



ZONING BOARD OF APPEALS MEETING

Lansing Town Hall Board Room
Wednesday, June 11, 2025
6:30 PM

AGENDA

SUBJECT TO CHANGE

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

VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

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

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

a. **Project:** Requesting Area Variance to construct a new residential home addition

Applicant: Ed Elliott, engineer on behalf of property owner C. Wallace

Location: 339 Lansing Station Road, TPN 14.-2-46

Project Description: The applicant has applied for an Area Variance to construct a new residential home addition at 339 Lansing Station Road. The applicant is seeking relief from setback requirements: 1) a side yard setback (south) of 8.45' where 10' is required and 2) a rear (east) setback of 1.2' where 25' is required. This project is located in the L1 zoning district with Lake Frontage

SEQR: This project is a Type II action

Anticipated Action: Review variance request, hold Public Hearing, issue conditions & approval

b. **Project:** Requesting Area Variance to construct a new residential home

Applicant: Brad Perkins, property owner

Location: 357 Lansing Station Road, TPN 14.-2- 15 & 50

Project Description: The applicant has applied for an Area Variance seeking relief from the 25' rear setback requirement in L1 zoning. Applicant wishes to tear down existing home and construct new home 15.7' from rear (northeast) property line where 25' is required

SEQR: This project is a Type II action

Anticipated Action: Review variance request, hold Public Hearing, issue conditions & approval

4. Adjourn Meeting

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

To whom it may concern,

We hereby give the authority to Mr Edwin O Elliott Jr., Architect, to act on our behalf regarding permitting activities with the Township of Lansing.

Regards,



Edwin O. Elliott, Jr., AIA
ARCHITECT
207 Edgewood Ave.
Pleasantville, NY 10570
(914) 747-5039 (phone & fax)

Zoning Board
Town of Lansing
80 Wheeler Ave.
Lansing, NY 10570

May 6, 2025

Re: application of Craig & Julie Wallace
Addition side yard variance
339 Lansing Station Rd.
Lansing, NY 14882

Dear Members of the Board,

We are asking to be placed on the Board’s agenda for the next available meeting. The existing house was previously rented out. The Wallaces plan to use it as their weekend house and probably their retirement house. The tiny kitchen and not having a master bathroom do not work for them. The proposed addition accomplishes most of their needs & wants without requiring much of a variance.

Area variances

- 1) *Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties' will be created by the granting of the area variance;*

The proposed addition does not produce an undesirable change in the character of the neighborhood. The addition & alterations will update the detailing of the existing building improving its appearance.

- 2) *Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;*

The property has a grade condition and existing layout requiring the addition to be on the southerly side of the house. The grade entrance is on the north side of the house at a higher elevation than the entrance on the south side. That elevation is closer to the elevation of the parking area. The kitchen is also on the south side where it will require less work to build the addition.

- 3) *Whether the requested-area variance is substantial;*

The variance is not substantial. The variance is only for 1.55 ft.

- 4) *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and*

The variance will have little effect on the physical and environmental conditions of the neighborhood since the addition is only 142.6 sq. ft. It takes the place of an existing smaller enclosed porch and removes a set of stairs on the south side of the property leading to the entry on that side of the house.

