

4/17/17
Charhugh

Amendments to Existing Planned Development Districts Application

1. Amendment Application Form: completely filled out. (3 copies)
2. Plat: Please follow the checklist attached to this application. (3 copies)
3. Fee: as indicated in the Fee Schedule adopted by the Town Board. Checks to be made payable to the Town of Lansing.
4. Short Environmental Assessment Form (3 copies) If a full EAF is required the Town will notify the Applicant.
5. Letter to the Supervisor requesting the Town Board consider the proposed amendment, including the need, purpose, and justification for the amendment. (3 copies)

After submission of the above items, staff will conduct an initial review of the materials for completeness. Upon submission of all required materials, additional copies will be requested for distribution to the Board. During the review it may be determined that additional information is required from the applicant. That additional information may include any other such drawings, maps, documents, reports or data which the Board may require for proper consideration of the amendment.

Amendment to Existing PDA Application Form

Location of Project: VILLAGE CIRCLE - VILLAGE PLACE - VILLAGE CIRCLE APARTMENTS - VILLAGE SOLARS POA REVISION

Tax Map Number of All Parcels: AREA OF REVISIONS -> 39-1-34, 39-1-35, 39-1-38, 39-1-38.5, 39-1-38.5
REMAINDER OF POA 39-1-38.7, 38.8, 38.9, 38.10, 38.11, 38.13, 38.14, 38.15 AND 39-1-38.2 SECTION

Attach current copy of Deed and any easements affecting the property.

Name, Address, and Telephone # of Applicant(s):

VILLAGE SOLARS LLC
110 WILLOW CREEK PT RD
ITHACA, N.Y 14850
607-387-3547

Name and Address of Property Owner(s): (If Different from applicant, the owner must complete the attached affidavit)

Name and Address of Responsible Person for Billing Purposes:

STEPHEN LUCENTE
110 WILLOW CREEK PT RD
ITHACA, N.Y 14850
607-387-3547

Name, Address, and Phone # of Professional Engineer or Surveyor:

LAWRENCE P. FABBRONIL, P.E., L.S.
1 SETTLEMENT WAY
ITHACA, NEW YORK 14850
607-351-0740

Name, Address, and Phone # of Attorney:

DANIEL TYLER, ESQ.
GOTTMAN CREITER
411 N. TIOGA ST.
ITHACA, NEW YORK 14850

Amendment to PDA Check list - Initial each box to verify that the required information listed is a part of your map, any related submission, or that the information has been provided to the Town as part of this application:

[Handwritten initials]
[Handwritten initials]
[Handwritten initials]
[Handwritten initials]
[Handwritten initials]
[Handwritten initials]

Project name, location, and area maps showing topography, neighboring uses, north pointing arrow, scale, date of drawing, and date of last revision (if any).

Location of existing and proposed structures, indicating conformance to zoning district requirements.

Location of intersection of driveways, lanes, and roads with public roads.

Identification of the size and configuration of the buildable portion on each lot including limits of clearing and grading.

An actual field survey of the existing boundary lines of the lots and proposed lot lines within the affected lots, giving complete descriptive data by bearings and distances, including existing setbacks, made and certified by a licensed land surveyor.

The Town reserves the right to require additional information, if needed, to complete the review and all maps and data should generally conform with minimum requirements for site plan review.

The signature of the Owner (or Agent of the Owner) shall mean that the applicant is familiar with and shall comply with the requirements of the Town's Land Use Ordinance and subdivision requirements and other appropriate Town laws and regulations with regards to this project.

LAWRENCE P. FABBRONIL 7-7-17
Print name: (date)

[Signature] 4/7/17
Print name: (date)

Print name: (date)

Aurora R. Valenti
TOMPKINS COUNTY CLERK

320 North Tioga Street
Ithaca, NY 14850
607-274-5431
Fax: 607-274-5445

No. of Pages: 6

Delivered By: TRUE WALSH & MILLER

Receipt No. 419823

Return To:

TRUE WALSH & MILLER
PFANN TYLER

DATE: 10/03/2002

Time: 11:52

Document Type: DEED

Parties To Transaction: KROGSLUND TO LUCENTE HOLDINGS

Deed Information

Mortgage Information

Consideration: \$38,500.00

Mortgage Amount:

Transfer Tax: \$154.00

Basic Mlge. Tax:

RETT No: 00645

Special Mlge. Tax:

Mortgage Serial No.:

State of New York
Tompkins County Clerk

This sheet constitutes the Clerk endorsement required by Section 316-A(5) & Section 319 of the Real Property Law of the State of New York. DO NOT DETACH

Aurora R. Valenti

Tompkins County Clerk



WARRANTY DEED

THIS INDENTURE, made this 11 day of September, Two Thousand and Two.

