



PROJECT NARRATIVE

Sperling Studio
2073 East Shore Drive
Town of Lansing
Tompkins County, NY
2-25-25

General

Joshua Sperling is the current owner of a 0.809 acre commercial property located at 2073 East Shore Drive. The building is vacant and formerly housed the Egan's IGA and Shur Save grocery stores as well as an indoor roller skating rink. The tax parcel number is 37.1-2-3. The site is occupied by the approximately 9400 sf building and a large parking lot.

The property is zoned B1 – Commercial/Mixed Use and all improvements will conform to current zoning regulations.

Environmental

Municipal water, electric, and telecommunication services are available on site. The building will require sprinklers so a new fire service will be extended to serve the building. No municipal sewers exist, so a replacement 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 a separate permit from Tompkins County Whole Health.

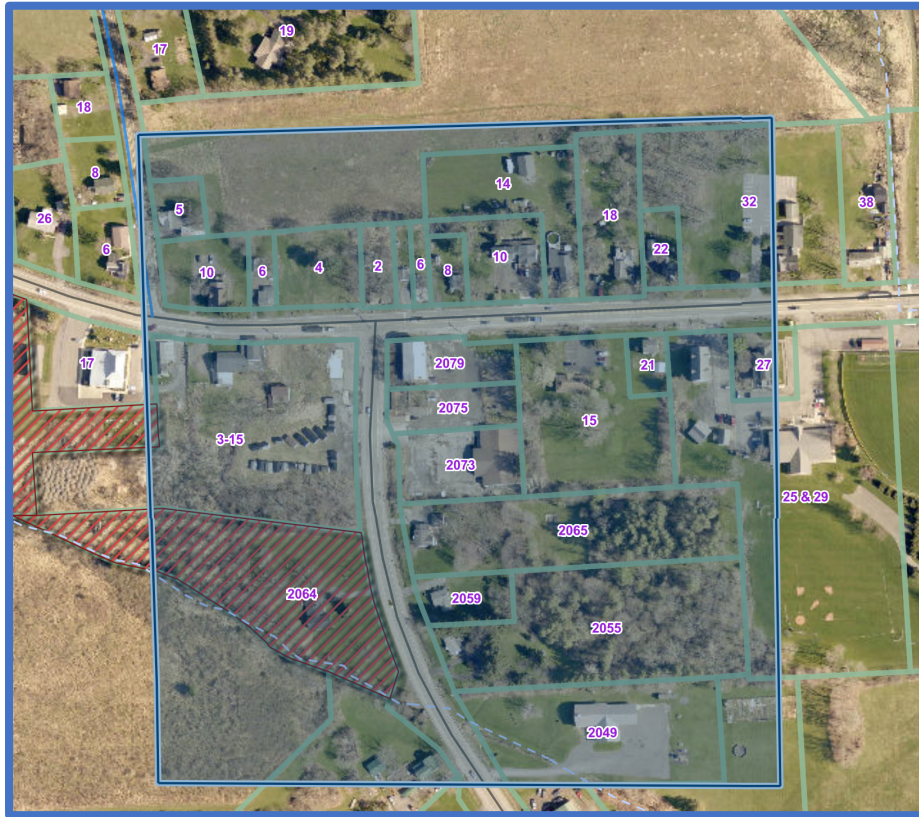
The site does not fall within an Agricultural District and no properties within 500' of the site actively farm, so an Agricultural Data Statement is not required. The site is contiguous to Rouges Harbor Inn which is listed on the National Historic Register. It is also within an archaeological buffer area according to online mapping. As the entire site has been previously disturbed, a letter of no impact will be requested from the State Historic Preservation Office and provided to the Town in support of the application. The site 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.

2 gasoline spills from leaking fuel tanks and fuel lines were reported to the NYSDEC in 1993 (Spill Number 9309879) and 2023 (Spill Number 2304156). All tanks, fuel lines, and pumps were removed, and the soils were remediated. Spill Number 9309879 was closed by the NYSDEC on 7-25-2000. Spill Number 2304156 was closed by the NYSDEC on 3-6-2024. Copies of the Spill Records are attached.

