

**AGREEMENT**  
**for**  
**GRANT OF RIGHT-OF-WAY,**  
**GRANT OF DRAINAGE EASEMENTS**  
**&**  
**RELEASE OF ACRES DRIVE**

**THIS AGREEMENT** is made to be effective the \_\_\_ day of \_\_\_\_\_, 2026 by and between the following parties hereto:

**EMMANUEL BACOLAS and DEBORAH BACOLAS,**  
residing at 24-11 24<sup>th</sup> Street, Astoria, New York 11102,  
(hereinafter “Bacolas”) and

**The TOWN OF LANSING,**  
an incorporated municipal subdivision of the State of New York,  
having its principal office at 29 Auburn Road, Lansing, New York 14882,  
(hereinafter the “Town”).

**WITNESSETH:**

WHEREAS, Bacolas is the owner of real property located in the Town of Lansing, County of Tompkins and State of New York, having been conveyed to Bacolas by John Alden Stevens and Heather T. Stevens by deed dated November 15, 2023 and recorded November 17, 2023 in the Tompkins County Clerk’s Office as Instrument No. 2023-10325 (Tax Map Parcel No. 41.-1-29.3); and

WHEREAS, the Town previously approved a subdivision map entitled “Sky Acres, Developer and Builder Alex Cima” map and measurements prepared by Kenneth L. Jones, approved by Howard R. Schlieder, N.Y.S.P.E. & L.S. No. 043780, filed October 21, 1970 in the Tompkins County Clerk’s Office in Lansing Map Book 1970 at pages 11-14, Instrument No. BF002923-001 (hereinafter the “Subdivision Map”); and

WHEREAS, the Subdivision Map showed Acres Drive running from Stormy View Drive via a “dogleg” westerly to [North] Triphammer Road (hereinafter “Acres Drive”); and

WHEREAS, the Town approved another subdivision map on May 14, 2001 entitled “Final Plot Plan, Survey and Topographic Map, Showing Lands of Po Family Limited Partnership to be Subdivided into ‘Lot A’, ‘Lot B’, Lot C’, ‘Lot D’, Lot 92, Town of Lansing, Tompkins County, New York” prepared by Michael John Reagan, L.L.S. No. 049892, dated March 23, 2001 and filed June 13, 2001 in the Tompkins County Clerk’s Office in Map Drawer QQ as Map or Sheet 26 (Instrument No. 288319-001), which map does not show Acres Drive; and

WHEREAS, Acres Drive was never opened to the public, nor was it dedicated to the Town as a public road, nor is it listed as a public road on the Town's inventory of Town Roads; and

WHEREAS, Bacolas desires to have the Town release any fee title it may have to Sky Acres by virtue of it being shown on the Subdivision Map; and

WHEREAS, the Town has for many years used a portion of Sky Acres adjoining Stormy View Drive as turn-around for snow plowing and other maintenance vehicles and desires to retain said use, including appropriate drainage necessary for its use and maintenance; and

WHEREAS, the Town also desires to provide for adequate drainage servicing properties in the surrounding areas of Sky Acres;

NOW, THEREFORE, in consideration of One Dollars (\$1.00) lawful money of the United States, exchanged between the parties, and of the mutual covenants and promises set forth herein, the parties hereto do hereby agree to the terms and conditions set forth herein.

1. Bacolas hereby grants to the Town in perpetuity a non-exclusive Right-of-Way for the use and general maintenance over the parcel of land fifty (50) feet in width and sixty (60) feet in length running westerly from the west line of Stormy View Road, and centered on the "PAVED DRIVEWAY" as shown on a survey map entitled "Survey Map ~ Showing Lands of ~ John Alden & Heather T. Stevens, Miliary Lot 92, Town of Lansing ~ County of Tompkins, State of New York" prepared by Michael John Reagan, P.L.S. No. 049892, dated October 31, 2023 and filed November 17, 2023 in the Tompkins County Clerk's Office as Instrument No. 2023-10326 (hereinafter the Survey Map);

2. Bacolas hereby grants to the Town in perpetuity an Easement for drainage and drainage structures for the purpose of servicing the Town and the County of Tompkins roads and highways, along the strip of land ten (10) feet in width located generally along the northerly line of Sky Acres, and centered on the existing culvert and drainage infrastructure for the Smooth Interior Corrugated Polythene Pipe, designated as "18" DIA. SICPP" on the Survey Map, as said pipe runs or extends to the tree line designated as "Row of Pine and Spruce Trees" on the Survey Map, and thereafter centered on the existing drainage to North Triphammer Road; including the right to install, lay, construct, access, operate, maintain, improve, manage, alter, repair, remove and replace said drainage structures. Except in emergency situations, the Town shall give Bacolas reasonable notice for entry to the Bacolas property for maintenance, shall be responsible for all necessary permits and licenses, shall hold Bacolas harmless from any and all liability on account of personal injury and property damage actions arising out of the Town's use and maintenance of the Easement, not resulting from the wanton or negligent acts or omissions of Bacolas, and shall re-seed any area disturbed by said maintenance.



**STATE OF NEW YORK )**

**) SS.:**

**COUNTY OF TOMPKINS )**

On the        day of        in the year 2026 before me, the undersigned, a notary public in and for said state, personally appeared        , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

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**NOTARY PUBLIC**