

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

Check One: Subdivision Plat Fee Paid \$ _____ Date 8/19/13
 Boundary Change Receipt No. _____

1. Name or Identifying Title Deborah B. Robertson

2. Tax Parcel No. & Zoning District 37.1 - 8 - 7 R2

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

Name & Title Deborah B. Robertson

Signature [Signature] Date Aug. 20, 2013

Address 18 Ashbury Rd.

Phone 315-729-8802 Fax _____ E-Mail Baschki.Robertson@1199.org

Other Contact information _____

4. Licensed Land Surveyor:

Name: Mike Reagan

Address POB 1124 Dryden, NY 13053

Phone 844-8837 Fax 844-8837 E-Mail office@reaganland

Other Contact information _____

surveying.com

5. Engineer:

Name: N/A

Address _____

Phone _____ Fax _____ E-Mail _____

Other Contact information _____

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

NYSEG. Guy wire easement. 4 Ft. from

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)

center of pole.

Donald and Ruth Suparingen

Dennis and Michelle Magill

~~former NY A&L Railroad~~

Lisa and Sheldon Craig

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.**

**State Environmental Quality Review Act
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only**

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR: <u>Deborah B. Robertson</u>	2. PROJECT NAME: <u>Subdivision</u>
3. PROJECT LOCATION: Municipality <u>Lansing</u> County <u>TOMPKINS</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map): <u>18 Asbury Road</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Subdivide property into one new building lot.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.602</u> acres Ultimately <u>1.602</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <u>Homes.</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permits/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Deborah B. Robertson</u>	Date: <u>Aug. 19, 2013</u>
Signature: <u>Deborah B. Robertson</u>	

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>B WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p style="margin-left: 20px;"><i>None anticipated -</i></p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p style="margin-left: 20px;"><i>None anticipated -</i></p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p style="margin-left: 20px;"><i>None anticipated -</i></p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly.</p> <p style="margin-left: 20px;"><i>None anticipated -</i></p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.</p> <p style="margin-left: 20px;"><i>None anticipated -</i></p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.</p> <p style="margin-left: 20px;"><i>None anticipated -</i></p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.</p> <p style="margin-left: 20px;"><i>None anticipated</i></p>
<p>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly</p>

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<p><input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.</p> <p><input checked="" 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 AND provide on attachments as necessary, the reasons supporting this determination:</p> <p style="text-align: center; margin-left: 100px;"><i>Town of Lansing Planning Board</i></p> <hr style="width: 80%; margin: 0 auto;"/> <p style="text-align: center; margin-left: 100px;"><small>Name of Lead Agency</small></p>		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> <p><i>Thomas Ellis</i></p> <hr style="width: 90%; margin: 0 auto;"/> <p style="text-align: center; margin-left: 10px;"><small>Print or Type Name of Responsible Officer in Lead Agency</small></p> <hr style="width: 90%; margin: 0 auto;"/> <p style="text-align: center; margin-left: 10px;"><small>Signature of Responsible Officer in Lead Agency</small></p> </td> <td style="width: 50%; border: none; vertical-align: top;"> <p style="text-align: center;"><i>Chair</i></p> <hr style="width: 90%; margin: 0 auto;"/> <p style="text-align: center; margin-left: 10px;"><small>Title of Responsible Officer</small></p> <p style="text-align: center;"><i>Jonathan Santos</i></p> <hr style="width: 90%; margin: 0 auto;"/> <p style="text-align: center; margin-left: 10px;"><small>Signature of Preparer (If different from responsible officer)</small></p> </td> </tr> </table>	<p><i>Thomas Ellis</i></p> <hr style="width: 90%; margin: 0 auto;"/> <p style="text-align: center; margin-left: 10px;"><small>Print or Type Name of Responsible Officer in Lead Agency</small></p> <hr style="width: 90%; margin: 0 auto;"/> <p style="text-align: center; margin-left: 10px;"><small>Signature of Responsible Officer in Lead Agency</small></p>	<p style="text-align: center;"><i>Chair</i></p> <hr style="width: 90%; margin: 0 auto;"/> <p style="text-align: center; margin-left: 10px;"><small>Title of Responsible Officer</small></p> <p style="text-align: center;"><i>Jonathan Santos</i></p> <hr style="width: 90%; margin: 0 auto;"/> <p style="text-align: center; margin-left: 10px;"><small>Signature of Preparer (If different from responsible officer)</small></p>
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<hr style="width: 80%; margin: 0 auto;"/> <p style="text-align: center; margin-left: 100px;"><small>Date</small></p>		



