



RECEIVED
12/12/22

Town Of Lansing Planning Board
Application for Review and Approval of Subdivision

Check One: Subdivision Plat Fee Paid \$ _____ Date 12/9/2022
 Boundary Change Receipt No. _____

1. Name or Identifying Title Village Solars Phase VIIA

2. Tax Parcel No. 39.1-38.11 Zoning District VCVS PDA

3. Subdivider: (if owner, so state: _____
if agent or other type of relationship, state details on separate sheet)

Name & Title Rocco Lucente, Owner & Senior VP, Village Solars LLC

Signature Rocco Lucente Date 12/9/22

Address 381 Hagadorn Hill Road Spencer, NY 14883

Phone _____ Fax _____ E-Mail _____

Other Contact information 607-229-4822, 607-256-5821, lucenterocco@Yahoo.com

4. Licensed Land Surveyor:

Name: Brian Klumpp

Address 52 Hart Drive Freeville, NY 13068

Phone _____ Fax _____ E-Mail _____

Other Contact information 607-898-5051, owascols@outlook.com

5. Engineer:

Name: Timothy Buhl

Address 35 Fire Lane 24 Auburn, NY 13021

Phone _____ Fax _____ E-Mail _____

Other Contact information 607-423-1919, tcbuhl@verizon.net

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

Cross easements granting access to common features (trails, community center) throughout PDA

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)

Kaida Computer Tech LLC, 21-23 Dutch Mill Rd, Ithaca NY 14850

Rocco P Lucente Estate, 39 Village Circle, Ithaca NY 14850

Rocco P Lucente Estate, 9 Village Circle, Ithaca NY 14850

Village Solars LLC, 28 Village Circle, Ithaca NY 14850

Village Solars LLC, 22 Village Circle, Ithaca NY 14850

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):

None

* Note: Application, Fee and required documents must be received in the Planning Office 21 days prior to the scheduled Planning Board Meeting.

Subdivision Application Procedure

Subdivision Plat Requirements.

Materials for Subdivision Review shall be submitted to the Planning Department at least twenty-one (21) days in advance of the Planning Board meeting and shall include;

1. _____ Subdivision Application (Received); _____ Complete
 2. _____ Subdivision Plat of the proposed Subdivision (Details below)
 3. _____ SEQR For: Completed and signed Short Environmental Assessment Form, Part I (SEAF), or Long Environmental Assessment For, Part I (LEAF). (Consult with Planning Department as to which to submit)
 4. _____ Agricultural Data Statement if site is in an Agricultural District
 5. _____ Payment of Application Fee
 6. _____ Applicant should be provided with "information regarding Lansing Pathway Planning".
-

The Application and Subdivision Plat shall contain the following information:

- a. _____ Name and address of the landowner of record and the applicant, if not the same. Scale of the drawing(s), north arrow, and date.
- b. _____ An identification map showing the location and orientation of the proposed development relative to the local road system and pathway plan (See information regarding Lansing Pathway Planning). A tax map or USGS map may be adequate for this purpose.
- c. _____ Location of the site in relation to abutting properties and roads. Show existing property lines, right of-way, easements and the names of current owners of adjacent property and property on the opposite side of the road serving the site.
- d. _____ Gross acreage of the parcel to be subdivided.
- e. _____ Existing and proposed buildings, structures and land uses on the site and on adjacent properties.
- f. _____ The location of any floodplain, NYSDEC mapped state wetlands and/or federal mapped wetlands designated by the National Flood Insurance Program.
- g. _____ The location of any areas either recognized or designated by the Town of Lansing Planning Board as Unique Natural Areas as may be set forth in the Tompkins County Inventory of Unique Natural Areas. In addition, provide location of any CEAs and New York State Historic Preservation Office (SHPO) mapped historic archeological, and cultural resources located at or near the site.
- h. _____ Indication of existing and proposed topography and drainage systems for the site.
- i. _____ Proposed storm water drainage from the site. Applicant shall delineate the area of proposed soil disturbance, including landscaping and proposed lawn. A stormwater management plan, consistent with the Town's local stormwater and erosion control local law and NYSDEC SPEDES permit requisites is required. A full SWPPP is currently required for a 2 acre or more soil disturbance pursuant to the Town's Local Stormwater and Erosion Control Local Law Number 6 of 2009. Soil disturbance includes landscaping and lawn placement.

