

RECEIVED
OCT 21 2022

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 Perry & Cook
2. Tax Parcel No. 38-1-14.1 Zoning District R3/R1
3. Subdivider: (if owner, so state; if agent or other type of relationship,
state details on separate sheet)

Name & Title Perry & Cook
Signature [Signature] Date 10/17/22
Address 87 ARMSTRONG ROAD
Phone 607 280 0806 Fax _____ E-Mail COOKSLK@GMAIL.COM
Other Contact information _____

4. Licensed Land Surveyor:

Name: Sheive Land Surveying
Address 165 Wood RD Freeville, NY 13068
Phone 607 347-9800 Fax _____ E-Mail IAN.SHEIVE@TWCNY.NY.COM
Other Contact information 607-351-2906

5. Engineer:

Name: _____
Address _____
Phone _____ Fax _____ E-Mail _____
Other Contact information _____

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

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)

Williams 38-1-12
COOK 38-1-13
COOPER 38-1-15
BRANN 38-1-12

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):

SUB Divide PARCEL 38-1-14.1 INTO TWO PARCELS
AND SMALL LOT LINE ADJUSTMENT TO PARCEL 38-1-12
(Williams)

* Note: Application, Fee and required documents must be received in the Code
Enforcement Office 14 days prior to the scheduled Planning Board meeting.

R1 + R3 zones

Town of Lansing

AGRICULTURAL DATA STATEMENT

Date: 10/17/22

Instructions: In accordance with Section 283-a of the New York State Town Law, this form must be completed for an application for a special permit, site plan approval, use variance, or a subdivision requiring municipal review that would occur on property with 500 feet of a farm operation in a certified Agricultural District.

Applicant	Owner (if different from applicant)
Name: <u>Perry Cook</u>	Name:
Address: <u>87 ARMSTRONG ROAD</u>	Address:

1. Type of Application: Special Use Permit; Site Plan Approval; Use Variance; Subdivision Approval

2. Project Name/Location: _____

3. Tax Parcel Number(s): 38.-1-14.1

4. Description of proposed project: Divide PARCEL INTO TWO SEPARATE PARCELS. ALSO MAKE A LOT LINE ADJUSTMENT (PARCEL A). THIS MAKING (PARCEL C) LOT #1, (PARCEL B) A "FLAG" LOT AND (PARCEL A) AN ADDITION TO 38.-1-12

5. Number of total acres involved with project: 9.93

6. Number of acres presently in Tax Parcel: 9.93

7. How much of the site is currently farmed? 0 Acres

8. Please identify who is farming the site: N/A

9. Does this person MA own, or N/A rent the land. (Please check only one).

10. Please indicate what the intentions are for the use of the remainder of the property

SEPARATE LOT FOR FUTURE RESIDENCE. OR SALE

11. Who will maintain the remainder of the property not being used for this development?

Penny & Paige Cook

12. Other project information. Please include information about the existing land cover (crops or vegetation), any known impacts on existing stormwater drainage (including field tiles), or other significant plant materials: _____

This is simply a large lawn with
20x24 cold storage building. Nothing
will be changed at all.



Signature of Applicant

Signature of Owner (if other than app)

FOR TOWN USE ONLY:

Note: This form and a map of the parcel(s) should be mailed to County Planning as part of the GML 239 m and n referral. It should also be mailed to property owners within 600 feet of the property boundary (Attach list of property owners within 600 feet).

