

To: Town Board Town of Lansing
From: Lawrence P. Fabbroni, P.E., L.S.
Date: June 23, 2023



Re: Subdivision of Two Lots within Village Apartments/Village Solars PDA

Hopefully the history of the two lots for which subdivision is requested will make ratification of this subdivision straightforward.

In 1976 a revised map was filed showing the two lots. Subsequently the lot including 39 village circle was altered by the dedication of the water tank site to the Town. A portion of what is now Village Circle fronting on 39 Village Circle, the tank site, and the empty lot here in question was " reserved for future expansion. This section was still not dedicated at the time of the approval of the Village Apartment/ Village Solar PDA though the lots are shown in their updated form by then. Finally when the Town requested an updated map of the Village Apartment/Village Solar area the missing section of road along with an updated description of all roads comprising Village Circle and Village Place WERE DEDICATED OR REDEDICATED TO THE TOWN IN 2017.

So this road dedication of the missing section of road would seem to have subdivided the two lots being requested for subdivision from the large parcel 39-1-38.2 they were connected to through this 45 year history. The action now requested is to recognize this subdivision so maps for each can be recorded and the lots both fronting on Village Circle can stand on their own.

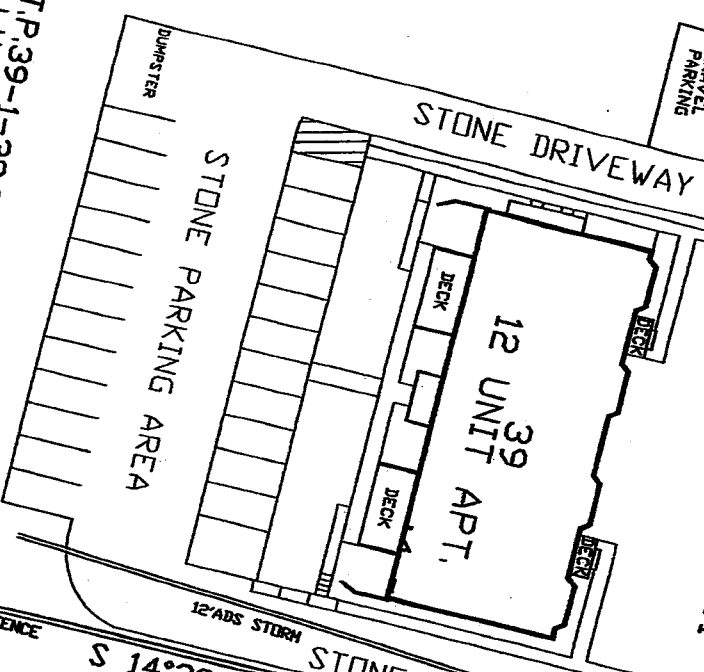
T.P.39-1-38.11
R.O.VILLAGE SOLARS, LLC
(INSTR#2022-14086)

N 14°17'09" E 249.78'P-P
(250')

(INSTR# 471363-001) T.P. 39-1-50.6
KAIDA COMPUTER TECH. LLC
(INSTR# 523357-008)

P.O. T.P.39-1-38.2
R.D.LUCENTE HOMES LLC
(INSTR#2015-07460)

N 75°37'57" W 266.49'TOTAL



T.P. 39-1-38.19
R.O. TOWN OF LANSING
(592/708)

TOWN WATER
TANK SITE

MERIDIAN OF WARREN
ROAD BUSINESS PARK

CHAIN LINK FENCE
PIPE FOUND N75°37'57" W 200.0'

S 75°37'57" E 200.0' HD. PIPE FOUND
S 75°37'57" E 200.0' HD. PIPE FOUND
S 75°37'57" E 200.0' HD. PIPE FOUND
S 75°37'57" E 200.0' HD. PIPE FOUND

- MAP REFERENCES!
- 'SURVEY MAP, HIGHWAY DEDICATION VILLAGE CIRCLE & VILLAGE PLACE' BY L.FABBRONI, L.S., FILED TCCD INSTR#2017-01987
 - 'SURVEY MAP, PROPOSED PARCEL TO BE CONVEYED TO TOWN OF LANSING, VILLAGE CIRCLE SOUTH', BY ALLEN FULKERSEN, L.S., FILED T TCCD (592/709)
 - 'WARREN ROAD BUSINESS PARK', BY THOMAS G. MILLER, L.S., FILED TCCD MAP DRWR. K MAP 25
 - 'REVISED PLANS OF VILLAGE APARTMENTS ON WARREN ROAD', BY H. SCHLIEDER, P.E., L.S., FILED TCCD IN CAB1, ENV.129

