

## **PROJECT NARRATIVE**

### **East Shore Circle Subdivision**

#### **Phase 1**

106 East Shore Circle  
Town of Lansing  
Tompkins County, NY  
1-25-23

#### **General**

On November 28, 2022, Jesse Young, representing the Young/Barnett families, presented sketch plan materials for the subdivision of an approximately 23.2-acre parcel located at 106 East Shore Circle in the Town of Lansing. The tax parcel number is 37.1-7-12.2 and currently consists of open fields, a steep, wooded section of Gulf Creek gorge and a single-family home at 106 East Shore Circle. None of the fields are currently being used for farming due to lack of size. The project will be designed, approved, and constructed in 2 phases.

This application is for Phase 1 of the project which proposes to subdivide the parcel into 7 building lots. On the north side of East Shore Circle, 6 lots will be created including 5 new single-family home lots and 1 lot for 106 East Shore Circle. An existing trail (known as the Emile Jonas Falls Nature Trail) and the trailhead parking lot will remain on the 106 East Shore Circle lot. The remainder of the parcel on the south side of East Shore Circle will remain vacant and be developed in Phase 2 of the project. The property is zoned R2 Residential – Moderate Density and all lots will conform to current zoning regulations. The applicant does not plan to build any of the homes but will sell individual house lots.

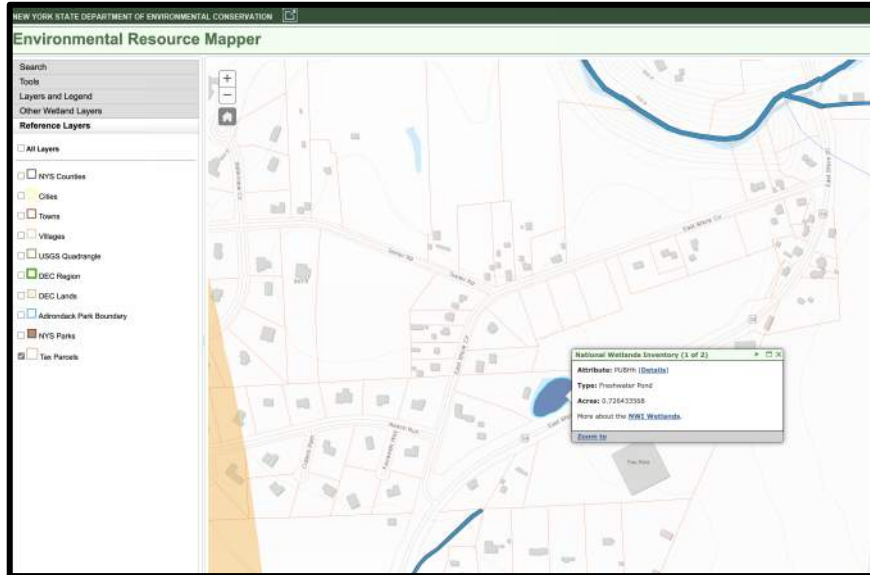
The project qualifies as a Realty Subdivision so an application for Realty Subdivision approval is being sought through the Tompkins County Health Department concurrent with this application.

#### **Environmental**

The project will add 5 new homes to the existing moderate density neighborhood with no substantial increase in traffic. Tree clearing and construction on steep slopes will be minimal as most of the proposed development will occur in the gently sloping open field. The Young/Barnett families will secure a reservation over a portion of Lots 4 and 5 for the future construction and extension of a municipal roadway and utilities to the adjoining property to the west.

Municipal water, electric, and telecommunication services are available along East Shore Circle and will be extended to serve each lot. No municipal sewers exist so the lots have been sized to accommodate individual on-site wastewater treatment systems (septic systems). Final septic system designs will require approval of the Tompkins County Health Department.

106 East Shore Circle will contain an existing stream and wet area located just north of the roadway. The stream is not a regulated stream. The wet area does not appear on Federal or NYSDEC wetland maps but was mapped by Tompkins County in 2012 (See Images Below). Neither the stream nor the wet area will be disturbed as part of the project. A second wet area was shown on the Tompkins County mapping in the south portion of the parcel. This will not be disturbed during this phase of the project and will be further investigated during Phase 2 of the project.