BETWEEN

KAREN F. KROGSLUND of P.O. Box 076, Otisville, New York/ and ¹⁰⁹⁶³⁻⁰⁸⁷⁶
KENNETH T. FARRELL, a/k/a KENNETH TIMLEY FARRELL 302
Treemont Way, Rockville, Maryland 20850

parties of the First Part, and
LUCENTE HOLDINGS, INC. a domestic corporation having its
office and principal place of business at 110 Willow Creek
Point, Ithaca, New York

party of the Second Part,

WITNESSETH, that the parties 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
parties of the second part, do hereby grant and release unto the party
of the second part, its successors and assigns forever, the real
property more particularly described as follows:

PARCEL ONE - Vacant parcel on Warren Road

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of
Lansing, County of Tompkins and State of New York, being a part of
Military Lot No. 93 in said Town, bounded and described as follows:
BEGINNING at a point in the center line of Warren Road, being in the
west line of Military Lot 93, said point of beginning being the
northwest corner of premises conveyed to John B. Farrell by deed of
Martin A. Farrell, et al, dated January 2, 1923, recorded February 1,
1923 in Liber 203 of Deeds at page 231 and being situate south 14° 26'
04" west 830 feet, more or less, from the intersection of the
centerlines of Warren Road and Farrell Road; running thence south 75°
41' 56" east and along the north line of Farrell 150.14 feet; thence
south 14° 34' 20" west and parallel with the west line of lot 93, 100

feet; thence north 75° 41' 56" west and parallel to the first course herein 150.14 feet to the centerline of Warren Road; thence north 14° 34' 20" east along the center line of Warren Road, being in the west line of Lot 93, 100 feet to the point or place of beginning.

BEING the same premises conveyed to Kenneth T. Farrell and Arlene F. Farrell by Deed dated September, 1959 and recorded in said Clerk's Office September 25, 1959 in Liber 421 of Deeds at page 425. Kenneth T. Farrell died March 5, 1962 thereby vesting title in Arlene F. Farrell as surviving tenant by the entirety. Arlene Farrell died August 25, 1987 and under the terms of her Last Will and Testament, dated November 7, 1978 and probated in the Tompkins County Surrogate's Court February 25, 1988, her entire estate was devised and bequeathed to the grantors herein.

SUBJECT TO an easement granted to New York State Electric & Gas Corp. dated July 16, 1970 and recorded in said Clerk's Office August 27, 1970 in Liber 489 of Deeds at page 49 and an easement granted to New York Telephone Company- recorded April 13, 1971 in said Clerk's Office in Liber 491 of Deeds at page 1053.