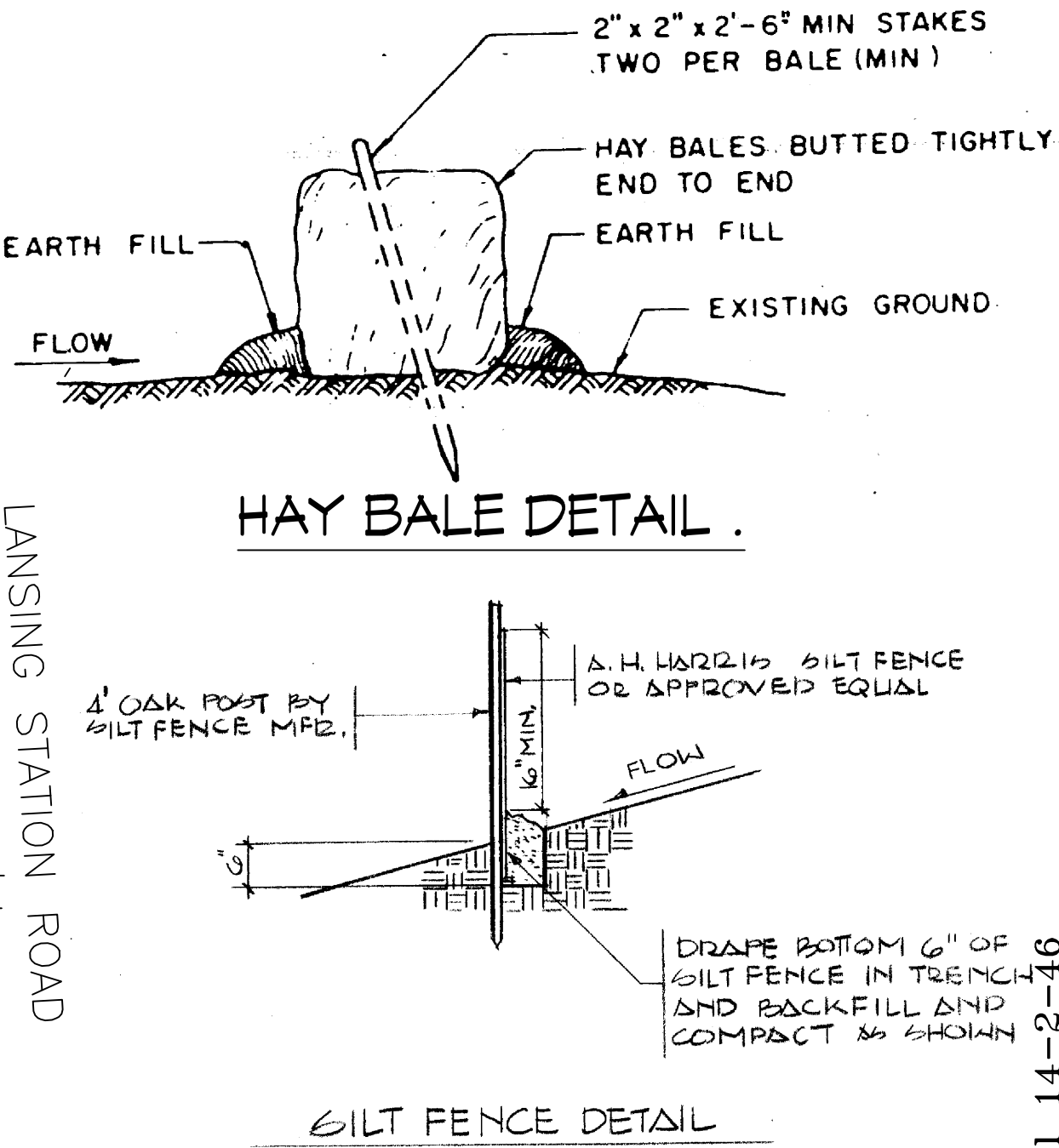
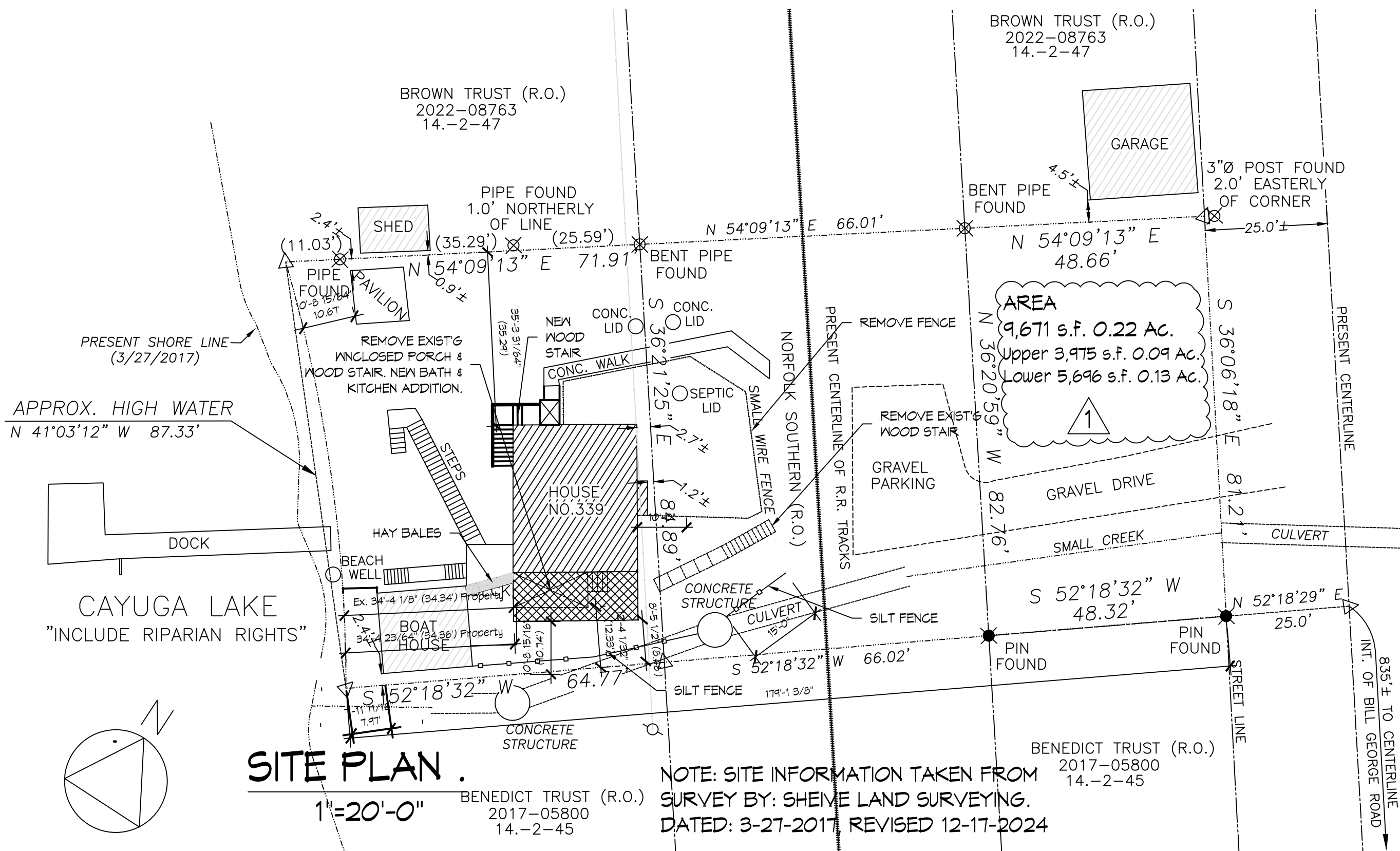
Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.

The difficulty was not self-created. The original siting of the house and the south facing porch required a set of stairs to get down to grade and another to get up to the level of the enclosed porch. The location of the tiny existing kitchen is on the south side of the house makes this the best location to build an addition which includes a kitchen.

Sincerely Yours,



Edwin O. Elliott, Jr.



General Notes & Outline Specifications

Division 100 General Notes

The project involves the demolition of the existing enclosed porch & wooden stair, the construction of an addition for a new bathroom & kitchen & a rear exterior wooden stair & alterations to the existing residence.

CODES: All work shall be done in accordance with the applicable rules, regulations and codes of agencies having jurisdiction. In the absence of other standards, the Residential Code of New York State (2020) shall govern.

