

\_\_\_\_\_ District

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

Check One:        Subdivision Plat      Fee Paid \$        Date         
       Boundary Change      Receipt No.       

1. Name or Identifying Title NOVALANE SUBD ~~LOT 1-7~~ Lots 1-6, July 2016

2. Tax Parcel No. & Zoning District 36-1-17, 10

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

Name & Title John Young Updated July 12, 2016

Signature [Signature] Date 4/10/2014

Address 410 Triphammer Road, Ithaca NY 14850

Phone 257-6533 Fax 257-3849 E-Mail jack@youngbros.com

Other Contact information \_\_\_\_\_

4. Licensed Land Surveyor:

Name: Lee Dresser, LS

Address T.G. Miller PC, 203 N. Aurora St. Ithaca, NY 14850

Phone 272-6477 Fax \_\_\_\_\_ E-Mail ld@tgmillerpc.com

Other Contact information \_\_\_\_\_

5. Engineer:

Name: John Andersson, PE

Address 1 Woodland Rd Ithaca NY 14850

Phone 529-7096 Fax same E-Mail j.anderssonpe@yaho.com

Other Contact information cell 607 229 6700

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

None at this time - will be stormwater easments

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)

See attached Provided by Town

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 Code Enforcement Office 14 days prior to the scheduled Planning Board meeting.

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

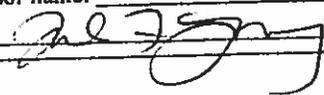
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 - Project and Sponsor Information</b>			
John Young, et al.			
Name of Action or Project: Novalane Subdivision, <del>Lots 4-7</del> Lots 1-6, July 2016			
Project Location (describe, and attach a location map): 1714 East Shore Drive, Town of Lansing, western portion of tax parcel 36.-1-17.40			
Brief Description of Proposed Action: Develop <sup>6</sup> residential lots on approximately 15 acres, with municipal water and individual on-site wastewater treatment systems. The existing Smugglers Path (town road) will be extended south through the property so that it can be extended to Eastlake Road in the future. <del>Six</del> lots will front on the extended Smugglers Path and one lot will have access (frontage) on the existing Reach Run. <span style="float: right;">Five</span>			
Name of Applicant or Sponsor: John Young, et al.		Telephone: 607-257-6533 E-Mail: jack@youngbros.com	
Address: 410 Triphammer Road			
City/PO: Ithaca		State: New York	Zip Code: 14850
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 type="checkbox"/> YES <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: Tompkins County Health Department Realty Subdivision; Water Main Extension; OWTS Construction Permits NYSDEC: Stormwater Permit			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		~15 acres	
b. Total acreage to be physically disturbed?		~9.4 <del>~8.6</del> acres July 2016	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		32.7 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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

no change - July 2016

	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: <u>Tompkins County UNA-64 includes the wooded area at the western end of the property.</u>	<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? TCAT Rt #36 at East Shore Dr, 2000' from site	<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? Nearby roads described as good to very good for bicycles by Finger Lakes Cycling Club Tompkins Co. map.	<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: _____ SCLIWC- (Bolton Point) Town of Lansing WD	<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: _____ Individual on-site wastewater systems to be approved by the Tompkins County Health Department	<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? The extreme western portion of the property - but see NYS P&HP letter	<input type="checkbox"/>	<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? Cayuga Lake is near but off-site	<input type="checkbox"/>	<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"/>	<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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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 checked="" type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES The existing storm drainage patterns on- and off-site will be maintained. The proposed drainage system consists of piped storm sewer, swales and roadside ditches to detention areas before leaving the site and discharging to Cayuga Lake via existing culverts under Eastlake Road and the private extension of Eastlake Road.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<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: <u>Seven detention basins, up to 5' deep, and</u>  <del>four shallow, less than 3' deep, detention areas, draining within hours of a storm, are proposed in accordance with the discharge permit. Size will vary from 776 cubic feet to 8843 cubic feet. Volume varies from 300 cf to 18,000 cf.</del></p>	NO	YES
<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>	NO	YES
<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>	NO	YES
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>John Young</u></p>	<p>Date: <u>12/22/2014</u></p>	
<p>Signature: <u></u></p>	<p>Revised July 12, 2016</p>	