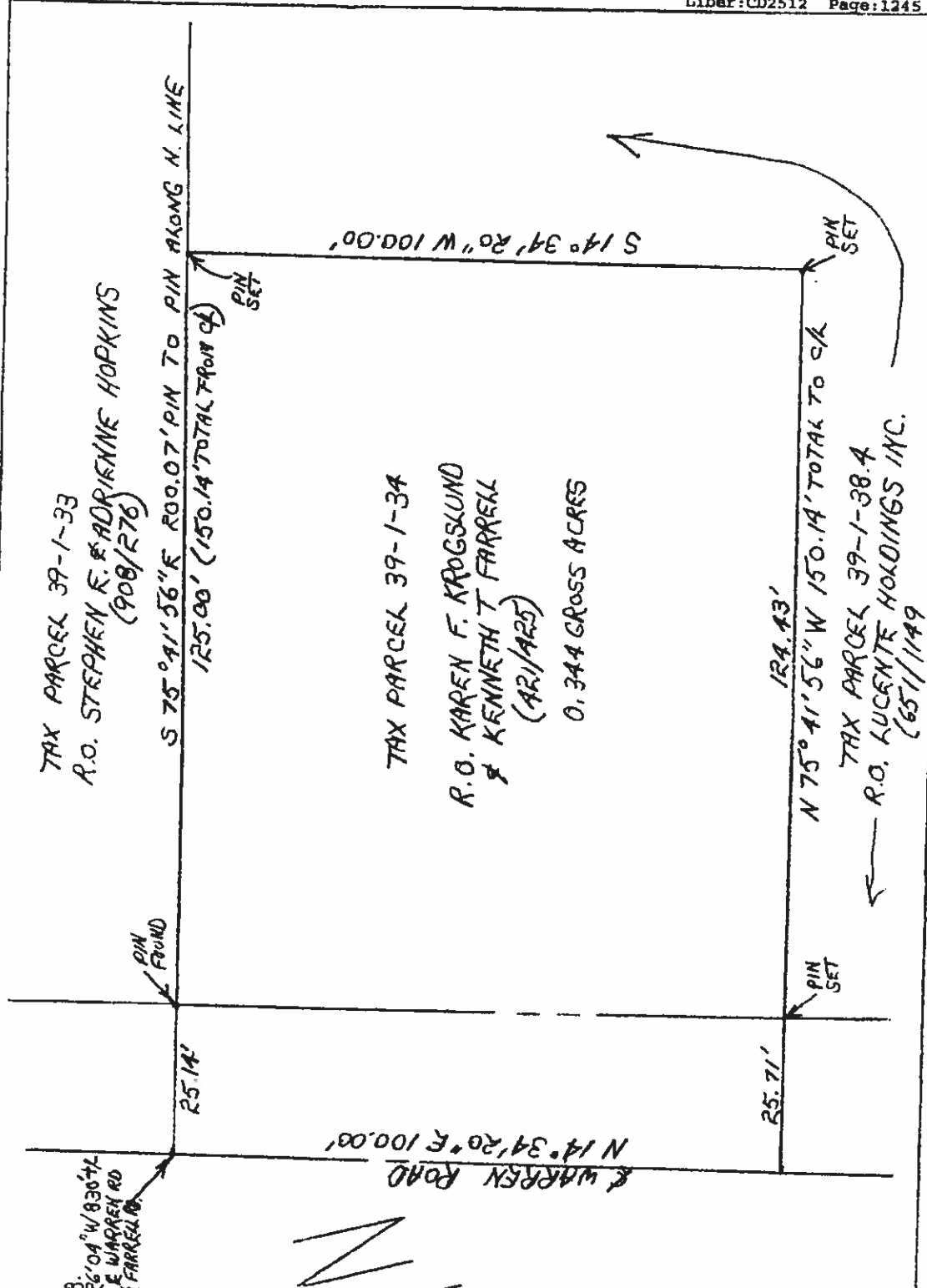
ALSO SUBJECT TO the right of the public in and to that portion of these premises lying within the bounds of Warren Road

Reference is hereby made to "Survey Map 1099 Warren Road, Town of Lansing, County of Tompkins, State of New York", made by L. Fabbroni, NYSLS No. 49682, dated September 6, 2002, a copy of which is attached hereto and made a part hereof and incorporated herein by reference.

Town of Lansing Tax Parcel No. 39-1-34

PARCEL TWO - 1067 Warren Road

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lansing, County of Tompkins and State of New York, being a part of Military Lot No. 93 in said Town, bounded and described as follows: BEGINNING at a point in the center line of Warren Road, which point marks the southwest corner of Military Lot No. 93; thence south 75° 45' 19" east along the south line of Lot 93, 416 feet to a set iron pin; thence north 14° 34' 20" east and parallel to Warren Road, 208 feet to a set iron pin; thence north 75° 45' 19" west and parallel to the



NOTE:
 SUBJECT TO NYSEG
 & NYTELE CO. EASEMENT



SURVEY MAP		
1099 WARREN ROAD TOWN OF LANSING COUNTY OF TOMPKINS STATE OF NEW YORK		
LANDS OF KAREN F. KROGSLUND & KENNETH T. FARRELL	SCALE 1" = DATE 9-06-02	DRAWN BY: L. FABBRONI NYSLS 49682 FABBRONI, EDGAR & 127 WARREN RD. SUITE ETHACA, NY 607-2572198

Third, Subject to the Trust provisions of Section 13 of the Lien Law of the State of New York.

