ENGINEER'S REPORT - June 2026
O'tooles Contractor Yard, 430 Peruville Road, Lansing, NY 14882

Owner, Scott Pinney
6 Otti Road
Lansing, NY 14882

Land Use

An existing contactor's work yard located at the intersection of Scofield and Peruville Roads in the Town of Lansing has been owned and operated by Mr. Scott Pinney since 2011. In 2016, the owner proposed a large townhome development just to the west of the site and a subsequent Full Stormwater Pollution Prevention Plan was approved by the Town of Lansing soon after. As a condition of approval, the Town required Mr. Pinney to prepare a temporary erosion and sediment control plan for the work yard above which included the installation of a sedimentation basin to capture and treat runoff. Constraints were also placed on the project to limit the breath and scope of future activity to ensure the protection of planned development below.

In 2020, the townhome portion of the land was sold off, and the project was never realized under its new ownership. Activity within the work yard continued and in 2024, Mr. Pinney sought approval for a new on-site storage building prompting the need for an additional site plan review. Since the work yard was no longer bound to 2016 conditions regarding the townhome community, Mr. Pinney is desirous in obtaining approval to expand the work yard and developing permanent runoff management.

Soil and Site Conditions
The area is comprised of A & C type soils over brush and scrub type land. The bulk of the site is an existing contractor work yard with hard packed dirt.

Site Soils: The predominant soil types throughout the site are Palmyra, gravely loams (PaC) in the hydrologic soil group A and Kendaia and Conesus (KnA, CfB) gravely loams in the hydrologic soil group C. Data indicates that the A type matrices have moderately high to high permeability rate between 0.57 to 5.95 in/hr and the C matrices at a moderately low to moderately high permeability rate between 0.01 – 1.42 in/hr.

Soils data was obtained from the USDA Web Soil Survey. Site Topography: The site as a whole has a flat uniform slope of between 1-3% primarily

moving downhill from northeast to southwest. Site Watershed: Of the 10.32-acre watershed, the area of disturbance will be approximately 4.93-AC.

Transportation

1. There will be no highway dedication associated with this project.
2. There will be no additional driveways or modification to existing driveways.
3. Existing driveway entrances allow for even circulation for existing activity.
4. There is no anticipated increase in vehicular activity or traffic.

Public Services

There is no need for additional public services or change from current activity.

Utility Services
There is no change to existing utilities.

Flood Hazard
All buildings are well above the 100 year flood plain.

Agriculture
This property is not part of an Ag District. The existing activity is well removed from any agriculture or horse rearing activities. There should be no conflict of noise or odors.

Lighting
There are no lighting changes to the property.

Sewerage
There is no change to existing sewer.

Water System
There is no change to existing water

Stormwater Quality & Quantity
In 2016, a Full Stormwater Pollution Prevention Plan (SWPPP) was prepared for a conceptual town home community just to the west of the contractor's work yard. As a condition of approval, the Town of Lansing required temporary erosion and control measures to control runoff and separate the work yard from the townhome development below. A sedimentation basin was installed and limits were placed on future activities to prevent sprawl.

Because the townhome development was never constructed making those conditions moot, the owner wishes to expand activities into a larger 4.93-AC area.

A hydraulic and hydrologic runoff model was prepared to compare 2020 activity with that of planned work in 2026. Recommendations were made to increase the volume of the sedimentation basin so that the project meets the 1, 10, and 100 yr storms.