- NOTES!
- NYSEG EASEMENTS AS THEY MAY APPLY (485/590)(489/47)(506/776)
 - NYTELE EASEMENTS (506/700)



SURVEY MAP	
39 VILLAGE CIRCLE	
TOWN OF LANSING COUNTY OF TOMPKINS STATE OF NEW YORK	
LANDS OF SCALE	SURVEY BY
LICENTATE 1"=50'	L.FABBRONI
DATE 2-18-23	NYSLS
	45682
LLC	

T.P. 39-1-38.8
R.D. LUCENTE HOLDINGS INC.
(895/150)

T.P. 39-1-38.16
R.D. LUCENTE HOLDINGS INC.
(811/283)
1.19 ACRES

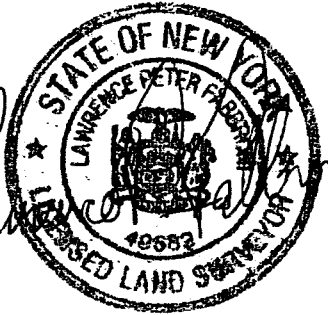
T.P. 39-1-38.9
R.D. LUCENTE HOMES LLC
(INSTR#2015-07460)

P.D. T.P. 39-1-38.2
R.D. LUCENTE HOMES LLC
(INSTR#2015-07460)

T.P. 39-1-38.13
R.D. LUCENTE HOLDINGS
(743/12)

T.P. 39-1-38.2
R.D. LUCENTE HOMES LLC
(INSTR#2015-07460)

P.D.B. S75°37'57"E 200.0'
ALONG HIGHWAY BOUNDARY
FROM EAST HIGHWAY BOUNDARY OF
VILLAGE PLACE
PIN FOUND



MAP REFERENCES:

1. "SURVEY MAP, HIGHWAY DEDICATION VILLAGE CIRCLE & VILLAGE PLACE" BY L.FABBRONI, L.S., FILED TCCD INSTR#2017-01987
2. "WARREN ROAD BUSINESS PARK" BY THOMAS G. MILLER, L.S., FILED TCCD MAP DRWR. K MAP 25
3. "REVISED PLANS OF VILLAGE APARTMENTS ON WARREN ROAD" BY H. SCHLIEDER, P.E., L.S. FILED TCCD IN CAB.1, ENV.129

NOTES:

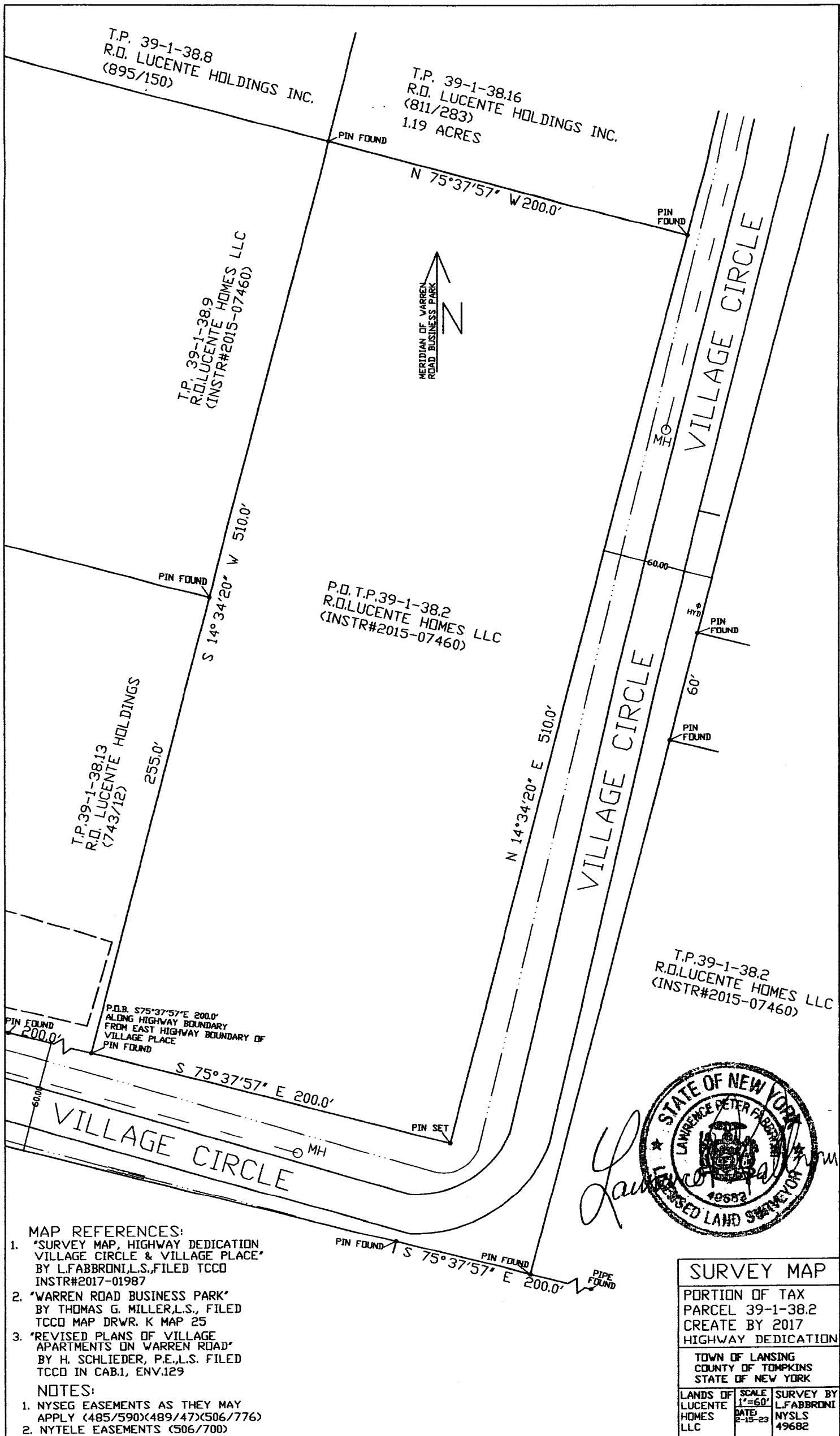
1. NYSEG EASEMENTS AS THEY MAY APPLY (485/590)(489/47)(506/776)
2. NYTELE EASEMENTS (506/700)

SURVEY MAP

PORTION OF TAX
PARCEL 39-1-38.2
CREATE BY 2017
HIGHWAY DEDICATION

TOWN OF LANSING
COUNTY OF TOMPKINS
STATE OF NEW YORK

LANDS OF LUCENTE HOMES LLC	SCALE 1"=60' DATE 2-15-23	SURVEY BY L.FABBRONI NYSLS 49682
-------------------------------------	------------------------------------	-------------------------------------------