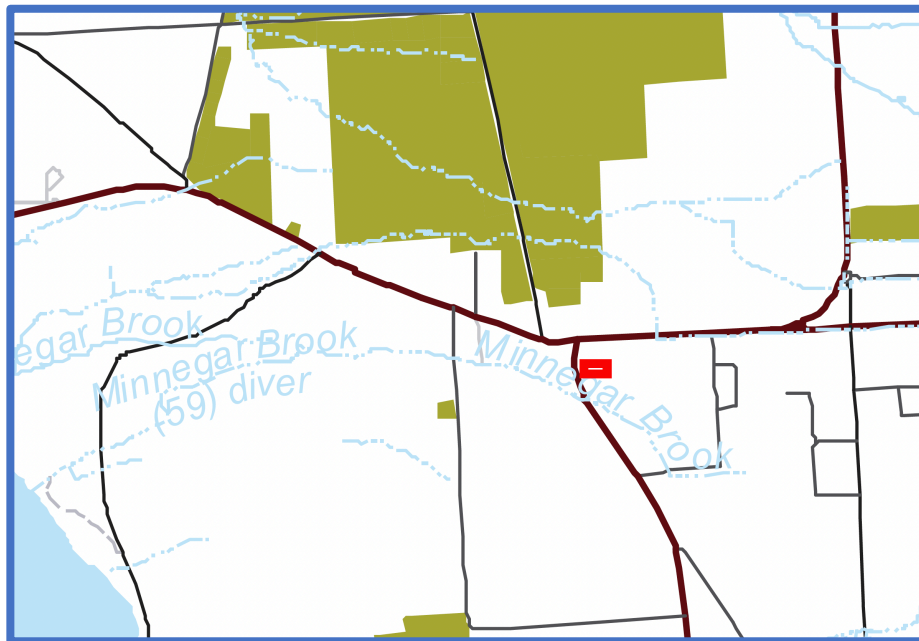
SciArabba Engineering, PLLC

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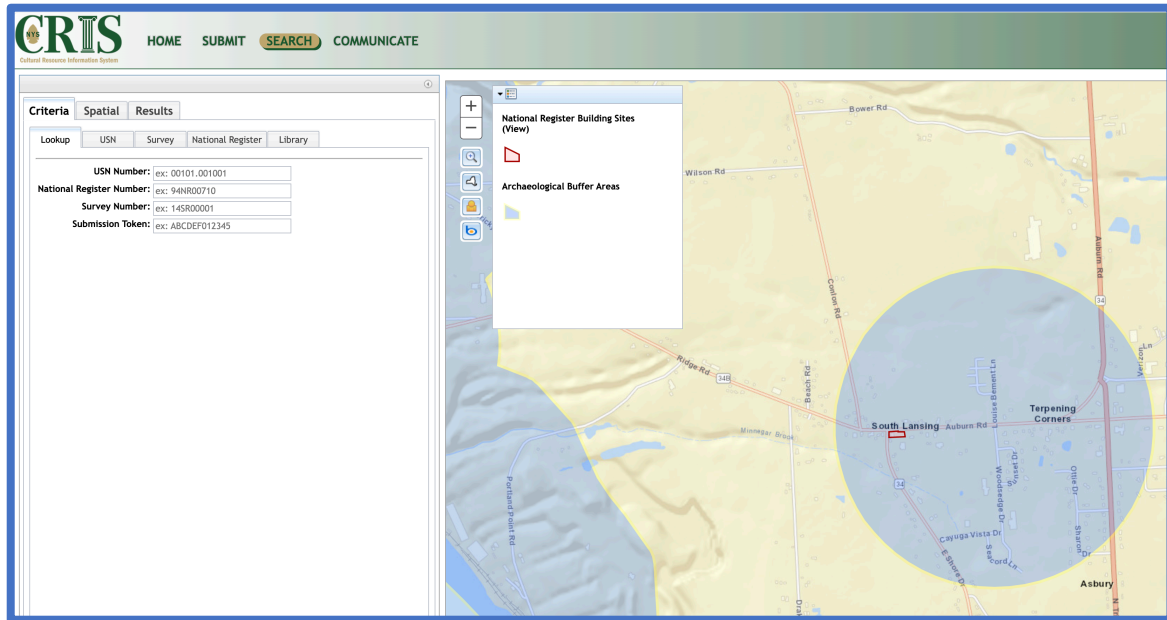
9664 Kingtown Road, Trumansburg, NY 14886



