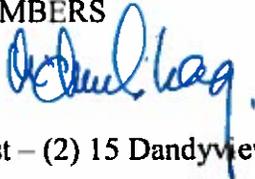


TOWN OF LANSING PLANNING MEMORANDUM

TO: PLANNING BOARD MEMBERS
FROM: Michael H. Long, AICP 
RE: Minor Subdivision Request – (2) 15 Dandyview Heights
DATE: August 19, 2015

The applicant, Any Sciarabba as agent for Anthony and Juliana Eisenhut, is requesting a Minor subdivision and site plan approval to create (2) Flag Lots be located at 15 Dandyview Heights, Tax Parcel # 25.-1-7.4, R2 Residential Moderate Density Zone. The parcel currently has existing house on the 41 acre site. The exiting home was constructed before the 500 foot driveway requirement was put in place in the Subdivision Law.

There is currently a 60 foot access driveway to the existing single family residential house. As required by the subdivision ordinance, this is proposed subdivision to be split into (2) 30 foot area flag lots that connect to Dandyview Heights. This requested subdivision will create a Parcel A of 37.96 acres +/- and a Parcel B of 4.54 acre +/- parcel. The proposed Parcel B is 483 feet set back from Dandyview Heights. The driveway itself would be over the 500 foot length to get to the actual new house. The Planning Board under the current subdivision regulations may waive the current 500 foot length requirement for a flag lot.

Site Characteristics: The site consists of 42.5 +/- acres site which is located at 15 Dandyview Heights. Currently, there is an existing easement along the property with a NYSEG transmission line and gravel drive. There are scenic views to Cayuga Lake from this formerly farmed field area.

Surrounding Area: The area surrounding the site includes predominantly single family residential activities. The Land Use Ordinance also allows for Flag Lots of a minimum of 60,000 sf.

Comprehensive Plan/Zoning: The site is in the R 2 – Residential Moderate Density Zone. The area is developed with residential uses and this particular use is consistent with the current land use regulations in effect. The 2006 Town of Lansing Comprehensive Plan anticipates the continued development patterns along this area utilizing the Cayuga Lake views.

GML Referral: The proposal is not required to be submitted to the County Planning Department for 239 GML review.

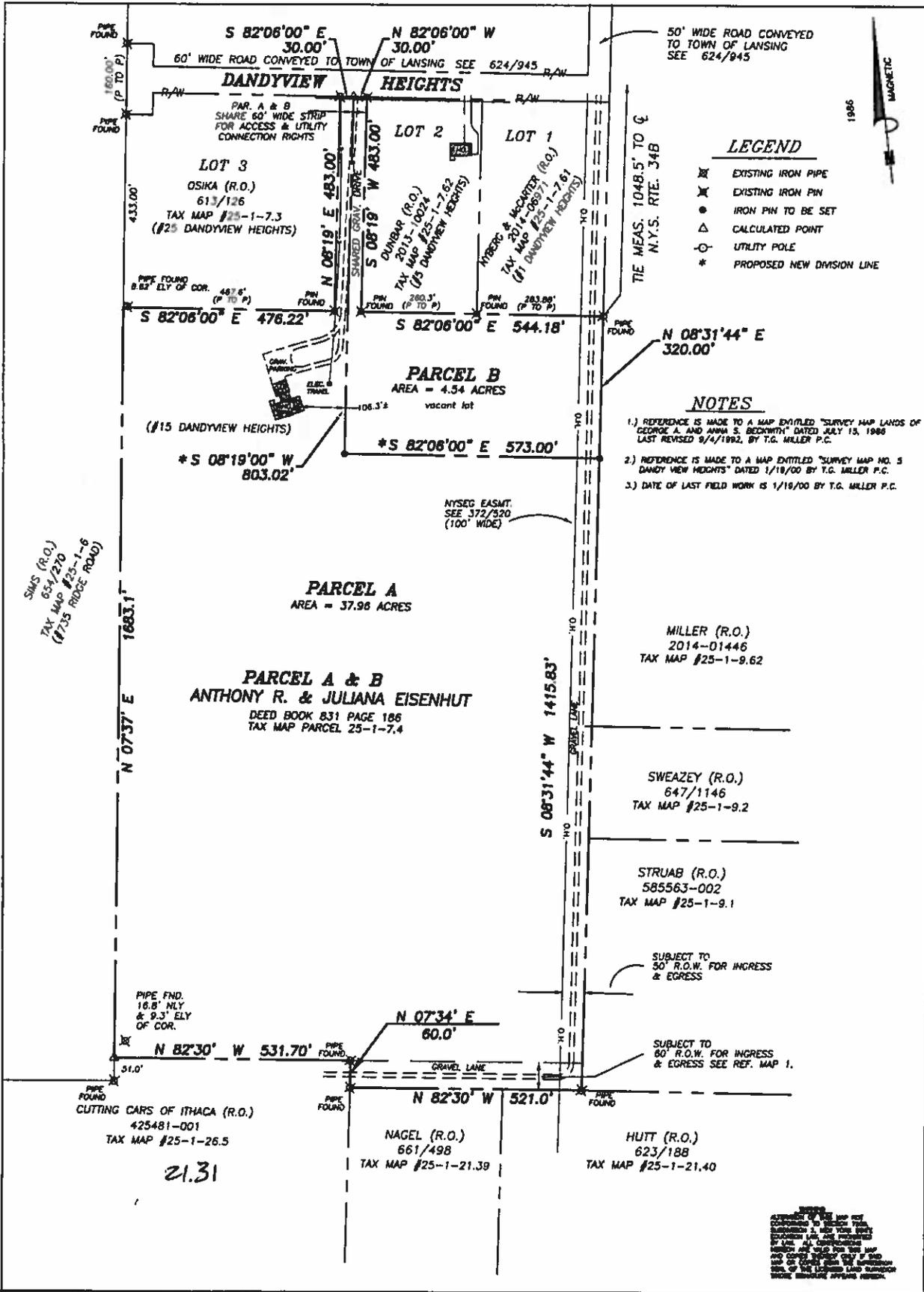
Possible Considerations:

- 1) The Planning Board will hold a public hearing at the Sept. 14, 2015 meeting for the Flag Lot subdivision and receive input for the SEQR environmental determination and site plan review.
- 2) SEQR review – Staff recommends that the Board issue a Negative Declaration of Environmental Significance (Neg. Dec.) based on a review of the Short EAF Part I completed by the applicant and the EAF Part II prepared by staff (refer to draft SEQR resolution).
- 3) The staff recommends that the Planning Board consider this proposed action under Section 503. A “One Lot subdivision” under the current Subdivision and grant Final Preliminary Plat approval and grant a waiver of a final plat review after the public hearing has been concluded. The existing building development has been completed and there should not be any further development on the site at this time.
- 4) The staff further recommends that the Planning Board waive the subdivision requirement under Section 606. E. “No Flag Lots shall have a driveway over 500 feet long”. There is currently an existing Flag Lot to this proposal of (1) additional Flag Lot. Article 9: Variances and Modifications Sec. 900 grants the Planning Board the authority to waive the subdivision requirements due to the special circumstances.
- 5) Add a requirement that a condition that each parcel grants to the other an appurtenant easement and right of way securing access for each parcel. In the future, should a plan be developed for additional lots in the undeveloped area, the 60 foot right of way be converted into a “private” or Public Town roadway to serve the additional development.

Recommendations:

It is the staff recommendation that the site plan addition be approved as presented.

Please feel free to contact me with any questions regarding the above.



T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
203 NORTH ALBION STREET
P.O. BOX 777
ITHACA, NEW YORK 14851

TITLE:
SURVEY MAP
SHOWING LANDS OF ANTHONY & JULIANA EISENHUT
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 1/14/2002

SCALE: 1" = 200'

S02014-S15677

REVISED
8/31/2015 - UPDATED TO SHOW PARCEL A & B

NOTES: THIS SURVEY MAP WAS PREPARED BY T.G. MILLER P.C. AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE LICENSED LAND SURVEYOR'S BOARD OF THE STATE OF NEW YORK. THESE SERVICES OFFERS HEREIN.

175
150
30-36

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

Check One: X Subdivision Plat Fee Paid \$ 175 Date 8/2/15
Boundary Change Receipt No. _____

1. Name or Identifying Title ANTHONY & JULIANA EISENHUT

2. Tax Parcel No. & Zoning District 25-1-7.4

3. Subdivider: (if owner, so state; if agent or other type of relationship, state details on separate sheet)

Name & Title OWNER

X Signature _____ Date _____

Address RANDY VIEW HEIGHTS LANSING MI 48824

Phone 616-227-5341 Fax - E-Mail TED.KONSSAGHON@E.COM

Other Contact information _____

4. Licensed Land Surveyor:

Name: T. G. MILLER 203 N. ARIZONA ST

Address 203 N. ARIZONA ST ETTALA MI 48850

Phone 272-6477 Fax _____ E-Mail _____

Other Contact information _____

5. Engineer:

Name: _____

Address _____

Phone _____ Fax _____ E-Mail _____

Other Contact information _____

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

NA

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)

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.**

* **511.2.3 Turnouts.** Driveways in excess of 500 feet (152 400 mm) in length and less than 20 feet (6096 mm) in width shall be provided with turnouts along the driveway that are a minimum 20 feet in width for a length of 50 feet (15 240 mm) in length. The turnouts shall be placed at intervals not to exceed 500 feet (152 400 mm) along the driveway.