Location  
 UTM E 375653  
 N 4708200

USGS 76.513  
 42.516

Project: Date: 

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

**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:	<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"/>
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"/>

**PRINT FORM**

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

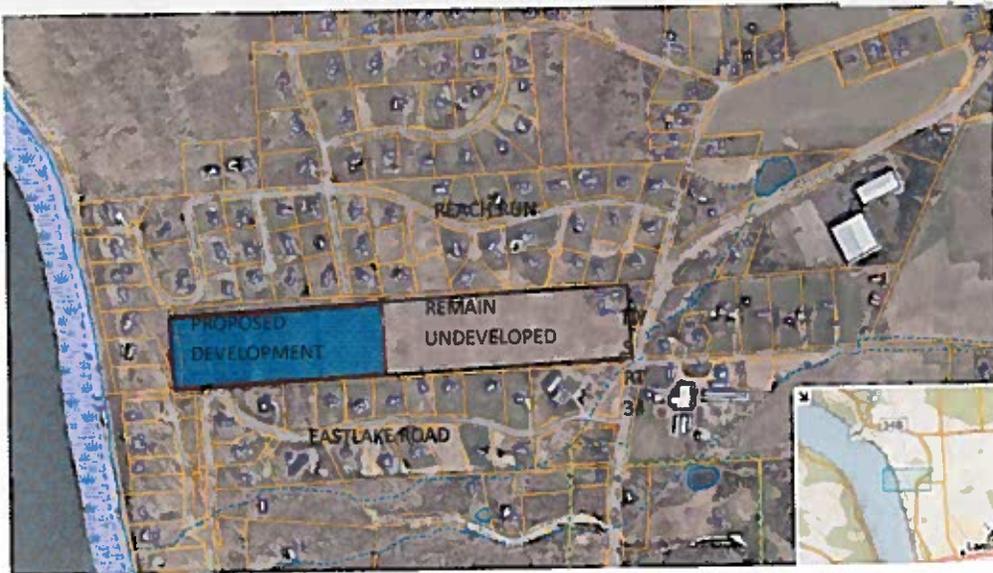
\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**

# PRELIMINARY ENGINEER'S REPORT NOVALANE SUBDIVISION LOTS 1-6

1714 East Shore Drive Town of Lansing  
Part of Tax Parcel 36.-1-17.40



*Prepared for:*

JOHN YOUNG  
410 Triphammer Road  
Ithaca, NY 14850

*Prepared by:*

JOHN M. ANDERSSON, P.E.  
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July 15, 2016

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## PROJECT INFORMATION

### **Project Name and Location:**

Novalane Subdivision Lots 1-6

Current Street Address 1714 East Shore Drive, Town of Lansing

Part of Tax Parcel # 36-1- 17.40 (15 of the 32.71 acres) in the Town of Lansing, Tompkins County

Located north of East Lake Road and south of Reach Run, west of NYS Rt 34 (east Shore Drive).



### **Owner's Name and Address:**

JOHN YOUNG, et al.

410 Triphammer Road

Ithaca, NY 14850

607-257-6533

Jack@youngbros.com

## PROJECT DESCRIPTION

### **Project Overview**

The owners of tax parcel # 36-1- 17.40 (32.71 acres) propose to subdivide the western portion of the property (approximately 15 acres) into six (6) building lots. These lots will be larger than required by the applicable zoning laws and larger than the lots in adjacent subdivisions. The balance of the property will remain in cultivation for the time being, although it is anticipated that the entire property will eventually be developed for residential uses as permitted by the existing R-1 (low density residential) zoning.

The existing Smuggler's Path will be extended south through the Novalane property and connect to Eastlake Road via the "paper road" adjacent to #94 Eastlake. The Town of Lansing and the developer are cooperating to convert the "paper road" into an actual road. Five lots will front

on the extended Smuggler's Path; one will be a flag lot with the body of the lot west of the road. Lot 1 will have a driveway from Reach Run. The connection of Smugglers Path to Eastlake Road will provide significant advantages for both of the adjoining neighborhoods as it will allow pedestrians, bicycles, cars, snow plows, emergency vehicles and school buses to pass smoothly and freely between neighborhoods without entering and leaving East Shore Drive. This is a fair and equitable option for providing access to Novalane as all traffic and benefits would flow in both directions and the new road would equally serve the needs of each existing neighborhood and the newly created lots.