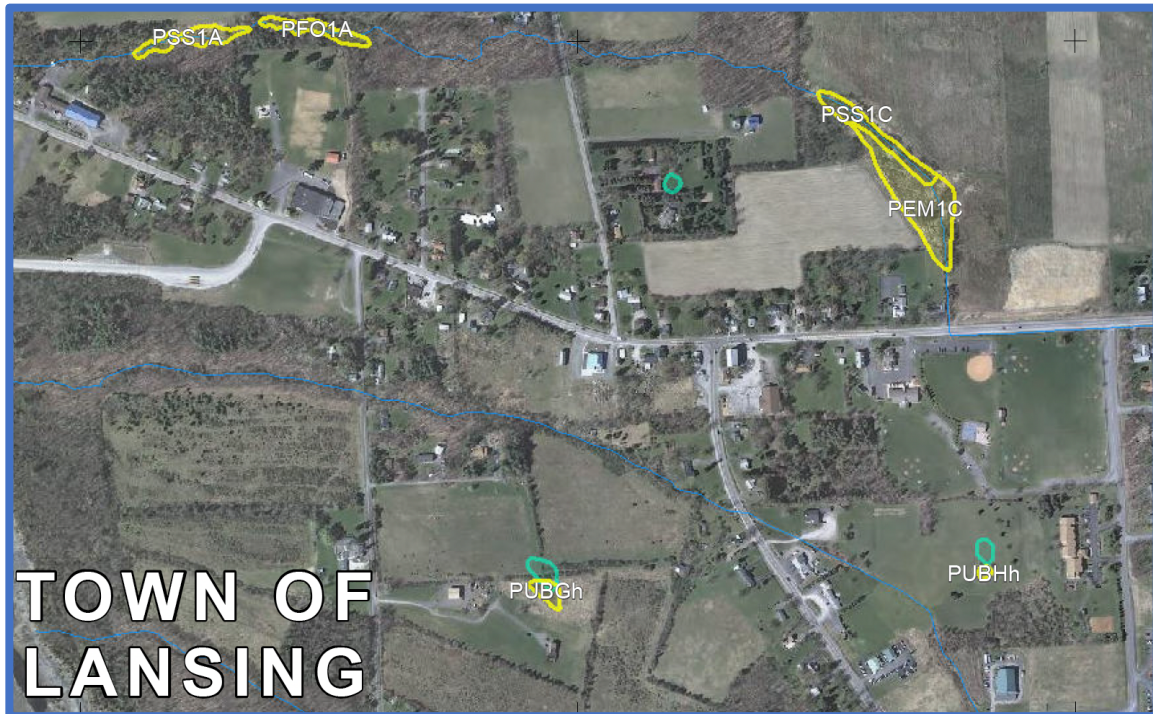
Properties within 500'



Property Not in Ag District Nor within 500' of Properties in Ag District



NYS CRIS Map Showing Rogues Harbor Inn on National Register and Site within Archaeological Buffer Area



2012 Tompkins County Wetland Map
 Green – Federal Wetlands, Yellow - TC Wetlands
 No Wetlands Onsite

Stormwater

The limit of disturbance for the project will be approximately 0.56 acres, which will not require the preparation of a Stormwater Pollution Prevention Plan. Impervious surfaces will be removed as part of the project and replaced with pervious surfaces resulting in a reduction of stormwater runoff from the site. Temporary erosion and sediment controls will be in place during construction and are detailed in the attached plans.

The following documents have been submitted in support of this application:

- Site Plan Application on OpenGov
- Fee
- Short Environmental Assessment Form
- Topographic Survey
- Drawings
 - G001 Cover Sheet
 - C101 Existing Conditions Plan
 - C102 Demolition and Erosion and Sediment Control Plan and Details
 - C103 Site Plan and Details
 - C104 Grading and Drainage and Utility Plans and Details
 - C105 Details
 - D1 First Floor Demolition Plan
 - A1 First Floor, Proposed
 - A2 Second Floor Plan, Proposed
 - A3 Building Sections and Elevations
 - A4 elevations
 - A5 Color Images

SciArabba Engineering, PLLC.



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

SciArabba Engineering, PLLC

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9664 Kingtown Road, Trumansburg, NY 14886



Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 7

Spill Number: 9309879

Spill Date/Time

Spill Date: 11/15/1993 **Spill Time:** 12:00:00 PM

Call Received Date: 11/15/1993 **Call Received Time:** 01:03:00 PM

Location

Spill Name: SURE SAVER - LANSING

Address: 2073 EAST SHORE DR

City: LANSING **County:** Tompkins

Spill Description

Material Spilled Amount Spilled Resource Affected

gasoline 50 Gal. Soil

Cause: Tank Test Failure

Source: Gasoline Station or other PBS Facility

Waterbody:

PBS #:

Record Close

Date Spill Closed: 07/25/2000

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.



Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 7

Spill Number: 2304156

Spill Date/Time

Spill Date: 08/14/2023 **Spill Time:** 10:00:00 AM

Call Received Date: 08/14/2023 **Call Received Time:** 02:22:00 PM

Location

Spill Name: ESA FOUND HISTORIC CONTAMINATION

Address: 2073 EAST SHORE DR

City: LANSING **County:** Tompkins

Spill Description

Material Spilled **Amount Spilled** **Resource Affected**

gasoline UNKNOWN Soil , Groundwater

Cause: Unknown

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: 03/06/2024

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

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Refine This Search
