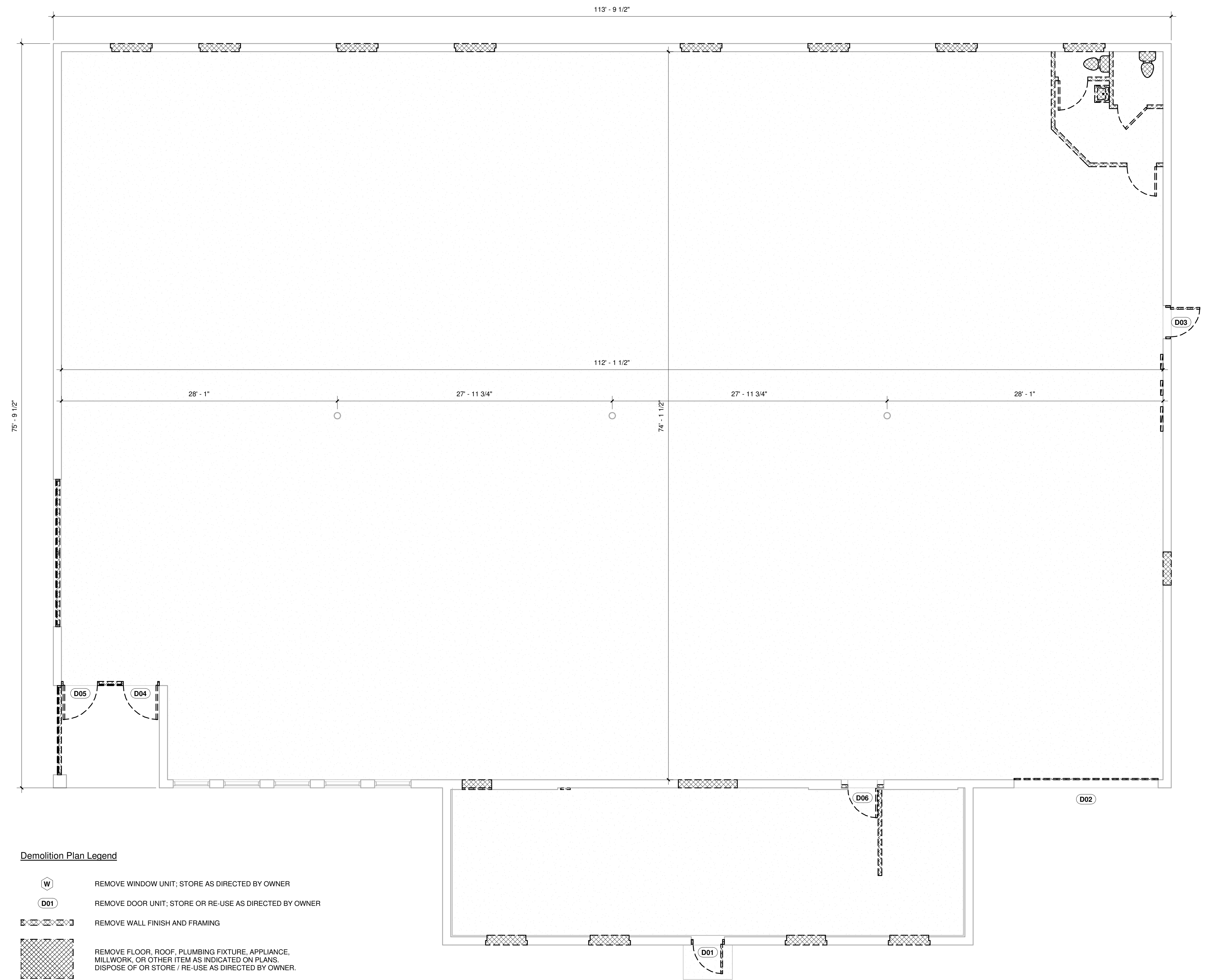
DRAWN BY: ATM APPROVED BY: CTB




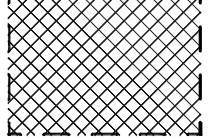
V1.9

REV #	REVISION DATE

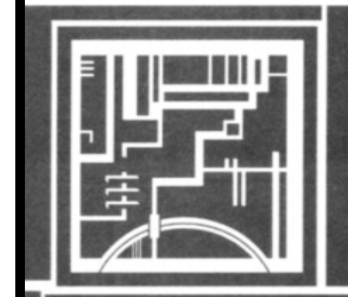
DATE
February 25, 2025

D1



- Demolition Plan Legend**
-  REMOVE WINDOW UNIT; STORE AS DIRECTED BY OWNER
 -  REMOVE DOOR UNIT; STORE OR RE-USE AS DIRECTED BY OWNER
 -  REMOVE WALL FINISH AND FRAMING
 -  REMOVE FLOOR, ROOF, PLUMBING FIXTURE, APPLIANCE, MILLWORK, OR OTHER ITEM AS INDICATED ON PLANS. DISPOSE OF OR STORE / RE-USE AS DIRECTED BY OWNER.