1					
2					
3					
4					
5					
REV.	date				description

LAWRENCE FABBRONI, P.E., S.
 1 SETTLEMENT WAY
 THACK, NEW YORK 14850
 PHONE (607) 257-2198

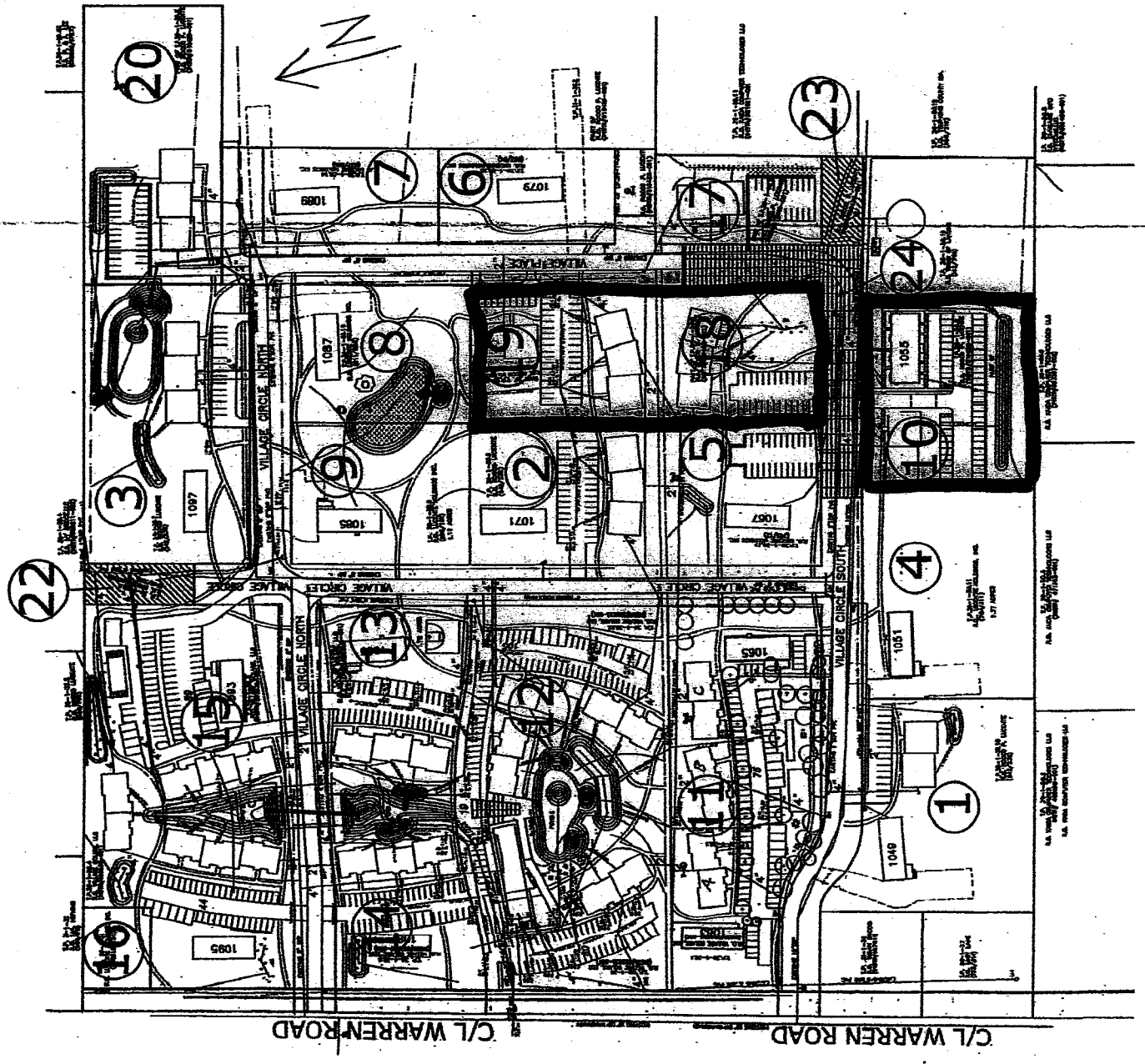


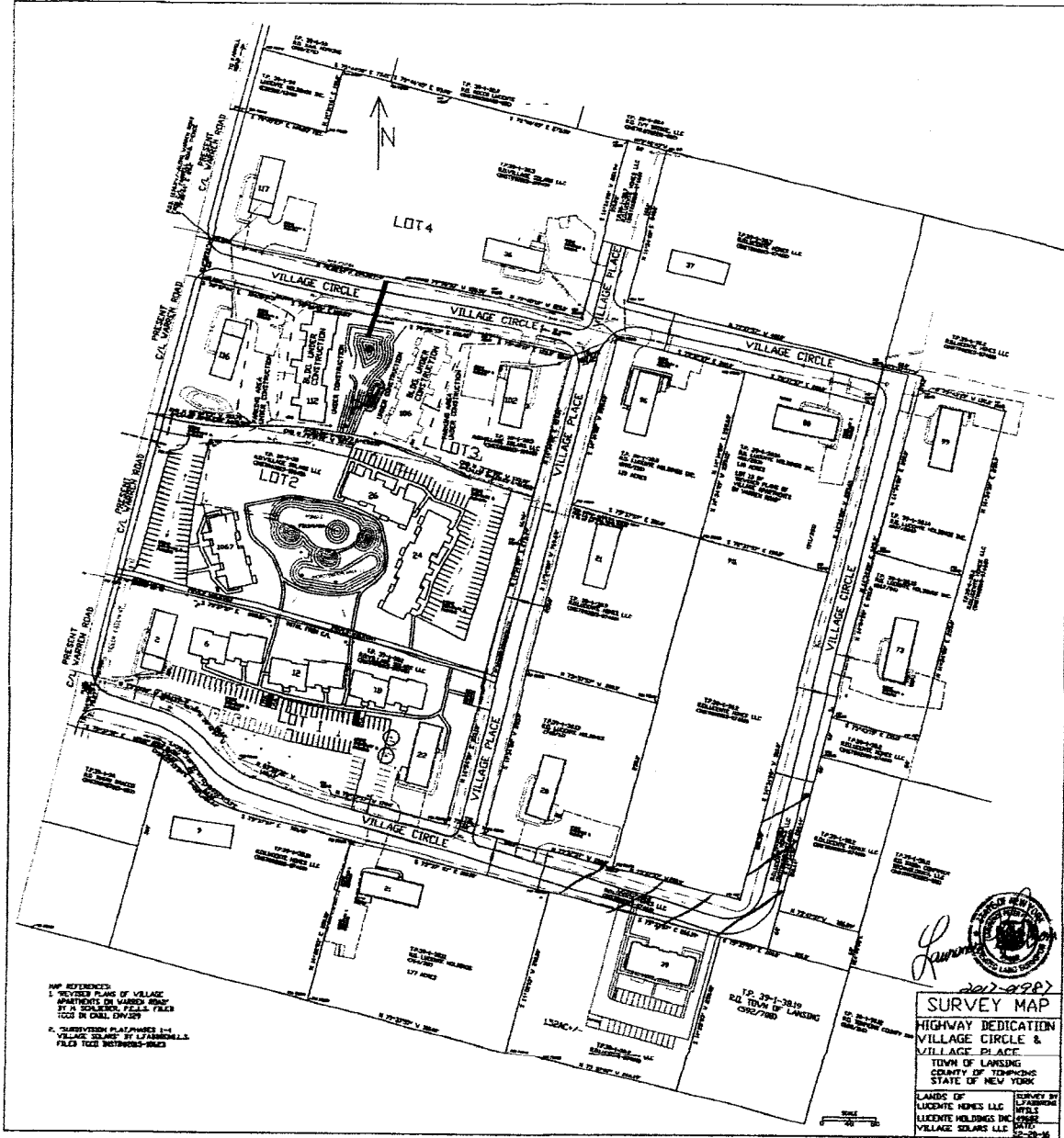
VILLAGE CIRCLE
 VILLAGE APARTMENTS/
 VILLAGE SOLARS
 PDA PARCELS
 TOWN OF LUSKINS
 COUNTY OF TOMPKINS
 STATE OF NEW YORK

DRAWN
 L. FABBRONI
 DATE
 03-05-13
 SCALE
 1"=80'
 PROJECT NO.
 SHEET NO.
 SURV-2

(21)

PARCEL	CURRENT T.P.#	PROPOSED OWNER
1	39-1-38.10	NO CHANGE R.LUCENTE
2	39-1-38.9	NO CHANGE R.LUCENTE
3	P.O.39-1-38.7	39-1-38.7 R.LUCENTE
4	39-1-38.11	NO CHANGE LUCENTE HOLDINGS
5	39-1-38.13	
6	39-1-38.15	
7	39-1-38.14	
8	39-1-38.16	
9	39-1-38.8	
10	P.O.39-1-38.2	NEW R. LUCENTE
11	39-1-38.1	NEW VILLAGE SOLARS LLC
12	39-1-35	
	P.O.39-1-38.5	
	P.O.39-1-38.12	
	P.O.39-1-38.6	
13	P.O.39-1-38.6	
14	P.O.39-1-38.5	
15	P.O.39-1-38.4	
16	P.O.39-1-38.3	
	39-1-34	
17	P.O.39-1-38.2	NOT PART OF PROJECT LUCENTE HOLDINGS
18		NEW R.LUCENTE
19		
20		
21	P.O.39-1-38.7	NOT PART OF PROJECT R.LUCENTE
22	60X160	R.LUCENTE
23	60X126	RESERVED FOR HIGHWAYS & UTIL. R.LUCENTE
24	P.O.39-1-38.2	TO BE DEDICATED TO TOWN