The existing 8" water main on Smuggler's Path will be extended with the road construction and connected to the 8" main in Eastlake Road. Most of the lots will be provided water service from this main, although Lot 1 will connect to the existing 8" water main on Reach Run. All the lots will have individual on-site sewage systems.

The Storm Water Pollution Prevention Plan will show how the 1- 10- and 100-year storm flows will be detained and slowly released to protect the downstream areas from erosion and flooding. The "first-flush" run-off from impermeable surfaces will generally be treated quality by bioretention facilities.

As requested by the Lansing Planning Board one potential development scenario of the eastern section (to remain undeveloped at this time) has been prepared. A road could extend east from the extended Smugglers Path approximately 1000' and terminate in a hammerhead (or a direct connection to East Shore Drive). A neighborhood park area could occupy the area next to East Shore Drive. The R-1 zoning would allow up to six lots on each side of the new road, but most likely only 4-5 would be created on each side to keep the lot size in scale with the first six. Adequate water pressure would be available from Smuggles Path. Each home would be served by its own on-site individual sewage system, and storm water controls would be installed at the area's lowest elevation, above lot 5. This scenario is not a proposal, but is intended to show the scale of how development may look with current zoning.

### Existing Site Description

- Location: western portion of Tax Parcel # 36-1- 17.40 in the Town of Lansing, Tompkins County. The property has about 520' frontage on NYS Rt 34 and is bounded on the north by the Lake Watch Subdivision (Reach Run), the south by Eastlake Subdivision (Eastlake Road) and the west by existing developed lots fronting on Cayuga Lake.
- Access: in addition to NYS 34, the property is accessed by Smuggler's Path from the north; a paper street extending north from Eastlake Road adjacent to #94 Eastlake Road; and from the southern bend of Reach Run near #140 Reach Run.
- Area: the entire parcel is approximately a rectangle 500' from north to south and 2800' from east to west, comprising approximately 32 acres. The area proposed to be developed at this time is the western 1350', approximately 15 acres.
- Utilities: The area is served by natural gas, underground electric and cable service, and municipal water. Municipal sewer is not available and all neighboring properties are served by on-site individual sewage systems.
- Slope: the parcel slopes from NYS 34 towards Cayuga Lake. The woods at the western end slopes from 10% to 50% and more; the field above the woods slopes 8-18%. The field to remain undeveloped slopes less than 5% to 12%. No development is planned on slope steeper than 20% and most development will occur on less than 15% slope.

- Current Use: The area to be developed is currently forested on the western 4.9 acres; the remaining land is farmed for crops. The area to remain undeveloped is farmed for crops; an abandoned barn occupies the extreme northeast corner near NYS Rt 34. The house, garage, and other outbuildings were recently demolished.
- Soils: the USGS Web Soil Survey and the Tompkins County Soil Map identify the following soils on the portion of the property proposed for development:

Type	Description	% of area	Hydric	%Slope	HSB	DPS	HGW
LtB	Lordstown, Tuller and Ovid soils; shallow and very shallow. Typical profile Ovid: 0-14" silt loam; 14-15" channery silt loam; 15-19" weathered bedrock. Typical profile Tuller and Lordstown: 0-15" channery silt loam; 15-19" unweathered bedrock. Ovid and Tuller somewhat poorly drained; Lordstown somewhat excessively drained.	32	Only Tuller	0-15	D	1-2'	6-18" O & T; >80" R
LtC	Lordstown, Tuller and Ovid soils; shallow and very shallow. See above for description.	33	Only Tuller	15-35	D	1-2'	above
OrB	Ovid and Rhinebeck silt loams, moderately deep. Typical profile Ovid: 0-14" silt loam; 14-24" silty clay loam; 24-30" gravelly loam; 30-34" weathered bedrock. Typical profile Rhinebeck: 0-12" silt loam; 12-30" silty clay loam; 30-34" weathered bedrock.	21	No	2-6	O is C/D; R is D	0-1'	6-18"
RnC3	Rhinebeck silty clay loam, eroded	<1	No	6-12	C/D	0-1'	6-18"
Ro	Rock outcrop	14	--	--	--	--	--