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

In Presence of:

Karen F. Krogslund
KAREN F. KROGSLUND

Kenneth T. Farrell
KENNETH T. FARRELL
A/k/a Kenneth Timley Farrell

District of Columbia
~~STATE OF MARYLAND~~
COUNTY OF) ss.

On the 10th day of September, in the year 2002, before me, the undersigned, personally appeared **KENNETH T. FARRELL**, A/k/a Kenneth Timley Farrell, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Treemont, in the State of Maryland.

Lisa A. Poole
Signature and Office of individual taking acknowledged
LISA POOLE
Notary Public District Of Columbia
My Commission Expires July 31, 2007

STATE OF NEW YORK)
COUNTY OF ORANGE) ss.

On the 14th day of September, in the year 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared KAREN F. KROGSLUND, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

Charles W. Krogslund
Notary Public

CHARLES W. KROGSLUND
Notary Public, State of New York
Residing in County of Orange
My Commission Expires May 22, 2003



Tompkins County Clerk Recording Page

Return To

GUTTMAN & REITER
411 N TIOGA ST
ITHACA, NY 14850

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

Document Type: **DEED**

Receipt Number: 17-155675

Grantor (Party 1)
LUCENTE HOMES LLC

Grantee (Party 2)
TOWN OF LANSING

Fees	
Recording Fee	\$20.00
Pages Fee	\$25.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$250.00
Total Fees Paid:	\$320.00

Transfer Amt: \$0.00

Instrument #: 2017-01986
Transfer Tax #: 001220

Property located in **Lansing**

State of New York
County of Tompkins

Recorded on February 23rd, 2017 at 10:54:09
AM with a total page count of 5.

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

QUITCLAIM DEED

THIS INDENTURE made the 16th day of Feb, in the year Two Thousand and Seventeen,
BETWEEN:

LUCENTE HOMES LLC, a New York Limited Liability Company formed under the Laws of the State of New York, with principal offices at 120 Briarwood Drive, Ithaca, New York 14850;
LUCENTE HOLDINGS, INC., a New York Business Corporation formed under the Laws of the State of New York, with principal offices at 110 Willow Creek Point Road, Ithaca, NY 14850;
VILLAGE SOLARS, LLC, a Limited Liability Company formed under the Laws of the State of New York, with principal offices at 110 Willow Creek Pt. Road, Ithaca, NY 14850

AND parties of the first part,

TOWN OF LANSING, an Incorporated Municipal Subdivision of the State of New York, with offices at 29 Auburn Road, Lansing, NY 14882

party of the second part,

WITNESSETH that the parties of the first part, in consideration of ONE AND NO/100 Dollar (\$1.00) lawful money of the United states, and other good and valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, its successors and assigns forever:

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

TOGETHER WITH the appurtenances and all the estate and rights of the parties 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, its successors and assigns forever.

SUBJECT TO the Trust Fund provisions of Section 13 of the Lien Law.

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

IN PRESENCE OF

LUCENTE HOMES LLC

By: Rocco P. Lucente
ROCCO P. LUCENTE, Managing Member

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

On the 16th day of February in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared ROCCO P. LUCENTE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the entity upon behalf of which the individual acted, executed the instrument.

Barbara E. Holdsworth
Notary Public

BARBARA E. HOLDSWORTH
Notary Public, State of New York
No. 01HO6257414
Qualified in Tompkins County 20
Commission Expires March 12, 2018

LUCENTE HOLDINGS, INC

By: [Signature]
STEPHEN P. LUCENTE, President
and Chairman of the Board of Directors

VILLAGE SOLARS, LLC

By: [Signature]
STEPHEN P. LUCENTE, Manager

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

On the 16th day of February in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared STEPHEN P. LUCENTE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the entity upon behalf of which the individual acted, executed the instrument.