- j. _____ Proposed water source and sewage disposal system.
- k. _____ The location, size and type of any proposed site lighting and signs. (installed so as to prevent glare on adjacent properties and roads) and signs.
- l. _____ Brief statement describing the proposed Subdivision.
- m. _____ Provide materials for County Department of Health (DOH) and/or Tompkins County Department of Planning 239 Review.

The Planning Board's statement may include recommendations of modifications to be incorporated into the final Subdivision Plat, and conformance with said modifications shall be considered a condition of approval. If the preliminary Subdivision Plat is not approved, the Planning Boards' statement shall contain the reasons for such findings. In such a case, the Planning Board may recommend further study of the Subdivision Plat and resubmission.

Any of the above Subdivision application requirements may, on the applicant's request, be waived by the Planning Board if circumstances warrant. The Planning Board may also request the applicant to submit additional information when this is necessary to make an informed judgment about the proposal. Such additional information, and the need for it, shall be agreed to by the applicant.

Refer to Local Law No. 2 of 2008 Subdivision Rules and Regulations of the Town of Lansing for additional details and requirements regarding applications for Subdivision approval.

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

- A. Name of applicant: Rocco Lucente
Mailing address: 381 Hagadorn Hill Road, Spencer NY 14883
- B. Description of the proposed project: We seek to subdivide the parcel at 21 Village Circle
for the purpose of tearing down one building and replacing it with two buildings, each on their own parcel.
- C. Project site address: 21 Village Circle Town: Lansing
- D. Project site tax map number: 39.-1-38.11
- E. The project is located on property:
 within an Agricultural District containing a farm operation, or
 with boundaries within 500 feet of a farm operation located in an Agricultural District.
- F. Number of acres affected by project: 1.77
- G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres _____ or square feet _____ ?
 No.
- H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.
N/A
- I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

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.