Your Partner for a Healthy Community



RECEIVED

9/3/13

Frank Kruppa
Public Health Director

55 Brown Road
Ithaca, NY 14850-1247

ENVIRONMENTAL HEALTH DIVISION

<http://www.tompkins-co.org/health/eh>

Ph: (607) 274-6688

Fx: (607) 274-6695

August 28, 2013

Cheryl Petrusis
Cayuga Country Homes
451 Lake Rd
Dryden, NY 14882



FILE COPY

Re: Asbury Road (T) Lansing, Tax Map #37.1-8-7

Dear Ms. Pertulis,

On August 26, 2013, you submitted an Onsite Wastewater Treatment System Application and a survey map for the above referenced property. Your application can not be processed at this time.

According to the survey map you submitted with your application there is not one acre of usable land or 150 foot diameter circle which is required for new construction for a lot created after August 17, 1977. It appears from your survey map that you are proposing on separating a lot off of the property where there is an existing dwelling (#18 Asbury Road).

The Tompkins County Sanitary Code section indicates that where an individual or non-municipal sewage system is constructed, the minimum lot area requirements and the minimum lot dimensions are necessary to obtain a construction permit must be retained for the lot as long as the sewage system is needed. This means that for the property that you will retain for the house #18 you will also need to have one acre of land in which you can inscribe a 150 foot diameter circle. According to the survey map you submitted it does not appear as if you will be retaining one acre of land for the property with the existing house.

The Sanitary Code also states "Where a design professional is responsible for the sewage system design and all other parts of Article VI are met, the minimum lot size and lot dimensions maybe waived by the permit issuing official." If you want to proceed with your project you will need to hire a Design Professional to submit plans to our office for review. The plans must show how all provisions of State and County Sanitary Codes can be met, and that an adequate level of environmental and public health protection is provided for both lots.

For your convenience, a list of Design Professionals is enclosed. A plan review fee of \$200 must accompany the plans when submitted. Submitting a plan to our office does not guarantee a permit will be issued. Your design professional may contact our engineer Steve Maybee at 274-6688, Monday-Friday if he has any questions.

Sincerely,

Janice Koski
Public Health Sanitarian

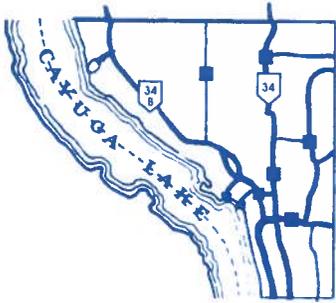
PC: (T) Lansing CEO
Brenda Coyle, TCHD

EC: Steve Maybee, P.E., TCHD

File: SSW6 (T) Lansing

Inclusion Through Diversity

F:\EH\SEWAGE (SSW)\Facilities (SSW-7)\Lansing\37.1-8-7AsburyRd18.doc



TOWN of LANSING

"Home of Industry, Agriculture and Scenic Beauty"

ZONING, PLANNING AND CODE ENFORCEMENT
Box 186
Lansing, NY 14882

Phone: 533-7054
E-mail: tolcodes@twcny.rr.com
Web: www.lansingtown.com



August 26, 2013

TO: Neighbors of Debora Robertson-Leo, 18 Asbury Road, Lansing, NY

RE: Pending Application for a One Lot Subdivision, 18 Asbury Road, Tax Parcel No. 37.1-8-7,
R2 Residential-Moderate Density District

The above-referenced proposal has been submitted to the Town of Lansing Planning Board for a One Lot Subdivision approval.

The above matter is tentatively scheduled for consideration at the **September 9, 2013 Planning Board Meeting @ 7:20 PM, 29 Auburn Road, Lansing, NY**. The Meeting is open to the Public and comments at the meeting are welcome.

Please contact the Planning Office (533-7054) if there are any questions regarding this proposal.