Tompkins County Clerk Recording Page

Return To

GUTTMAN & REITER
411 N TIOGA ST
ITHACA, NY 14850

Maureen Reynolds, County Clerk

Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **DEED**

Receipt Number: 17-155675

Grantor (Party 1)
LUCENTE HOMES LLC

Grantee (Party 2)
TOWN OF LANSING

Fees	
Recording Fee	\$20.00
Pages Fee	\$25.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$250.00
Total Fees Paid:	\$320.00

Transfer Amt: \$0.00

Instrument #: 2017-01986
Transfer Tax #: 001220

Property located in **Lansing**

State of New York
County of Tompkins

Recorded on February 23rd, 2017 at 10:54:09
AM with a total page count of 5.

Tompkins County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

Do Not Detach

QUITCLAIM DEED

THIS INDENTURE made the 16th day of Feb, in the year Two Thousand and Seventeen,

BETWEEN:

LUCENTE HOMES LLC, a New York Limited Liability Company formed under the Laws of the State of New York, with principal offices at 120 Briarwood Drive, Ithaca, New York 14850; LUCENTE HOLDINGS, INC., a New York Business Corporation formed under the Laws of the State of New York, with principal offices at 110 Willow Creek Point Road, Ithaca, NY 14850; VILLAGE SOLARS, LLC, a Limited Liability Company formed under the Laws of the State of New York, with principal offices at 110 Willow Creek Pt. Road, Ithaca, NY 14850

parties of the first part,

AND

TOWN OF LANSING, an Incorporated Municipal Subdivision of the State of New York, with offices at 29 Auburn Road, Lansing, NY 14882

party of the second part,

WITNESSETH that the parties of the first part, in consideration of ONE AND NO/100 Dollar (\$1.00) lawful money of the United states, and other good and valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, its successors and assigns forever:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lansing, County of Tompkins, State of New York, more particularly bounded and described on SCHEDULE A attached hereto and made a part hereof.

TOGETHER WITH the appurtenances and all the estate and rights of the parties of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

SUBJECT TO the Trust Fund provisions of Section 13 of the Lien Law.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF

LUCENTE HOMES LLC

By: Rocco P. Lucente
ROCCO P. LUCENTE, Managing Member

STATE OF NEW YORK)
COUNTY OF TOMPKINS) ss.:

On the 20th day of February in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared ROCCO P. LUCENTE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the entity upon behalf of which the individual acted, executed the instrument.

Barbara E. Holdsworth
Notary Public

BARBARA E. HOLDSWORTH
Notary Public, State of New York
No. 01H06257414
Qualified in Tompkins County 20
Commission Expires March 12, 2018

LUCENTE HOLDINGS, INC.
By: Stephen P. Lucente
STEPHEN P. LUCENTE, President
and Chairman of the Board of Directors

VILLAGE SOLARS, LLC
By: Stephen P. Lucente
STEPHEN P. LUCENTE, Manager

STATE OF NEW YORK)
COUNTY OF TOMPKINS) ss.:

On the 16th day of February in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared STEPHEN P. LUCENTE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the entity upon behalf of which the individual acted, executed the instrument.

David A. Tyler
Notary Public

DAVID A. TYLER
Notary Public, State of New York
No. 4633353
Qualified in Tompkins County
Commission Expires Sept 30, 2018

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lansing, County of Tompkins, and State of New York, being parts of Military Lots 93 and 96 in said Town, being public streets known as Village Circle and Village Place, more particularly bounded and described as follows:

PARCEL 1

BEGINNING at a point 1136.2± feet located southerly along the present centerline of Warren Road from its intersection with the centerline of Farrell Road, THENCE S 78° 20' 44" E, 25.2 feet to a point marked by an existing pin in the east line of Warren Road;

THENCE running S 14° 30' 24" W, 60 feet to a point marked by an existing pin;

THENCE running S 76° 07' 44" E, 124.59 feet to a point marked by an existing pin;

THENCE running S 79° 56' 53" E, 169.93 feet to a point marked by an existing pin;