NYSDEC Environmental Resource Mapper  
Blue – Federal Wetlands  
No Mapping of North Wet Area



2012 Tompkins County Wetland Map  
Green – Federal Wetlands  
Yellow - TC Wetlands

**Sciarabba Engineering, PLLC**

www.sciarabbaengplus.com | 607-327-0578 | ajs@sciarabbaengplus.com

9664 Kingtown Road, Trumansburg, NY 14886

## Stormwater

Phase 1 and 2 of the project have separate watershed discharge points so each phase will require the preparation of a Full Stormwater Pollution Prevention Plan (SWPPP) including permanent stormwater management facilities to address runoff and water quality. All permanent stormwater management facilities (including infiltration basins, forebays, culverts, and vegetated swales) will be dedicated to the Town and will be located on either lots dedicated to the Town or within appropriate easements. To secure funding for expenses related to the inspection, maintenance, and repair of these stormwater management facilities, the Town may consider placing this subdivision in a Drainage District.

A Full Stormwater Pollution Prevention Plan (SWPPP) has been prepared for the proposed construction of a five (5) lot residential subdivision consisting of 2,400-SF homes, associated driveways, and landscaping. Lots 4 and 5 of the development will be served by a common privately shared driveway and Lots 1 – 3 will be independently accessed off of East Shore Circle. Each parcel will have privately owned water and sewer utilities and a series of general site drainage collection swales will direct development stormwater runoff into two engineered infiltration basin stormwater practices for water quality volume treatment and quantity attenuation.

This project has been designed to prepare each lot for individual private sale. Home construction will occur by future owners.

The five lots at build out will disturb approximately 299,000-SF (6.86-AC) of former brush land introducing roughly 27,167-SF (0.62-AC) of new impervious cover. This amounts to 9% as a ratio of existing impervious to proposed.

**Subcatchment Evaluation:** There are two (2) pre-developed (existing) watershed subcatchments (ESC-1 and ESC-2) for this site totaling 284,235-SF (6.52-AC). The site topography divides the parcel into two sections with ESC-1 dominating the western half and ESC-2, the east. The areas are bounded from the south by a shallow road swale along E. Shore Circle Drive. Flow in this ditch moves east at a flat slope and outlets into a marshy area in Lot 6. Along the western line, natural topography keeps off-site runoff influences away from the development.

Within the parcel, sheet flow for ESC-1 travels in a south to north pattern over gentle slopes of 2-3%. Runoff eventually terminates alongside a steep gorge drop-off at the northern end which is designated as Design Point 1 on hydraulic and hydrologic drainage plans, Sheet C-109. ESC-2 follows a southwest to northeast direction over similar slopes reaching a natural drainage channel leading to Gulf Creek at Design Point 2.

The proposed development has been divided into two subcatchments, PSC-1 and PSC-2 which mirror the shape and size of ESC-1 and 2. Changes in landcover during construction, minor grading modifications, and the introduction of impervious hardscape surfaces can negatively affect runoff rates and volumes and introduce pollutants to the environment as compared to previously existing conditions. As such, a plan to provide water quality volume treatment and quantity attenuation in accordance with NYSDEC standards is necessary.

PSC-1 includes the areas of proposed development lots 3-5 which include the shared driveway, homes and regraded lots. Flow from lot 3 and the drive is captured by a new 10'W x 1.5'D road swale which is directed through a culvert into a receiving channel to the north where it terminates into a forebay and infiltration basin. Runoff from lots 4 and 5 will be captured by a similarly sized interceptor swale and into the same storm practice.

PSC-2 includes areas for Lots 1 and 2 which flow to the northeast and into a second infiltration basin. A short 10'W x 1.5'D grassed interceptor swale will be situated at the extreme southeast corner of the parcel to ensure that flow is bounded to the developed site.

**Treatment Flowpath:** The proposed subcatchments have been identified as areas in need of water quality treatment due to impacts from construction and added impervious surfaces. Overall, there are two (2) infiltration basins that have been designed to address runoff reduction volume concerns and to treat 100% of the site water quality volume.

**Site Soils:** Using the USDA Web Soil Survey, two soil types have been identified within the watershed of the existing site and shown on Sheet C-109. Howard, (HdC) is a gravely loam with moderately high to high drainage characteristics (0.57 – 5.95 in/hr) in the hydrologic soil group A. Ovid (OaA) is a silt loam with moderately low to moderately high drainage characteristics 0.06 – 0.20 in/hr in the hydrologic soil group C. Overall, Howard makes up roughly 13% and Ovid 87% of site soils.

Soils data was obtained from the on-line USDA Soil Conservation Service Web Soil Survey.