VERIFICATION: Verify all dimensions and conditions on the site. Report any differences from the drawings and specifications to the Owner and the Architect prior to starting work. 105.2 or U-Certification for Worker's Compensation Insurance shall be submitted on either form C-26.3 (insured); form SI-102 self insured; or form C-105.21 (exempt). Certification for Disability Insurance shall be submitted on either form DB-120.1 or DB-155. The contractor shall name the Town of Lansing as additional insured. The owner will provide homeowner's insurance.

PERMITS: The Owner will obtain the building permit. The contractor shall secure and pay for all other permits, tests, and certificates required by the codes. Work shall not start until the appropriate permits have been issued. The contractor shall deliver the Certificate of Occupancy to the Owner at the completion of the project. Keep approved permit Drawings at the job site.

INSURANCE: The contractor shall supply to the owner certificates of insurance for workman's compensation, disability, and liability insurance for bodily injury, property damage and automotive liability in amounts and terms satisfactory to the owner prior to starting work. 105.2 or U-Certification for Worker's Compensation Insurance shall be submitted on either form C-26.3 (insured); form SI-102 self insured; or form C-105.21 (exempt). Certification for Disability Insurance shall be submitted on either form DB-120.1 or DB-155. The contractor shall name the Town of Lansing as additional insured. The owner will provide homeowner's insurance.

PROTECTION: Protect all structures, finishes, utilities, equipment, appliances, vegetation scheduled to remain as shown on drawings or as directed by owner. Maintain the structural integrity of all parts of the building from damage from any cause. Do not cut or weaken any structural member without proper shoring.

SUPERVISION: The contractor is responsible for complying with the drawings and specifications, for the method of construction, and for maintaining safety at the project site.

CUTTING: Cutting and patching performed by trade required under the supervision of the General Contractor.

DRAWINGS: By submitting a bid or starting the work, the contractor agrees that he has examined the Drawings and Specifications and found them adequate for the completion of the project. Claims for extra charges due to inadequate drawings will not be allowed unless the architect has been notified prior to beginning such work.

CHANGES: Authorization for all changes from these plans and specifications must be in writing and signed by the owner.

SEPARATE CONTRACTS: The Owner may be awarding portions of the work to separate Contractors. All Contractors shall follow the schedule and coordinate their work with that of the other contractors. Each Contractor is responsible for maintaining his work area clean.

COOPERATION: Contractors and subcontractors shall coordinate their work with adjacent work and cooperate with other trades to facilitate the general progress of the work. Each trade shall afford other trades every reasonable opportunity for the installation of their work and for the temporary storage of their tools and materials.

USE OF PREMISES: The Owner will continue to use the premises during construction. The Contractor shall store materials, dispose of debris, coordinate work and schedule all work in cooperation with the Owner for minimum disruption. Maintain safe access to all areas at all times.

CLEAN UP Remove trash and debris during the course of the work, leaving the site broom clean and in an acceptable living condition.

Division 200 - Site Work

EXCAVATION: Excavate to lines as shown on the drawings. Store excavated material as directed by owner. Excavation material is assumed to be earth, stones and other materials that can be removed by equipment normal to excavation work

DEMOLITION

Demolish all items indicated on the drawings or described in the specifications. Remove debris to a legal disposal point. Pay all disposal fees. Relocate all active electrical lines found to interfere with the work. Inactive or abandoned lines are to be removed or capped at the direction of the architect.

Provide and maintain barricades, dust barriers, safety devices, and other items to protect people and property in accordance with all State and Federal Regulations.

Division 300- Concrete

CONCRETE: All concrete shall have a minimum compressive strength of 3,000 psi at the end of 28 days.

Division 400 - Masonry

10"x16"x8" Concrete Masonry Units: ASTM C-90, C-45. Fill top course solid.

MORTAR

Masonry Mortar: Type A-2(S), f_c = 1800 psi Type M or S. Mortar to be laid with 3/8" joints, tooled smooth.

GROUT: non-shrink, f_c 2500 psi

DAMP PROOFING: Apply 1/2" thick Portland cement mortar parge coat over concrete block walls. Provide cove at footing.

ZONING DATA		ZONE: L1		One Family Residence		Map Parcel: 14-2-46	
ITEM		REQUIRED	EXISTING	PROPOSED		NOTES	
BUILDING HOUSE							
YARD (Lake Cayuga)							
Facing Lake (Lake DEC & Health)		?	34.34	34.34	1		
Facing Lake- Front (High Water)		30	34.34	34.34			
SIDE YARD		10	12.33	8.45		Variance Required 1.55'	
BUILDING AREA			EXISTING	PROPOSED			
RESIDENCE			850 s.f.	992 s.f.		Increase 142.6 s.f.	
DECK			195 s.f.	193 s.f.		Decrease 1.7 s.f.	
BOAT HOUSE			296 s.f.	296 s.f.			
PAVILION			117 s.f.	117 s.f.			
TOTAL			1,458 s.f.	1,599 s.f.			
LOT AREA		20,000 s.f.	9,583.20 s.f.	9,583.20 s.f.		Existing Non-Conforming	

To the best of the knowledge, belief, and professional judgement of the undersigned, Edwin O. Elliott Jr., the plans and specifications depicted on these drawings are in compliance with the applicable provisions of the New York State Uniform Fire Prevention and Building Code and the New York State Energy Conservation Construction Code, as currently in effect.

EDWIN O. ELLIOTT, JR., AIA
ARCHITECT
207 EDGEWOOD AVENUE
PLEASANTVILLE, N.Y. 10575
(914) 747-5039

Wallace Residence
Addition & Alteration
339 Lansing Station Rd.
Lansing, NY 14882
Town of Lansing

Site Plan
Site Details
General Notes &
Outline Specifications

5-13-25
REVISED

2506

SI-1

Additional setback distances were added & related in rev. 1.

