

## TOWN OF LANSING PLANNING MEMORANDUM

**TO:** Lansing Planning Board Members  
**FROM:** Michael H. Long, AICP – Planning Consultant   
**RE:** Final Adjusted Barry and Cathy Putnam - Subdivision  
**DATE:** April 2, 2015  
**CC:** Lynn Day (Codes), Guy Krogh (Legal),  
David Herrick (Engineer)

### Project Overview:

Recently, the Planning Board approved a (4) lot subdivision for Anne Sheldon Tax Map N. 12-1-18.2 which included a total of 99.701 acres. This application was approved and the appropriate subdivision maps were filed with the Tompkins County Assessment Office and Tompkins County Clerk's Office. The conditions included within the Sheldon subdivision require any further subdivision requests be considered a "Major Subdivision" under the current Lansing Subdivision Rules and Regulations.

Based on the Planning Board discussion of the March 23, 2015 meeting, slight adjustments were made to create this final version of the subdivision map. Parcel A of 13.197 acres of the Sheldon subdivision was recently purchased by Barry and Cathy Putnam. The revised subdivision request by Putnam's are an adjacent property owner and their primary residence is a 4.077 acre parcel located at #12-1-17.4 which is an existing "Flag Lot" from Ridge Road. The Putnam's have proposed to merge approximately 8.167 acres with their existing parcel increasing the size to approximately 12.244 acres (Parcel B). In essence, the end result would be to reduce the 13.197 acre parcel of Sheldon's subdivision down to the remaining approximate 5.03 acre "parcel A" as labeled on the Barry K. & Cathy A. Putnam Survey Map dated 3/20/2015. This merging of parcels will allow the Putnam's to have a larger buffer and setback from their house to the adjacent neighbor's property. In addition, this lot will now have approximately 300.33 foot of road frontage of Ridge Road. The remaining 5.03 acre (Parcel A) will then be sold for a single family residential building lot.

The individual parcels will be responsible for any storm water plans that may be required to construct a new residence at the time of application for a building permit. This subdivision request does not require a 239 review by Tompkins County Planning Dept. as per the list of appropriate projects that are required to be reviewed prior to action by the Lansing Planning Board.

**Recommendations:**

The staff recommendation is that the Planning Board should waive the "Public Hearing" requirement for the preliminary subdivision as it will only affect a small change in the neighborhood at this time and result in the reduction of the recently subdivided parcel of 13.197 acre parcel to 5.03 acres (Parcel A) which will be sold as one residential building lot. The storm water requirements will be addressed by the individual property owner when the house is constructed as part of the building permit process.

The neighbor notification has been completed and a "Public Hearing" for the Final Plat subdivision has been advertised for the April 27, 2015 meeting and staff recommendation is the Planning Board waive the Preliminary Plan Approval, complete the and SEQR review and take appropriate action (negative declaration recommended) and take action on the Final Plat Subdivision approvals at the April 27, 2015 Planning Board Meeting.

**Town Of Lansing Planning Board  
Application for Review and Approval of Subdivision**

Check One: X Subdivision Plat Fee Paid \$ \_\_\_\_\_ Date 3-17-15  
 \_\_\_\_\_ Boundary Change Receipt No. \_\_\_\_\_

1. Name or Identifying Title BARRY F. PUTNAM / CATRY A. PUTNAM  
 2. Tax Parcel No. & Zoning District \_\_\_\_\_

3. Subdivider: (if owner, so state; if agent or other type of relationship,  
 state details on separate sheet)  
 Name & Title BARRY F. & CATRY A. PUTNAM OWNERS  
 Signature [Signatures] Date 3-17-15  
 Address 1547 RIDGE RD, LANSING, NY 14882  
 Phone 607 783 7897 Fax \_\_\_\_\_ E-Mail bputnam1547@gmail.com  
 Other Contact information \_\_\_\_\_

4. Licensed Land Surveyor:  
 Name: LEE DRESSER  
 Address 203 N. DURON ST. ITHACA NY 14850  
 Phone 607 272 6477 Fax \_\_\_\_\_ E-Mail ld@tgmillerpl.com  
 Other Contact information \_\_\_\_\_