THENCE running S 79° 56' 53" E, 150.46 feet to a point marked by an existing pin;

THENCE running S 75° 45' 19" E, 125.0 feet to a point marked by an existing pin;

THENCE running on a tie course N 69° 23' E, 73.42 feet to a point marked by an existing pin;

THENCE running S 75° 37' 57" E, 200.00 feet to a point marked by an existing pin;

THENCE running S 75° 37' 57" E, 200.00 feet to a point marked by an existing pin;

THENCE running S 14° 34' 20" W, 259.65 feet to a point marked by an existing pin;

THENCE running S 14° 34' 20" W, 510.0 feet to a point marked by a pin;

THENCE running N 75° 37' 57" W, 200.0 feet to a point marked by an existing pin;

THENCE running N 75° 37' 57" W, 200.0 feet to a point marked by an existing pin;

THENCE running on a tie course N 75° 37' 57" W, 60 feet to a point marked by an existing pin;

THENCE running N 75° 37' 57" W, 178.0 feet to a point marked by an existing pin;

THENCE running N 69° 58' 32" W, 148.62 feet to a point marked by an existing pin;

THENCE running N 39° 41' 54" W, 101.62 feet to a point marked by an existing pin;

THENCE running N 75° 15' 26" W, 158.13 feet to a point marked by an existing pin in the east line of Warren Road;

THENCE running on a tie course S 14° 01' 18" W, 75.27 feet to a point;

THENCE running S 75° 37' 57" E, 125.07 feet to a point;

THENCE running on a curve to the right, with a radius of 50 feet, and an arc length of 39.26 feet and being a chord course and distance of S 53° 13' 34" E, 38.41 feet to a point;

THENCE running S 30° 37' 57" E, 20 feet to a point;

THENCE running on a curve to the left, with a radius of 110 feet, and an arc length of 86.44 feet and being a chord course and distance of S 53° 07' 13" E, 84.14 feet to a point;

THENCE running S 75° 37' 57" E, 181.40 feet to a point marked by an existing pin;

THENCE running S 75° 37' 57" E, 310.00 feet to a point marked by an existing pin;

THENCE running S 75° 37' 57" E, 266.19 feet to a point;

THENCE running S 75° 37' 57" E, 74.00 feet to a point;

THENCE running N 14° 34' 20" E, 260.44 feet to a point marked by an existing pin;

THENCE running N 14° 34' 20" E, 629.2 feet to a point;

THENCE running N 75° 37' 57" W, 60.0 feet to a point marked by an existing pin;

THENCE running N 75° 37' 57" W, 400.0 feet to a point marked by a pin;

THENCE running N 14° 34' 20" E, 240.0 feet to a point marked by a pin;

THENCE running N 75° 46' 45" W, 60 feet to a point marked by an existing pin;

THENCE running S 14° 34' 20" W, 281.94 feet to a point marked by an existing pin;

THENCE running N 75° 45' 19" W, 125.0 feet to a point marked by an existing pin;

THENCE running N 79° 56' 53" W, 150.96 feet to a point marked by an existing pin;

THENCE running N 78° 20' 44" W, 294.25 feet to an existing pin at the point or place of beginning.

This PARCEL 1 is shown as Village Circle on a Survey Map entitled, "SURVEY MAP, HIGHWAY DEDICATION, VILLAGE CIRCLE & VILLAGE PLACE, TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK, LANDS OF LUCENTE HOMES LLC, LUCENTE HOLDINGS INC, VILLAGE SOLARS LLC" dated December 20, 2016, prepared by Lawrence P. Fabbioni, LLS No. 49682, a copy of which is intended to be filed in the Tompkins County Clerk's Office concurrently herewith, and is incorporated herein by reference. Being all of Village Circle and the northerly "thumb" of Village Place.

PARCEL 2

BEGINNING at the northeast corner of 102 Village Circle, also being the northeast corner of Lot 3 of the Village Solars Subdivision;

THENCE running on a tie course N 69° 23' E, 73.42 feet to an existing pin;

THENCE running S 14° 34' 20" W, 769.65 feet to an existing pin, on this course passing through points marked by existing pins at 259.65 feet and 514.65 feet;

THENCE running on a tie course N 75° 37' 57" W, 60 feet to a point marked by an existing pin;

THENCE running N 14° 34' 20" E, 233.18 feet to a point;

THENCE running N 14° 34' 20" E, 275.34 feet to a point, on this course passing through an existing pin at 208.38 feet;

THENCE running N 14° 34' 20" E, 219.04 feet to the pin at the point or place of beginning.