1 First Floor Demolition Plan
3/16" = 1'-0"



**Renovations
Sperring Studio**
2073 East Shore Drive, Lansing, NY

First Floor,
Proposed

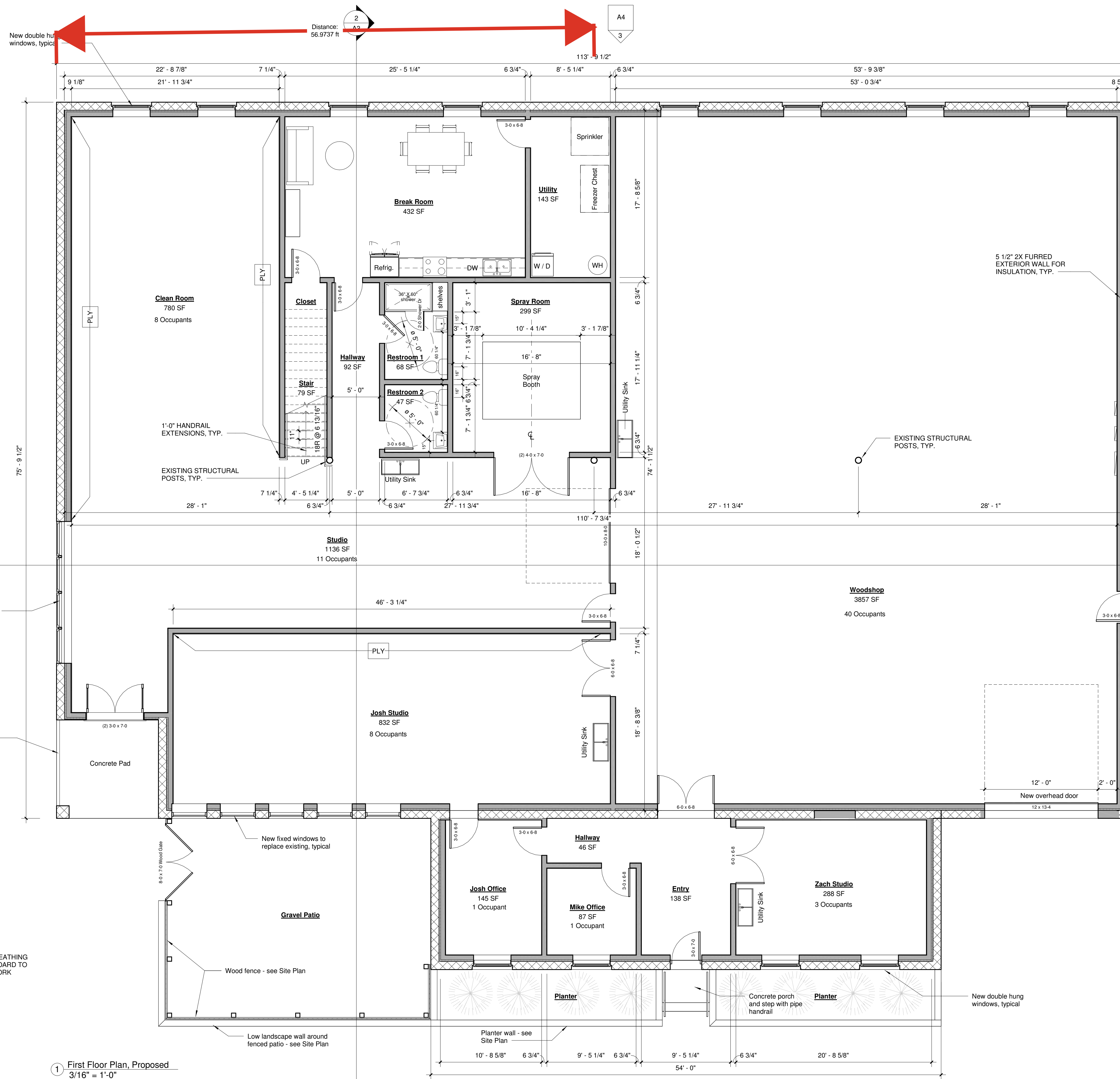
DRAWN BY: ATM APPROVED BY: CTB

V1.9

REV # REVISION DATE

DATE
February 25, 2025

A1

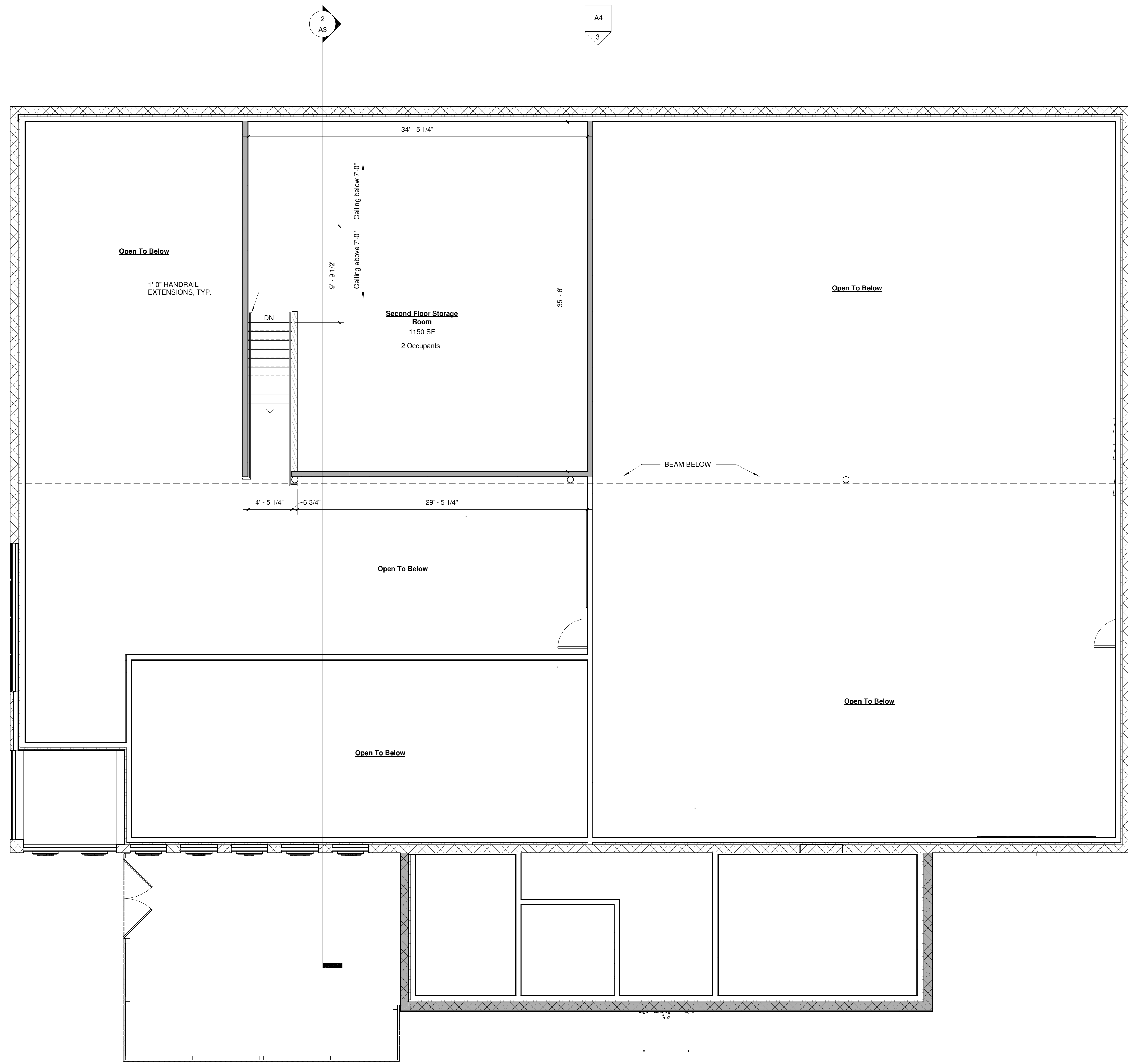
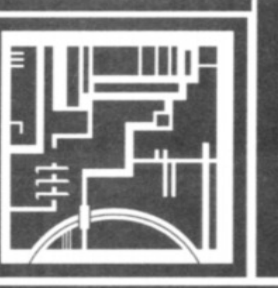


1 First Floor Plan, Proposed
3/16" = 1'-0"

Proposed Plan Legend

- EXISTING WALL TO REMAIN
- NEW WALL
- WALL TO RECEIVE 1/2" PLYWOOD SHEATHING BENEATH FINISHED GYPSUM WALLBOARD TO FACILITATE INSTALLATION OF ARTWORK

All stud wall dimensions shown are to face of wall.