Rachel Jacobsen
Town Planning Board Clerk

DONALD N. AND RUTH U. SWEARINGEN
(R.O.) L. 554 / P. 595

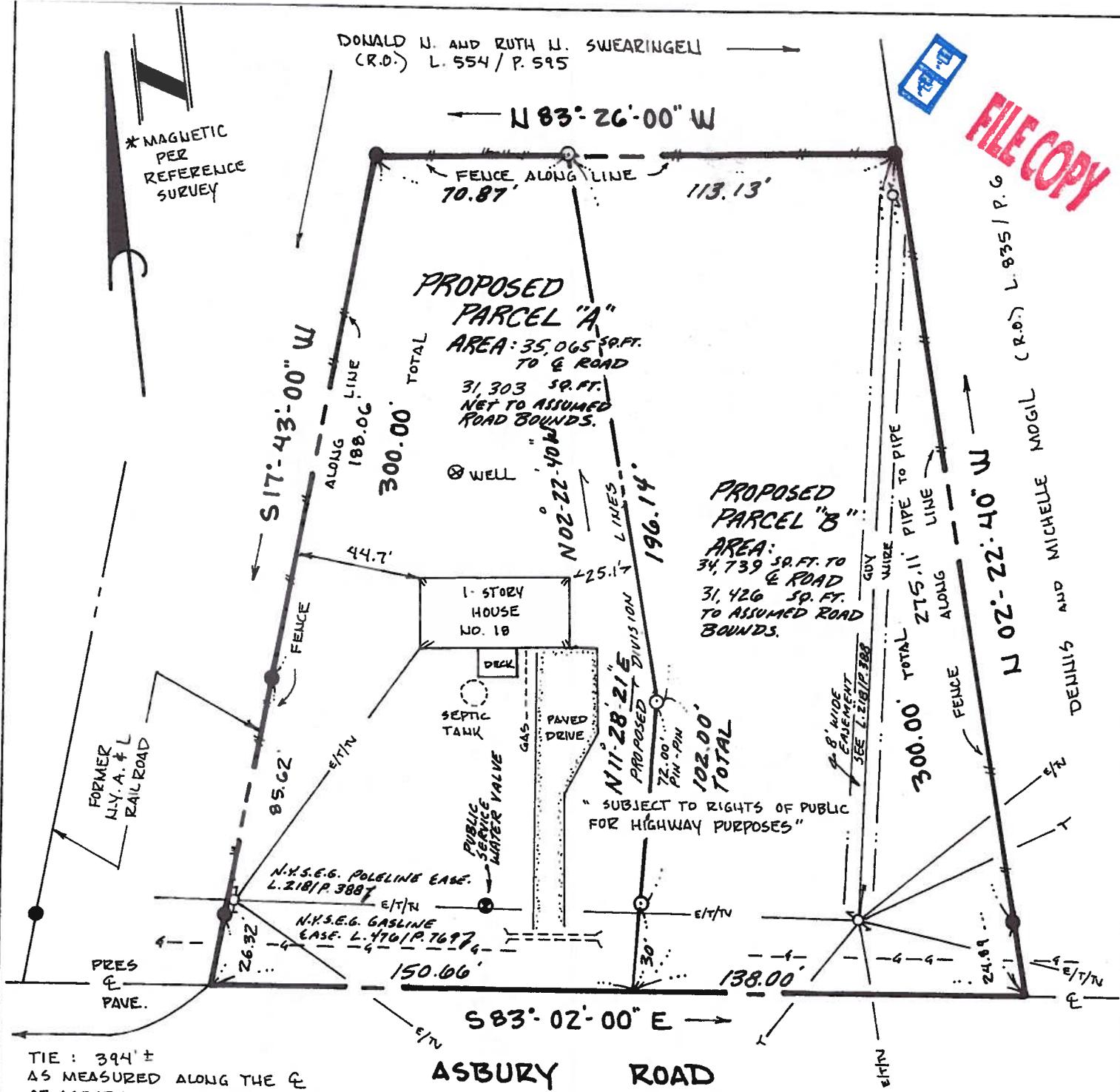


FILE COPY

L. 835 / P. 6

DENNIS AND MICHELLE MORGIL (R.O.) L. 835 / P. 6

* MAGNETIC PER REFERENCE SURVEY



TIE: 394' ±
AS MEASURED ALONG THE & OF ASBURY RD. TO ITS INTERSECTION WITH THE & OF N.Y.S. RT. 34

REFERENCE MAP:

"SURVEY MAP NO. 18 ASBURY ROAD ..."
MADE BY C.W. BRASHEAR, JR., L.S.;
DATED 8/20/1986

Approved as conforming to the requirements of the Town of Lansing Land Use Control Ordinance (including current amendments) No review has been made of the suitability for sanitary facilities of water supply, or conformance with the regulations of other jurisdictions."