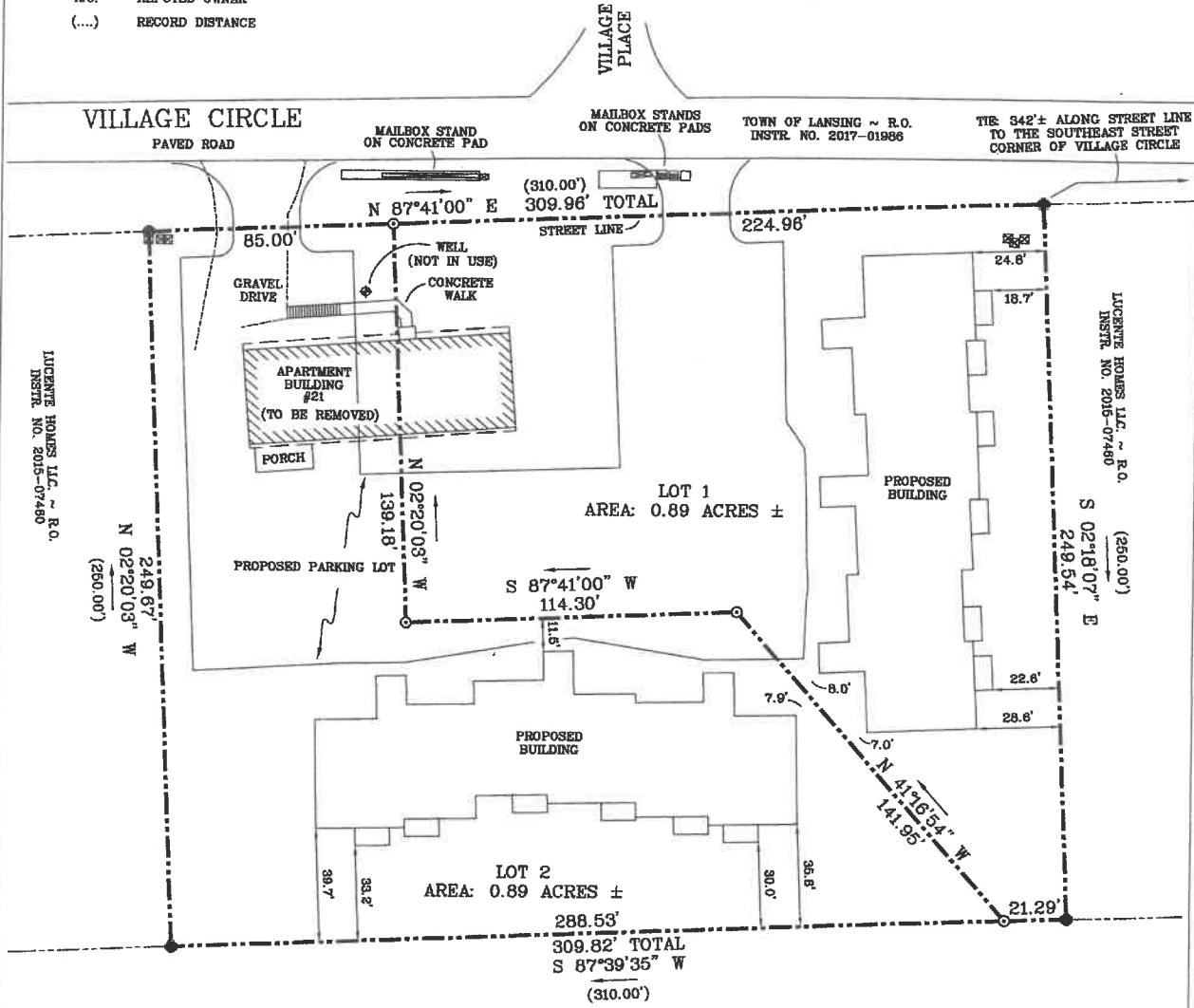
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Rocco Lucente, Owner & Senior VP, Village Solars LLC			
Name of Action or Project: 21 Village Circle Subdivision			
Project Location (describe, and attach a location map): 21 Village Circle, Ithaca NY 14850			
Brief Description of Proposed Action: We seek to subdivide the parcel currently containing 21 Village Circle (39.-1-38.11). This will allow us to construct two new buildings, each one on their own separate parcel. This is necessary to comply with the process for getting a plumbing permit from Bolton Point, who cannot allow more than one permit per parcel.			
Name of Applicant or Sponsor: Rocco Lucente		Telephone: 607-229-4822	
		E-Mail: lucenterocco@yahoo.com	
Address: 381 Hagadorn Hill Road			
City/PO: Spencer		State: New York	Zip Code: 14883
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.77 acres	
b. Total acreage to be physically disturbed?		0.00 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.59 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 checked="" 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):			

PROPOSED SUBDIVISION ~ LANDS OF LUCENTE HOLDINGS, INC.

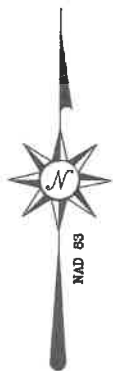
LEGEND: TOWN OF LANSING ~ COUNTY OF TOMPKINS
STATE OF NEW YORK
TAX MAP NO. 39.-1-38.11
REFERENCE DEED: L764/P.311

- EXISTING PIN
- ⊙ SET 5/8" REBAR AND SURVEY CAP
- ⊞ BURIED CABLE PEDESTAL
- R.O. REPUTED OWNER
- (....) RECORD DISTANCE



REFERENCE SURVEYS:

1. "REVISED PLANS OF VILLAGE APARTMENTS..." MADE BY HOWARD SCHLEDER, P.E., L.S., DATED APRIL 18, 1975, REVISED APRIL 12, 1976.
2. "SURVEY MAP, HIGHWAY DEDICATION VILLAGE CIRCLE & VILLAGE PLACE..." MADE BY LAWRENCE FABBRONI, P.E., L.S., DATED DECEMBER 20, 2016.



