

APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

Preliminary ___ Date: _____ Final ___ Date: 6/17/16

Name of Proposed Development: East Shore Christian Fellowship - Building Addition

Applicant:

Name: East Shore Christian Fellowship
Address: 2049 East Shore Drive
Lansing, Ny 14882
Telephone: 607-533-0094

Plans prepared by:

Name: Site Plan by John M. Andersson, P.E.
Address: 1 Woodland Road
Ithaca, NY 14850
Telephone: 607-539-7096; 229-6100

Owner (if different)

Name: _____
Address: _____
Telephone: _____

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

Building Plans by Kingsbury Architecture LLC
106 E. Court St., Ithaca, NY 14850
607-273-1477

Ownership intentions - i.e., purchase options: ESCF owns two adjacent parcels on
which a church already exists.

Location of site: East side of East Shore Drive (NYS Rt 34) about 750' south of Auburn Road
(NYS Rt 34B)

Tax map description

Section: 37.1 Block: 2 Lot: 46 (also own 53.1)

Current zoning classification: B1 Commercial - Mixed Use

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

Highway Permit (NYS DOT) for installing new water service and paving from shoulder to
highway ROW (if adequate funds are available)

Proposed use of site: Church - worship and fellowship

Total site area (square feet or acres) Parcel -46 is about 2.3 acres. 0.70 will be impervious and the rest left as yard, garden, play areas.

Anticipated construction time: 2 years

Will development be staged? Yes, depending on funding

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

Current use is as church

Current condition of site (buildings, brush etc.) Church building and annex are in use

Remainder of site is currently lawn, parking, garden, play area

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

Area is mostly commercial with some rural homes. No wetlands are in the area

Estimated cost of proposed improvement: \$ \$650,000

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

There are currently about 150 seats in the church and none will be added

Currently 2 services on Sunday attracts 80-100 people total

With the enhanced facilities provided by the additions it is hoped to increase attendance to 100-150.

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.

All existing and proposed structures are one-story; the church is 24' above grade and the additions

will be slightly lower (22')

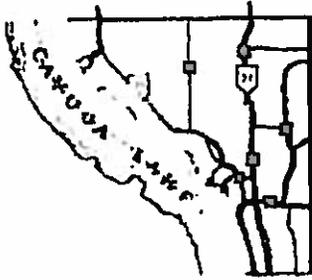
Existing church covers about 2800 sf, it has a basement floor used for meetings and classes

Phase 1 addition will be 2500 sf and house a lobby, 2 classrooms, an office, a kitchenette and a mechanical room.

Phase 2 addition will be a 2800 sf Fellowship Hall

Siding material is anticipated to be vinyl of a style and color to match the existing church building

Parking will increase from about 42 now to 51, with 3 ADA compliant spaces, in a re-configured area.



TOWN of LANSING

"Home of Industry, Agriculture and Scenic Beauty"

ZONING, PLANNING AND CODE ENFORCEMENT

Box 186

Lansing, NY 14882

Phone: (607) 533-7054

Town of Lansing Notice of Ground Disturbance Permit

FEE \$30.00

(607) 533-7054

Please complete this form and submit to the Town of Lansing Stormwater Management Officer (SMO). "Land Development Activity" resulting in Ground Disturbance is defined as all areas *where* soil will be disturbed as a result of clearing, grubbing, grading, excavating, stockpiling, placement of fill, paving, installation of utilities, septic fields and construction of buildings or structures. This form will enable Town of Lansing staff to assist applicants in meeting local stormwater standards, and it is helpful to submit this form prior to finalizing your SWPPP.

Owner's Name: East Shore Christian Fellowship Date: May 10, 2016
Phone # 607-533-0094 Mailing Address: 2049 East Shore Drive, Lansing, NY 14882
Project Site Address: 2049 East Shore Drive Tax Parcel # 37.1-2-46 (also own -53.1)
Project Sponsor Name (If Different than Owner) _____
Address: _____

Brief Job Description: (Attach additional sheets of paper as necessary and include a project sketch)

The main church building will remain but a 1300 sf existing annex will be demolished and a 2500 sf one-story addition built in its place to include a lobby, 2 classrooms, an office, a kitchenette and a mechanical room. A Phase 2 will add a 2800 sf one-story fellowship hall. The parking area will be re-configured and expanded by about 9 spaces.