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: Addition & Alterations to Wallace Residence			
Project Location (describe, and attach a location map): 339 Lansing Station Rd, Lansing, NY 14882			
Brief Description of Proposed Action: Demolish existing enclosed porch & wood stair. Add a master bathroom & expand the kitchen. Insulate the house.			
Name of Applicant or Sponsor: Edwin O Elliott, Jr AIA Architect		Telephone: (914) 649-1662	
		E-Mail: eoe@aol.com	
Address: 5401 Pennisula Rd.			
City/PO: Tully		State: NY	Zip Code: 13159
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Lansing Buuilding Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____		<1 acres	
b. Total acreage to be physically disturbed? _____		<1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____		<1 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 a.	
5.	Is the proposed action,	NO	
a.	A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.	Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES
	If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.	Does the proposed action meet or exceed the state energy code requirements?	NO	YES
	If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input 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: _____ Private Well	<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: _____ Private septic system	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
13.	a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

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

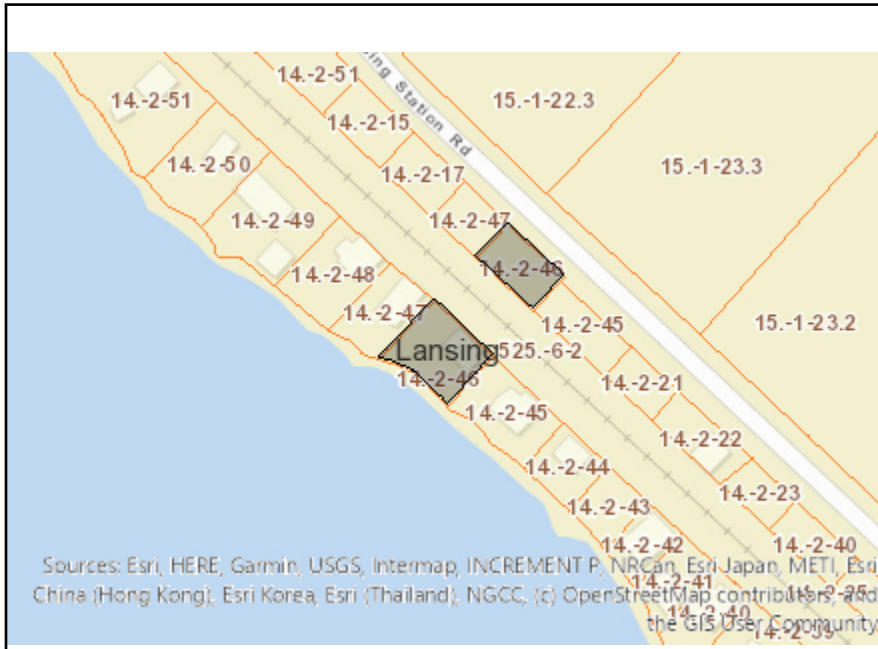
- ☒ Shoreline
 ☒ Forest
 ☐ Agricultural/grasslands
 ☐ Early mid-successional
☐ Wetland
 ☐ Urban
☒ Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Lake Sturgeon	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <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)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drywell		
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
49. 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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

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

Applicant/sponsor/name: Edwin O Elliott Jr Date: 5-6-25

Signature: Edwin O. Elliott Jr. Title: Architect



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



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

WARRANTY DEED
WITH LIEN COVENANT

THIS INDENTURE made this 9 day of April, 2025,

Between: CHERYL KRAMER, of 339 Lansing Station Road,
Lansing, New York 14882,

party of the first part,

and CRAIG WALLACE and JULIE WALLACE, 63 North
Main Street, Pennington, New Jersey 08534, as tenants by
the entirety,

parties of the second part,

WITNESSETH, that the party of the first part, in consideration of One and 00/100 Dollar (\$1.00), lawful money of the United States, and other good and valuable consideration, paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their survivor, heirs, executors, distributees, successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins, State of New York, and being more particularly described on Schedule "A" annexed hereto and made a part hereof.

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

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

AND said party of the first part covenants as follows:

FIRST: That the parties of the second part shall quietly enjoy the said premises.

SECOND: That said party of the first part will forever warrant the title to said premises.

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

IN WITNESS WHEREOF, the party of the first part has hereunto set their hand and seal the day and year first above written.

IN PRESENCE OF:

C2
CHERYL KRAMER

STATE OF NEW YORK)
COUNTY OF ~~TOMPKINS~~ ss.:
 ROCKLAND

On the 9 day of April, in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared CHERYL KRAMER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Minerva Parker
Notary Public
MINERVA PARKER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PA6441204
Qualified in Rockland County
Commission Expires 09/26/2026

Property Address: 339 Lansing Station Road, Lansing, New York 14882
Tax Parcel: Town of Lansing No. 14.-2-46

SCHEDULE A

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

COMMENCING at a point in the centerline of Lansing Station Road, said point being located northwesterly a distance of 835 feet, more or less, from the intersection of said centerline of Lansing Station Road and the centerline of Bill George Road; thence South 52° 18' 29" West a distance of 25.0 feet to a point marked by an iron pin on the southwesterly street line of Lansing Station Road, which point is the POINT OF BEGINNING;

THENCE South 52° 18' 32" West along a northerly boundary of premises reputedly of Benedict Trust (Instrument No. 2017-05800) a distance of 48.32 feet to a point marked by an iron pin;

THENCE South 52° 18' 32" West 66.02 feet to a point, and THENCE continuing on the same course along said Benedict Trust premises an additional 64.77 feet to a point on the approximate high water line of Cayuga Lake;

THENCE northerly along the high water line of Cayuga Lake a distance of 87.5 feet, more or less, to a point having a chord bearing and distance of North 41° 03' 12" West 87.33 feet to a point;

THENCE North 54° 09' 13" East, along premises reputedly of Brown Trust (Instrument No. 2022-08763), passing through a point marked by an iron pipe at a distance of 11.03 feet and passing through a point located 1.0 feet southerly of a point marked by an iron pipe at 46.32 feet, a total distance of 71.91 feet to a point marked by a bent iron pipe;

THENCE continuing North 54° 09' 13" East a distance of 66.01 feet to a point marked by a bent pipe;

THENCE continuing North 54° 09' 13" East along said Brown Trust premises a distance of 48.66 feet to a point in the southwesterly street line of Lansing Station Road, which point is located 2.0 feet westerly of a 3" post found;

THENCE South 36° 06' 18" East along the southwesterly street line of Lansing Station Road a distance of 81.21 feet to the point and place of beginning, containing 0.22 acres of land.