David A. Tyler
Notary Public

DAVID A. TYLER
Notary Public, State of New York
No. 4633353
Qualified in Tompkins County
Commission Expires Sept 30, 20 18

10:39:09 AM

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lansing, County of Tompkins, and State of New York, being parts of Military Lots 93 and 96 in said Town, being public streets known as Village Circle and Village Place, more particularly bounded and described as follows:

PARCEL 1

BEGINNING at a point 1136.2± feet located southerly along the present centerline of Warren Road from its intersection with the centerline of Farrell Road, THENCE S 78° 20' 44" E, 25.2 feet to a point marked by an existing pin in the east line of Warren Road;

THENCE running S 14° 30' 24" W, 60 feet to a point marked by an existing pin;

THENCE running S 76° 07' 44" E, 124.59 feet to a point marked by an existing pin;

THENCE running S 79° 56' 53" E, 169.93 feet to a point marked by an existing pin;

THENCE running S 79° 56' 53" E, 150.46 feet to a point marked by an existing pin;

THENCE running S 75° 45' 19" E, 125.0 feet to a point marked by an existing pin;

THENCE running on a tie course N 69° 23' E, 73.42 feet to a point marked by an existing pin;

THENCE running S 75° 37' 57" E, 200.00 feet to a point marked by an existing pin;

THENCE running S 75° 37' 57" E, 200.00 feet to a point marked by an existing pin;

THENCE running S 14° 34' 20" W, 259.65 feet to a point marked by an existing pin;

THENCE running S 14° 34' 20" W, 510.0 feet to a point marked by a pin;

THENCE running N 75° 37' 57" W, 200.0 feet to a point marked by an existing pin;

THENCE running N 75° 37' 57" W, 200.0 feet to a point marked by an existing pin;

THENCE running on a tie course N 75° 37' 57" W, 60 feet to a point marked by an existing pin;

THENCE running N 75° 37' 57" W, 178.0 feet to a point marked by an existing pin;

THENCE running N 69° 58' 32" W, 148.62 feet to a point marked by an existing pin;

THENCE running N 39° 41' 54" W, 101.62 feet to a point marked by an existing pin;

THENCE running N 75° 15' 26" W, 158.13 feet to a point marked by an existing pin in the east line of Warren Road;

THENCE running on a tie course S 14° 01' 18" W, 75.27 feet to a point;

THENCE running S 75° 37' 57" E, 125.07 feet to a point;

THENCE running on a curve to the right, with a radius of 50 feet, and an arc length of 39.26 feet and being a chord course and distance of S 53° 13' 34" E, 38.41 feet to a point;

THENCE running S 30° 37' 57" E, 20 feet to a point;

THENCE running on a curve to the left, with a radius of 110 feet, and an arc length of 86.44 feet and being a chord course and distance of S 53° 07' 13" E, 84.14 feet to a point;

THENCE running S 75° 37' 57" E, 181.40 feet to a point marked by an existing pin;

THENCE running S 75° 37' 57" E, 310.00 feet to a point marked by an existing pin;

THENCE running S 75° 37' 57" E, 266.19 feet to a point;

THENCE running S 75° 37' 57" E, 74.00 feet to a point;

THENCE running N 14° 34' 20" E, 260.44 feet to a point marked by an existing pin;

THENCE running N 14° 34' 20" E, 629.2 feet to a point;

THENCE running N 75° 37' 57" W, 60.0 feet to a point marked by an existing pin;

THENCE running N 75° 37' 57" W, 400.0 feet to a point marked by a pin;

THENCE running N 14° 34' 20" E, 240.0 feet to a point marked by a pin;

THENCE running N 75° 46' 45" W, 60 feet to a point marked by an existing pin;

THENCE running S 14° 34' 20" W, 281.94 feet to a point marked by an existing pin;

THENCE running N 75° 45' 19" W, 125.0 feet to a point marked by an existing pin;

THENCE running N 79° 56' 53" W, 150.96 feet to a point marked by an existing pin;

THENCE running N 78° 20' 44" W, 294.25 feet to an existing pin at the point or place of beginning.

This PARCEL 1 is shown as Village Circle on a Survey Map entitled, "SURVEY MAP, HIGHWAY DEDICATION, VILLAGE CIRCLE & VILLAGE PLACE, TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK, LANDS OF LUCENTE HOMES LLC, LUCENTE HOLDINGS INC, VILLAGE SOLARS LLC" dated December 20, 2016, prepared by Lawrence P. Fabbri, LLS No. 49682, a copy of which is intended to be filed in the Tompkins County Clerk's Office concurrently herewith, and is incorporated herein by reference. Being all of Village Circle and the northerly "thumb" of Village Place.