OWASCO LAND SURVEYING 52 HART DRIVE FREEVILLE, NEW YORK 13068 PHONE: (607) 898-6051 email: owascos@outlook.com	NOTE: Any revisions to this map must comply with section 7209, Subdivision 2 of the New York State Education Law. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the embossed seal of the licensed land surveyor whose signature appears hereon. This map is not valid when used in conjunction with a "Survey Affidavit" or "Certificate of No-Change".
--	---

Drawn By: LMK	Scale: 1" = 40'	Job No.: 22-105	Drawing File: 22105.DWG Coordinate File: 22105.CRD
---------------	-----------------	-----------------	---

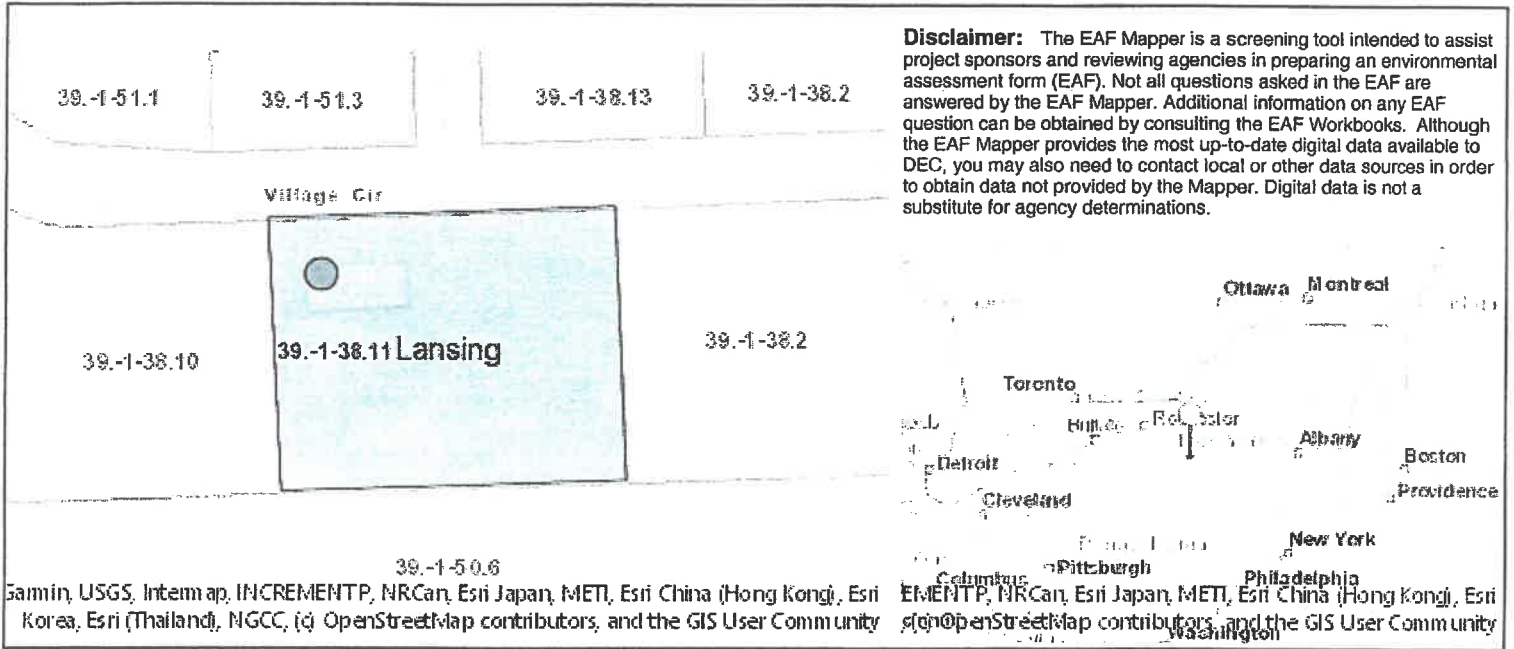
I hereby certify to LUCENTE HOLDINGS, INC.

that I am a licensed land surveyor, New York State License No. 050380, 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: *Brian M. Klapp* Dated: NOV. 1, 2022

5. Is the proposed action,		NO	YES	N/A
a.	<u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	<u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>			NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>			NO	YES
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>			NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>			NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>			NO	YES
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>			NO	YES
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" 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?		<input checked="" type="checkbox"/>	NO	YES
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. <u>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?</u>		<input checked="" type="checkbox"/>	NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____				

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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Rocco Lucente</u> Date: <u>12/9/22</u></p> <p>Signature: <u>Rocco Lucente</u> Title: <u>Senior VP</u></p>		



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]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
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

