

PROJECT NARRATIVE

East Shore Circle Subdivision – Phase 2

106 East Shore Circle
Town of Lansing
Tompkins County, NY

11-19-2024

General

We propose to subdivide a 9.9-acre parcel located between East Shore Circle and East Shore Drive in the Town of Lansing. The tax parcel number is 37.1-7-12.2 and currently consists of open fields. This is the residual land (Parcel 7) of the previous subdivision known as Phase 1. The field is not currently being used for farming due to lack of size. This is the final phase of this project.

This application is for Phase 2 of the project which proposes subdividing the residual land of the original parcel into 6 building lots. The property is zoned R2 Residential – Moderate Density 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 qualifies as a Realty Subdivision so an application for Realty Subdivision approval is being sought through the Tompkins County Health Department concurrently with this application.

Environmental Quality

The project will add 6 new homes to the existing moderate density neighborhood with no substantial increase in traffic. The proposed development will occur in the gently sloping open field. Municipal water, electric, and telecommunication services are available along East Shore Circle/Drive and will be extended to serve each lot. No municipal sewers exist so the lots have been sized to accommodate individual on-site wastewater treatment systems (septic systems). Final septic system designs will require approval of the Tompkins County Health Department.

There is a small area of wetland in the western portion of the project area that is where we expect a stormwater pond to be located. This wetland does not appear on Federal or NYSDEC wetland maps but was mapped by Tompkins County in 2012 (see image to the right).



Tompkins County Health Department GIS Mapper
Yellow – Tompkins County 2012 Wetland Inventory

Stormwater

A Full Stormwater Pollution Prevention Plan (SWPPP) will be prepared for the proposed construction of a six (6) lot residential subdivision consisting of 2,400-SF homes, associated driveways, and landscaping. Lots 5 and 6 (and Stormwater Lot 7) of the development will be served by a common privately shared driveway from East Shore Circle and Lots 1 – 4 are expected to be independently accessed off of East Shore Drive. We are awaiting further correspondence from the NYS Highway Department on Lots' 1-4 access from East Shore Drive. Each parcel will have privately owned water and sewer utilities, and a series of general site drainage collection swales will direct development stormwater runoff into two engineered infiltration basin stormwater practices for water quality volume treatment and quantity attenuation.

This project has been designed to prepare each lot for individual private sale. Home construction will occur by future owners.

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

- 98% - 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 with no hydric rating.
- 2% - IcA: Ilion silty clay loam with moderately low to moderately high drainage characteristics (0.06 – 0.20 in/hr) in the hydrologic soil group C/D with a hydric rating.

Site Topography: The site, as a whole, has a varied slope of between 1 – 2% primarily moving downhill from east to west.

Public Use: We hope to include a public trail easement to the Town of Lansing that crosses from E Shore Circle to East Shore Drive as shown in the sketch plan map. The easement would intersect E Shore Drive across the road from the Community Recreation Center property and we hope this would be a welcome contribution to the neighborhood residents. If this is something the Town would like to see, we could reach out to the State Highway department to inquire about a crosswalk.

Sincerely,

Jesse Young