PARCEL 2

BEGINNING at the northeast corner of 102 Village Circle, also being the northeast corner of Lot 3 of the Village Solars Subdivision;

THENCE running on a tie course N 69° 23' E, 73.42 feet to an existing pin;

THENCE running S 14° 34' 20" W, 769.65 feet to an existing pin, on this course passing through points marked by existing pins at 259.65 feet and 514.65 feet;

THENCE running on a tie course N 75° 37' 57" W, 60 feet to a point marked by an existing pin;

THENCE running N 14° 34' 20" E, 233.18 feet to a point;

THENCE running N 14° 34' 20" E, 275.34 feet to a point, on this course passing through an existing pin at 208.38 feet;

THENCE running N 14° 34' 20" E, 219.04 feet to the pin at the point or place of beginning.

This PARCEL 2 is shown as Village Place on a Survey Map entitled, "SURVEY MAP, HIGHWAY DEDICATION, VILLAGE CIRCLE & VILLAGE PLACE, TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK, LANDS OF LUCENTE HOMES LLC, LUCENTE HOLDINGS INC, VILLAGE SOLARS LLC" dated December 20, 2016, prepared by Lawrence P. Fabbri, LLS No. 49682, a copy of which is intended to be filed in the Tompkins County Clerk's Office concurrently herewith, and is incorporated herein by reference. Being the major portion of Village Place (see PARCEL 1, above, for the balance of Village Place).

THERE IS INCLUDED in this grant (PARCEL 1 and PARCEL 2), as previously exercised by the doctrine of "User", under the Municipal Highway Laws, on to the lands abutting PARCEL 1 and PARCEL 2, above, the existing ditches along said Village Place and Village Circle and along the contiguous properties.

The premises herein have heretofore been "paper streets", dating from the mid-1970s - see map by Howard R. Schlieder entitled, "REVISED PLANS OF VILLAGE APARTMENTS ON WARREN ROAD, TOWN OF LANSING, TOMPKINS CO., NEW YORK", dated April 18, 1975, revised April 12, 1976, and filed in the Tompkins County Clerk's Office on October 28, 1976 in Map Cabinet 1, env. 129. This Deed is given to formalize the location of the public streets maintained by the Grantee, Town of Lansing, for over 40 years. None of the parties hereto can find, or are aware of, any Deed of formal dedication of Village Circle and Village Place to the Town. If any such instrument does exist, this Deed shall be deemed to supersede it.

Both PARCEL 1 and PARCEL 2, above, are SUBJECT TO all Public Utility and other Easements, Restrictions, and Covenants of record, insofar as they may affect said subject parcels. (Reference to which is hereby made to the Deeds set forth below as "BEING portions of...")

BEING portions of premises described in Deeds:

1. From Rocco P. Lucente to Lucente Homes LLC, dated June 30, 2015 and recorded July 1, 2015 in the Tompkins County Clerk's office as Instrument #2015-07460, and with special reference to Parcels TWELVE and THIRTEEN of said Deed.
2. From Lucente Holdings, Inc. to Village Solars, LLC, dated June 6, 2012 and recorded June 13, 2012 in the Tompkins County Clerk's office as Instrument #592835-001.
3. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 9, 1996 and recorded January 11, 1996 in the Tompkins County Clerk's office in Liber 764 of Deeds at page 311.
4. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 4, 1995 and recorded January 8, 1995 in the Tompkins County Clerk's office in Liber 743 of Deeds at page 12.
5. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 4, 2000 and recorded January 5, 2000 in the Tompkins County Clerk's office in Liber 867 of Deeds at page 94.
6. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 8, 2001 and recorded January 9, 2001 in the Tompkins County Clerk's office in Liber 895 of Deeds at page 159.
7. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 4, 1999 and recorded January 5, 1999 in the Tompkins County Clerk's office in Liber 837 of Deeds at page 266.
8. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 6, 1998 and recorded January 7, 1998 in the Tompkins County Clerk's office in Liber 811 of Deeds at page 283.

The Grantors herein certify that one of the entities listed above has record title to the properties abutting Village Circle and/or Village Place, as shown on the above-referenced map dated December 20, 2016 by Lawrence P. Fabbioni, being filed concurrently herewith. This certification to the Town of Lansing, as Grantee, shall in no way constitute an alteration, as between the Grantors to their respective properties, as reflected in record title to each property recorded in the Tompkins County Clerk's Office, and any maps or record, as of the date hereof.