TOGETHER WITH the terms of a license agreement dated July 11, 1975, granted by the Lehigh Valley Railroad Company (the "Railroad") for the benefit of the above-described premises to use the Railroad's premises for the installation and maintenance of a septic system serving the above-described premises, as amended by instrument dated January 15, 2008, between Norfolk Southern Railway Company, the successor to the Railroad and Shayle R. Searle, which amendment acknowledged and affirmed the terms of the License and provided for the elimination of the annual fee payable under the License (see Instrument No. 2017-05579 recorded on May 24, 2017).

There is excepted and reserved from the premises as described above, the 66-foot-wide parcel of land heretofore conveyed by Calvin and Elzadie Sweazey to Cayuga Lake Railroad Company by deed dated May 29, 1872, recorded April 15, 1879 in Liber 4 of Lansing Deeds at Page 65.

There is also included in this conveyance the land which lies between the westerly boundary of premises as described above and the low water mark of Cayuga Lake, together with all riparian rights and other appurtenant rights to the use of Cayuga Lake which the party of the first part may have; together with such rights as the party of the first part may have by use or otherwise to use and to cross the lands of

Norfolk Southern Railroad Company formerly conveyed to Cayuga Lake Railroad Company, as noted above.

There is also included in the conveyance all the right, title and interest of the party of the first part in and to that portion of the Town Highway abutting the above-described premises on the east, and this conveyance is subject to the rights of the public in the said highway.

The above premises are described in accordance with a survey map entitled "SURVEY MAP NO. 339 LANSING STATION ROAD, TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK" prepared by Ian M. Sheive, L.L.S. No. 050769, of Sheive Land Surveying, dated March 27, 2017, updated on December 17, 2024, which survey is incorporated herein by reference, and a copy of which is to be recorded contemporaneously with this instrument.

BEING the same premises conveyed to the Grantor herein by deed from Heather M. Selvaggio and Susan P. Searle, dated on May 23, 2017, and recorded on May 24, 2017 in the Tompkins County Clerk's Office as Instrument No. 2017-05580.

The above-described premises are principally improved by a one-family dwelling commonly known as 339 Lansing Station Road, Lansing, New York 14882 and is designated as Town of Lansing Tax Parcel No. 14.-2-46.

"EXCEPT AND RESERVE ALL EXISTING PUBLIC HIGHWAY AND UTILITY ROW'S OF RECORD"


TITLE INFORMATION
CHERYL KRAMER
INSTRUMENT NO. 2017-05580
TAX MAP PARCEL 14.-2-46
TOTAL AREA = 0.22 ACRES

87.5'± ALONG APPROX. HIGH WATER
CHORD = N 41°03'12" W 87.33'

LEGEND
△ - COMPUTED CORNER
○ - UTILITY POLE

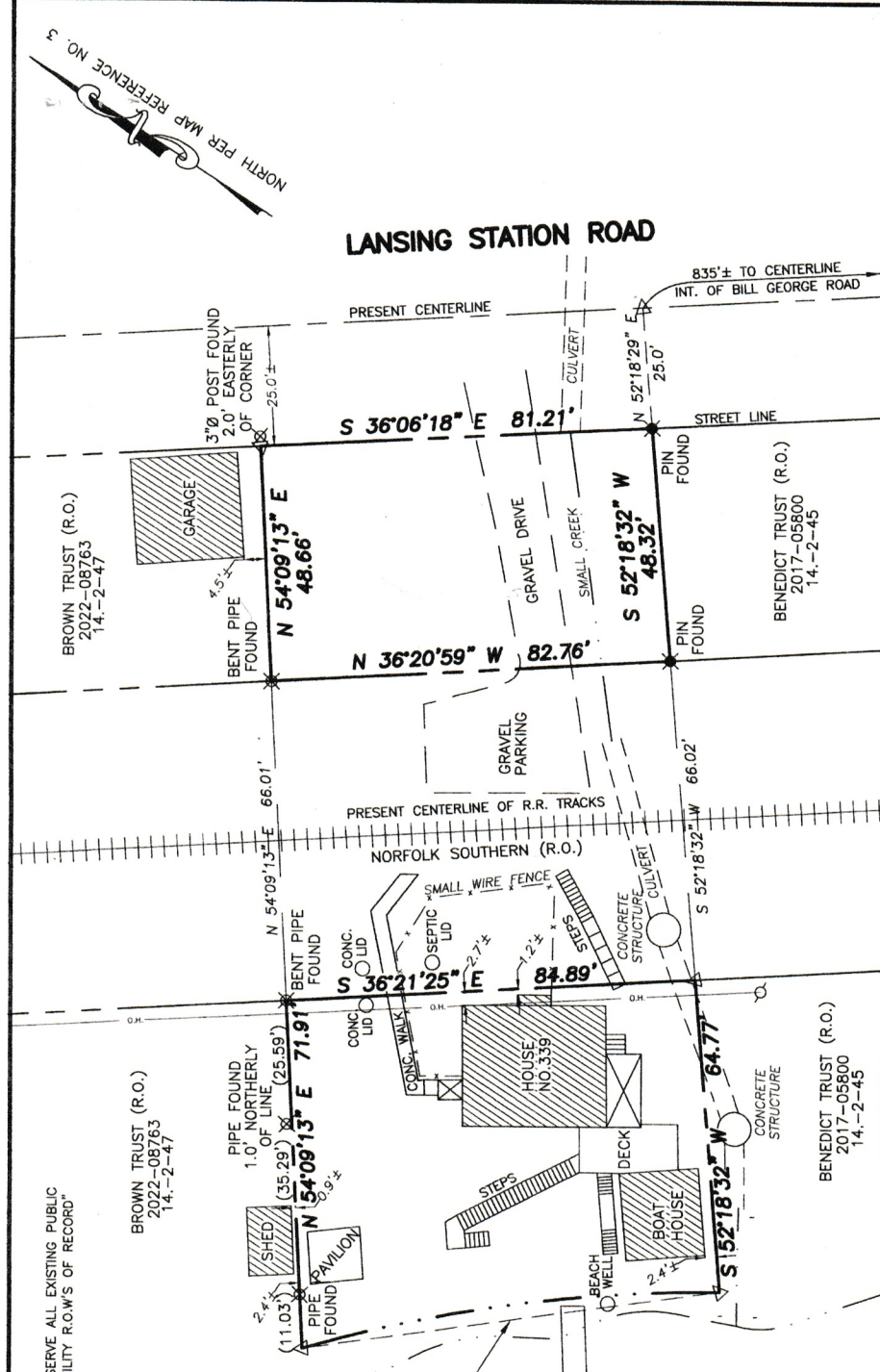
REFERENCE MAPS ENTITLED
1.) "MAP OF AGUILAR COTTAGE PROPERTY..." DATED 6/4/1963 BY CARL CRANDALL
2.) "MAP OF LOUIS UHER PROPERTY..." DATED 6/23/1963 BY CARL CRANDALL
3.) "SURVEY MAP NO. 329 LANSING STATION ROAD..." DATED 2/11/2003 BY T.G. MILLER P.C.

