

To: Town of Lansing Planning Board

Re: Narrative for Phase 1 of East Shore Circle, 6 Lot Major Subdivision – Sketch Plan

10/25/2022

The Young/Barnett families wish to present a plan for subdivision to the planning board. This project would be on the portion of East Shore Circle parcel 37.1-7-12.2 that is on the northern side of said road. The parcel currently consists of an open field, a steep wooded section of Gulf Creek gorge and a single-family home known as 106 E Shore Cir. The field is not being used for farming since all the farmers that it has been offered to have said it is too small for them to include in their operations.

We feel that this property is an excellent candidate to add several residential building lots to this moderate density R2 neighborhood. The plan is to create 3 new building lots with between 170 and 200 feet of road frontage, 2 flag lots that would split a 75 ft strip of land leading into the rear of the open field, and a larger lot that contains the existing home at 106 E Shore Cir for a total of 6 new lots. The existing home lot would contain most of the steep gorge area as well as a small stream and wet area that come from highway. This lot would also contain an existing private footpath known as Emilie Jonas Falls Nature Trail.

These lots would all be serviced by public water that exists along E Shore Circle however each lot would need to build a private septic system along with their home. The subdividers do not intend to build any of the homes themselves. Their plan is to subdivide and provide the appropriate stormwater engineering and septic plans and then list each lot for sale. The buyers of each lot would do with the lots as they wish, provided those wishes are permitted by the Town of Lansing.

The subdividers would reserve an easement across the 75 ft strip of land that could eventually be used to build a public road onto the properties to the west in the event that this is ever desired. The subdividers do not own any of that land currently and only intend to preserve this as an option for the future.

In the past, the planning board has expressed interest in knowing what the full project would look like. I've just described what we intend to call Phase 1 of this plan and we do have an idea for Phase 2. This is shown on one of the included sketches. Phase 2 is on the southern side of E Shore Cir and is physically and hydrologically disconnected from Phase 1 by the highway itself. Phase 2 is only included to give the planning board an idea of what our intentions will be in the future. We are not proposing or requesting any action from the planning board related to Phase 2 at this time, however we are more than happy to hear suggestions or answer any questions they may have about it.

Thank you all for your time,

Jesse Young