SURVEY MAP

SHOWING PROPOSED SUBDIVISION LANDS OF

DEBORA ROBERTSON-LEO

By Planning Board Chairperson

Date LOT 90, TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

TAX MAP NO.: 37.1-8-7

REFERENCE DEED: INST. NO 538704-001

SEE OUR ORIGINAL SURVEY OF THIS LOT DATED 07/29/2002

REAGAN, LAND SURVEYING
P.O. BOX 1124, DRYDEN, NEW YORK 13053
(607) 844-8837

NOTE: ANY REVISIONS TO THIS MAP MUST COMPLY WITH SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THIS MAP NOT VALID WHEN USED IN CONJUNCTION WITH A "SURVEY AFFIDAVIT" OR "CERTIFICATE OF NO-CHANGE"

DATE SURVEYED: DEC., 2012

DRAWN BY: D.A.

SCALE: 1" = 50'

JOB NO.: 12-257

I hereby certify to: DEBORA ROBERTSON-LEO;

that I am a licensed land surveyor, New York State License No. 049892 and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York Association of Professional Land Surveyors; and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: Michael J. Reagan DATED: 12/11/2012



RESOLUTION No. 13-PB_____

**TOWN OF LANSING PLANNING BOARD
RESOLUTION OF STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)
NEGATIVE DECLARATION FOR THE PROPOSED
DEBORA ROBERTSON ONE-LOT MINOR SUBDIVISION**

WHEREAS, an application was made by Debora B. Robertson for subdivision approval for one new residential building lot on Tax Parcel # 37.1-8-7 located at 18 Asbury Road, Lansing, New York, the current parcel consisting of a total of 1.602 +/- acres, R-2 Residential – Moderate Density Zone; and

WHEREAS, the proposed subdivision, shown on a “Survey Map Showing Proposed Subdivision Lands of Debora Robertson - Leo, Lot 90, Town of Lansing, Tompkins County, New York,” dated 12/11/2012, would consist of Parcel A (31,303 square feet net with existing house) and Parcel B (31,426 square feet net for a new building lot); and

WHEREAS, this proposed action is an Unlisted Action for which the Town of Lansing Planning Board is an involved agency for the purposes of environmental review; and

WHEREAS, the Town of Lansing Planning Board, in performing its independent and uncoordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law - the State Environmental Quality Review Act (“SEQR”), (i) pursued its thorough review of the applicant’s completed Environmental Assessment Form Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, and (ii) thoroughly analyzed the potential relevant areas of environmental concern of the project to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) reviewed and completed the EAF, Part II on the record;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Town of Lansing Planning Board, based upon (i) its thorough review of the EAF, Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) its thorough review of the potential relevant areas of environmental concern of the proposed project to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) its completion of the EAF, Part II (and, if applicable, Part III), including the findings noted thereon (which findings are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance (“**NEGATIVE DECLARATION**”) in accordance with SEQR for the above referenced proposed action, and determines that an Environmental Impact Statement will not be required.

Dated: September 9, 2013

VOTE AS FOLLOWS:

**Thomas Ellis -
Lin Davidson -
Gerald Caward, Jr. -
Al Fiorille -
David Hatfield -
Richard Prybyl -
Larry Sharpsteen -**

RESOLUTION No. 13-PB__

**RESOLUTION OF THE TOWN OF LANSING PLANNING BOARD
APPROVING WITH CONDITIONS
DEBORA ROBERTSON ONE-LOT MINOR SUBDIVISION, 18 ASBURY ROAD**

WHEREAS, an application was made by Debora B. Robertson for subdivision approval for one new residential building lot on Tax Parcel # 37.1-8-7 located at 18 Asbury Road, Lansing, New York, the current parcel consisting of a total of 1.602 +/- acres, R-2 Residential – Moderate Density Zone; and

WHEREAS, the proposed subdivision, shown on a “Survey Map Showing Proposed Subdivision Lands of Debora Robertson - Leo, Lot 90, Town of Lansing, Tompkins County, New York,” dated 12/11/2012, would consist of Parcel A (31,303 square feet net with existing house) and Parcel B (31,426 square feet net for a new building lot); and

