

To: Town Board Town of Lansing

From: Lawrence P. Fabbroni, P.E., L.S.

Date: June 23, 2023

Re: Subdivision of Two Lots within Village Apartments/Village Solars PDA



Hopefully the history of the two lots for which subdivision is requested will make ratification of this subdivision straightforward.

In 1976 a revised map was filed showing the two lots. Subsequently the lot including 39 village circle was altered by the dedication of the water tank site to the Town. A portion of what is now Village Circle fronting on 39 Village Circle, the tank site, and the empty lot here in question was " reserved for future expansion. This section was still not dedicated at the time of the approval of the Village Apartment/ Village Solar PDA though the lots are shown in their updated form by then. Finally when the Town requested an updated map of the Village Apartment/Village Solar area the missing section of road along with an updated description of all roads comprising Village Circle and Village Place WERE DEDICATED OR REDEDICATED TO THE TOWN IN 2017.

So this road dedication of the missing section of road would seem to have subdivided the two lots being requested for subdivision from the large parcel 39-1-38.2 they were connected to through this 45 year history. The action now requested is to recognize this subdivision so maps for each can be recorded and the lots both fronting on Village Circle can stand on their own.

**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 TWO LOT SUBDIVISION FROM PARENT LOT
 2. Tax Parcel No. TA 39-1-38.5 Zoning District POA
 3. Subdivider: (if owner, so state; if agent or other type of relationship,

state details on separate sheet)
 Name & Title LUCENTE HOMES LLC OWNER WALTRADO LUCENTE
 Signature [Signature] Date JUNE 23, 2023
 Address 120 BRIARWOOD DRIVE, ITHACA, NEW YORK
 Phone 607-2194241 Fax _____ E-Mail WLUCENTE@YAHOO.COM
 Other Contact information _____

4. Licensed Land Surveyor:
 Name: LAWRENCE P. FABBRONI
 Address 539 POWERS RD. NORTH, KING FERRY, NEW YORK 13081
 Phone 607-3510940 Fax _____ E-Mail FABBRONI@aol.com
 Other Contact information _____

5. Engineer:
 Name: LAWRENCE P. FABBRONI
 Address 539 POWERS RD. NORTH, KING FERRY, NEW YORK 13081
 Phone 607-3510940 Fax _____ E-Mail FABBRONI@aol.com
 Other Contact information _____

6. Easements or other restrictions on property: (Describe generally)
NYSEG ALONG RD. FRONTAGE

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)
KAIDA COMPUTER TECH LLC 21-23 DOTCH MILL RD, ITHACA, NY
VILLAGE SOLARS LLC 21 VILLAGE CR. / MAIL 1073 WARREN RD, ITHACA
LUCENTE HOLDINGS 20, 73, 88, 96, 99 VILLAGE CR / MAIL 1073 WARREN RD
LUCENTE HOMES LLC 23 VILLAGE CR. / MAIL 120 BRIARWOOD DR, ITHACA

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.

Part 1 – Project and Sponsor Information				
Village Apartment Subdivision by Lucente Homes LLC owner Traudel Lucente				
Name of Action or Project: Subdivision of two lots previously separated from remainder of tax parcel 39-1-38.2 by dedication of Village Circle in 2017 to Town				
Project Location (describe, and attach a location map): one lot address 39 Village Circle and empty lot west of Village Circle (north-south leg)				
Brief Description of Proposed Action: Two lots identified as lot 10 and lot 18/19 on the "VILLAGE CIRCLE VILLAGE APARTMENTS/ VILLAGE SOLARS PDA PARCELS" map were never formally subdivided from tax parcel 39-1-38.2 since a small section of what is now Village Circle was yet to be dedicated to the Town. In 2017 that small section of road along with the remainder of the roads in the PDA were dedicated to the Town and so the two lots are no longer connected to tax parcel 39-1-38.2 and stand on their own. This request is simply to formally approve that subdivision and creation of separate lots. No other change is currently requested.				
Name of Applicant or Sponsor: Lucente Homes LLC by Owner Traudel Lucente		Telephone: 607-2794241		
Address: 120 Briarwood Drive		E-Mail: wlucente@yahoo.com		
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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		3.872 acres		
b. Total acreage to be physically disturbed?		0 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		101.030 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input checked="" type="checkbox"/> Forest <input 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	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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: 39 Village Circle built in compliance with State Energy Code in effect at the time _____	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<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? 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	YES	
	<input checked="" type="checkbox"/>	<input 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:


Shoreline Forest Agricultural/grasslands Early mid-successional

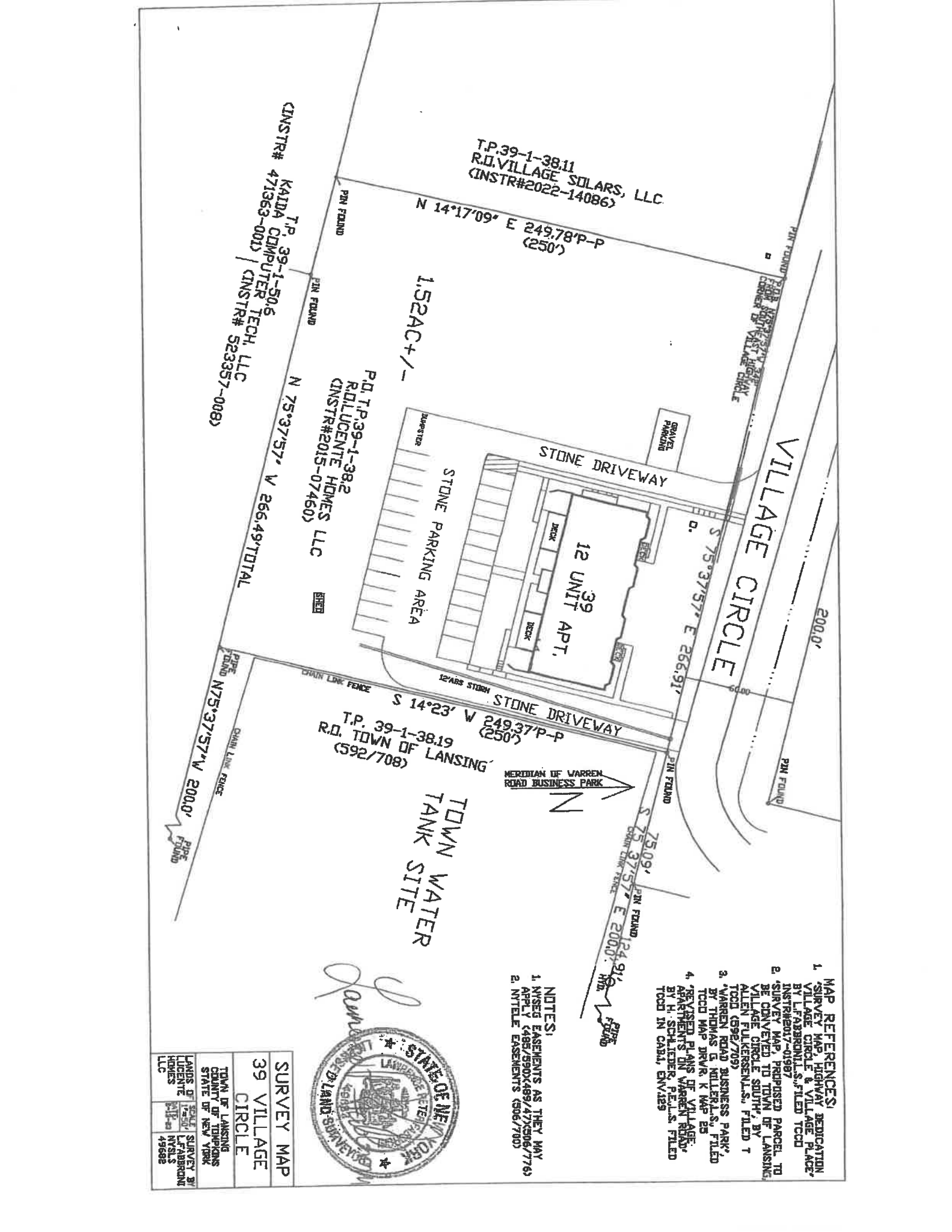
Wetland Urban Suburban

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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
History of 39 village Circle is that theoretically storm water can flow off site into the ditch along Village Circle that eventually flows to Warren Road. However because the area is virtually flat the runoff has either been retained on site or in the ditch in front of the apartment building. The second empty lot has no current development plan that would be subject to approval in the future.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: See 17 above	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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: LUCENTE HOMES LLC, WALTER AND LUCENTE Date: JUNE 23, 2023

Signature:  Title: OWNER



T.P. 39-1-38.11
 R.D. VILLAGE SOLARS, LLC
 (INSTR#2022-14086)

T.P. 39-1-50.6
 KALIDA COMPUTER TECH, LLC
 (INSTR# 471363-001) | (INSTR# 523357-008)

P.D. T.P. 39-1-38.2
 R.D. LUCENTE HOMES LLC
 (INSTR#2015-07460)

T.P. 39-1-38.19
 R.D. TOWN OF LANSING
 (592/708)