HSB = Hydrologic Soil Type    DPS = Depth of Permeable Soil    HGW = Depth to Seasonal High Ground Water



### Sensitive Environmental and Historic Features

The extreme western (forested) portion of the property is identified as part of the Unique Natural Area #64 by the Tompkins County Environmental Council. UNA-64, named "Lake Cliffs, South of Portland Point", consists of over 158 acres along the shore of Cayuga Lake from Portland Point nearly 10,000' south to a line extended from Burdick Hill Road. Much of UNA-64, especially the area immediately west, north and south of the proposal, is now large lot residential development. The 5 acres of UNA-64 in Novalane is proposed to be divided into two residential lots, and the western, steepest area, will remain as it is. Terrestrial Environmental

Specialists, Inc., Phoenix, NY ([www.tesenvironmental.com](http://www.tesenvironmental.com)) reported on a background information review and field investigation of the UNA-64 within Novalane on November 26, 2013. This report is appended.

Cayuga Lake (Ont 66-12-P296, Class AA) is located over 400' from the western boundary of the property. All storm water runoff from the property reaches Cayuga Lake. Run-off from the area of Lots 1-7 flows through four small unidentified drainage ways with culverts under East Lake Road and the private extended East Lake Road. However, run-off from the most eastern 3 acres of the parcel (not to be developed at this time), fronting on East Shore Drive, flows to an identified stream, Ont 66-12-P292- 62, Class C. This stream originates north of Water Wagon Road and east of NYS Rt 34; flows under that intersection, then flows south and west to Cayuga Lake. It passes the extreme south eastern corner of the property.

No other sensitive environmental features (streams, watercourses, agricultural districts, federal or state wetlands) are on or near the property.

A search of the online GIS resources at <http://nysparks.state.ny.us/shpo/on-line-tools/> identified one listed historic building, 08NR05948, at the intersection of NYS 34 and NYS 34B, more than two miles from the site. The on-line search also identified the western portion of the Novalane property extending into a large Archeo Sensitive Area that stretches east/west from South Lansing to Cayuga Lake and north/south from Ludlowville to just south of the Novalane property. A request for Project Review was sent to the New York State Office of Parks, Recreation and Historic Preservation on March 10, 2014. A response has not yet been received.

### Zoning

The zoning on this and adjacent parcels is R1, Low Density Residential. The minimum lot size required is 40,000 square feet per dwelling unit. Minimum frontage is 150', except that flag lots are allowed with a minimum 30' wide access from the public road. (40' is the minimum if public sewers exist or are planned.)

### Traffic

The current proposal includes cooperation between the Town of Lansing and the developer to complete the "paper street" between the south boundary of Novalane and Eastlake Road. At present Lake Watch, Eastlake and the adjacent properties on Teeter Road and East Shore Circle include roughly 140 buildable lots (all but a few already developed) that feed into Rt. 34 for travel north or south at one of three intersections: Eastlake Road, and the two ends of East Shore Circle. The Eastlake area has about 36 buildable lots, all dependent on a single (and thus critical) access point on Route 34, while the Lake Watch/East Shore Circle area has just over 100 buildable lots with two access points on Route 34.

Novalane would add six buildable lots with access to Route 34 via the existing streets through Lake Watch/East Shore Circle, increasing the number of homes served by 7%. When Smugglers Path is completed to Eastlake Road, the overall traffic originating from the combined neighborhood would increase by roughly 5%, and the extended Smugglers Path would allow existing residents within the area more choices for access to Route 34. Once Novalane has been completed all 140 lots would have three options for access from which they could choose based on safety, distance, time and the direction of their travel. In addition, the dead-end portion of East Lake Road will decrease from 4500' to 2500'.

