


## TOWN OF LANSING PLANNING MEMORANDUM

**TO:** Lansing Planning Board Members

**FROM:** Michael H. Long, AICP – Planning Consultant 

**RE:** John Young – East Circle Drive – 4 lot “Minor Subdivision”

**DATE:** January 9, 2018

### **Project Overview:**

The Planning Board is being requested by owner John Young approve a “Minor 4 lot subdivision for East Shore Circle Tax Map N. 37.1-7-12.2. John Andersson has prepared the application materials including the SWPPP analysis which shows the disturbance will be under the 1 acre threshold. Mr. Young has previously subdivided March 25, 2013 - 2 other parcels for houses to be built several years ago from the overall parcel. This will continue the same development pattern as originally anticipated.

The subdivision map was prepared by T.G. Miller and includes 3 additional new parcels: Lot 1 – 1.05 acres with 160 feet of road frontage, Lot 2 – 1.05 acres with 160 feet of road frontage and Lot 3 of 1.216 acres with 176.75 feet of road frontage. The subdivision plan creates a 75 foot access for future road and utility easements for the balance of the Lot 4 to be developed at a later date. The minimum area requirement is 20,000 square feet and 150 feet of road frontage requirements. This proposal does comply with the current Land Use Ordinance for the R2 - Moderate Density Residential. The proposal will create a remaining parent parcel Lot 4 of approximately 9.85 +/- acres south of East Shore Circle for a total of approximately 23 acres total on both sides of the road. This Minor subdivision request will create 3 additional new house lots for single family houses to build. This action is also exemption from the Section 239 Review of Tompkins County.

The Planning Board at the December 11, 2017 meeting to classify this action as a “Minor Subdivision” and to schedule a “Public Hearing” for a meeting in January 22, 2018 meeting which has been noticed.

### **Staff Recommendation:**

The staff recommends at the January 22, 2018 meeting the approval the SEQRA Negative Declaration and also approval this as a “Final Plat”. There is not any infrastructure improvements needed to facilitate future development of these 3 additional parcels. TG Miller has reviewed the storm water plan and recommended language that was included within the survey documents.

# T.G. MILLER, P.C.

ENGINEERS AND SURVEYORS

203 N. Aurora Street | Ithaca, NY 14850 | phone 607-272-6477 | fax 607-273-6322 | www.tgmillerpc.com

January 3, 2018

Michael H. Long, AICP  
Town of Lansing Planner  
29 Auburn Road  
Lansing, NY 14882

Re: East Shore Circle Subdivision Plan Review

Dear Mr. Long,

On December 27, 2017 we received a revised Stormwater Pollution Prevention Plan (SWPPP) and a set of drawings, Sheet 1, 2 and 4 through 7 dated December 1, 2017 and Sheet 3 dated December 27, 2017 prepared by Mr. John M. Andersson, P.E. After completing our review we offer the following comments and questions related to the stormwater management design.

1. As stated in Volume 2, page 11 a legally binding mechanism will be required for individual lot stormwater practices. Coordinate with the Town Attorney to obtain a sample Stormwater Operation, Maintenance and Easement Agreement or other legally binding mechanism.
2. Provide signatures on page 6 and 14 of the NOI.
3. Provide a drainage "easement" for the offsite swale to the south of lots 1, 2 and 3 to ensure long-term maintenance and proper conveyance of stormwater. One option is a deed restriction on Lot 4 allowing Lots 1, 2 and 3 to drain to the swale on Lot 4 in perpetuity and, further Lot 4 will be responsible to maintain the swale for the benefit of all four lots. Applicant may suggest other legal options that provide the same long-term protection of swale access and maintenance. The Subdivision Plat would be revised accordingly to incorporate these restrictions.

Feel free to call if you have any questions.

Sincerely,



Donald Harner, P.E., CPESC

Cc: T. Ellis, Chair  
E. LaVigne, Supervisor  
M. Long, Planner  
C. Purcell, Highway Superintendent  
L. Day, SMO  
G. Krogh, Esq.  
D. Herrick, Town Engineer

David A. Herrick, P.E.  
Frank L. Santelli, P.E.  
Andrew J. Sciarabba, P.E.

Steven R. Rowe, P.E.  
Dondi M. Harner, P.E.,  
LEED A.P., CPESC

Lee Dresser, L.S.  
Darrin A. Brock, L.S.





# Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

November 07, 2017

Mr. John Andersson  
Consulting Engineer  
Andersson Engineering  
1 Woodland Road  
Ithaca, NY 14850

Re: DEC  
East Shore Circle 4 Lot Subdivision  
East Shore Circle at Teeter Road, Lansing, NY  
17PR07585

Dear Mr. Andersson:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Michael F. Lynch, P.E., AIA  
Director, Division for Historic Preservation

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Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • [www.nysparks.com](http://www.nysparks.com)

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

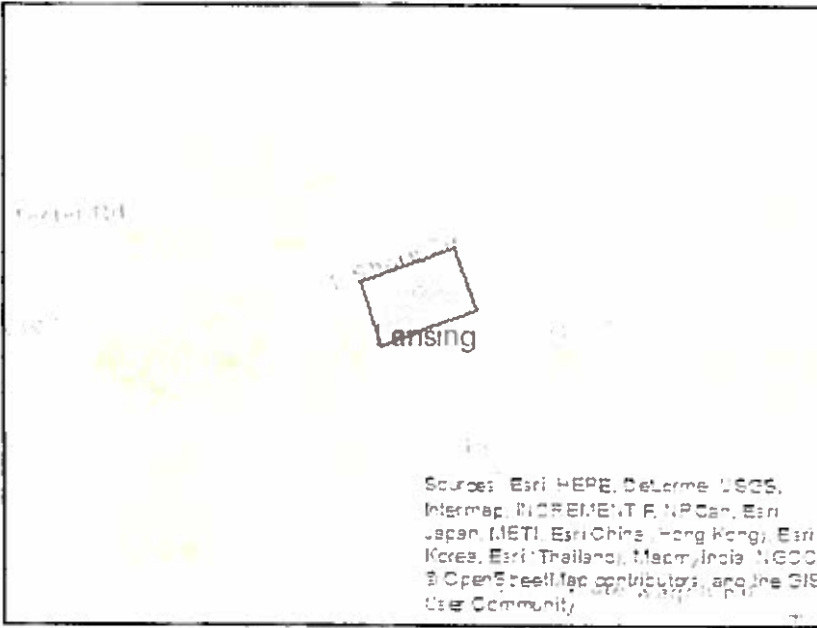
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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>			
Name of Action or Project: East Shore Circle 4-Lot Subdivision			
Project Location (describe, and attach a location map): Tompkins County, Town of Lansing, south side of East Shore Circle, east of Teeter Road, part of tax parcel 503289-37.-7-12.2			
Brief Description of Proposed Action: Create three, one-acre single family residential lots from the 26 acre parcel. The three lots will be served municipal water from an existing water main along East Shore Circle. Each lot will have its own on-site wastewater treatment system. Each lot will have a driveway from East Shore Circle.			
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: NY	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"/>
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 DEC: SPDES General Permit for Construction Activities GP-0-15-002 Tompkins County Health Dept for OWTS			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 4 acres			
b. Total acreage to be physically disturbed? _____ 3.8 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 26 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 checked="" 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			

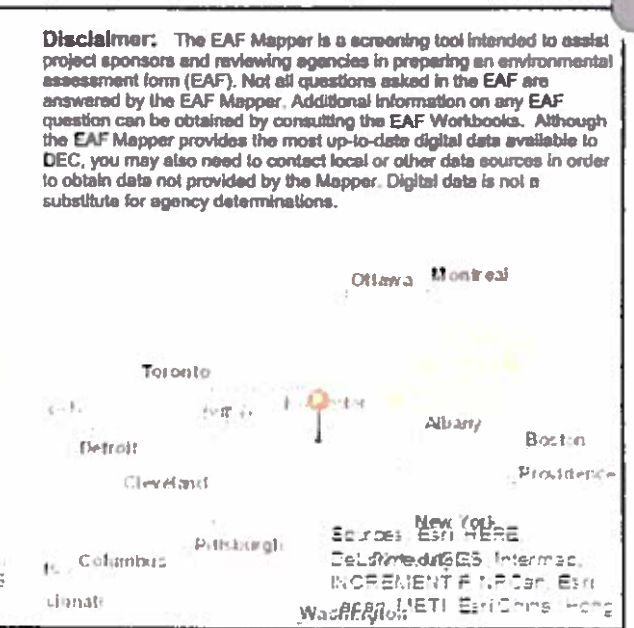


<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>Each lot will have a small (400 cf) detention basin that will hold run off for less than 24 hours</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>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>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>John F. Young</u></p>		<p>Date: <u>1.1.2017</u></p>
<p>Signature: <u>[Handwritten Signature]</u></p>		