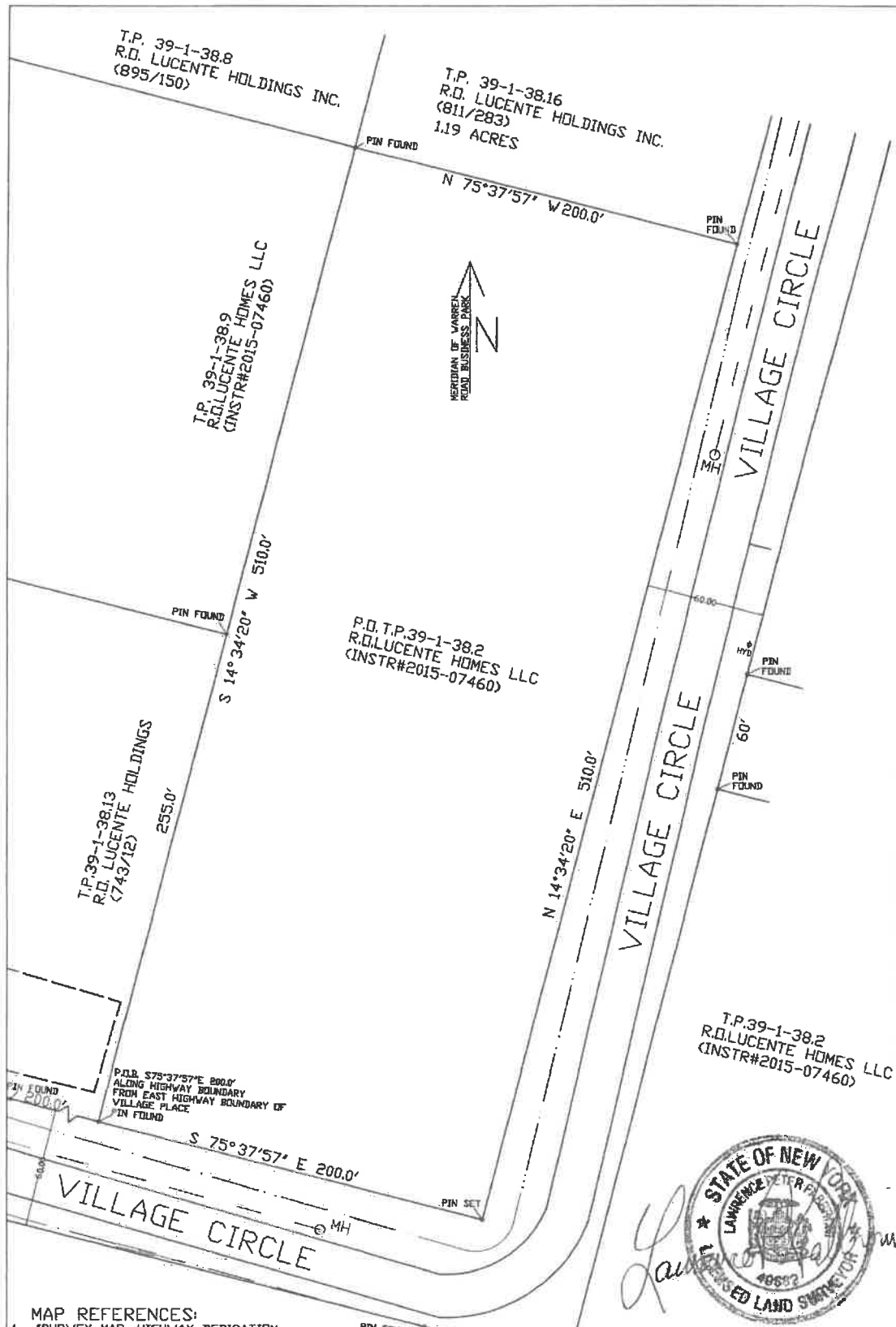
TOWN WATER
 TANK SITE

- NOTES:
1. M/SEG EASEMENTS AS THEY MAY APPL Y (485/590X489/47X506/776)
 2. N/TELE EASEMENTS (506/700)

- MAP REFERENCES:
1. 'SURVEY MAP, HIGHWAY DEDICATION, VILLAGE CIRCLE & VILLAGE PLACE' BY L.F. FABRONI, S., FILED TOCD INSTR#2017-01987
 2. 'SURVEY MAP, PROPOSED PARCEL TO BE CONVEYED TO TOWN OF LANSING, VILLAGE CIRCLE SOUTH', BY ALLEN FULKERSON, S., FILED T TODD (592/705)
 3. 'WARREN ROAD BUSINESS PARK' BY THOMAS G. MILLER, S., FILED TODD MAP DRWR. K MAP 85
 4. 'REVISED PLANS OF VILLAGE APARTMENTS ON WARREN ROAD' BY H. SCHLICHTER, P.E., S., FILED TODD IN CAB1, ENV/229



SURVEY MAP	
39 VILLAGE CIRCLE	
TOWN OF LANSING	SCALE
COUNTY OF TOMPKINS	1"=50'
STATE OF NEW YORK	L.F. FABRONI
LANDS OF LUCENTE HOMES LLC	NYSL S 49692



MAP REFERENCES:

1. "SURVEY MAP, HIGHWAY DEDICATION VILLAGE CIRCLE & VILLAGE PLACE" BY L.FABBRONI, L.S., FILED TCCD INSTR#2017-01987
2. "WARREN ROAD BUSINESS PARK" BY THOMAS G. MILLER, L.S., FILED TCCD MAP DRWR. K MAP 25
3. "REVISED PLANS OF VILLAGE APARTMENTS ON WARREN ROAD" BY H. SCHLIEDER, P.E., L.S. FILED TCCD IN CAB1, ENV.129

NOTES:

1. NYSEG EASEMENTS AS THEY MAY APPLY (485/590)(489/47)(506/776)
2. NYTELE EASEMENTS (506/700)



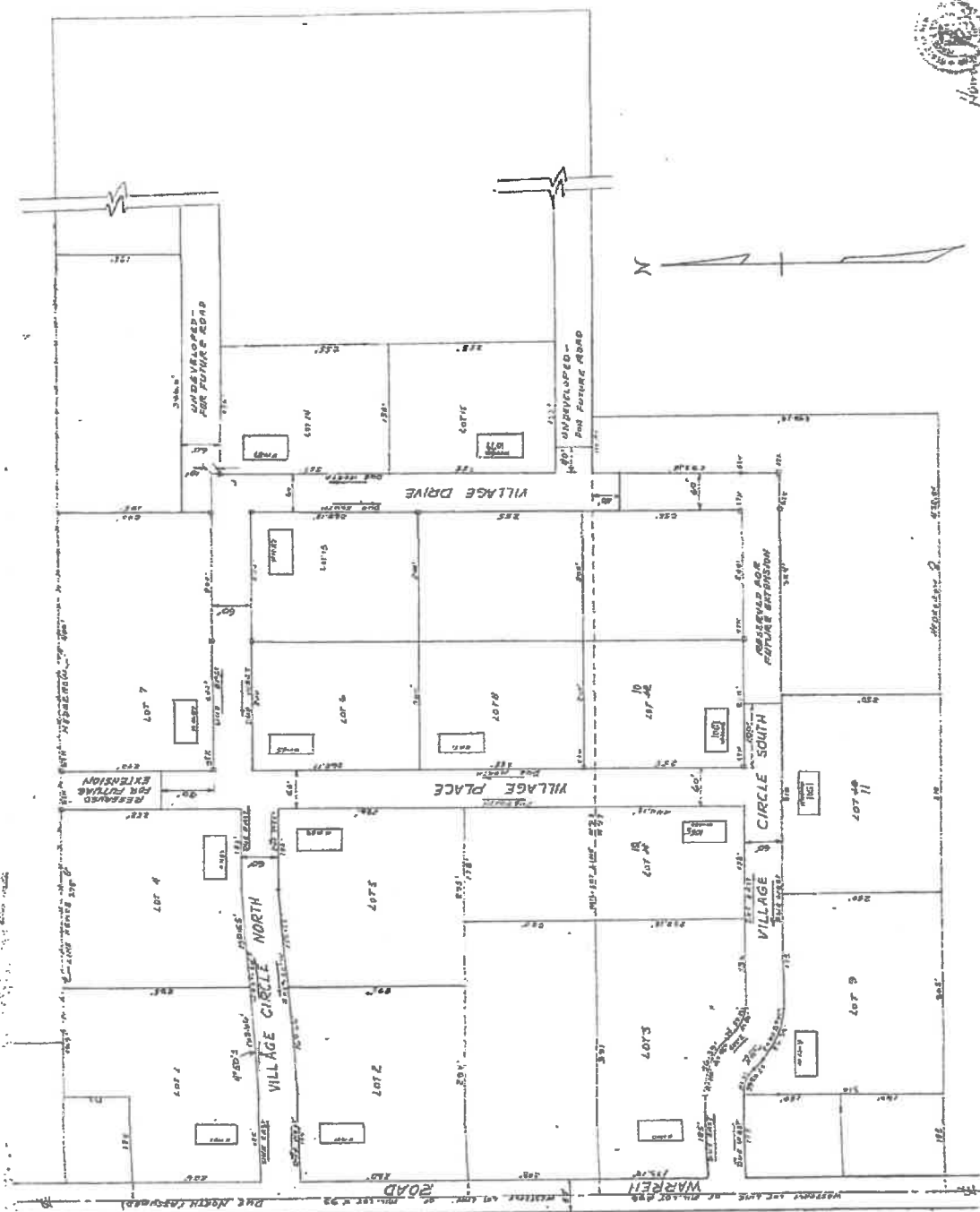
SURVEY MAP		
PORTION OF TAX PARCEL 39-1-38.2 CREATE BY 2017 HIGHWAY DEDICATION		
TOWN OF LANSING COUNTY OF TOMPKINS STATE OF NEW YORK		
LANDS OF LUCENTE HOMES LLC	SCALE 1"=50' DATE 12-22	SURVEY BY L.FABBRONI NYSLS 49682

