



PO Box 4925, Ithaca, NY 14852
607.279.5609
SDMRentals@gmail.com



Project: Buck Rd Duplexes

The demand for a "house like" apartment is on the rise, as land and housing prices continue to soar; this is an affordable option for people from a young couple to an aging elderly couple and everything in between. It provides a safe, clean place for people to live with no maintenance worries. I take pride in my properties; they are kept in a very neat professional appearance. Tenants who see an active landlord who takes pride in the properties do the same as well.

This proposal is to construct 2 duplex apartments on a 5.46 acre parcel on Buck Rd in Lansing. There would be a total of 4 rental units. The duplexes would be 2 bedroom, 2 bathrooms, with a garage. They are one-story buildings on a slab foundation with approximately 1100 square feet of living space. The buildings would be situated closely together to leave a crop field as a buffer from the neighbors. For the last two years I have given the land to a local farmer to use and it is currently a bean field. There would be a 12' x 16' water shed built. This building will house the pumps and water treatment tanks for the domestic water, it is then pumped over to each building. The buildings will have vinyl siding, shingle roofs and the lighting will be down forced to prevent bulb glare to the neighbors or motorists on Buck Rd. The front door light is a can light in the over hang, the light over the garage is a horizontal directed light. I would plant a row of Norway Spruce trees as a privacy screen/buffer between the field and the new duplexes. There would also be a variety of maple trees planted throughout the lawn areas.

Notes:

During Construction:

A stabilized entrance will be maintained for the driveway. Crushed #3 stone would be installed the first 30' to clean any debris from the tires of vehicles leaving the site.

A silt fence would be installed and maintained through construction on the down hill side of the site. The remaining 350feet wide bean field would also act as a natural filter for any sediment.

Common erosion control practices will be done such as seeding and mulching any idle soil piles.



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Landscaping:

Shrub beds would be created along the front of each building. These beds would be planted and mulched

There would be 28 8' tall Norway Spruce trees planted along the west edge of the new driveway. These trees will help create a visual buffer as well as protect the new duplexes from the winter wind, helping with utility costs.

There would be a 1.75" caliper red maple planted in the front yard of each building and 2 in between the buildings.

There would be 3 clump form river birch in the back of the buildings to buffer the two buildings from each other.

Along the road there would be 3 1.75" caliper crimson king maples planted.

Other Notes:

The buildings are constructed above current insulation codes. We have over an R55 in the ceilings, where code is R38. The exterior is taped tight and foam is put in any exterior penetrations. Most of the lighting is LED and all the water fixtures are water saving. This helps keep utility costs down, and saves energy.

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read "Scott Morgan", is written over a horizontal line. The signature is fluid and cursive in style.

Scott Morgan

APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

Preliminary Date: _____ Final Date: 8/17/16

Name of Proposed Development: Buck Rd Duplexes

Applicant:

Name: SOM Rentals Inc
Address: PO Box 4925
Ithaca, NY 14852
Telephone: 607-274-5609

Plans prepared by:

Name: Scott Morgan
Address: PO Box 4925
Ithaca, NY 14852
Telephone: 607-274-5609

Owner (if different)

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

Name: SOM Rentals Inc
Address: PO Box 4925
Ithaca, NY 14852
Telephone: 607-274-5609

Ownership intentions - i.e., purchase options: to construct two duplexes for rental and continue ownership

Location of site: Adjacent parcel to 233 Buck Rd, Ithaca, NY

Tax map description

Section: 27 Block: 26 Lot: 111

Current zoning classification: R3 - Residential Mixed Use

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

Proposed use of site: Construct 2 duplexes

Total site area (square feet or acres) parcel is 5.46 Acres, development to only include disturbing 0.84 Acres

Anticipated construction time: Fall 2016 Approximately 6 months duration

Will development be staged? NO One phase

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

was vacant land when I purchase two years ago I let
neighborhood farmer use the parcel for crops

Current condition of site (buildings, brush etc.) currently bean field

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

Residential Houses along streets with agricultural fields
in the back parcels

Estimated cost of proposed improvement: \$ 425,000.00

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

There will be four new units we have usually two
people per unit

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.

To construct 2 duplexes consisting of 4 total, two bedroom
units, structures will be slab on grade, single story.