WHEREAS, the Planning Board has considered and carefully reviewed the requirements of the Town’s Laws relative to subdivisions and the unique needs of the Town due to the topography, the soil types and distributions, and other natural and man-made features upon and surrounding the area of the proposed Subdivision, and the Town has also considered the Town’s Comprehensive Plan and compliance therewith; and

WHEREAS, on September 9, 2013, the Planning Board determined that the proposed subdivision meets the definition and requirements for a minor subdivision in that the subdivision of this parcel involves 4 or less lots in any consecutive 3 year period, and there are no roads or infrastructure proposed to be developed, and based on that determination, the Planning Board classified the subject proposal as a minor subdivision, pursuant to the provisions of Article 5, Section 502.C of the Subdivision Regulations of the Town of Lansing, enacted as Town of Lansing Local Law No. 2 of 2008; and

WHEREAS, this is an Unlisted Action under the State Environmental Quality Review Act which requires environmental review; and

WHEREAS, the Town of Lansing Planning Board is an involved agency pursuant to State Law governing local environmental review; and

WHEREAS, the Town of Lansing Planning Board has the primary responsibility for approving or carrying out the action and is conducting an uncoordinated environmental review of this action pursuant to State Law governing local environmental review; and

WHEREAS, this action is exempt from the General Municipal Law County Planning referral requirements of 239-l, 239-m, and 239-n (of Article 12-B) through an Inter-governmental Agreement between the Tompkins County Planning Department and the Town of Lansing, dated December 17, 2003, as “residential subdivisions of fewer than 5 lots all of which comply with local zoning standards and Tompkins County Sanitary Code requirements, and do not involve new local roads or streets directly accessing a State or county road” are excluded from the General Municipal Law referral requirements; and

WHEREAS, on September 9, 2013, the Planning Board reviewed and considered the aforementioned subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and resolved to waive public hearings on the subdivision application and on the State Environmental Quality Review (SEQR) review on this action; and

WHEREAS, on September 9, 2013, this Board, acting on an uncoordinated environmental review of the proposed action, reviewed and accepted as adequate a

Short Environmental Assessment Form (“EAF”) Part I, submitted by the Applicant, the comments (if any) of the Town Engineer, and other application materials, and the Town of Lansing Planning Board completed Part II of the EAF; and

WHEREAS, by Resolution adopted on September 9, 2013, the Town of Lansing Planning Board has determined that, pursuant to the provisions of the State Environmental Quality Review Act, the proposed subdivision will result in no significant impact on the environment and has issued a Negative Declaration of environmental significance for purposes of Article 8 of the Environmental Conservation Law; and

WHEREAS, the Planning Board has duly considered the proposed subdivision in accordance with the provisions of the Subdivision Regulations of the Town of Lansing including existing development in the surrounding area, public facilities and services available, the Town’s Comprehensive Plan and Land Use Ordinance, site characteristics and issues, and any potential on and off site environmental impacts; and

WHEREAS, upon due consideration and deliberation by the Town of Lansing Planning Board, *now therefore be it*

RESOLVED: that the Town of Lansing Planning Board grant Subdivision Approval of the Application for one new residential building lot on Tax Parcel # 37.1-8-7 located at 18 Asbury Road, Lansing, New York, the current parcel consisting of a total of 1.602 +/- acres, R-2 Residential – Moderate Density Zone as shown on a “Survey Map Showing Proposed Subdivision Lands of Debora Robertson - Leo, Lot 90, Town of Lansing, Tompkins County, New York,” dated 12/11/2012, consisting of Parcel A (31,303 square feet net with existing house) and Parcel B (31,426 square feet net for a new building lot); *subject to the following conditions prior to the issuance of any building permits on Parcel B:*

- (1) signing of the approved subdivision plat by the Planning Board Chair and filing of the signed plat in the Tompkins County Clerk’s Office, followed by provision of proof of such filing with the Town of Lansing Code Enforcement Office;
- (2) obtaining the necessary curb-cut/work permit from the Tompkins County Public Works Department for any driveway connecting with Asbury Road; and
- (3) obtaining approval from the Tompkins County Health Department for the installation of any septic system on the approved building lot.

September 9, 2013

VOTE AS FOLLOWS:

**Thomas Ellis -
Lin Davidson -
Gerald Caward, Jr. -
Al Fiorille -
David Hatfield -
Richard Prybyl -
Larry Sharpsteen -**