Project and Site Characteristics (Check yes or no as appropriate)

Will the project involve multiple phases? YES NO If YES, how many phases? 2

1. What is the shortest distance from the project area of disturbance to the edge of any stream, pond, lake, or wetland in the vicinity of the project 20 feet. From an area of existing parking that will be converted to green space.
2. Does the site show any field or map indicators of potential wetland presence?
 YES NO Websoil Survey shows LbB and OaA soils, non-hydric, on the site
3. Please describe the slope on the site (steep, flat, streambanks, gullies, etc.)
Slope is less than 5% from teh NE to the SW, towards Minnegar Brook
4. Does the project require any state or federal environmental permits? YES NO
Permit(s): A DOT highway permit may be needed to install a new water service

Town of Lansing Notice of Ground Disturbance / Area Tally Form

5. Area Tally

Fill in the approximate area to be disturbed by the following, in square feet, as applicable. If it has been determined that a Basic or Full SWPPP is necessary, then please present a copy when the final draft is complete.

Driveway _____
Parking Area _____ 17,000
House / Main Building _____
Other Buildings _____ 11,000
Septic System _____
Other Grading / Clearing / Lawn _____ 5,000
Wells and Ditches _____
Drainage Structures _____
Utility Laying _____ 2,000
Additional Area _____ (for construction access, stockpiling, etc.)

Total (do not total overlapping areas): 35,000 sf = 0.8 acre

5A) For subdivisions only:

Total from Above:

_____ x _____ (# of lots) + _____ (road area) = _____

5B) As estimated above, the total Area of Disturbance is: 0.8 acre

6. Will the site have more than one (1) acre of disturbance? YES NO

(If YES a Basic or Full Stormwater Pollution Prevention Plan (SWPPP) is required. See attached Table I and 2 for Required SWPPP Components)

7. Total Parcel Acreage: 2.3 acre on Parcel -46

8. Area of existing impervious surface prior to development: 0.50 acre

9. Total Impervious Area expected after project completion: 0.70 acre

Signature: _____



Date: _____

5-18-2016

Short Environmental Assessment Form

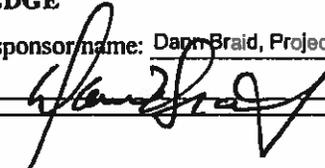
Part 1 - Project Information

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: Modification (addition) to East Shore Christian Fellowship building			
Project Location (describe, and attach a location map): 2049 East Shore Drive, Town of Lansing, tax parcels 37.1-2-46 and 37.1-2-53.1			
Brief Description of Proposed Action: Phase 1: Demolish 1300 sf church annex and add 2500 sf one-story addition to include lobby, 2 classrooms, 1 office, 1 kitchenette, 1 mechanical room; Phase 2 add 2800 sf one-story fellowship hall. Re-arrange and extend parking area to add approximately 9 spaces for a total of 51 spaces. Install new water service.			
Name of Applicant or Sponsor: Dann Braid, Project Manager, East Shore Christian Fellowship		Telephone: 607-533-0094	
		E-Mail: projectmgr@eastshorecf.com	
Address: 2049 East Shore Drive			
City/PO: Lansing		State: New York	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: NYS DOT Highway Permit for construction of water service in ROW			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 2.3 acres	
b. Total acreage to be physically disturbed?		_____ 0.8 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 4.3 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			

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Dawn Braid, Project Manager</u> Date: <u>5-18-2016</u></p> <p>Signature: <u></u></p>		

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

2049 East Shore Dr
E SCF

Part 2 is to be completed by the Lead Agency.

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"/>
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"/>

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

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.

- 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.
- 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 FORM

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: East Shore Christian Fellowship - Building Addition
Mailing address: is not in an Agricultural District

B. Description of the proposed project: _____

C. Project site address: _____ Town: _____

D. Project site tax map number: _____

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.

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.

Name and Title of Person Completing Form _____
Date

EAF Mapper Summary Report

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No