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**Davis Lakeshore Pavilion Narrative
727 Lansing Station Road
Town of Lansing, NY**

October 19, 2015

Background

The subject lakefront property is 0.05 acres with an existing dock and lake stair with a small stream running through it. This property is on the lake side of the railroad tracks and is owned by the client who also owns the 0.58 acre property directly across the tracks at 727 Lansing Station Road.

A previously-existing railroad tie lake wall was replaced with a precast concrete block retaining wall during the winter of 2012-2013. That project had proper permits, including DEC permits, and has been closed out.

The client now wishes to build a 14' x 14' open-sided pavilion on the site. However, due to Section 504 of the Town of Lansing Land Use Ordinance, most recently amended on March 18, 2015, a 30' setback is required from the shore line, and a 10' rear yard setback is required. Additionally, there is a steep rock cliff that is located approximately 40' from the lake shore. Finally, the neighboring property to the Southeast has an existing cottage on it that is approximately 8' from the lake shore, blocking views of the lake in that direction.

Proposed Site Plan

The attached site plan shows the proposed location of the new pavilion. Since the finish grade is above the 100-year flood level, no flood issues have been considered. That said, this is an unoccupied structure with open-air construction using water-resistant materials up to the roof, so floods would have very little, if any, impact on the structure. I have also attached a picture of the site, looking southeast, showing the proposed pavilion location and neighboring cottage.

We look forward to your review of the above details and plans. Please don't hesitate to contact me directly if you have any questions or concerns.

Respectfully Submitted,

Gary R. Bush, PE, LEED AP



APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

Preliminary _____ Date: _____ Final X Date: 10/21/2015

Name of Proposed Development: Davis Pavilion - 727 Lansing Station Road

Applicant:

Name: Gary R. Bush, PE
Address: 132 W. Groton Rd.
Groton, NY 13073
Telephone: 607-227-4886

Plans prepared by:

Name: Gary R. Bush, PE
Address: Same
Telephone: _____

Owner (if different)

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

Name: Steve & Elizabeth Davis
Address: 37 Hoschaar Rd.
Mohnton, PA 19540
Telephone: 610-334-0834

Ownership intentions - i.e., purchase options: _____
Property was recently (a few years ago) inherited and a large addition was built in 2013. There are no immediate plans to sell the property.

Location of site: Lakeshore property across the RR tracks from
727 Lansing Station Road.

Tax map description

Section: 13. Block: 2 Lot: 35

Current zoning classification: L1

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

NA

Proposed use of site: Exg site. Simply adding a 14' x 14' open-sided pavilion.
See attached narrative for more detail.

Total site area (square feet or acres) 0.05 acres

Anticipated construction time: 3-6 months. Complete in Spring 2016

Will development be staged? No

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

Current condition of site (buildings, brush etc.) Mowed lawn

Character of surrounding lands (suburban, agriculture, wetlands, etc.)
Lakeshore residential

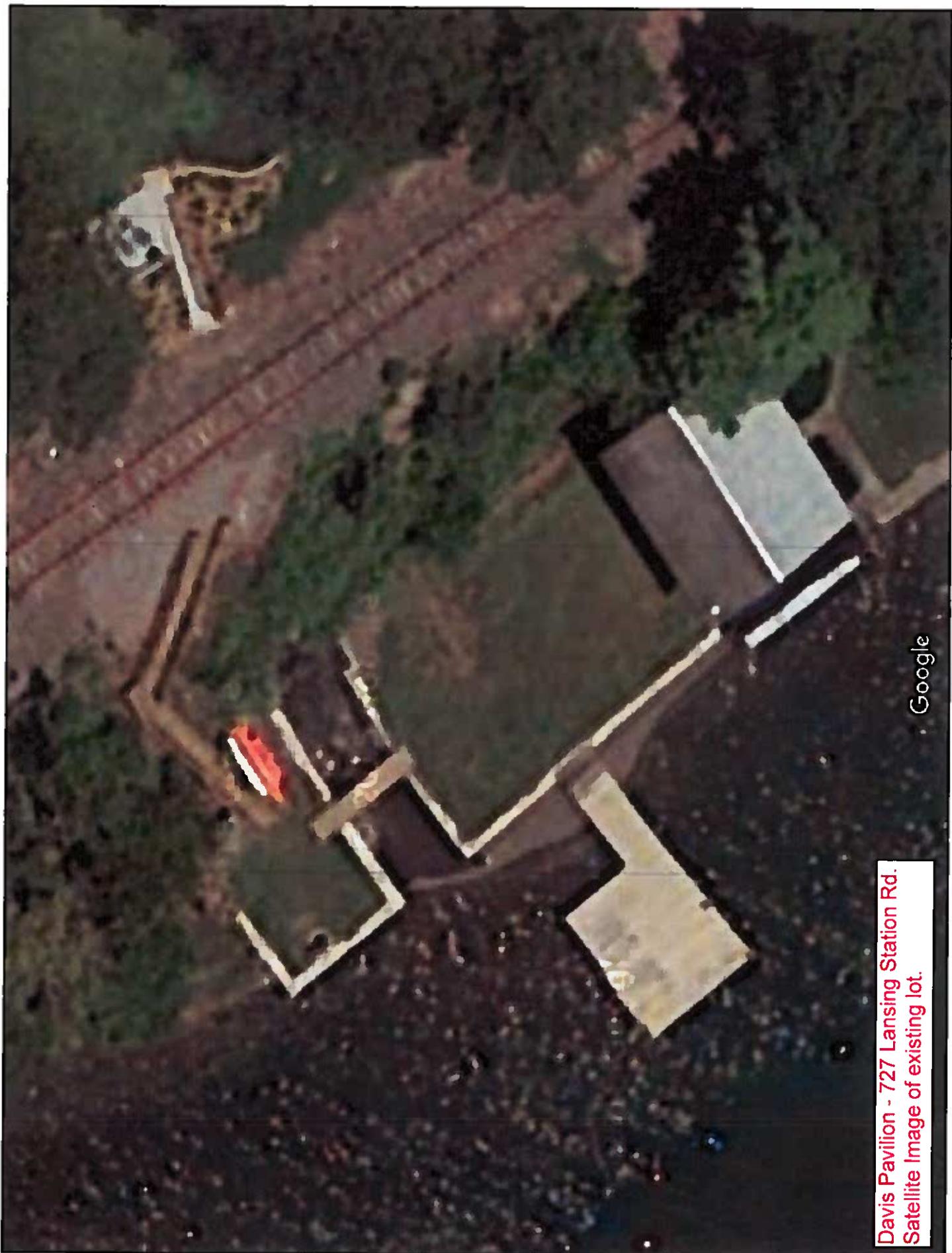
Estimated cost of proposed improvement: \$ 5,000