**Site Topography:** The site as a whole has a varied slope of between 2 – 3% primarily moving downhill from south to north.

**Site Watershed:** Of the 6.52-acre watershed, the cumulative area of disturbance at full buildout of the five lots will be approximately 6.86-acres. Under no circumstances will more than 5.0-AC be opened at any one time.

**Rainfall:** Rainfall data used in the modeling and analysis was taken from www.prcipt.net, from the Northeast Regional Climate Center which is an accepted NYSDEC reference (Appendix 4). Rainfall data specific to Tompkins County under consideration, for various 24-hour storm events tabled below:

**RAINFALL DATA**

STORM	24-HOUR RAINFALL
1-year	2.00 inches
10-year	3.41 inches
100-year	5.86 inches

These values were used in modeling for the evaluation of existing and proposed stormwater run-off conditions.

Attached to this narrative are the following documents in support of this application:

- Application for Review and Approval of Subdivision
- Fee of \$225
- Agricultural Data Statement
- Short Environmental Assessment Form
- Drawings
  - Survey Map Mo. 106 East Shore Circle
  - G-001 Cover Sheet
  - C-101 Existing Conditions Plan
  - C-102 Subdivision Plan Entire Parcel
  - C-103 Subdivision Plan North
  - C-104 Utility Plan
  - C-105 Grading and Drainage Plan
  - C-106 Erosion and Sediment Control Plan
  - C-107 Erosion and Sediment Details
  - C-108 Infiltration Basin Details
  - C-109 Hydraulic and Hydrologic Runoff Analysis Worksheet Existing Conditions
  - C-110 Hydraulic and Hydrologic Runoff Analysis Worksheet Proposed Conditions

SciArabba Engineering, PLLC.



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

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www.sciArabbaengplus.com | 607-327-0578 | ajs@sciArabbaengplus.com

9664 Kingtown Road, Trumansburg, NY 14886

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

Check One:  X  Subdivision Plat      Fee Paid \$  225.00       Date  1/23/2023   
                        Boundary Change      Receipt No.                     

1. Name or Identifying Title  East Shore Circle Subdivision 2023 Phase 1   
2. Tax Parcel No.  37.1-7-12.2       Zoning District  R2   
3. Subdivider: (if owner, so state:

if agent or other type of relationship, state details on separate sheet)  
Name & Title  Jesse Young (agent for John, James, Julie Young & Susan Barnett)   
Signature         Date  1/23/2023   
Address  3105 N. Triphammer Rd, STE 1, Lansing, NY 14882   
Phone  607-533-0346  Fax                       E-Mail  jesse@youngbros.com   
Other Contact information                     

4. Licensed Land Surveyor:  
Name:  T.G. Miller P.C.   
Address  605 W State St Suite A, Ithaca, NY 14850   
Phone  607-272-6477  Fax                       E-Mail                        
Other Contact information

5. Engineer:  
Name:  Andrew J. Sciarabba (Sciarabba Engineering & Design)   
Address  9664 Kingstown Road, Trumansburg, NY 14886   
Phone  607-327-0578  Fax                       E-Mail  ajs@sciarabbaengplus.com   
Other Contact information

6. Easements or other restrictions on property: (Describe generally)  
 Rights of the public (highway), NYSEG Easement

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)  
 Flora McDowell 26 Etna Rd Ithaca, Mary & James Sullivan 15-2763 Papai St Pahoia HI, Charles Armstrong 60 East Shore Cir Ithaca NY, Helene Croft 66 East Shore Cir Ithaca NY, Grigory & Natalya Pikulik 51 East Shore Cir Ithaca NY, Glenna McMinn 73 East Shore Cir Ithaca NY, Wayne Lucas 33 East Shore Cir Ithaca NY, James Tully 29 East Shore Cir Ithaca NY, Community Rec Center Inc 1767 East Shore Dr Ithaca NY, John Oaks 1793 East Shore Dr Ithaca NY, Kim Clapper PO Box 177 Etna NY, RPM Lansing LLC 207 Groton Ave Cortland NY, Sally Espinosa Living Trust 115 East Shore Cir Ithaca NY, Haley Zabriskie 97 East Shore Circle Ithaca NY, Kenneth Keough 89 East Shore Cir Ithaca NY, Patrick Woods 83 East Shore Cir Ithaca NY, Michael Herbster & Ramona Cornell 112 East Shore Cir Ithaca NY

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.**



# 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: Jesse Young  
Mailing address: 3105 N. Triphammer Road, STE 1  
Lansing, NY 14882

B. Description of the proposed project: To subdivide parcel 37.1-7-12.2 into 7 lots  
5 future single family home lots, 1 existing home lot and 1 vacant lot

C. Project site address: 106 E. Shore Circle Town: Lansing

D. Project site tax map number: 37.1-7-12.2

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: 23.21

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.