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

SIGNED:  **DATED:** 12/17/2024

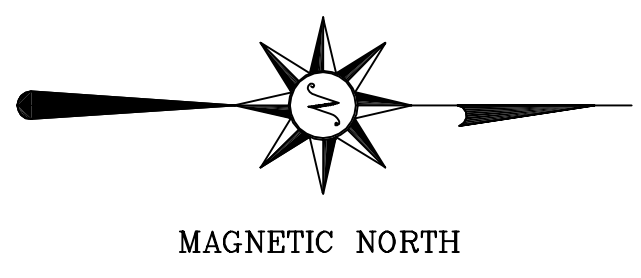
*** REVISED**
1.) 12/17/2024-UPDATED SURVEY, ALL CORNERS FOUND.

CAYUGA LAKE
"INCLUDE RIPARIAN RIGHTS"



SURVEY MAP NO. 339 LANSING STATION ROAD TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK		SCALE: 1"=30'
DATE: * 3/27/2017	FILE NO. 17024	
SHEIVE LAND SURVEYING 165 WOOD ROAD FREEVILLE, NY 13068 607-347-9800		WARNING ATTENTION OF THIS MAP NOT BEING A SUBSTITUTE FOR A SURVEYOR'S EXAMINATION. NEW YORK STATE EDUCATION LAW, ARE PROHIBITED FROM MAKING ANY STATEMENT HEREIN ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP IS USED IN CONNECTION WITH THE SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
TITLE:		

