

GOODMAN ROAD

PRESENT CENTER OF PAVING

TIE MEAS. 1246'± TO EAST LINE TOWN OF LANSING

- LEGEND**
- △ - COMPUTED POINT
 - ⊗ - IRON PIN FOUND
 - ⊗ - IRON PIPE FOUND
 - ⊙ - UTILITY POLE
 - - TELEPHONE PEDESTAL

"DEED TO CENTERLINE OF ROAD, EXCEPT & RESERVE ALL EXISTING PUBLIC ROAD & UTILITY RIGHT OF WAYS"

STARK (R.O.)
442896-001
TAX MAP NO. 20-1-8.23

MAP REFERENCES:

- 1.) "SURVEY MAP SHOWING PORTION OF LANDS OF KIRBY LOCATED ON GOODMAN ROAD..." DATED APRIL 11, 1997 BY T.G. MILLER P.C.
- 2.) "SURVEY MAP SHOWING A PORTION OF LANDS OF JEANNINE A. KIRBY & KEITH M. KIRBY LOCATED ON GOODMAN ROAD..." DATED 4/28/2022 BY T.G. MILLER P.C.
- 3.) "SURVEY MAP No. 89 GOODMAN ROAD..." DATED 3/27/2024 BY T.G. MILLER, P.C.

NOTES:

- 1.) IMPROVEMENTS SHOWN HEREON ARE FROM A FIELD SURVEY PERFORMED ON 3/27/2024. SEE MAP REFERENCE 3.
- 2.) LIDAR CONTOUR INFORMATION IS BASED ON MAPPING PROVIDED BY THE N.Y.S. GIS CLEARINGHOUSE. THE END USER OF THIS MAPPING AGREES TO ACCEPT THE DATA "AS IS" WITH FULL KNOWLEDGE THAT ERRORS AND OMISSIONS MAY EXIST AND TO HOLD THE STATE AND T.G. MILLER, P.C. HARMLESS FOR ANY DAMAGES THAT RESULT FROM AN INAPPROPRIATE USE OF THIS MAP.
- 3.) FORMERLY ZONED "RA," NOW ZONED "AG" PER TOWN OF LANSING ZONING MAP DATED APRIL 2023.
- 4.) FOR PRINCIPAL USE OF A SINGLE UNIT DWELLING, ZONING REQUIREMENTS ARE AS FOLLOWS. SEE CHAPTER 270 ATTACHMENT 7:
 - a.) MINIMUM LOT SIZE = 40,000 SQ. FT.
 - b.) MAX % OF LOT COVERAGE (INC. PARKING) = 25%
 - c.) MINIMUM FRONTAGE = 30' FOR FLAG LOT W/O MUNICIPAL SEWER (SEE NOTE 5, CHAPTER 270 ATTACHMENT 2 PAGE 3)
 - d.) MAX BUILDING HEIGHT = 35 FT.
 - e.) FRONT YARD SETBACK = 60 FT. (SEE §504 SCHEDULE II - DRAWING 1)
 - f.) SIDE YARD SETBACK = 15 FT.
 - g.) REAR YARD SETBACK = 25 FT.
- 5.) AREA CURRENTLY BEING USED AS A RESIDENTIAL DWELLING AND AS A DOG KENNEL.
- 6.) IMPROVEMENTS THAT DIFFER FROM MAP REF. 3 ARE BASED ON INFORMATION PROVIDED BY CURRENT OWNER.
- 7.) WATER SUPPLY = PRIVATE WELL. 120 GALS/MIN
- 8.) SEPTIC SYSTEM INSTALLED PRIOR TO SKETCH PLAN. APPROVED BY TOMPKINS COUNTY HEALTH DEPARTMENT.
- 9.) BUILDINGS AND FENCE SHOWN HEREON ARE EXISTING STRUCTURES.
- 10.) LOT COVERAGE % = 1958 SQ. FT ± (BUILDING) + 6908 SQ. FT. ± (GRAVEL) + 120 SQ. FT. ± (SHED) + 240 SQ. FT. ± (SIDEWALK) / 61,880 SQ. FT * (100) = 14.9%
- 11.) GREEN SPACE % = APPROXIMATELY 85.1%
- 12.) DIMENSIONS: 60' X 4' (SIDEWALK)
30' X 8' (BACK PORCH)
10' X 8' (FRONT PORCH)
10' X 12' (SHED)

TITLE INFORMATION
KEVIN T. KIRBY
INSTRUMENT NO. 2022-08318
TAX MAP PARCEL NO. 20-1-8.220
AREA = 1.421 ACRES (61,880 SQ. FT.)
NET TO RD R/W

N 04°49'21" E 315.26' TOTAL

AVERAGE WIDTH OF DRIVEWAY = 12' ±
290.00' (P TO P)

DRIVEWAY AREA = 3481 SQ. FT. ±

S 04°49'21" W 635.26' TOTAL

END OF CULVERT 3.2'± OVER P/L

END OF CULVERT 2.3'± OVER P/L

STREET LIGHT ON UTILITY POLE

APPROX. LOCATION UNDERGROUND UTILITIES

KIRBY (R.O.)
2022-08318
TAX MAP #20-1-8.22

STRAUF (R.O.)
BK.900 PG.212
TAX MAP NO. 20-1-8.282

SHELDON (R.O.)
2016-11399
TAX MAP NO. 20-1-10.2

KIRBY (R.O.)
2022-08318
TAX MAP NO. 20-1-8.22



SCALE: 1"=50'



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TITLE:
SITE PLAN
NO. 89 GOODMAN ROAD
TOWN OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 1/14/2025

SCALE: 1"=50'

S25004

WARNING
ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.