① 2nd Floor Plan, Proposed
3/16" = 1'-0"

1
A4

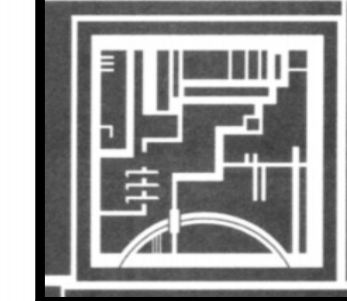
1
A3

A3 3

2
A3

A4
3

2
A4



Renovations
Sperling Studio
2073 East Shore Drive, Lansing, NY

Building
Sections and
Elevations

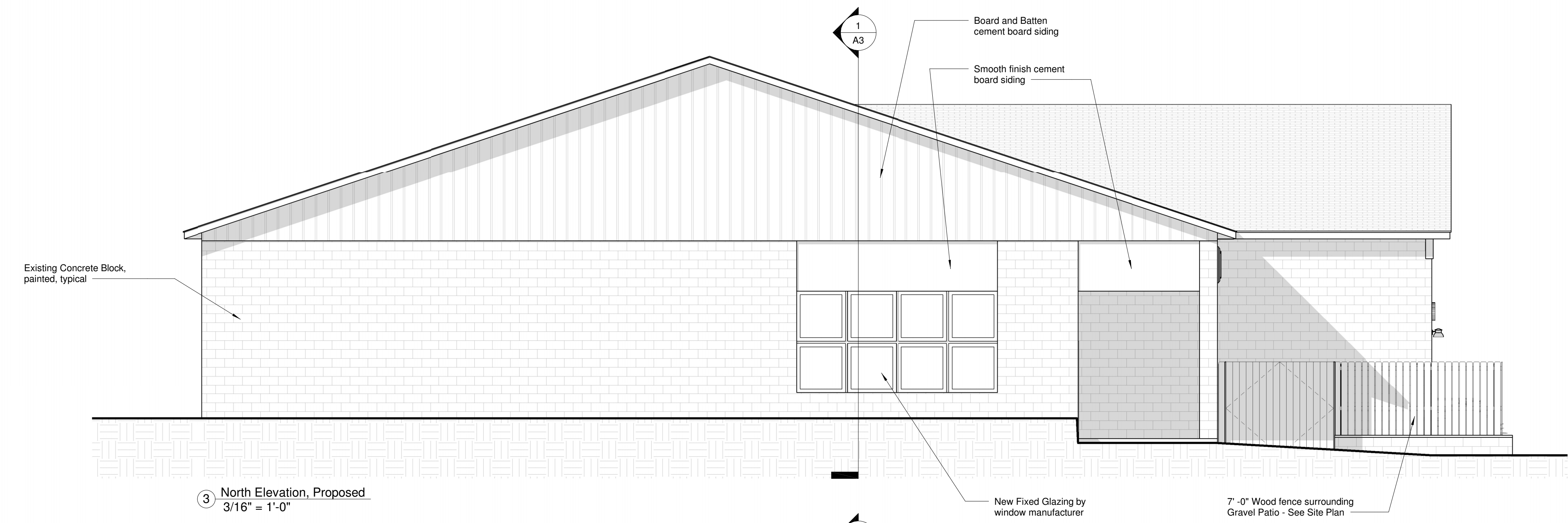
DRAWN BY: ATM APPROVED BY: CTB

V1.9

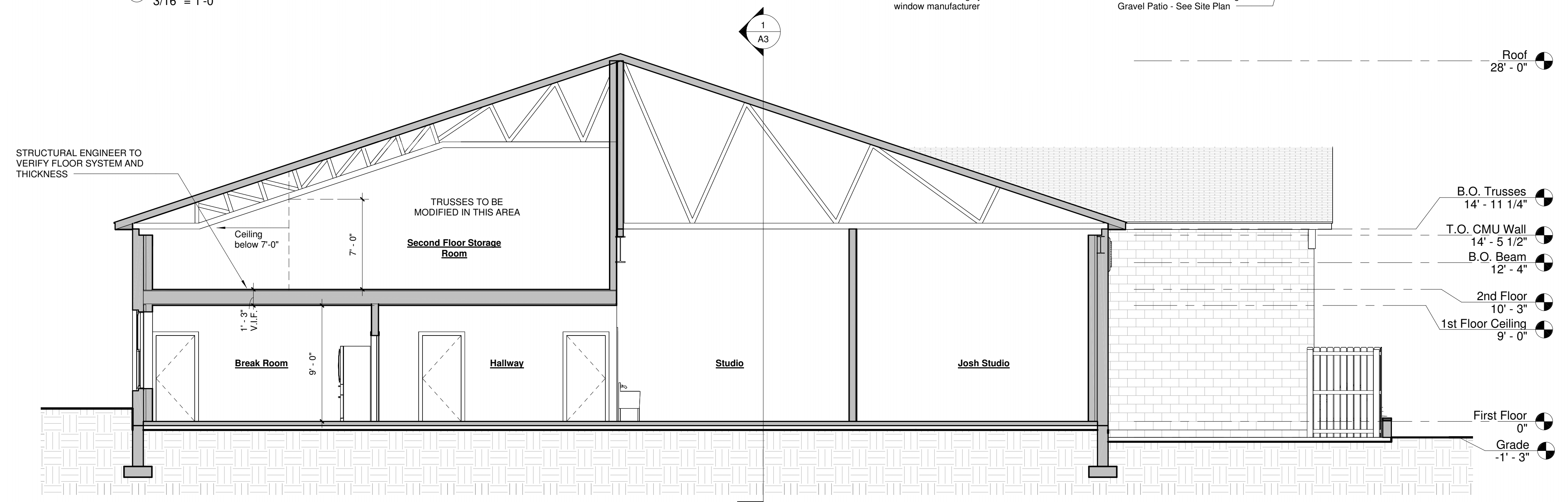
REV #	REVISION DATE

DATE: February 25, 2025

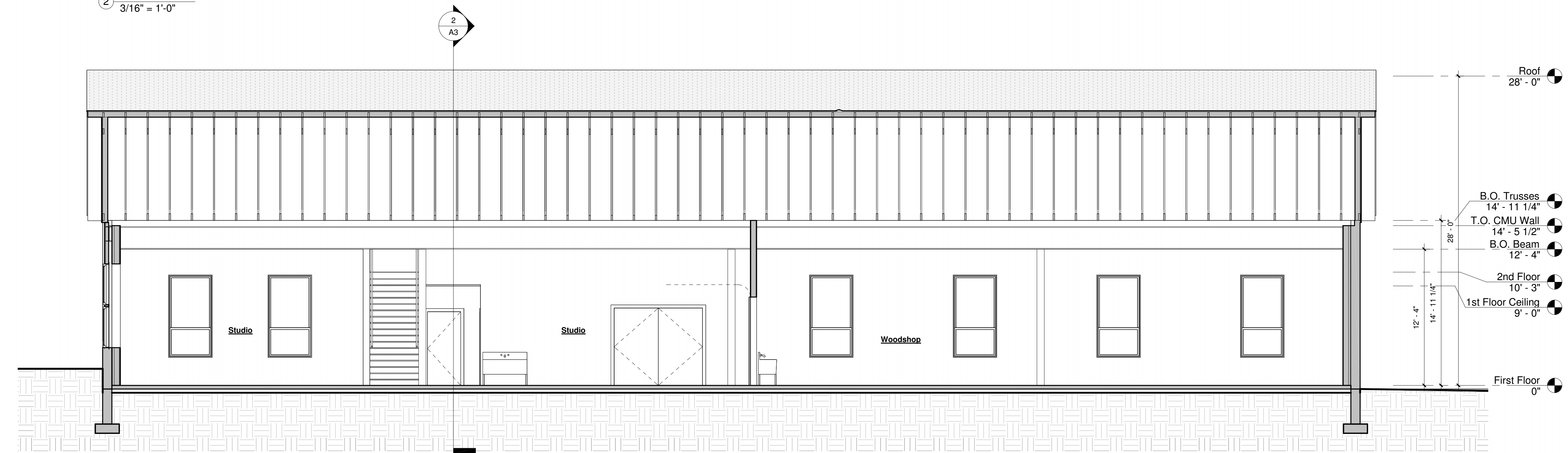
A3



③ North Elevation, Proposed
3/16" = 1'-0"