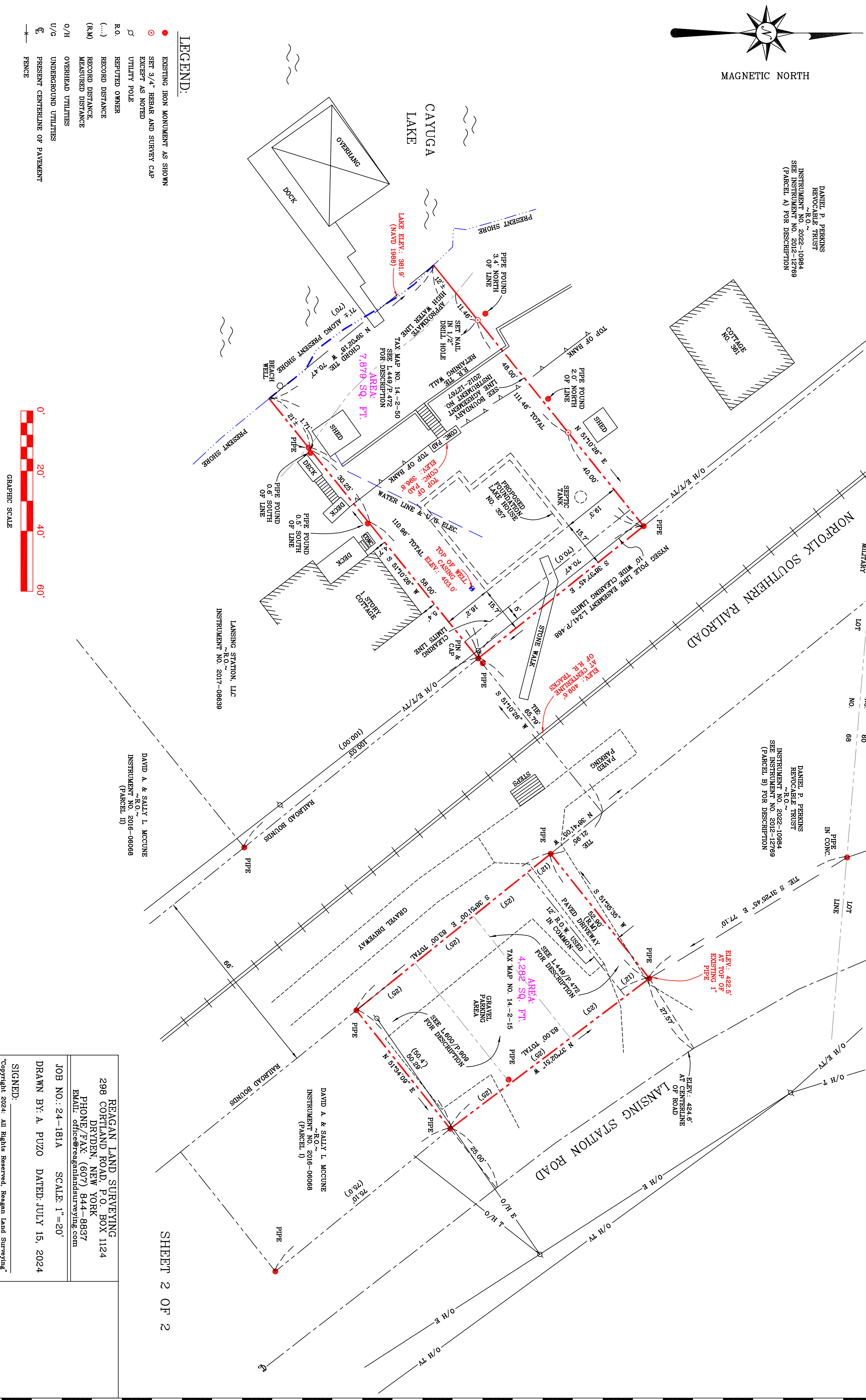




DANIEL P. PERKINS
REVOCABLE TRUST
INSTRUMENT NO. 2022-10984
SEE INSTRUMENT NO. 2012-12769
(PARCEL A) FOR DESCRIPTION

DANIEL P. PERKINS
REVOCABLE TRUST
~R.O.~
INSTRUMENT NO. 2022-10984
SEE INSTRUMENT NO. 2012-12769
(PARCEL B) FOR DESCRIPTION

SURVEY MAP
~ LANDS OF ~
BRAD PERKINS TRUST
BEING PART OF MILITARY LOT NO. 68
TOWN OF LANSING ~ COUNTY OF TOMPKINS
STATE OF NEW YORK
TAX MAP NOS. 14.-2-15 & 50
REFERENCE DEEDS: INSTRUMENT NOS. 2022-05785 & 2022-05786



LEGEND:

- EXISTING IRON MONUMENT AS SHOWN
- SET 3/4" REBAR AND SURVEY CAP EXCEPT AS NOTED
- ⊕ UTILITY POLE
- R.O. REPUTED OWNER
- (---) RECORD DISTANCE
- (R.M) MEASURED DISTANCE
- O/H OVERHEAD UTILITIES
- U/G UNDERGROUND UTILITIES
- ⊖ PRESENT CENTERLINE OF PAVEMENT
- FENCE



REAGAN LAND SURVEYING
298 CORTLAND ROAD, P.O. BOX 1124
DRYDEN, NEW YORK
PHONE/FAX: (607) 844-8837
EMAIL: office@reaganlandsurveying.com

JOB NO.: 24-181A SCALE: 1"=20'
DRAWN BY: A. PUZO DATED: JULY 15, 2024

SIGNED: _____
"Copyright 2024. All Rights Reserved, Reagan Land Surveying"

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: BRADLEY P. PERKINS
Mailing address: 49 SOUTH ST.
DRYDEN, NY 13053-0102
- B. Description of the proposed project: DEMO OF EXISTING AND
CONSTRUCTION OF LOTAGE
- C. Project site address: 357 LANSING STATION RD Town: LANSING
- 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
- G. Is any portion of the project site currently being farmed?
☐ Yes. If yes, how many acres 0 or square feet 0 ?
☒ No.
- H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