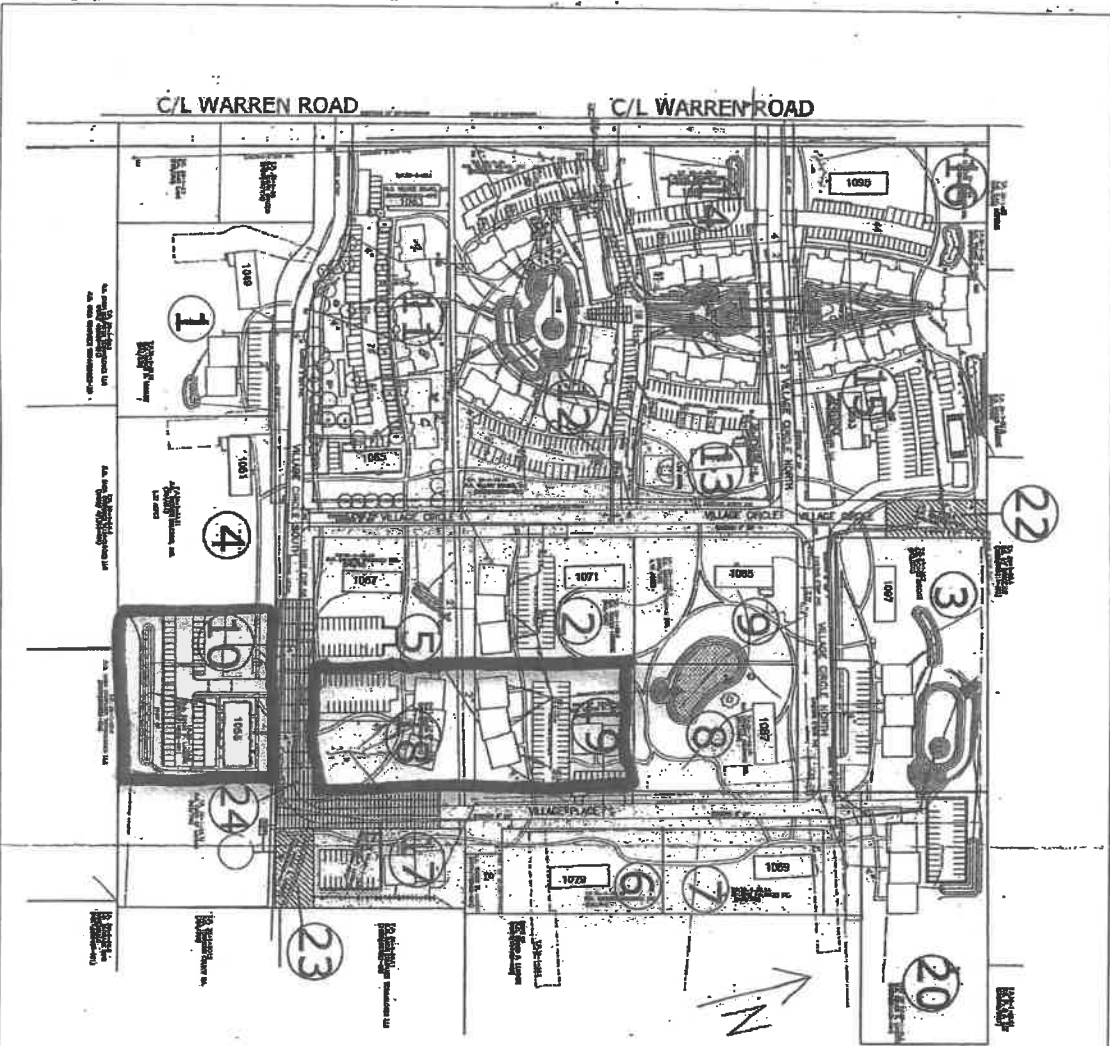
FILED
CITY CLERK
JAN 15 1935

621
CABINET I
ENVELOPE

FILED
CITY CLERK
JAN 15 1935

REVISED PLANS
OF
VILLAGE APARTMENTS
WARREN ROAD
TOWN OF LAWNSIDE, TAMPAWICCA
COUNTY OF HILLSBORO
FLORIDA
RECEIVED JAN 12, 1935
CITY CLERK'S OFFICE
TAMPA, FLORIDA





PARCEL	CURRENT P.#	PROPOSED OWNER
1	39-1-38.10	NO CHANGE R/LICENSITE
2	39-1-38.9	NO CHANGE R/LICENSITE
3	P.O. 39-1-38.7	NO CHANGE R/LICENSITE
4	39-1-38.11	NO CHANGE R/LICENSITE
5	39-1-38.12	NO CHANGE R/LICENSITE
6	39-1-38.13	NO CHANGE R/LICENSITE
7	39-1-38.14	NO CHANGE R/LICENSITE
8	39-1-38.15	NO CHANGE R/LICENSITE
9	39-1-38.16	NO CHANGE R/LICENSITE
10	P.O. 39-1-38.2	NO CHANGE R/LICENSITE
11	39-1-38.1	NO CHANGE R/LICENSITE
12	P.O. 39-1-38.12	NO CHANGE R/LICENSITE
13	39-1-38.5	NO CHANGE R/LICENSITE
14	P.O. 39-1-38.12	NO CHANGE R/LICENSITE
15	P.O. 39-1-38.6	NO CHANGE R/LICENSITE
16	P.O. 39-1-38.5	NO CHANGE R/LICENSITE
17	P.O. 39-1-38.2	NO CHANGE R/LICENSITE
18	39-1-34	NO CHANGE R/LICENSITE
19	P.O. 39-1-38.7	NO CHANGE R/LICENSITE
20	P.O. 39-1-38.2	NO CHANGE R/LICENSITE
21	P.O. 39-1-38.2	NO CHANGE R/LICENSITE
22	P.O. 39-1-38.2	NO CHANGE R/LICENSITE
23	P.O. 39-1-38.2	NO CHANGE R/LICENSITE
24	P.O. 39-1-38.2	NO CHANGE R/LICENSITE