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NP, Dan, Esri, Japan, METI, Esri, China, Hong Kong, Esri, Korea, Esri, Thailand, Mapbox, India, NCCO, BCO, OpenStreetMap contributors, and the GIS User Community

**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, NP, Dan, Esri, Japan, METI, Esri, China, Hong Kong, Esri, Korea, Esri, Thailand, Mapbox, India, NCCO, BCO, 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] No
- 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



## Further explanation of #20 on SEAF

www.nys.gov  
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**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

### Environmental Site Remediation Database Search Results

Record Count: 3 Rows: 1 to 3

[Export XLS](#) [Export CSV](#) [Export KML](#)

	Site Code	Site Name	Program	Site Class	County	City/Town	Address
1	755001	Cornell University - Radioactive Disposal	HW	04	Tompkins	Lansing	Snyder Road
2	755002	Cornell University - Chemical Disposal	HW	04	Tompkins	Lansing	Snyder Road
3	735011	Colonial Cleaners	HW	04	Tompkins	Lansing	1902 East Shore Drive

None are adjacent to the East Shore Circle 4-Lot Subdivision

BASEMAPS >

MAP LAYERS >

- Wetlands
- Riparian
- Riparian Mapping Areas
- Data Source
  - Source Type
  - Image Scale
  - Image Year
- Areas of Interest
- FWS Managed Lands
- Historic Wetland Data

+ - Measure

Find my location



1:4,514  
42,522 | 76,508

U.S. Fish and Wildlife

East Shore Circle Subdivision Lots 1-4

November 2017

**Town of Lansing**

**AGRICULTURAL DATA STATEMENT**

Date: November 29, 2017

**Instructions:** In accordance with Section 283-a of the New York State Town Law, this form must be completed for an application for a special permit, site plan approval, use variance, or a subdivision requiring municipal review that would occur on property with 500 feet of a farm operation in a certified Agricultural District.

Applicant	Owner (if different from applicant)
Name: John Young, et al.	Name:
Address: 410 Triphammer Road Ithaca, NY 14850	Address:

1. Type of Application:  Special Use Permit;  Site Plan Approval;  Use Variance;  Subdivision Approval
2. Project Name/Location: East Shore Circle 4-Lot Subdivision, S/S East Shore Circle
3. Tax Parcel Number(s): 503289-37.1-7-12.2
4. Description of proposed project: Create 3 one-acre residential building lots along the south side of east Shore Circle. Each will access East Shore Circle.
5. Number of total acres involved with project: 4
6. Number of acres presently in Tax Parcel: 26.6
7. How much of the site is currently farmed?                      Acres
8. Please identify who is farming the site: 20 acres farmed by Matt Dedrick
9. Does this person        own, or XX rent the land. (Please check only one).
10. Please indicate what the intentions are for the use of the remainder of the property  
Arable land will be leased for farming.

11. Who will maintain the remainder of the property not being used for this development?  
John Young, owner

12. Other project information. Please include information about the existing land cover (crops or vegetation), any known impacts on existing stormwater drainage (including field tiles), or other significant plant materials:

The property is split by East Shore Circle. The 3-lot development will occur

south of East Shore Circle. This area is currently cultivated.

Drainage from the lot frontage is to the East Shore Circle road ditch, which flows

westerly, eventually reaching a culvert under East Shore Drive south of The Rink.

The majority of the lot area, including the proposed buildings, drains to the south

reaching the same culvert.

  
Signature of Applicant

\_\_\_\_\_  
Signature of Owner (if other than app)

\*\*\*\*\*

**FOR TOWN USE ONLY:**

Note: This form and a map of the parcel(s) should be mailed to County Planning as part of the GML 239 m and n referral. It should also be mailed to property owners within 600 feet of the property boundary (Attach list of property owners within 600 feet).

Name of Staff Person: \_\_\_\_\_

Date referred to County Planning: \_\_\_\_\_