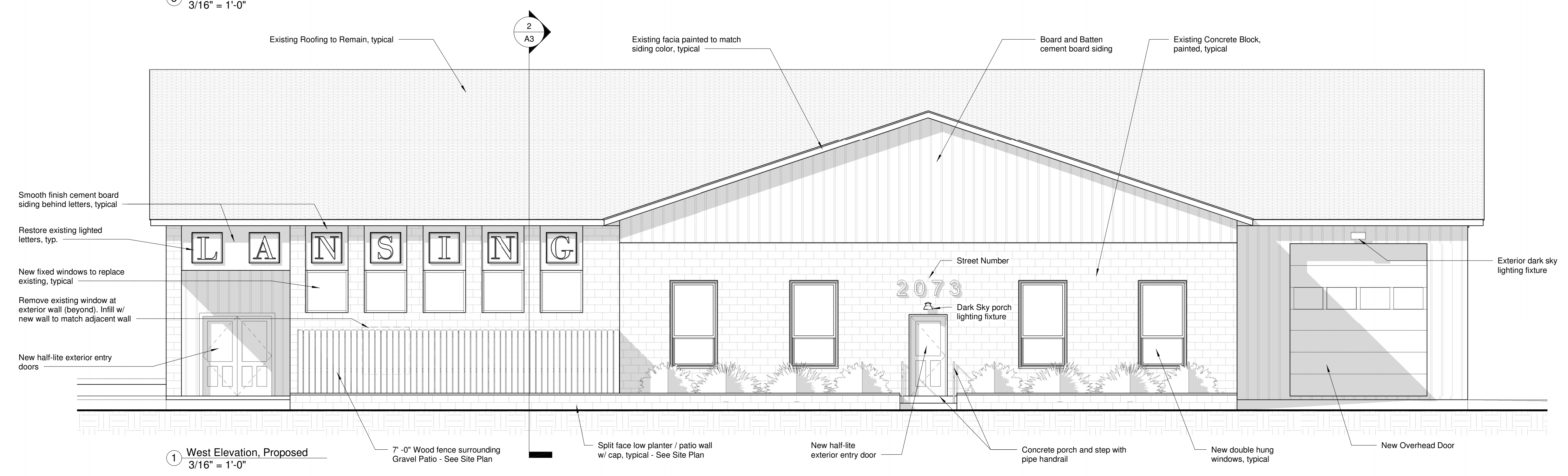
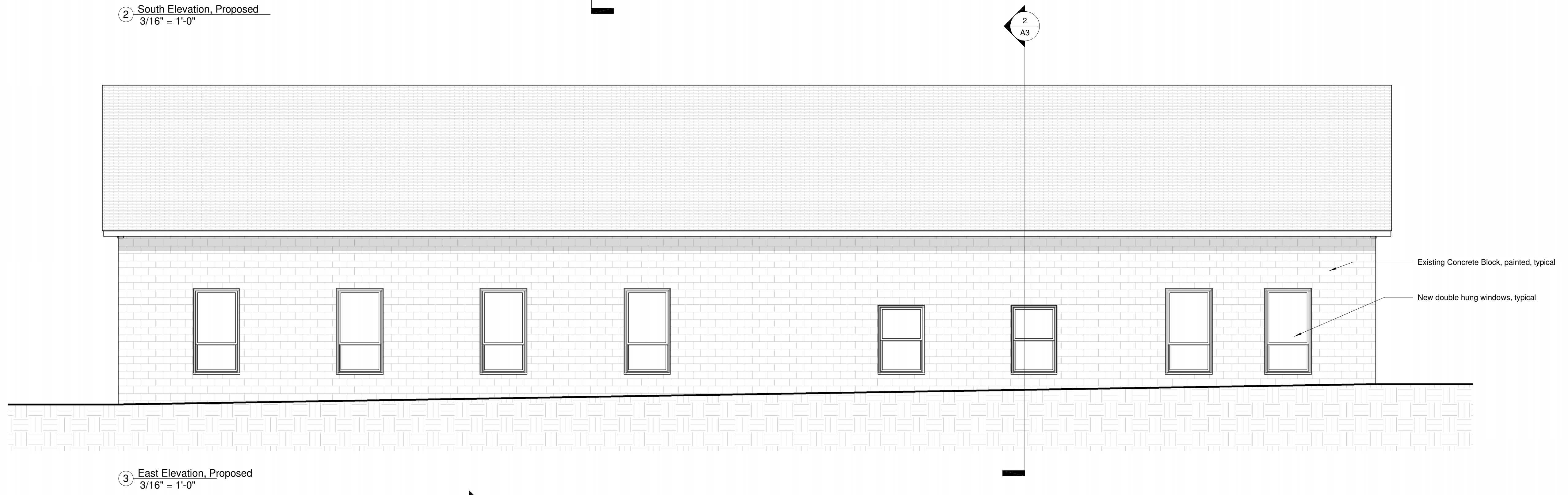