21

**VILLAGE CIRCLE
VILLAGE APARTMENTS/
VILLAGE SOLARS
PDA PARCELS**

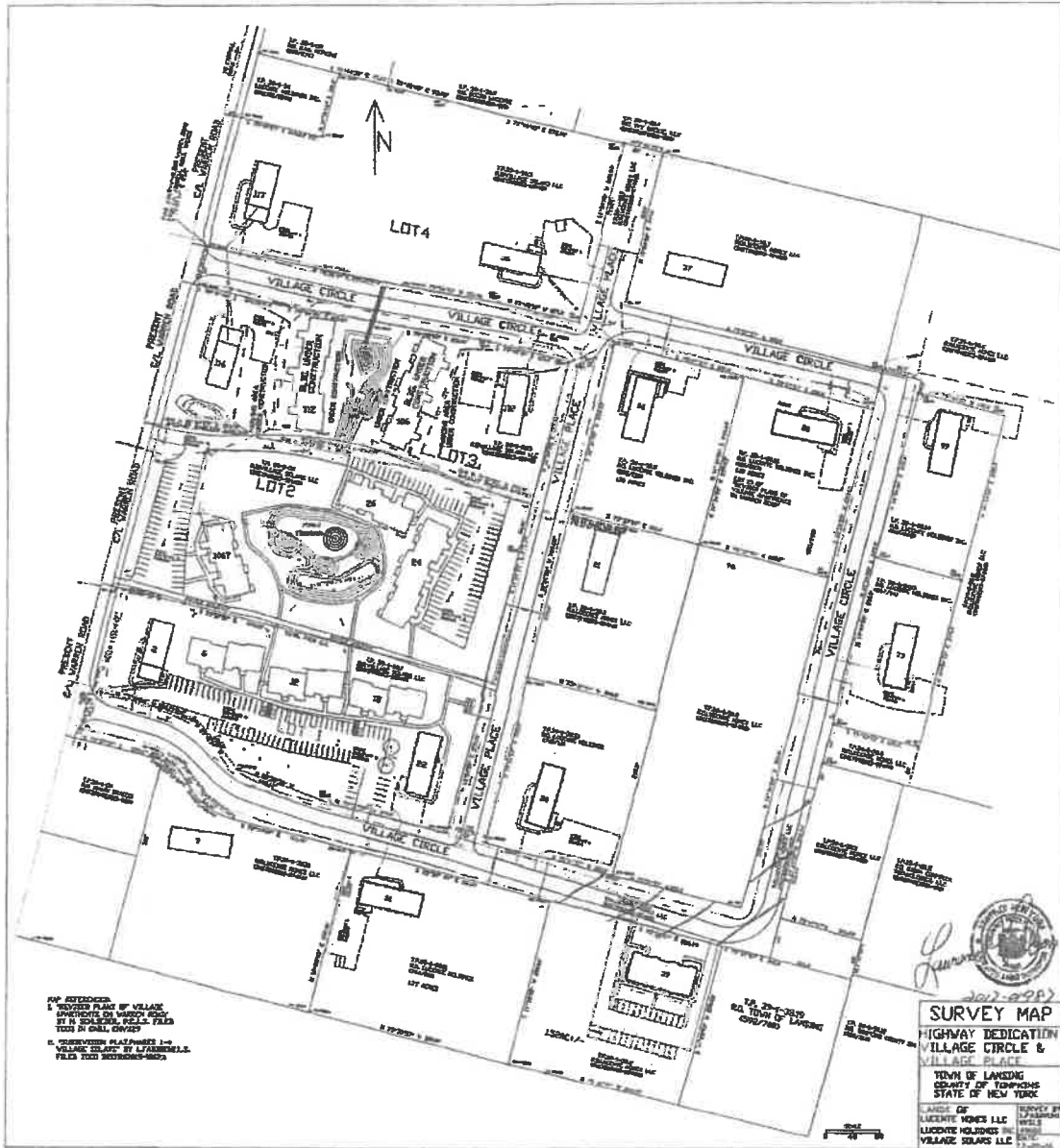
TOWN OF LAWRENCE
COUNTY OF YORK
STATE OF NEW YORK



LAWRENCE BARBRONI, P.E., L.S.
1555 WESTWAY
ROCKY HILL, CT 06067
PHONE (860) 257-2198

rev.	date	description
1		
2		
3		
4		
5		

DRAWN
L. BARBRONI
DATE
03-05-13
SCALE
1"=50'
PROJECT NO.
sheet: 1001-2
SURV-2



NOT RECORDED
 1. REVISED PLANS OF VILLAGE
 DEDICATION ON WHICH THIS
 IS IN SOLID, FILED
 THIS 23rd DAY OF FEBRUARY
 2017 BY CHIEF ENGINEER

2017-01987
SURVEY MAP
 HIGHWAY DEDICATION
 VILLAGE CIRCLE &
 VILLAGE PLACE
 TOWN OF LANSDOWNE
 COUNTY OF TOMPKINS
 STATE OF NEW YORK
 PREPARED BY:
 LUCYDENE HOLDINGS LLC
 LUCYDENE HOLDINGS LLC
 VILLAGE SOLARS LLC



Tompkins County Clerk Recording Page

Return To

GUTTMAN & REITER
411 N TIOGA ST
ITHACA, NY 14850

Maureen Reynolds, County Clerk

Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **DEED**

Receipt Number: 17-155675

Grantor (Party 1)
LUCENTE HOMES LLC

Grantee (Party 2)
TOWN OF LANSING

Fees	
Recording Fee	\$20.00
Pages Fee	\$25.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$250.00
Total Fees Paid:	\$320.00

Transfer Amt: \$0.00

Instrument #: 2017-01986
Transfer Tax #: 001220

Property located in **Lansing**

State of New York
County of Tompkins

Recorded on February 23rd, 2017 at 10:54:09
AM with a total page count of 5.

Tompkins County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

Do Not Detach

QUITCLAIM DEED

THIS INDENTURE made the 16th day of Feb in the year Two Thousand and Seventeen,

BETWEEN:

LUCENTE HOMES LLC, a New York Limited Liability Company formed under the Laws of the State of New York, with principal offices at 120 Briarwood Drive, Ithaca, New York 14850; LUCENTE HOLDINGS, INC., a New York Business Corporation formed under the Laws of the State of New York, with principal offices at 110 Willow Creek Point Road, Ithaca, NY 14850; VILLAGE SOLARS, LLC, a Limited Liability Company formed under the Laws of the State of New York, with principal offices at 110 Willow Creek Pt. Road, Ithaca, NY 14850

parties of the first part,

AND

TOWN OF LANSING, an Incorporated Municipal Subdivision of the State of New York, with offices at 29 Auburn Road, Lansing, NY 14882

party of the second part,

WITNESSETH that the parties of the first part, in consideration of ONE AND NO/100 Dollar (\$1.00) lawful money of the United states, and other good and valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, its successors and assigns forever:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lansing, County of Tompkins, State of New York, more particularly bounded and described on SCHEDULE A attached hereto and made a part hereof.