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)
None.

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.

14' x 14' x ~13' high open-sided pavilion. 168 SF.



Davis Pavilion - 727 Lansing Station Rd.
Satellite Image of existing lot.

Google

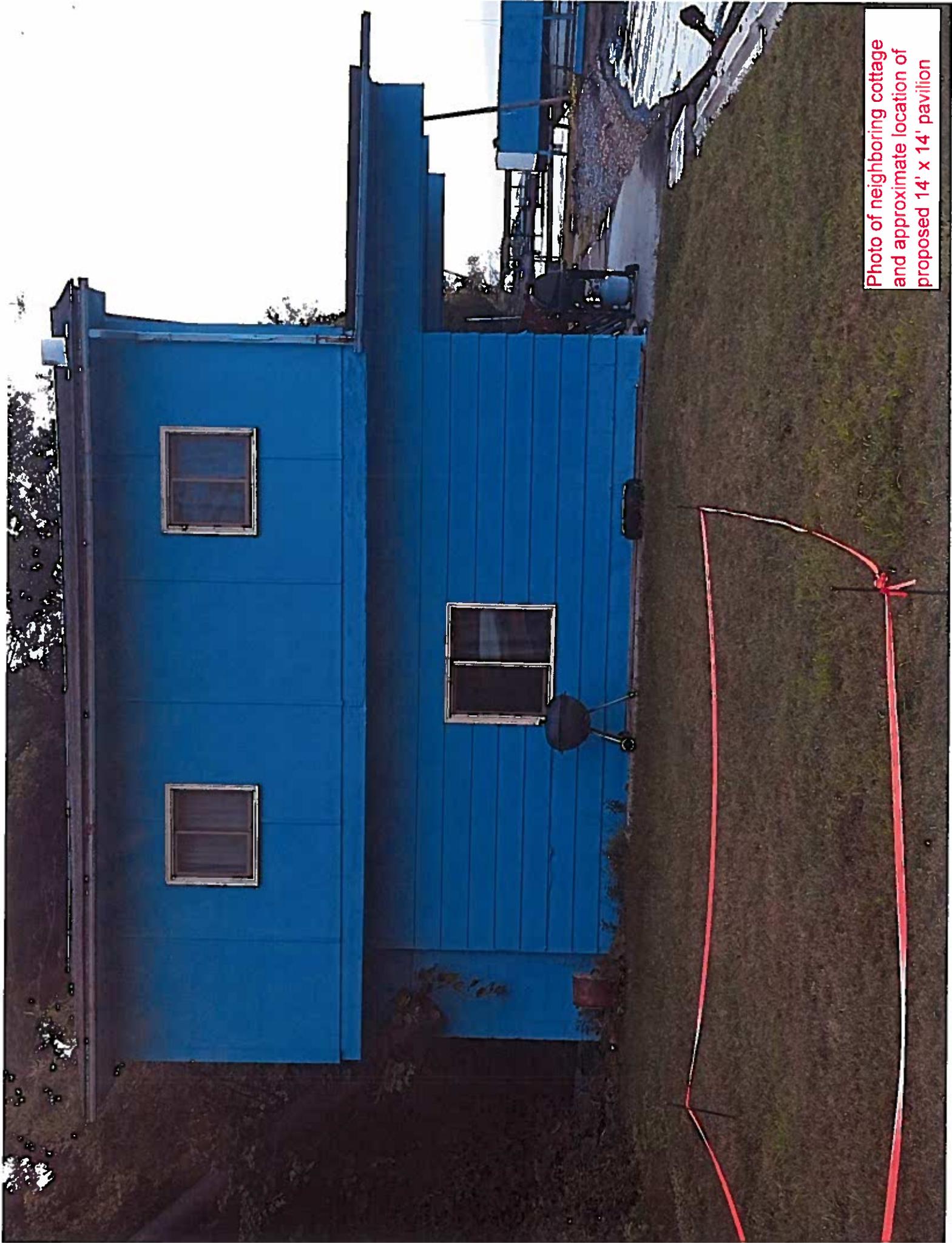


Photo of neighboring cottage and approximate location of proposed 14' x 14' pavilion