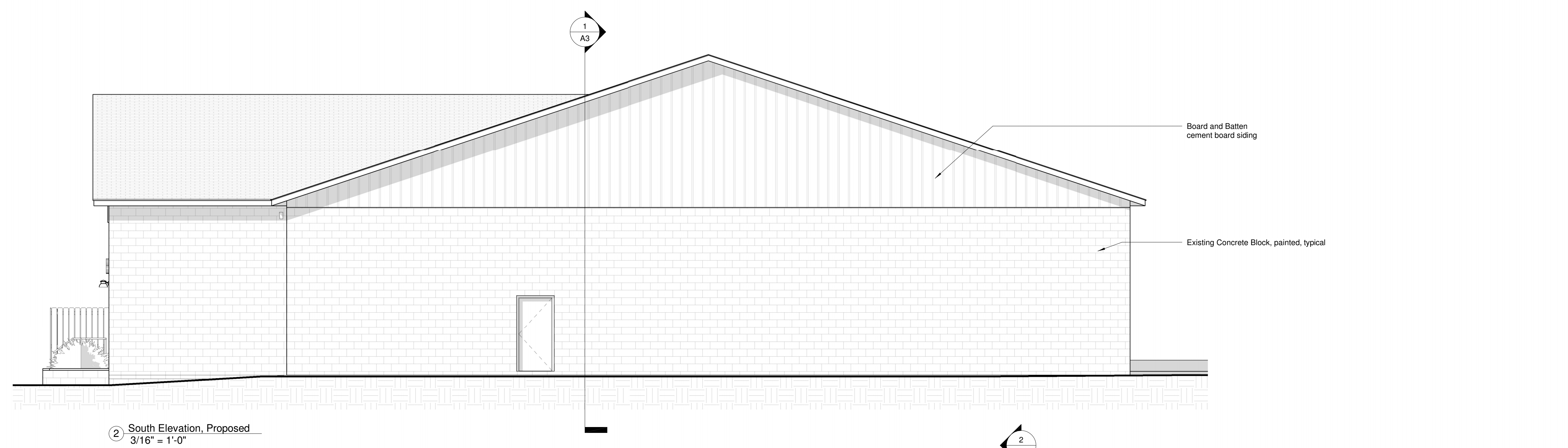
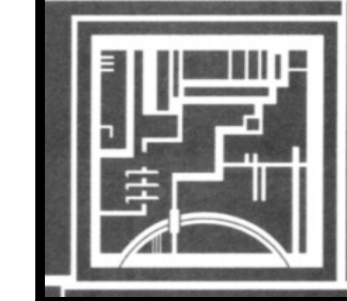