511.2.4 Stability. Driveways, including bridges and other supporting structure of driveways, shall be constructed to support fire apparatus in all weather conditions.

511.2.5 Design. The design of driveways, including turning radius and grade, shall facilitate passage of fire apparatus and be approved.

511.2.6 Driveways, and portions thereof, that serve more than four buildings shall meet the design requirements of fire apparatus access roads in Section 503.

SECTION 511 EMERGENCY VEHICLE ACCESS FOR DETACHED ONE- AND TWO-FAMILY DWELLINGS

511.1 Emergency vehicle access for one or two Group R-3 buildings and detached one- and two-family dwellings constructed by the *Residential Code of New York State* hereafter constructed or moved into the jurisdiction shall be provided in accordance with this section.

Exceptions:

1. Construction of dwellings on premises which have had local site plan approval prior to the adoption of this code.
2. Accessory storage buildings.
3. Dwellings without electrical service and permitted to not have electrical service by the *Residential Code of New York State*.

511.2 Driveways. Driveways shall be provided when an exit door required by *Residential Code of New York State* Section R311.4 is located more than 300 feet (91 440 mm) from a fire apparatus access road or public street.

Exception: The measurement is permitted to be increased beyond 300 feet (91 440 mm) if driveways cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions and the building is protected by an automatic sprinkler system in accordance with 903.3.1.1, 903.3.1.2, or 903.3.1.3.

* **511.2.1 Dimensions.** Driveways shall provide a minimum unobstructed width of 12 feet (3658 mm) and a minimum unobstructed height of 13 feet, 6 inches (4115 mm).

* **511.2.2 Turnaround.** When driveways are in excess of 500 feet (152 400 mm) in length and does not exit to another fire apparatus access road or public street, a turnaround shall be provided suitable for use by fire apparatus.

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			
ARBA VARIANCE FOR DRIVEWAY LONGER THAN 500' - FLAG LOT			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
15 DANDY VIEW HEIGHTS			
Brief Description of Proposed Action:			
VARIANCE NEEDED FOR DRIVEWAY LONGER THAN 500' FLAG LOT SUBDIVISION PLANNED			
Name of Applicant or Sponsor:		Telephone: 607-227-5341	
ANTHONY & JULIANA BISENHUT		E-Mail: TEE KENSAGROUP.COM	
Address:			
15 DANDY VIEW HEIGHTS			
City/PO:		State:	Zip Code:
LAUSINE		NY	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"/>
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:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?			4 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?			41 acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input 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	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<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 type="checkbox"/>	N/A
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
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"/>	N/A
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?	NO	YES	
	<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: _____	NO	YES	
	<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 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: _____	NO	YES	
	<input checked="" 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: <u>Anthony Eisenhul</u>		Date: <u>8/2/15</u>
Signature: <u><i>Anthony Eisenhul</i></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?	<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

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: ANTHONY & JULIANA EISENHUT
Mailing address: 15 DANDY VIEW HEIGHTS
LAUSING NY 14862

B. Description of the proposed project: _____

C. Project site address: _____ Town: _____

D. Project site tax map number: 25-1-7.4

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: _____

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.

William Riley Sims Tax # 25-1-6
735 Ridge Rd
Lausins, NY 14862

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.

~~~~~  
Anthony Eisenhut Owner  
Name and Title of Person Completing Form  
8/2/15  
Date

**LEGAL NOTICE OF PUBLIC HEARING  
TOWN OF LANSING PLANNING BOARD**

**PLEASE TAKE NOTICE** that the Planning Board of the Town of Lansing, New York, will hold a Public Hearing on Monday, September 14, 2015 @ 6:35 PM at the Lansing Town Hall, 29 Auburn Road, Lansing, New York, at the following time and on the following matter:

Consideration of Site Plan and SEQR Review of an Application made by Agent, Andrew Sciarabba for Anthony & Juliana Eisenhut, of 15 Dandyview Heights , Tax Parcel # 25.-1-7.4 for a proposed four (4) acre Flag Lot as it pertains to The Town of Lansing Subdivision Rules and Regulations, Section 606 (F). All proposed Flag Lots shall undergo Site Plan and are subject to the requirements of a Public Hearing.

The above referenced Application is open to inspection at the office of the Town of Lansing Planning Department located at 29 Auburn Road, Lansing, New York. Persons wishing to appear at the hearing may do so in person or by Attorney or other representation. All interested persons or representatives thereof will be given an opportunity to be heard.

Individuals with visual, hearing, or manual impairment and requiring assistance should contact Rachel Jacobsen at the Town of Lansing 533-7054 at least 48 hours prior to the time of the Public Hearing.

**By Order of:**

**Thomas Ellis, Planning Board Chairman**

**Town of Lansing,  
25Auburn Rd  
Lansing NY 14882  
August 20, 2015**