



PROJECT NARRATIVE

PROPOSED OFFICE BUILDING

164 Auburn Road
(NYS Rte 34)
Town of Lansing
Tompkins County, NY
5-27-25

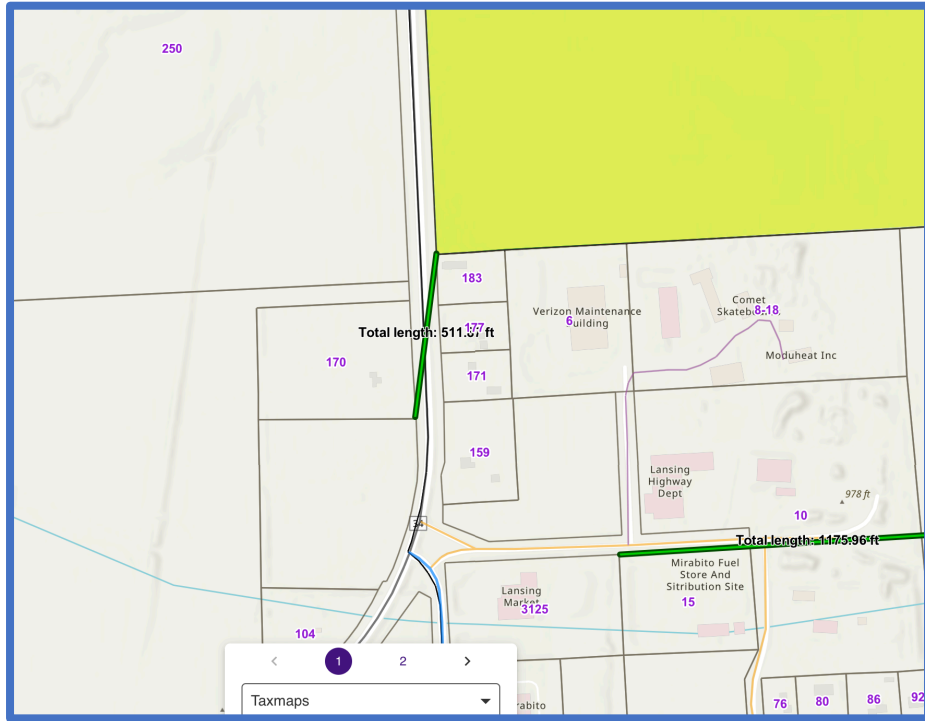
General

S.E.E. Associates Holdings, LLC is the current owner of a 5.62 acre property located at 164 Auburn Road (NYS Rte 34). The tax parcel number is 31.-1-15.21. The property is vacant except for remnants of a concrete garage pad and a gravel driveway. The Murdock Spur of the Lansing Center Trail system is located along a portion of the southern and western property lines. The property is zoned IR – Industrial/Research and all improvements will conform to current zoning regulations.

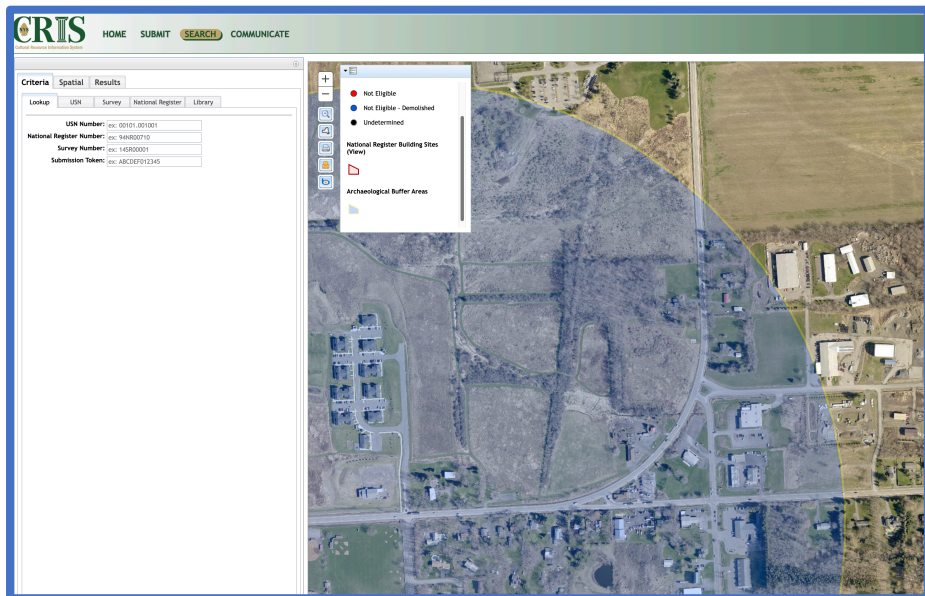
Environmental

Municipal water, electric, and telecommunication services are available on the property. The building will not require sprinklers but a new 4" water service will be extended to serve the proposed building and any future buildings. No municipal sewers exist, so an on-site wastewater treatment system (septic system) will be required. Based on historic soil information, a new septic system has been shown, however, the final septic system design will require separate approval from Tompkins County Whole Health.

The property does not fall within an Agricultural District and is not within 500' of an Agricultural District property, so an Agricultural Data Statement is not required. The property is within an Archaeological Buffer Area according to online mapping. The property does not fall within a Tompkins County Unique Natural area, nor does it contain any mapped Federal, NYSDEC, or Tompkins County wetlands. See Images Below.



Yellow Shaded Area is Agricultural District 1
Property Not in Agricultural District Nor within 500' of Properties in Ag District



NYS CRIS Map Showing Property within Archaeological Buffer Area



2012 Tompkins County Wetland Map
Yellow - TC Wetlands
Wetland Offsite



NYSDEC Environmental Resource Mapper 5-27-25
Pink – NYSDEC Informal Wetland
Wetland Offsite

Stormwater

The limit of disturbance for the project will be approximately 0.95 acres, which will not require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) that includes permanent stormwater practices. A conceptual site plan was prepared showing the property's potential for future development. Any future improvements will result in additional disturbance above 1-acre and will require the preparation of a Full SWPPP that will include permanent stormwater practices. Temporary erosion and sediment controls will be in place during construction and are detailed in the attached plans.

New Driveways

The project includes the construction of a new commercial driveway to serve Building #1 as well as a second driveway if further development of the property is considered. The location and design of these driveways fall under the jurisdiction of the NYSDOT. Sight distance measurements were taken confirming adequate sight distance exists for both driveways. A permit application along with the sight distance calculations will be submitted to the NYSDOT for consideration. A copy of all NYSDOT correspondence will be provided to the Town.

In addition to this narrative, the following documents have been submitted in support of this application:

- Owner/Agent Authorization Email
- Site Plan Application on OpenGov
- Fee
- Short Environmental Assessment Form
- Lighting Statement
- Boundary Survey
- Drawings
 - G-001 Cover Sheet
 - C-101 Existing Conditions Plan
 - C-102 Conceptual Property Plan Full Build-Out
 - C-103 Property Plan and Details
 - C-104 Demolition and Erosion and Sediment Control Plan and Details
 - C-105 Grading Drainage and Utility Plan and Details
 - C-106 Details
 - A-1 Proposed Floor Plan
 - A-3 Building Elevations
 - E-1 Electrical Power & Lighting Plan

SciArabba Engineering, PLLC.



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

As Agent for S.E.E. Associates Holdings, LLC