5. Engineer:  
 Name: \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-Mail \_\_\_\_\_  
 Other Contact information \_\_\_\_\_

6. Easements or other restrictions on property: (Describe generally)  
 \_\_\_\_\_

7. Names of abutting owners and owners directly across adjoining streets, including those  
 in other towns ( Available at Tompkins County Assessor's Office. Attach  
 additional sheets if necessary)  
- AYLE Sheldon  
- KEVIN Putnam  
- Timothy ORSIP N  
- 10.6.2 owner UNKNOWN

8. Requested exceptions: The Planning Board is hereby requested to authorize the  
 following exceptions to or waivers of its regulations governing Subdivisions  
 (attach list of exceptions with the reason for each exception set forth):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\* Note: Application, Fee and required documents must be received in the Planning  
 Office 21 days prior to the scheduled Planning Board Meeting.

# 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: Barry F. and Cathy A. Putman  
Mailing address: 1547 RIDGE RD  
LANISING, NY 14882

B. Description of the proposed project: DIVIDE 13.197 PARCEL A  
from Sheldon sub-division

C. Project site address: RIDGE RD Town: LANISING

D. Project site tax map number: 12.-1-18.2

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

F. Number of acres affected by project: 5

G. Is any portion of the project site currently being farmed?  
 Yes. If yes, how many acres 10 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 attached Tobey Sheldon

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.

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**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.

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Barry F. Putman 3-17-15  
Name and Title of Person Completing Form Date

Bowen, Terry A & Bowen, Debra K  
1016 Auburn Rd  
Groton NY 13073

Morgan, Jamie Carl  
PO Box 110  
Trumansburg NY 14886

Arrison, Mark P  
1440 Ridge Rd  
Lansing NY 14882

N Y S Electric & Gas Corp  
70 Farm View Dr Freeport  
New Gloucester ME 04260

Tobias, Kristin  
1524 Ridge Rd  
Lansing NY 14882



Tobey, Tracy E & Tobey, Marion A  
1520 Ridge Rd Apt #2  
Lansing NY 14882

N Y S Electric & Gas Corp  
70 Farm View Dr Freeport  
New Gloucester ME 04260

Findeis, Peter M  
215 Woodland Dr  
State College PA 16803

HOLCIM (US) Inc  
24 Crosby Dr  
Bedford MA 01730

Findeis, Peter  
215 Woodland Dr  
State College PA 16803

Putnam, Barry F & Putnam, Cathy A  
1547 Ridge Rd  
Lansing NY 14882

Putnam, Kevin M & Putnam, Audra T  
1553 Ridge Rd  
Lansing NY 14882

Putnam, Barry F & Putnam, Cathy A  
1547 Ridge Rd  
Lansing NY 14882

Espinosa, Sally  
Po Box 26  
Ithaca NY 14851

Sheldon, George & Sheldon, Elizabeth  
1511 Ridge Rd  
Lansing NY 14882



Redder, Harlan R & Redder, Betty  
504 Ridge Rd  
Lansing NY 14882

Marcus, Robert T  
369 Clover Hills Dr  
Rochester NY 14618



**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.

<b>Part 1 - Project and Sponsor Information</b>			
BARRY & CATY RUTMAN			
Name of Action or Project: Rutman Sub division			
Project Location (describe, and attach a location map): TOWN LANSING ALONG RT. 34 B			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor: BARRY & CATY RUTMAN		Telephone: 607-793-2897	
		E-Mail: b.rutman1571@quad.com	
Address: 1547 RIDGE RD			
City/PO: LANSING		State: NY	Zip Code: 14882
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		4.744 acres	
b. Total acreage to be physically disturbed?		3/4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		62.53 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	
	<input type="checkbox"/>	<input 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? If Yes, identify: _____	NO	YES	
	<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 service(s) 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 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? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES		

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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Jerry F. Putman Cathy A. Putman</u>	Date: <u>3-17-15</u>	
Signature: <u>[Signature]</u> <u>Cathy A. Putman</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:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<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"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

**RESET**