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							
Name of Action or Project:							
Project Location (describe, and attach a location map): <div style="text-align: center; font-size: 1.2em;">27-1-26.11 Buck Rd Lansing NY</div>							
Brief Description of Proposed Action: <div style="text-align: center; font-size: 1.2em;">Construct 2 duplexes on 5.46 Acre Parcel.</div>							
Name of Applicant or Sponsor: <div style="text-align: center; font-size: 1.2em;">SM Rentals Inc</div>		Telephone: 607-279-5609					
		E-Mail: smrentals@gmail.com					
Address: <div style="text-align: center; font-size: 1.2em;">PO Box 4925</div>							
City/PO: <div style="text-align: center; font-size: 1.2em;">Ithaca, NY 14852</div>		State: <div style="text-align: center; font-size: 1.2em;">NY</div>	Zip Code: <div style="text-align: center; font-size: 1.2em;">14852</div>				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input 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: <div style="text-align: center; font-size: 1.2em;">Bridle permit by the town of Lansing</div>			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		5.46 acres					
b. Total acreage to be physically disturbed?		0.84 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		7.35 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 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? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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: _____	NO <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>private septic will be installed</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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? 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 <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <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 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	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>Scott Morgan</u>	Date: <u>2/15/16</u>	
Signature: _____		

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

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: SQM Rentals Inc
Mailing address: Po Box 4925
Ithaca, NY 14852

B. Description of the proposed project: Construct 2 duplexes

C. Project site address: Brookfield Town: Lansing

D. Project site tax map number: 27.-1-26.111

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: ~~1.84~~ 0.84 Acres

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres 5 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.

Larry Moore 510 Carter Rd Lansing NY 14892
Walnut Ridge Dairy LLC 31 Holders Rd Lansing NY 14892

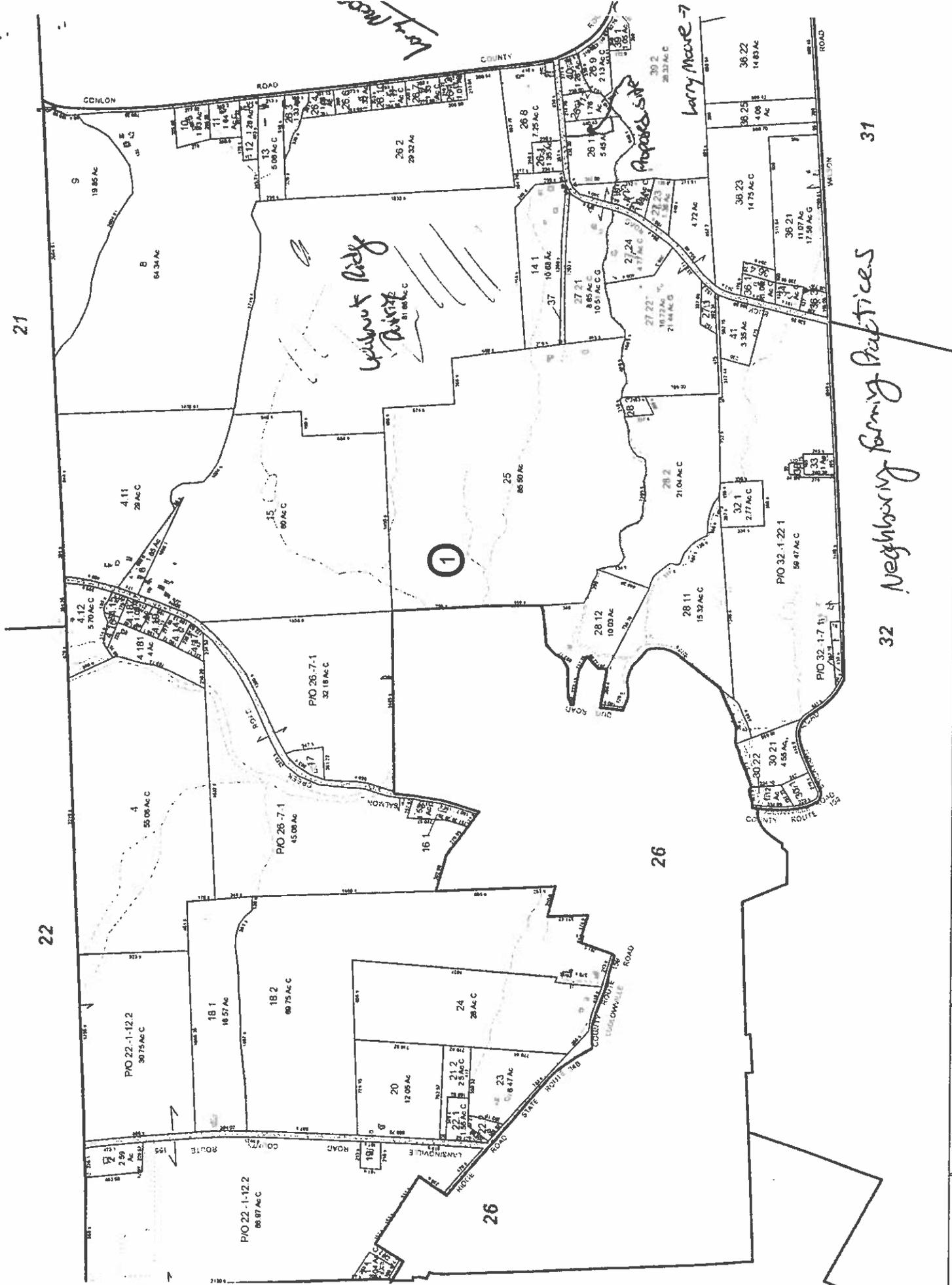
I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in item H above.