Actual traffic counts have been made on East Shore Drive (count station 0900) near Waterwagon Road and reported in the "Year 2011 Final Traffic County Report" by the Ithaca-Tompkins County Transportation Council ([www.tompkinscountyny.gov/itctc](http://www.tompkinscountyny.gov/itctc)). The two most recent records are from 2008 and 2011. The Annual Average Daily Traffic (AADT) is the count of vehicles on a "typical" day. The 2011 AADT was 3910, down 25% from the 2008 AADT of 5251. The report did not discuss any reasons for the decrease. The 5-6 PM count was 401 in 2011.

## **SEWAGE TREATMENT**

Individual on-site wastewater treatment systems (OWTS) are proposed because no municipal collection system exists in the area. The OWTS will be comparable the systems on the other developed lots in the area. Final plans show details of the soil investigations and specific proposed systems.

The soils identified by the Soil Conservation Service and completed soil profile observations and percolation tests show that the soils are not suitable for conventional absorption systems due to limited permeable soils, shallow rock, and shallow seasonal water table. Proposed systems consist of a septic tank followed by a buried sand filter followed by modified downstream absorption trenches. Even though some portions of some lots are steeper, the systems can be located on land that slopes 15% or less, the acceptable slope limit without waiver.

## **WATER SUPPLY**

### **Source and Existing Infrastructure**

The area is part of the Lansing Consolidated Water District that distributes treated water from the Bolton Point Municipal Water System, with treatment plant and offices at 1402 East Shore Drive. Source water is Cayuga Lake. The BP system serves residents of the Towns of Dryden, Ithaca and Lansing, and the Villages of Cayuga Heights and Lansing and a small area on the City of Ithaca. During the last reporting year the Bolton Point system did not experience any restriction of its water source or violations of any quality standards.

The proposed development area is provided water from the Burdick Hill Tanks (overflow elevation 1008'; normal low elevation 993'.) The ground elevation of the proposed development area varies from 640 to 750, providing static water pressures of 353' (152 psi) to 243' (105 psi). Individual pressure regulating valves will be required for most houses. The home with access from Reach Run (Lot 1) at the lowest elevation will be served from a lower pressure zone on Reach Run created by PRVs on East Lake Road and Smugglers Path.

### **Proposed Water Main Extension**

It is proposed to construct 600' of 8" water main through the Novalane property; and 200' through the "paper street" at the same time as the Smugglers Path construction. It will connect to the existing 8" main in Eastlake Road to complete the high pressure network between these two streets. One permanent hydrant will be installed at the intersection of Smugglers Path and the future street to the east. A temporary fire hydrant will be placed at Novalane's southern property line for flushing purposes if the connection at Eastlake road is delayed.

## **STORM WATER MANAGEMENT**

A Full Storm Water Pollution Prevention Plan (SWPPP) has been prepared for submittal to the Town of Lansing for review and approval so that coverage can be obtained through the NYS SPDES General Permit for Construction Activities Permit No. GP-0-15-002.

Deed restrictions for protection of the steep mature wooded parts of Lots 1 and 6 are being prepared and no construction is contemplated where the slope exceeds 20%.

The existing drainage patterns will generally be maintained. Culverts and storm water sewer are generally designed to pass at least the 50-yr projected storm flow. Several detention basins will be constructed to control the post-development flows to pre-development conditions. Run off from the new road surface will be directed through the largest detention basin on the dedicated stormwater control lot. Smaller detention basins will be installed in each of the other drainage basins to control runoff from the house and drive areas.

Normally it is preferred to install such run-off water quality practices such as grass strips, rain gardens, and grassed swales on each lot. However, these practices are not practical here because of the slope, low-permeability soils and shallow rock. The run-off from new road surfaces will be treated by a large bioretention practice in a dedicated stormwater lot, and house roofs and driveways will be treated by small individual bioretention practices on each lot.

Practices will be provided only for the area of Lots 1-6. A diversion swale will be developed east of Lots 1-6 to direct water to the south property line (where it currently flows and where a stormwater easement already exists) so that only run-off from Lots 1-6 will need to be controlled at this time. Any future development will require its own SWPPP and control practice.

## **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)**

This project is an Unlisted Project according to 6 NYCRR Part 17 State Environmental Quality Review (SEQR). An agency with approval authority must determine the environmental significance of the project during project review. The agencies may agree on a Lead Agency to make the determination or each agency may decide for itself; but if any agency determines the action may have a significant adverse impact upon the environment then it must coordinate the review with all other involved agencies.