Parcel 37.1-6-2.2 at 1775 East Shore Drive, Owners: John, James, Julie Young & Susan Barnett  
Mailing address is the same as this applicant above

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**  
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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.

Jesse Young (agent for the owners)  
Name and Title of Person Completing Form

1/23/2023  
Date



# East Shore Circle Subdivision 2023 Phase 1



**Legend**

Address

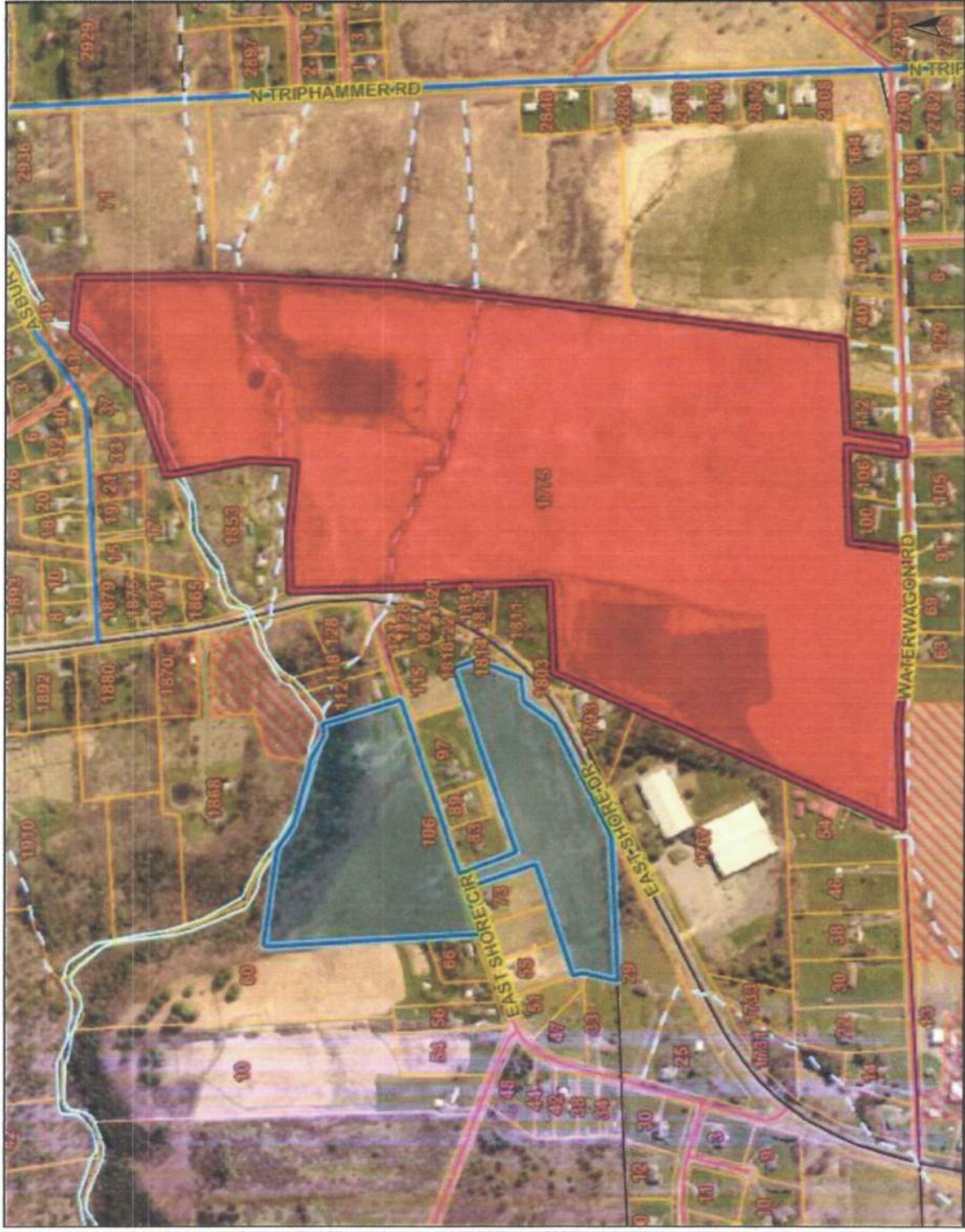
Secondary and Higher Ed

Protected Streams

- AA- Drinking Water Source
- A- Drinking Water Source
- AT) Water source support trout population
- B- Swimming and other contact rec
- C(T)- Support trout population
- C(TS)- Support trout spawning
- B(T) Swimming and other contact rec may support trout pop
- C- Support fisheries and other non contact rec