This PARCEL 2 is shown as Village Place on a Survey Map entitled, "SURVEY MAP, HIGHWAY DEDICATION, VILLAGE CIRCLE & VILLAGE PLACE, TOWN OF LANSING, COUNTY OF TOMPKINS, STATE OF NEW YORK, LANDS OF LUCENTE HOMES LLC, LUCENTE HOLDINGS INC, VILLAGE SOLARS LLC" dated December 20, 2016, prepared by Lawrence P. Fabbioni, LLS No. 49682, a copy of which is intended to be filed in the Tompkins County Clerk's Office concurrently herewith, and is incorporated herein by reference. Being the major portion of Village Place (see PARCEL 1, above, for the balance of Village Place).

THERE IS INCLUDED in this grant (PARCEL 1 and PARCEL 2), as previously exercised by the doctrine of "User", under the Municipal Highway Laws, on to the lands abutting PARCEL 1 and PARCEL 2, above, the existing ditches along said Village Place and Village Circle and along the contiguous properties.

The premises herein have heretofore been "paper streets", dating from the mid-1970s – see map by Howard R. Schlieder entitled, "REVISED PLANS OF VILLAGE APARTMENTS ON WARREN ROAD, TOWN OF LANSING, TOMPKINS CO., NEW YORK", dated April 18, 1975, revised April 12, 1976, and filed in the Tompkins County Clerk's Office on October 28, 1976 in Map Cabinet 1, env. 129. This Deed is given to formalize the location of the public streets maintained by the Grantee, Town of Lansing, for over 40 years. None of the parties hereto can find, or are aware of, any Deed of formal dedication of Village Circle and Village Place to the Town. If any such instrument does exist, this Deed shall be deemed to supersede it.

Both PARCEL 1 and PARCEL 2, above, are SUBJECT TO all Public Utility and other Easements, Restrictions, and Covenants of record, insofar as they may affect said subject parcels. (Reference to which is hereby made to the Deeds set forth below as "BEING portions of...")

BEING portions of premises described in Deeds:

1. From Rocco P. Lucente to Lucente Homes LLC, dated June 30, 2015 and recorded July 1, 2015 in the Tompkins County Clerk's office as Instrument #2015-07460, and with special reference to Parcels TWELVE and THIRTEEN of said Deed.
2. From Lucente Holdings, Inc. to Village Solars, LLC, dated June 6, 2012 and recorded June 13, 2012 in the Tompkins County Clerk's office as Instrument #592835-001.
3. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 9, 1996 and recorded January 11, 1996 in the Tompkins County Clerk's office in Liber 764 of Deeds at page 311.
4. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 4, 1995 and recorded January 8, 1995 in the Tompkins County Clerk's office in Liber 743 of Deeds at page 12.
5. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 4, 2000 and recorded January 5, 2000 in the Tompkins County Clerk's office in Liber 867 of Deeds at page 94.
6. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 8, 2001 and recorded January 9, 2001 in the Tompkins County Clerk's office in Liber 895 of Deeds at page 159.
7. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 4, 1999 and recorded January 5, 1999 in the Tompkins County Clerk's office in Liber 837 of Deeds at page 266.
8. From Peter F. Lucente, Jonathan P. Lucente, Christopher R. Lucente, Liane L. Jones and Stephen P. Lucente to Lucente Holdings, Inc., dated January 6, 1998 and recorded January 7, 1998 in the Tompkins County Clerk's office in Liber 811 of Deeds at page 283.

The Grantors herein certify that one of the entities listed above has record title to the properties abutting Village Circle and/or Village Place, as shown on the above-referenced map dated December 20, 2016 by Lawrence P. Fabbroni, being filed concurrently herewith. This certification to the Town of Lansing, as Grantee, shall in no way constitute an alteration, as between the Grantors to their respective properties, as reflected in record title to each property recorded in the Tompkins County Clerk's Office, and any maps or record, as of the date hereof.