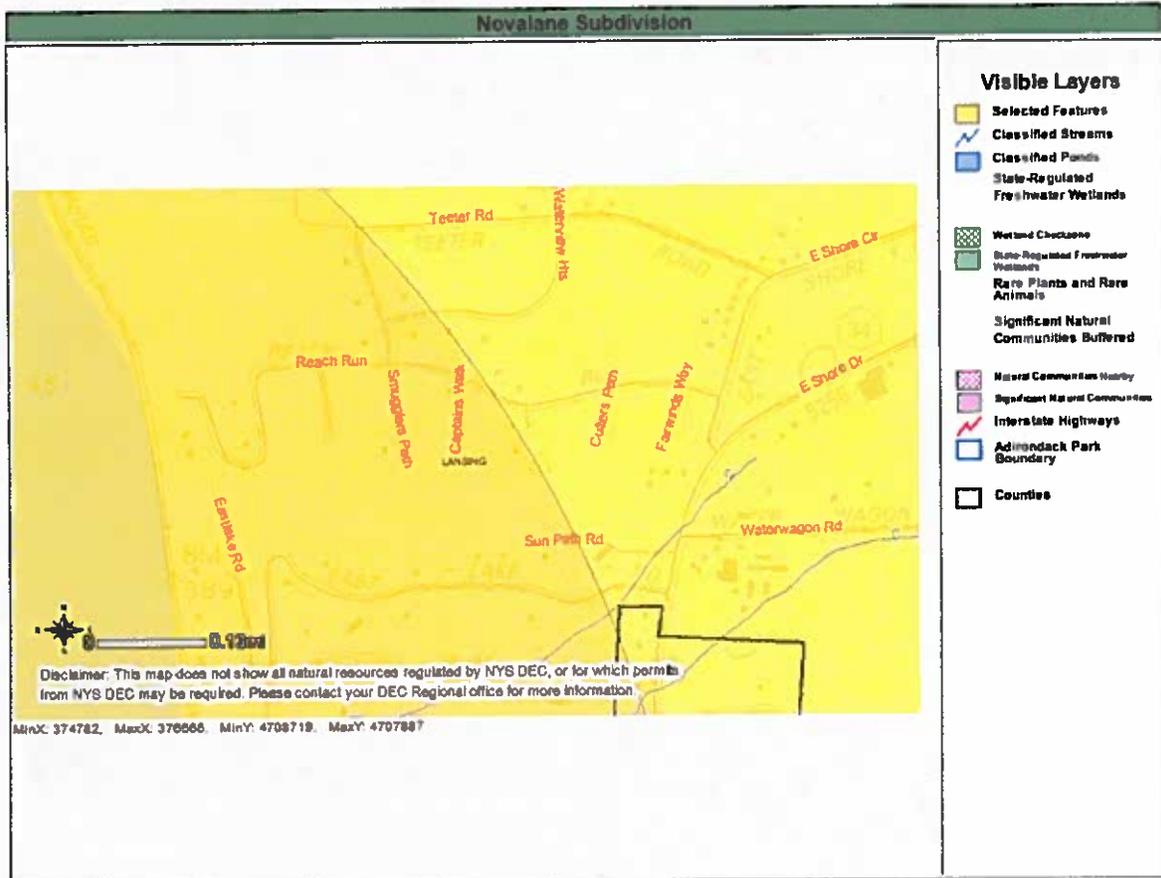
The identified involved agencies include the Town of Lansing and the Tompkins County Health Department.

The 3-page Short Environmental Assessment Form has been prepared for this project.

## **ATTACHMENTS**

1. Preliminary plans showing current proposal for Lots 1-6 and possible future development of land to the east, July 2016.
2. Short Environmental Assessment Form with NYS DEC Environmental Mapper report.

Please set your printer orientation to "Landscape".



Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data.

### Novalane Subdivision (between Reach Run and Eastlake Roads)

Shows Possible Rare Plants and Animals in orange section; no data found on this website.

No other features identified.

July, 2016