TOGETHER WITH the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

SUBJECT TO the Trust Fund provisions of Section 13 of the Lien Law.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF

LUCENTE HOMES LLC

By: [Signature] ROCCO P. LUCENTE, Managing Member

STATE OF NEW YORK) COUNTY OF TOMPKINS) ss.:

On the 8th day of February in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared ROCCO P. LUCENTE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the entity upon behalf of which the individual acted, executed the instrument.

[Signature] Notary Public

BARBARA E. HOLDSWORTH Notary Public, State of New York No. 01HO6257414 Qualified in Tompkins County 20 Commission Expires March 12, 2018

LUCENTE HOLDINGS, INC

By: [Signature] STEPHEN P. LUCENTE, President and Chairman of the Board of Directors

VILLAGE SOLARS, LLC

By: [Signature] STEPHEN P. LUCENTE, Manager

STATE OF NEW YORK) COUNTY OF TOMPKINS) ss.:

On the 16th day of February in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared STEPHEN P. LUCENTE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the entity upon behalf of which the individual acted, executed the instrument.

[Signature] Notary Public

DAVID A. TYLER Notary Public, State of New York No. 4633353 Qualified in Tompkins County Commission Expires Sept 30, 2018

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lansing, County of Tompkins, and State of New York, being parts of Military Lots 93 and 96 in said Town, being public streets known as Village Circle and Village Place, more particularly bounded and described as follows:

PARCEL 1

BEGINNING at a point 1136.2± feet located southerly along the present centerline of Warren Road from its intersection with the centerline of Farrell Road, THENCE S 78° 20' 44" E, 25.2 feet to a point marked by an existing pin in the east line of Warren Road;

THENCE running S 14° 30' 24" W, 60 feet to a point marked by an existing pin;

THENCE running S 76° 07' 44" E, 124.59 feet to a point marked by an existing pin;

THENCE running S 79° 56' 53" E, 169.93 feet to a point marked by an existing pin;

THENCE running S 79° 56' 53" E, 150.46 feet to a point marked by an existing pin;

THENCE running S 75° 45' 19" E, 125.0 feet to a point marked by an existing pin;

THENCE running on a tie course N 69° 23' E, 73.42 feet to a point marked by an existing pin;

THENCE running S 75° 37' 57" E, 200.00 feet to a point marked by an existing pin;

THENCE running S 75° 37' 57" E, 200.00 feet to a point marked by an existing pin;

THENCE running S 14° 34' 20" W, 259.65 feet to a point marked by an existing pin;

THENCE running S 14° 34' 20" W, 510.0 feet to a point marked by a pin;

THENCE running N 75° 37' 57" W, 200.0 feet to a point marked by an existing pin;

THENCE running N 75° 37' 57" W, 200.0 feet to a point marked by an existing pin;

THENCE running on a tie course N 75° 37' 57" W, 60 feet to a point marked by an existing pin;

THENCE running N 75° 37' 57" W, 178.0 feet to a point marked by an existing pin;

THENCE running N 69° 58' 32" W, 148.62 feet to a point marked by an existing pin;

THENCE running N 39° 41' 54" W, 101.62 feet to a point marked by an existing pin;

THENCE running N 75° 15' 26" W, 158.13 feet to a point marked by an existing pin in the east line of Warren Road;

THENCE running on a tie course S 14° 01' 18" W, 75.27 feet to a point;

THENCE running S 75° 37' 57" E, 125.07 feet to a point;

THENCE running on a curve to the right, with a radius of 50 feet, and an arc length of 39.26 feet and being a chord course and distance of S 53° 13' 34" E, 38.41 feet to a point;

THENCE running S 30° 37' 57" E, 20 feet to a point;

THENCE running on a curve to the left, with a radius of 110 feet, and an arc length of 86.44 feet and being a chord course and distance of S 53° 07' 13" E, 84.14 feet to a point;

THENCE running S 75° 37' 57" E, 181.40 feet to a point marked by an existing pin;

THENCE running S 75° 37' 57" E, 310.00 feet to a point marked by an existing pin;

THENCE running S 75° 37' 57" E, 266.19 feet to a point;
 THENCE running S 75° 37' 57" E, 74.00 feet to a point;
 THENCE running N 14° 34' 20" E, 260.44 feet to a point marked by an existing pin;
 THENCE running N 14° 34' 20" E, 629.2 feet to a point;
 THENCE running N 75° 37' 57" W, 60.0 feet to a point marked by an existing pin;
 THENCE running N 75° 37' 57" W, 400.0 feet to a point marked by a pin;
 THENCE running N 14° 34' 20" E, 240.0 feet to a point marked by a pin;
 THENCE running N 75° 46' 45" W, 60 feet to a point marked by an existing pin;
 THENCE running S 14° 34' 20" W, 281.94 feet to a point marked by an existing pin;
 THENCE running N 75° 45' 19" W, 125.0 feet to a point marked by an existing pin;
 THENCE running N 79° 56' 53" W, 150.96 feet to a point marked by an existing pin;
 THENCE running N 78° 20' 44" W, 294.25 feet to an existing pin at the point or place of beginning.

