

PROJECT NARRATIVE

Conlon Corners Subdivision
Conlon Road
Town of Lansing
Tompkins County, NY

10-30-2024

General

We would like to present a sketch plan for a subdivision of an approximately 188-acre parcel located on Conlon and Bower Roads in the Town of Lansing. The tax parcel number is 31.-1-11.22 and consists primarily of open fields but has 2 smaller wooded sections, two clusters of dilapidated farming buildings and one single-family home at 113 Bower Road which is not in a livable condition.

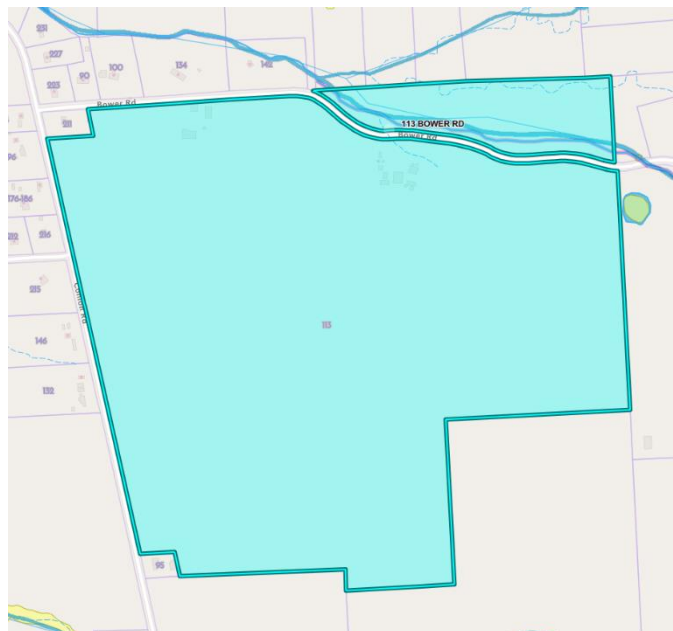
This application details a project which proposes to subdivide the parcel and create 4 new single-family building lots along Conlon Road. All building lots will be created in what is presently open field. It is intended that the remainder of the parcel will continue to be farmed via a farming lease. The property is zoned R3 Residential – Mixed Use and all lots will conform to current zoning regulations. We do not plan to build any of the homes but will sell individual house lots.

The project does not qualify as a Realty Subdivision since there are fewer than 5 lots that will be less than 5 acres in size.

Environmental Quality

The project will add 4 new homes to the existing Mixed Use neighborhood with no substantial increase in traffic. There will be no tree clearing and there are no steep slopes present on the proposed building lot areas. Electric and telecommunication services are available along Conlon Road and will be extended to serve each lot. No municipal sewers or water exist so the lots have been sized to accommodate private water wells and individual on-site wastewater treatment systems (septic systems). Final septic system designs will require the approval of the Tompkins County Health Department.

Other than a stream north of Bower Road (and not near the proposed building lots) there are no mapped wetland areas on the property by the US Fish and Wildlife Service, National Wetland Inventory, DEC or Tompkins County. See the following map from the Tompkins County Environmental Health Mapper.



Site Soils: Using the USDA Web Soil Survey, three soil types have been identified within the watershed of the building lot site.

- HdA: Howard gravelly loam with moderately high to high drainage characteristics (0.57 – 5.95 in/hr) in the hydrologic soil group A
- OaA: Ovid silt loam with moderately low to moderately high drainage characteristics (0.06 – 0.20 in/hr) in the hydrologic soil group C/D
- IcaA: Illionsilty clay loam with moderately low to moderately high drainage characteristics (0.06 – 0.20 in/hr) in the hydrologic soil group C/D

Soils data was obtained from the on-line USDA Soil Conservation Service Web Soil Survey.

Site Topography: The site, as a whole, has a varied slope of between 2 – 4% moving downhill from east to west.

Other Likely Additions to Proposal: There are two additional components to this project that I would like to point out. Both of these components are included in the sketch submitted with this application but are subject to modification as the relevant parties work out their details.

An adjoining neighbor at 95 Conlon Road has expressed interest in acquiring additional land from us next to his property. We plan to work with him and include a lot line modification component to this proposal once we finalize terms with him.

The Town of Lansing Trails Committee has expressed interest in acquiring an easement that would connect the Lansing Town trails to Conlon Road and we would like to help provide them with this trail access via an easement.

Sincerely,

Jesse Young