**Notes**

Blue: subject parcel, Rec: Farmed Parcel



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

0 1000 2000 ft

1: 10000

THIS MAP IS NOT TO BE USED FOR NAVIGATION



# Short Environmental Assessment Form

## Part 1 - Project Information


### Instructions for Completing

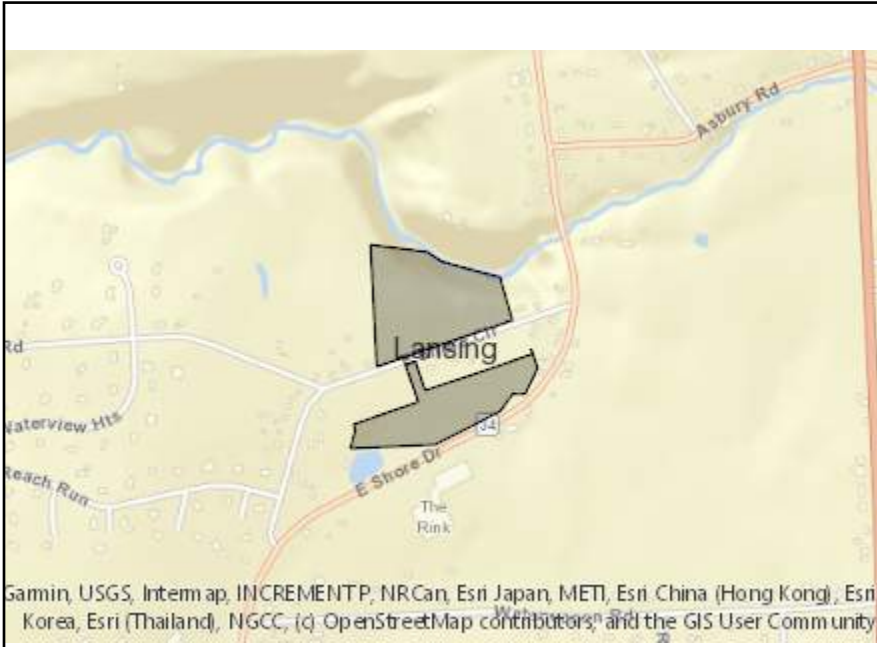
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: East Shore Circle Subdivision Phase 1			
Project Location (describe, and attach a location map): 106 East Shore Circle, Lansing, NY			
Brief Description of Proposed Action: Subdivision of an approximately 23.2 acre parcel into 7 parcels. 7 parcels to include 5 future single-family home lots, 1 existing home lot, and 1 vacant lot.			
Name of Applicant or Sponsor: Jesse Young		Telephone: 607-533-0346	
		E-Mail: jesse@youngbros.com	
Address: 3105 N.Triphammer Road, Suite 1			
City/PO: Lansing		State: NY	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: NYSDOH, TCHD - Septic Permits NYSDEC, Town of Lansing - Stormwater SPDES		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		23.21 acres	
b. Total acreage to be physically disturbed?		6.86 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		23.21 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 checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <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: All new homes will need to meet local and state energy code requirements. _____	NO <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Individual on-site wastewater treatment systems (septic systems). _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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 <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
A full Stormwater Pollution Prevention Plan (SWPPP) will be prepared including permanent stormwater practices to address stormwater runoff in accordance with Town and NYSDEC stormwater regulations.		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:		
Proposed infiltration basins for stormwater will temporarily impound runoff from storm events and drain within 24 to 48 hours of an event.	<input type="checkbox"/>	<input checked="" 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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No hazardous remediation has been performed on tax parcel to knowledge of the owners. EAF Mapper's "Yes" answer may be due to a salt test well Cargill drilled then abandoned in 1977 in the north corner of the parcel. Well will not be disturbed.		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: Jesse Young		Date: 1/23/2023
Signature: 		Title: Agent



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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]	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]	Yes