This PARCEL 1 is shown as Village Circle on a Survey Map entitled, "SURVEY MAP, HIGHWAY DEDICATION, VILLAGE CIRCLE & VILLAGE PLACE, TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK, LANDS OF LUCENTE HOMES LLC, LUCENTE HOLDINGS INC, VILLAGE SOLARS LLC" dated December 20, 2016, prepared by Lawrence P. Fabbroni, LLS No. 49682, a copy of which is intended to be filed in the Tompkins County Clerk's Office concurrently herewith, and is incorporated herein by reference. Being all of Village Circle and the northerly "thumb" of Village Place.

PARCEL 2

BEGINNING at the northeast corner of 102 Village Circle, also being the northeast corner of Lot 3 of the Village Solars Subdivision;

THENCE running on a tie course N 69° 23' E, 73.42 feet to an existing pin;
 THENCE running S 14° 34' 20" W, 769.65 feet to an existing pin, on this course passing through points marked by existing pins at 259.65 feet and 514.65 feet;
 THENCE running on a tie course N 75° 37' 57" W, 60 feet to a point marked by an existing pin;
 THENCE running N 14° 34' 20" E, 233.18 feet to a point;
 THENCE running N 14° 34' 20" E, 275.34 feet to a point, on this course passing through an existing pin at 208.38 feet;
 THENCE running N 14° 34' 20" E, 219.04 feet to the pin at the point or place of beginning.

This PARCEL 2 is shown as Village Place on a Survey Map entitled, "SURVEY MAP, HIGHWAY DEDICATION, VILLAGE CIRCLE & VILLAGE PLACE, TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK, LANDS OF LUCENTE HOMES LLC, LUCENTE HOLDINGS INC, VILLAGE SOLARS LLC" dated December 20, 2016, prepared by Lawrence P. Fabbroni, LLS No. 49682, a copy of which is intended to be filed in the Tompkins County Clerk's Office concurrently herewith, and is incorporated herein by reference. Being the major portion of Village Place (see PARCEL 1, above, for the balance of Village Place).

THERE IS INCLUDED in this grant (PARCEL 1 and PARCEL 2), as previously exercised by the doctrine of "User", under the Municipal Highway Laws, on to the lands abutting PARCEL 1 and PARCEL 2, above, the existing ditches along said Village Place and Village Circle and along the contiguous properties.

The premises herein have heretofore been "paper streets", dating from the mid-1970s -- see map by Howard R. Schlieder entitled, "REVISED PLANS OF VILLAGE APARTMENTS ON WARREN ROAD, TOWN OF LANSING, TOMPKINS CO., NEW YORK", dated April 18, 1975, revised April 12, 1976, and filed in the Tompkins County Clerk's Office on October 28, 1976 in Map Cabinet I, env. 129. This Deed is given to formalize the location of the public streets maintained by the Grantee, Town of Lansing, for over 40 years. None of the parties hereto can find, or are aware of, any Deed of formal dedication of Village Circle and Village Place to the Town. If any such instrument does exist, this Deed shall be deemed to supersede it.

Both PARCEL 1 and PARCEL 2, above, are SUBJECT TO all Public Utility and other Easements, Restrictions, and Covenants of record, insofar as they may affect said subject parcels. (Reference to which is hereby made to the Deeds set forth below as "BEING portions of...")

BEING portions of premises described in Deeds:

1. From Rocco P. Lucente to Lucente Homes LLC, dated June 30, 2015 and recorded July 1, 2015 in the Tompkins County Clerk's office as Instrument #2015-07460, and with special reference to Parcels TWELVE and THIRTEEN of said Deed.
2. From Lucente Holdings, Inc. to Village Solars, LLC, dated June 6, 2012 and recorded June 13, 2012 in the Tompkins County Clerk's office as Instrument #592835-001.
3. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 9, 1996 and recorded January 11, 1996 in the Tompkins County Clerk's office in Liber 764 of Deeds at page 311.
4. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 4, 1995 and recorded January 8, 1995 in the Tompkins County Clerk's office in Liber 743 of Deeds at page 12.
5. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 4, 2000 and recorded January 5, 2000 in the Tompkins County Clerk's office in Liber 867 of Deeds at page 94.
6. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 8, 2001 and recorded January 9, 2001 in the Tompkins County Clerk's office in Liber 895 of Deeds at page 159.
7. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 4, 1999 and recorded January 5, 1999 in the Tompkins County Clerk's office in Liber 837 of Deeds at page 266.
8. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 6, 1998 and recorded January 7, 1998 in the Tompkins County Clerk's office in Liber 811 of Deeds at page 283.

The Grantors herein certify that one of the entities listed above has record title to the properties abutting Village Circle and/or Village Place, as shown on the above-referenced map dated December 20, 2016 by Lawrence P. Fabbroni, being filed concurrently herewith. This certification to the Town of Lansing, as Grantee, shall in no way constitute an alteration, as between the Grantors to their respective properties, as reflected in record title to each property recorded in the Tompkins County Clerk's Office, and any maps or record, as of the date hereof.