NO FARMS NEARBY

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.

~~~~~

BRADLEY P. PERKINS 5/8/25
Name and Title of Person Completing Form Date

Short Environmental Assessment Form

Part 1 - Project Information

Section 3, Item b.

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							
Bradley P. Perkins cotage demolition and new construction							
Name of Action or Project: 357 Cottage							
Project Location (describe, and attach a location map): 357 Lansing Station Road, Lansing, NY 14882							
Brief Description of Proposed Action: Demolition or 1940 (year) cottage and replacing with new structure							
Name of Applicant or Sponsor: Bradley P. Perkins		Telephone: 607-279-2684					
		E-Mail: brad.perkins51@gmail.com					
Address: 49 South St.							
City/PO: Dryden		State: NY	Zip Code: 13053-0162				
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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		0.20 acres					
b. Total acreage to be physically disturbed?		.05 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.23 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland							

		NO	Section 3, Item b.
5. Is the proposed action,			
a. A permitted use under the zoning regulations?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<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: heat pump for HVAC and domestic hot water		<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input 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

Section 3, Item b.

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

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

Lake Sturgeon

NO YES

☐ ☒

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

NO YES

☒ ☐

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

If Yes,

NO YES

☐ ☒

a. Will storm water discharges flow to adjacent properties?

☒ ☐

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

☒ ☐

If Yes, briefly describe:

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

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

NO YES

☒ ☐

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

☒ ☐

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

☒ ☐

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

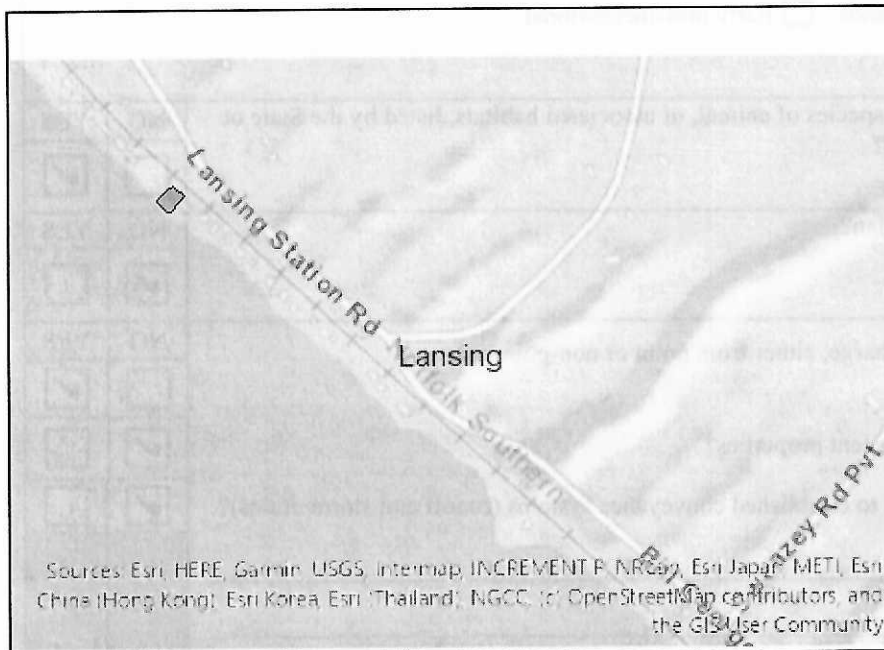
Applicant/sponsor/name: Bradley P. Perkins

Date: 5-8-2025

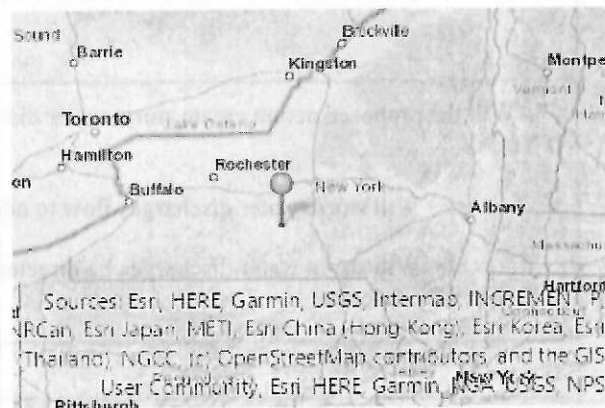
Signature:

Bradley P. Perkins

Title: Property owner/tax payer



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



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



Tompkins County Clerk Recording Page

Return To

MAHLON R PERKINS
BOX

Maureen Reynolds, County Clerk

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

Document Type: **DEED**

Receipt Number: 22-332566

Grantor (Party 1)

PERKINS, BRADLEY P

Grantee (Party 2)

PERKINS, BRADLEY P

Fees

Recording Fee	\$20.00
Pages Fee	\$20.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$125.00
Deed Notice Fee	\$10.00
Total Fees Paid:	\$200.00

Transfer Amt: \$0.00

Instrument #: 2022-05786

Transfer Tax #: 002017

Property located in **Lansing**

State of New York
County of Tompkins

Recorded on May 26th, 2022 at 4:04:19 PM with a
total page count of **4**.

Tompkins County Clerk

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

Do Not Detach

WARRANTY WITH LIEN COVENANT DEED

THIS INDENTURE is made the 23rd day of May, Two Thousand and Twenty-Two

BETWEEN

Bradley P. Perkins, 49 South Street Dryden, New York, ¹²⁰⁵³ party of the first part, and

Bradley P. Perkins, as Trustee of the Brad Perkins Trust u/a dated May 5, 2020, 49 South Street Dryden, New York, ¹²⁰⁵³ party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the successors and assigns of the party of the second part forever, the party of the first part's undivided one-half interest in and to:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins, and State of New York, more particularly described in Schedule A which is attached hereto and incorporated herein by reference.

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

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

AND said party of the first part covenants as follows:

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

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

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

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

IN PRESENCE


Bradley P. Perkins

STATE OF NEW YORK:
COUNTY OF TOMPKINS:

On the 23rd day of May in the year 2022 before me, the undersigned, personally appeared BRADLEY P. PERKINS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

MAHLON R. PERKINS
Notary Public, State of New York
Registration #02PE4605632
Qualified In Tompkins County
Commission Expires 6/30/2022

SCHEDULE A

PARCEL I

ALL THOSE TRACTS OR PARCELS OF LAND situate in the Town of Lansing, County of Tompkins, and State of New York, described in a deed dated February 1, 1964 and recorded February 4, 1964 in liber 449 of Deeds at page 472 in said Clerk's Office, together with the 12-foot right-of-way described in said deed, to which deed reference is hereby made for a more particular description of the premises hereby conveyed.

BEING the same premises described as Parcel III in a Deed to Mahlon R. Perkins and Bradley P. Perkins, as Tenants in Common, each with respect to an undivided one-half interest dated November 1, 2018 and recorded November 27, 2018 as Instrument Number 2018-13471 in the Tompkins County Clerk's Office.

TOGETHER with any strips, gores, or parcels of land next and adjacent to the above-described premises.

TOGETHER with all the right, title, and interest in and to the premises lying to the east of the above-described premises to the centerline of Lansing Station Road subject to the rights of the public therein.

Town of Lansing Tax Parcel No.: 14.-2-50.
Dwelling: 357 Lansing Station Road

PARCEL II

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, County of Tompkins, and State of New York, described in a deed dated April 20, 1984 and recorded that same day in liber 600 of Deeds at page 909 in said Clerk's Office, together with the 12-foot right-of-way described in said deed, to which deed reference is hereby made for a more particular description of the premises hereby conveyed.

BEING the same premises described as Parcel IV in a Deed to Mahlon R. Perkins and Bradley P. Perkins, as Tenants in Common, each with respect to an undivided one-half interest dated November 1, 2018 and recorded November 27, 2018 as Instrument Number 2018-13471 in the Tompkins County Clerk's Office.

TOGETHER with any strips, gores, or parcels of land next and adjacent to the above-described premises.

TOGETHER with all the right, title, and interest in and to the premises lying to the east of the above-described premises to the centerline of Lansing Station Road subject to the rights of the public therein.

Town of Lansing Tax Parcel No. 14.-2-15.
Address: Lansing Station Road