

PROJECT DESCRIPTION:

General: On a site formerly housing a mobile home with a detached workshop/garage, Bill Duthie is proposing to build two (2) single-story duplex rental units. The site measures approximately 2.48 acres and is immediately west of his current commercial property on Ridge Road. The site is currently zoned R-2. Each rental unit will have two bedrooms, so the total number of bedrooms for the four units is eight.

Access: The development will reuse the former concrete and stone driveway that is connected to Ridge Road (NYS Route 34B). Additional paved drive and parking will be added. A total of eight (8) parking spaces will be provided. A new concrete walk will connect the parking to the rental unit entry doors. All drives, both new and existing and parking spaces will be paved with asphalt.

Storm Water: The disturbed area, per DEC definitions, is approximately 27,000 s.f. This area includes an amount for incidental re-grading around the site. Since the affected land is less than one acre (43,560 s.f.) a complete SWPPP is not needed. We will install silt fencing along the "low" side of the lot as well as protect existing drainageways. We will provide cobble stone drive at the site access point to limit construction dirt to contaminate Ridge Road. Site drainage will continue to sheet across the site and will rely on absorption just as currently happens. The building roofs will drain to gutters that will discharge to daylight. Finally, the shallow foundation stone fill will be drained to daylight.

Site Utilities: Public water is currently available along Ridge Road. A curb box has already been installed on the site. The existing water line will be extended to a meter pit and split to serve each building. The former well, that originally served the mobile home, will be abandoned and capped. No tie-in will be made to it. A new septic system will be installed for each building. The details are shown on the Drawings. Electric, phone and cable TV will be run underground to each building from the existing utility pole located along Ridge Road. Each rental unit will have their own electric meter. In addition, a house meter will be included on the lower unit for landlord loads.

Site Lighting: A new LED pole light will be installed along the driveway. A "dark sky" LED wallpack will be installed in the gable end of each building entrance. This fixture will provide light to the parking areas in front of each unit. The pole light and two building main entrance wallpacks will be supplied from the "house" electric. In addition, each unit will have a small wall light placed adjacent the unit entrance door. Additionally, a small wallpack will be installed above the door leading to the patio to provide intermittent light for nighttime patio use. These lights will be powered by the Tenant's panels.

Plantings: Most of the existing trees, located on the site, will be preserved. In addition, six Blue Spruce will be planted to help screen the upper unit from Ridge Road. Each unit will have planting areas consisting of bushes and/or perennials planted adjacent the front of each building and patio area. The existing lawn areas will by and large be maintained. The existing brush line along the east property line will be maintained.

Site Improvements: Each unit will have its own patio area. Currently, the patio area will be paved with colored concrete pavers. An exterior electrical outlet will be provided on the kitchen "bump-out".

APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

Preliminary Date: _____ Final Date: 9/25/14

Name of Proposed Development: 2 Duplexes

Applicant:

Name: BILL DUTHIE
Address: 484 Ridge Rd
LANSING NY
Telephone: 533-4300

Plans prepared by:

Name: GEORGE BREITHAUS
Address: 950 DANBY RD SUITE 220
ITHACA NY
Telephone: 257-8348

Owner (if different)

(If more than one owner, provide information for each)

Name: _____
Address: _____
Telephone: _____

Ownership intentions - i.e., purchase options: 2 Duplex -
each w/ 2 Bedrooms

Location of site: 484 Ridge Rd
LANSING NY

Tax map description

Section: 32 Block: 1 Lot: 1.1

Current zoning classification: mixed Res - R2 District

State and federal permits needed (list type and appropriate department)

Proposed use of site: 2 Duplexes

Total site area (square feet or acres) 2.49 Acres

Anticipated construction time: 5 MONTHS

Will development be staged? DEPENDS ON WEATHER

Current land use of site (agriculture, commercial, undeveloped, etc.)

Current condition of site (buildings, brush etc.) LAWN

Character of surrounding lands (suburban, agriculture, wetlands, etc.)
SUBURBAN AND COMMERCIAL

Estimated cost of proposed improvement: \$300,000.

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)

Describe proposed use including primary use, ground floor area, height and number of stories for each building:

- for residential buildings, include number of dwelling units by size (efficiency, one bedroom, two bedroom, three or more bedrooms) and number of parking spaces to be provided.
- for non-residential buildings, include total floor area, total sales area, number of automobile and truck parking spaces.
- other proposed structures.

2 BUILDING WITH 2 APTS, each of APPROX
1000 FT 2 BRMS in each unit.
The building will be one level built
ON A SLAB WITH 8 PARKING SPACES

617.20
Appendix B
Short Environmental Assessment Form

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: Ridge Rd Duplexes			
Project Location (describe, and attach a location map): 486 Ridge Rd			
Brief Description of Proposed Action: 2 Bldgs built on SLABS WITH 2 2 bdrms a piece			
Name of Applicant or Sponsor: Bill DUTHIE		Telephone: 533-4300	
		E-Mail: DUTHIE@AOL.COM	
Address: 484 Ridge Rd			
City/PO: LANSING NY		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 checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2.5 acres	
b. Total acreage to be physically disturbed?		.6 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.3 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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			

	NO	YES	N/A
5. Is the proposed action, 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Septic System</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input 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 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name _____		Date: <u>9/25/14</u>
Signature: <u>Bruce D. Dutcher</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

RESET

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: Bill Duthe
Mailing address: 484 Ridge Rd
LANSING NY 14882

B. Description of the proposed project: 2 Duplex bldgs 2 units
each on 5KABS

C. Project site address: 486 Ridge Rd Town: LANSING

D. Project site tax map number: 32-1-1.1

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: .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.

See all parcels within 600' of
property

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.

Bill Duthe owner 9/25/14
Name and Title of Person Completing Form Date

Tompkins County
DEPARTMENT OF PLANNING

121 East Court Street
Ithaca, New York 14850

Edward C. Marx, AICP
Commissioner of Planning

Telephone (607) 274-5560
Fax (607) 274-5578

FILE COPY

October 2, 2014

Ms. Rachel Jacobsen, Zoning Clerk
Town of Lansing
PO Box 186
29 Auburn Road
Lansing, NY 14882

Re: Review Pursuant to §239 -l, -m and -n of the New York State General Municipal Law
Action: Site Plan for proposed duplexes at 486 Ridge Road, Town of Lansing Tax Parcel No. 32.-1-1.1, Bill Duthie, Owner; George Breuhaus, Agent.

Dear Ms. Jacobsen:

This letter acknowledges your referral of the proposal identified above for review and comment by the Tompkins County Planning Department pursuant to §239 -l, -m and -n of the New York State General Municipal Law. The Department has reviewed the proposal, as submitted, and has determined that it has no negative inter-community, or county-wide impacts.

Please inform us of your decision so that we can make it a part of the record.

Sincerely,



Edward C. Marx, AICP
Commissioner of Planning