② Section B
3/16" = 1'-0"

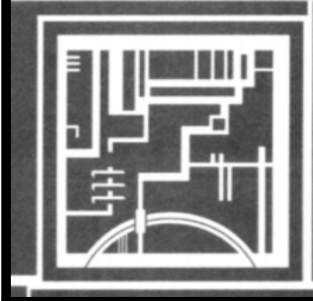


① Section A
3/16" = 1'-0"

Site Plan Review



CLAUDIA BRENNER
architect
114 S Geneva St
Ithaca, NY 14850
607-275-0715



Renovations
Sperling Studio
2073 East Shore Drive, Lansing, NY

Color Images

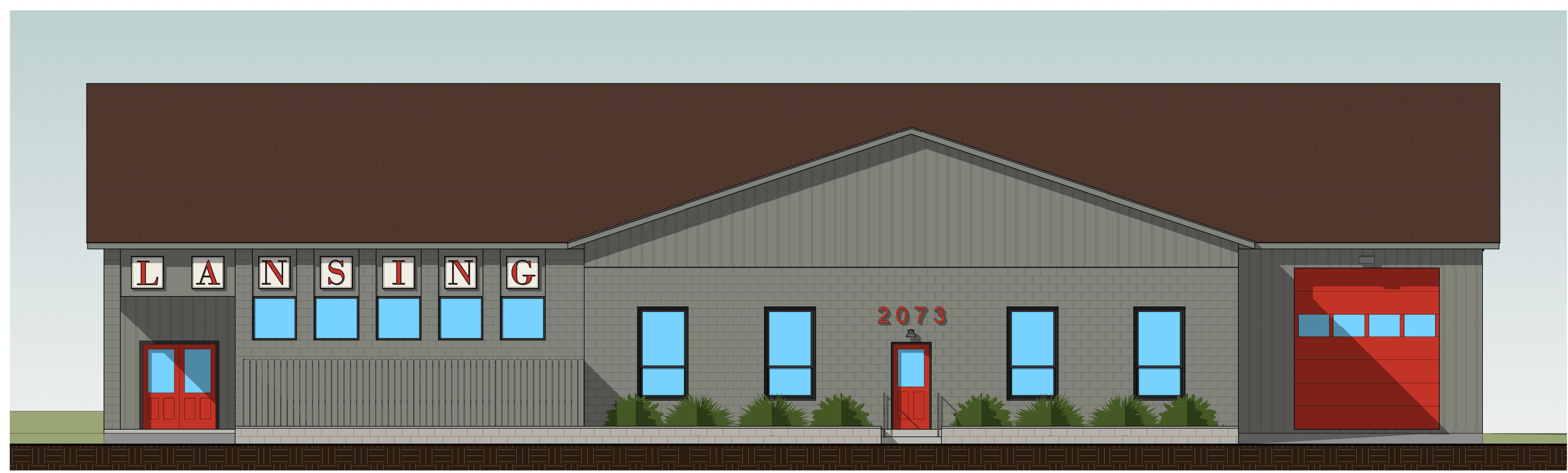
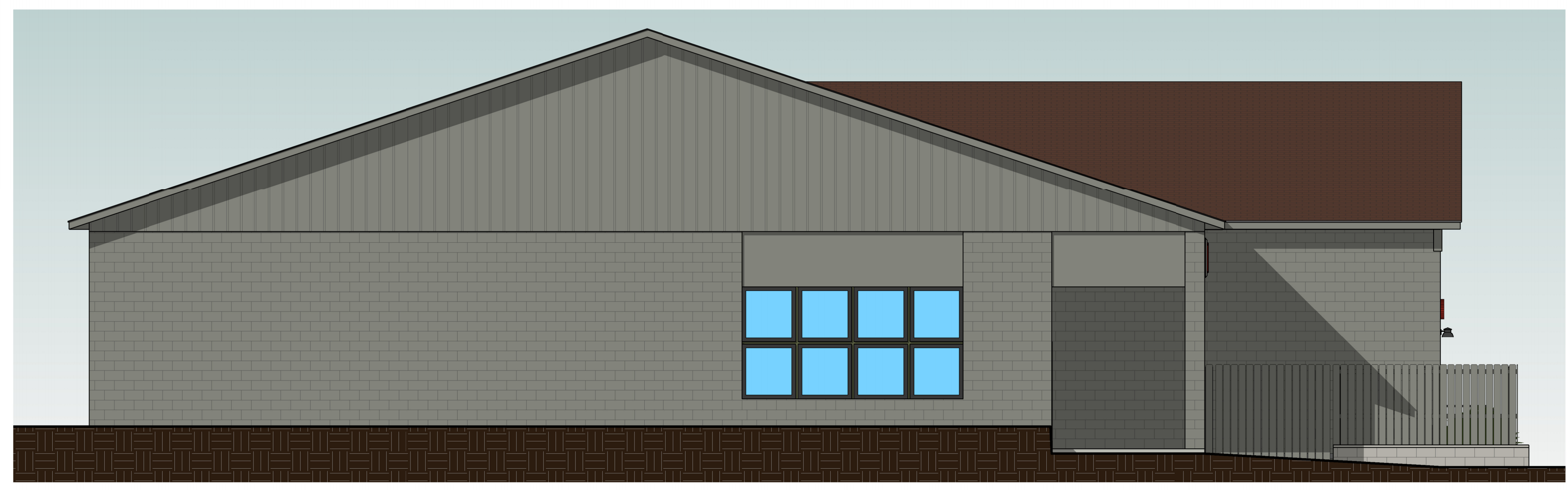
DRAWN BY: ATM APPROVED BY: CTB

V1.9

REV #	REVISION DATE

DATE
February 25, 2025

A5



Site Plan Review