Name of Staff Person: _____

Date referred to County Planning: _____

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

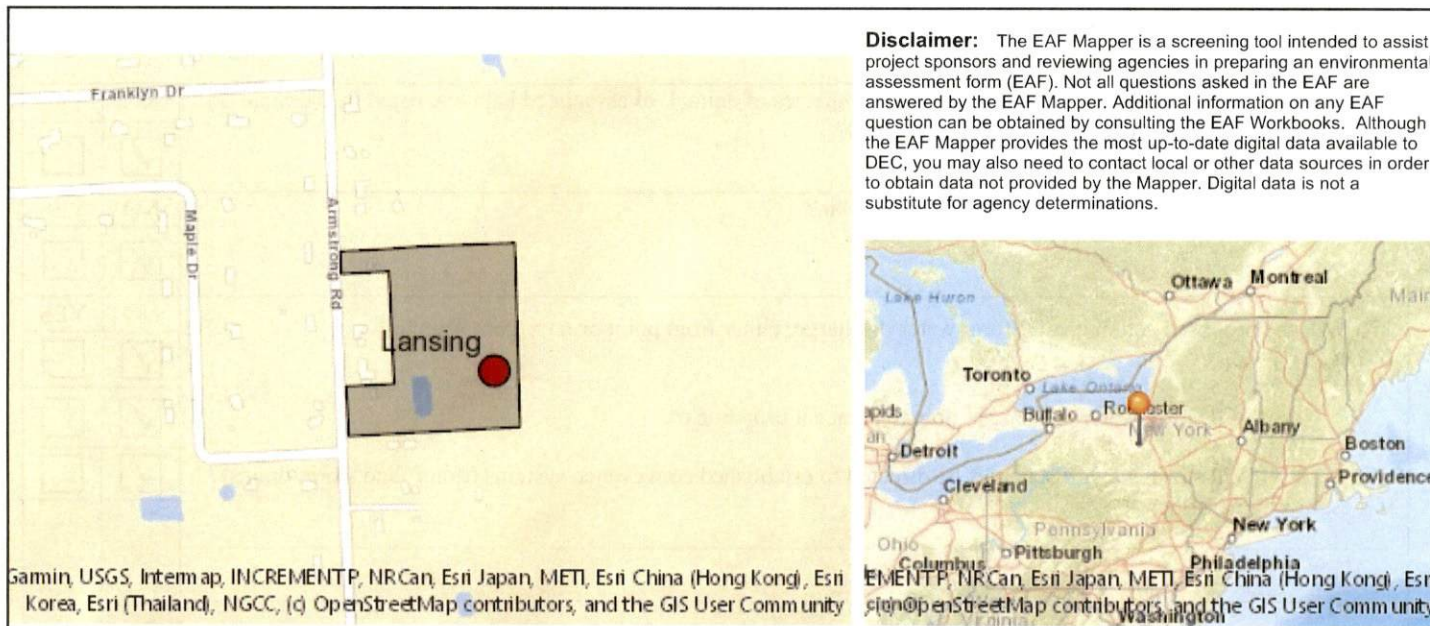
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

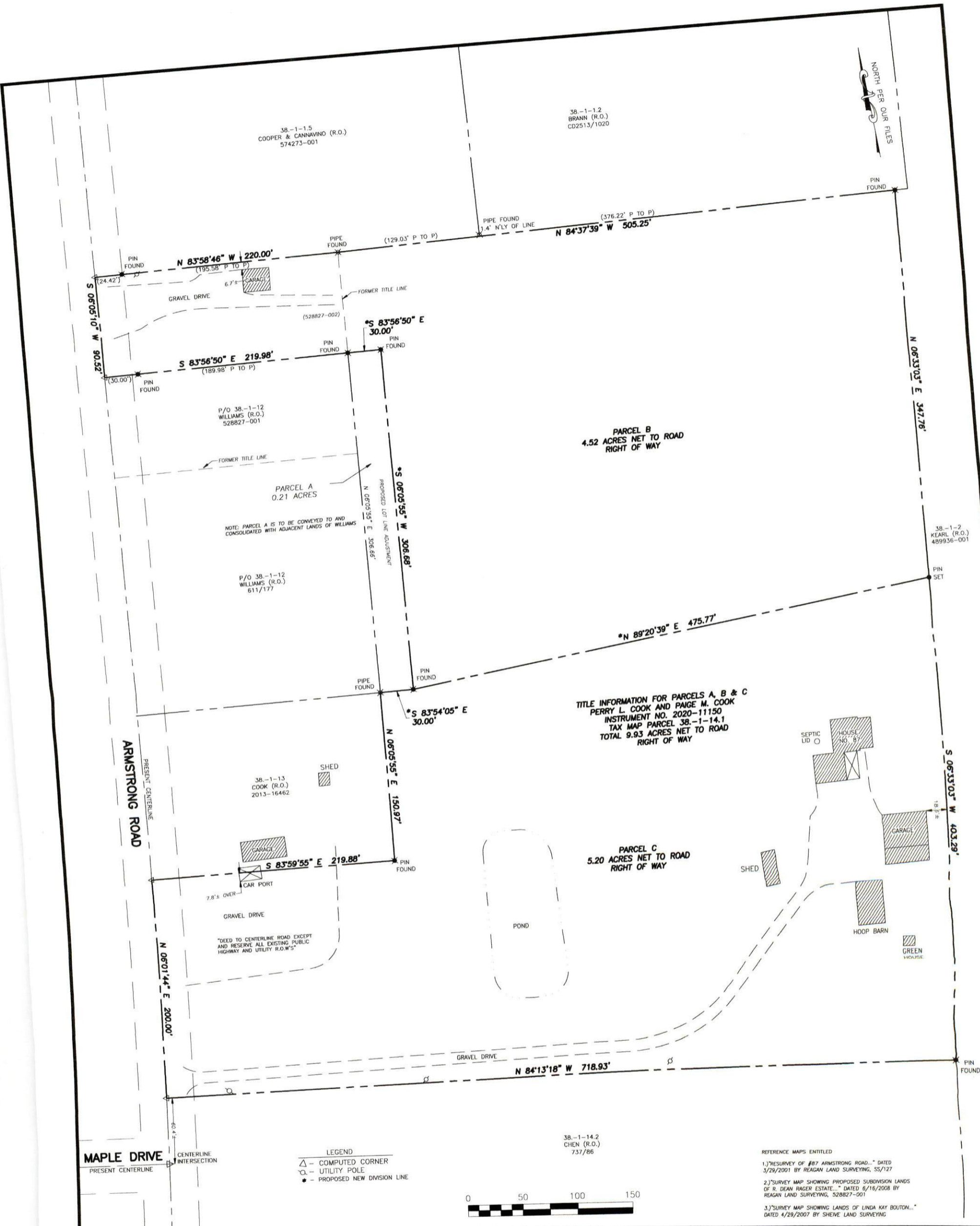
Part 1 – Project and Sponsor Information			
Name of Action or Project: Perry and Paige Cook Subdivision			
Project Location (describe, and attach a location map): 87 Armstrong Road Lansing Ny 14882			
Brief Description of Proposed Action: Simple subdivision creating a flag lot			
Name of Applicant or Sponsor: Perry and Paige Cook		Telephone: 607-280-0806	
		E-Mail: cookslc@gmail.com	
Address: 87 Armstrong Rd			
City/PO: Lansing		State: New York	Zip Code: 14882
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	YES
		<input checked="" type="checkbox"/>	<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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 9.92 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? _____ 4.52 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input 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"/>
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 checked="" type="checkbox"/>	<input 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: _____ _____	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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" 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:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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: _____ _____	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: <u>Perry and Paige Cook</u> Date: <u>10/27/22</u>		
Signature: <u></u> Title: _____		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



