

PROJECT NARRATIVE

Teeter Road Major Subdivision
Cardamone Home Builders, Inc.
11 Woodland Way
Town of Lansing
Tompkins County, NY
8-28-24

Scott Cardamone, of Cardamone Home Builders, Inc., is the owner of an 18.12-acre parcel located south of Teeter Road and West of East Shore Circle. The parcel is Tax Map Number 37.1-7-18.12 and is located in the R-1 Residential Low Density Zone. Mr. Cardamone wishes to subdivide the parcel into 3 lots for the construction of 3 single family homes and has retained Sciarabba Engineering to act as agent on his behalf. There is currently no public water along the frontage of the parcel, but the parcel is part of a consolidated water district. Town water mains exist at 2 dead-ends close to the east and west property lines. Accordingly, Cardamone Home Builders will be responsible for installing an 8" ductile iron water main to create a loop in the water main and eliminate the 2 dead ends. 3 service taps along with all required Town appurtenances will also be installed. All watermain improvements will be built to Town standards and dedicated to the Town upon completion.

Soil disturbance for construction on all 3 lots will be restricted to less than 2 acres. All roof runoff will be collected in gutters and downspouts and extended to the existing swale in Teeter Road. Grading will be such to direct the majority of the impervious surfaces to Teeter Road.

We are seeking Preliminary Subdivision Approval at the Town Planning Board's September 23rd, 2024, meeting. We understand that if we are successful in receiving Preliminary Approval (following a public hearing and SEQR Review) the Planning Board will make a recommendation to the Town Board and Water/Sewer Working Group to authorize the Town Engineer to complete a Report for the installation of the Town watermain improvements. The Town Engineer will include in their report the Watermain Extension Plan, Profile, and Details drawing and an Opinion of Probable Project Costs prepared by Sciarabba Engineering.

Upon approval of the Town Engineer's report, Cardamone Home Builders will return to the Planning Board to seek Final Subdivision Approval. We look forward to continuing this application review at the September 23, 2024, Planning Board meeting. The following documents were uploaded to the OpenGov site in support of this application:

- Sketch Plan Submission (August 5, 2024)
 - Subdivision Application #SUB-24-17
 - SEQR Short Environmental Assessment Form
 - Agricultural Data Statement
 - TG Miller Boundary Survey Map
 - Subdivision Sketch Map
 - Review Fee

Sciarabba Engineering, PLLC

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9664 Kingtown Road, Trumansburg, NY 14886

- Preliminary Subdivision Submission (August 28, 2024)
 - TG Miller Preliminary Subdivision Map
 - SE+D Preliminary Civil Drawings:
 - G-001 Cover Sheet
 - C-101 Existing Conditions Plan
 - C-102 Subdivision Plan
 - C-103 Erosion and Sediment Control Plan
 - C-104 Grading and Drainage and Utility Plan
 - C-105 Watermain Extension Plan Profile and Details

SciArabba Engineering, PLLC.



Andrew J. Sciarabba, P.E.
Owner/Principal Engineer