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
Scott Morgan (owner)

8/15/16
Date



POSES ONLY OR CONVEYANCE
 N.Y.S. MAP FILE# (County) (Township) (Section) (Block) (Lot)

NOTICE OF DISCLAIMER
 This map is a reproduction of a map as shown and is not a survey. It is not intended to be used as a legal document. The map is provided for informational purposes only. The map is not a substitute for a professional survey. The map is not a substitute for a professional survey. The map is not a substitute for a professional survey.

SPECIAL DISTRICT INFORMATION
 () Existing District
 () Former District

LEGEND
 Building Footprint (1991-2016)
 Curb/Property Line
 Railroad

Parcel Connector
 Property Line
 Former Property Line

42.1 Parcel Lot Number
 7.0 Previous Lot Number
 1.1 Subdivision Lot Number

TOWN OF LANSING
 TEMPLES COUNTY, N.Y.

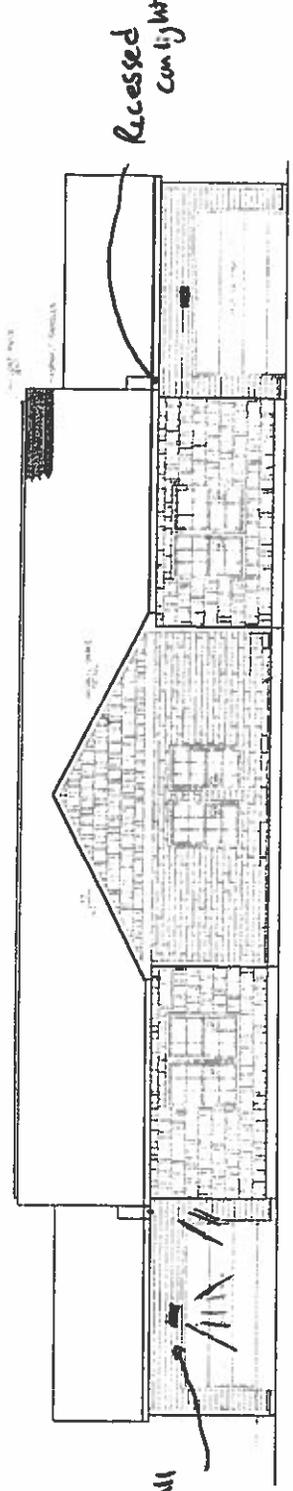
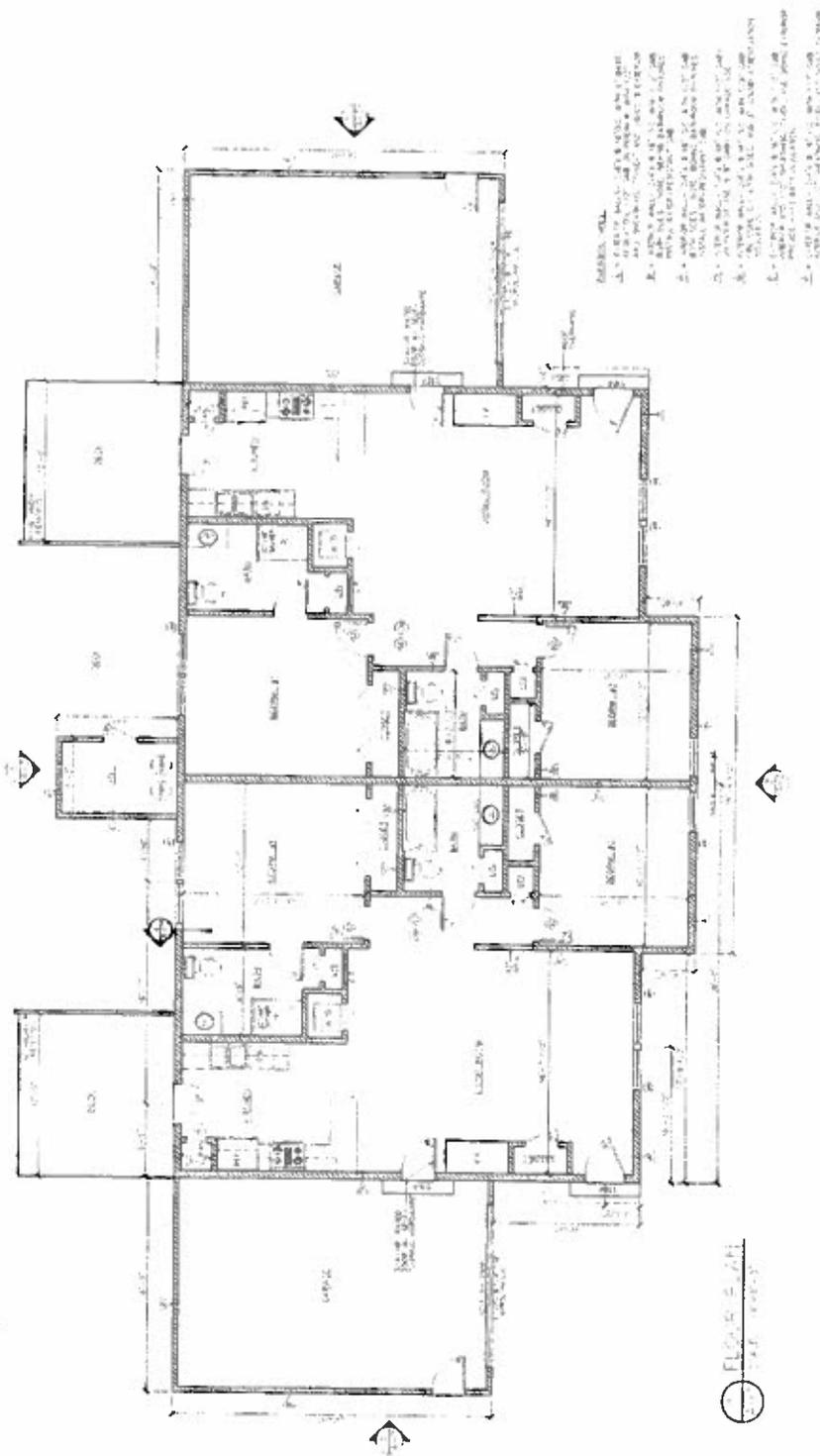
JANICE M. MILLER ARCHITECT
 4361 JORDAN ROAD
 SKANEATELES, NY
 015 485-0641
 (315) 485-9642 fax

PROJECT FOR: SOM LANDSCAPING
 ASHBURY ROAD
 DRYDEN, NY

SHEET TITLE: FLOOR PLAN
 FRONT ELEVATION

PROJECT NUMBER: 016-11

SHEET NUMBER: A-1



Lights will be directed Down with a glow not a flood light. Where the bulb is visible