38-1-1.5
COOPER & CANNAVINO (R.O.)
574273-001

38-1-1.2
BRANN (R.O.)
02513/1020

P/O 38-1-12
WILLIAMS (R.O.)
528827-001

PARCEL A
0.21 ACRES

P/O 38-1-12
WILLIAMS (R.O.)
611/177

38-1-13
COOK (R.O.)
2013-16462

PARCEL B
4.52 ACRES NET TO ROAD
RIGHT OF WAY

TITLE INFORMATION FOR PARCELS A, B & C
PERRY L. COOK AND PAIGE M. COOK
INSTRUMENT NO. 2020-11150
TAX MAP PARCEL 38-1-14.1
TOTAL 9.93 ACRES NET TO ROAD
RIGHT OF WAY

PARCEL C
5.20 ACRES NET TO ROAD
RIGHT OF WAY

38-1-14.2
CHEN (R.O.)
737/86

MAPLE DRIVE
PRESENT CENTERLINE

ARMSTRONG ROAD
PRESENT CENTERLINE

LEGEND
 Δ - COMPUTED CORNER
 ○ - UTILITY POLE
 * - PROPOSED NEW DIVISION LINE



- REFERENCE MAPS ENTITLED
- 1.) "RESURVEY OF #87 ARMSTRONG ROAD..." DATED 3/29/2001 BY REAGAN LAND SURVEYING, 55/127
 - 2.) "SURVEY MAP SHOWING PROPOSED SUBDIVISION LANDS OF R. DEAN RAGER ESTATE..." DATED 6/16/2008 BY REAGAN LAND SURVEYING, 528827-001
 - 3.) "SURVEY MAP SHOWING LANDS OF LINDA KAY BOLTON..." DATED 4/29/2007 BY SHEVIE LAND SURVEYING

CERTIFICATION
 I hereby certify to PERRY L. COOK AND PAIGE M. COOK
 that I am a licensed land surveyor, New York State License
 No. 050769, and that this map correctly delineates an actual
 survey on the ground made by me or under my direct
 supervision; and that I found no visible encroachments either
 way across property lines except as shown hereon.
 SIGNED: _____ DATED: _____

SHEVIE LAND SURVEYING 165 WOOD ROAD FREEVILLE, NY 13068 807-347-9800	TITLE: SUBDIVISION PLAT NO. 87 ARMSTRONG ROAD, TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK		REVISED
	DATE: 08/01/2022	FILE NO. 22072	SCALE: 1"=50'