

## UPDATED PROJECT NARRATIVE

Conlon Corners Subdivision  
Conlon Road  
Town of Lansing  
Tompkins County, NY

02-24-2025

### General

We would like to propose a subdivision of an approximately 188-acre parcel located on Conlon and Bower Roads in the Town of Lansing. The tax parcel number is 31.-1-11.22 and consists primarily of open fields but has 2 smaller wooded sections, two clusters of dilapidated farming buildings and one single-family home at 113 Bower Road which is not in a livable condition.

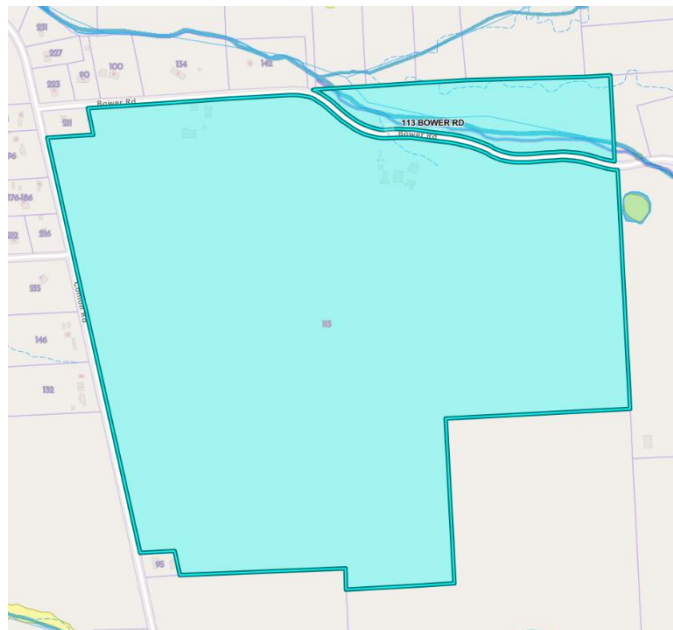
This application details a project which proposes subdividing the parcel and creating 3 new single-family building lots along Conlon Road, each measuring about 1.55 acres in size. The lot number has been adjusted from the 4 building lots proposed at our initial sketch-plan review on 01/27/2025. All building lots will be created in what is presently open field. It is intended that the remainder of the parcel will continue to be farmed via a farming lease. The property is zoned R3 Residential – Mixed Use and all lots will conform to current zoning regulations. We do not plan to build any of the homes but will sell individual house lots.

The project does not qualify as a Realty Subdivision since there are fewer than 5 lots that will be less than 5 acres in size.

### Environmental Quality

The project will add 3 new homes to the existing Mixed-Use neighborhood with no substantial increase in traffic. There will be no tree clearing and there are no steep slopes present on the proposed building lot areas. Electric and telecommunication services are available along Conlon Road and will be extended to serve each lot. No municipal sewers or water exist so the lots have been sized to accommodate private water wells and individual on-site wastewater treatment systems (septic systems). Final septic system designs will require the approval of the Tompkins County Health Department.

Other than a stream north of Bower Road (and not near the proposed building lots) there are no mapped wetland areas on the property by the US Fish and Wildlife Service, National Wetland Inventory, DEC or Tompkins County. See the following map from the Tompkins County Environmental Health Mapper.



**Site Topography:** The site, as a whole, has a varied slope of between 2 – 4% moving downhill from east to west.

**Other Additions to Proposal:** There are two additional components to this project that we would like to propose. Both components are included in the set of maps submitted with this application.

An adjoining neighbor at 95 Conlon Road has expressed interest in acquiring additional land from us next to his property. We have offered him an additional ~0.75 acres surrounding his existing lot. We propose to include a lot-line modification to this purpose per the submitted map set.

The Town of Lansing Trails Committee has expressed interest in acquiring an easement that would connect the Lansing Town trails to Conlon Road and we would like to help provide them with this trail access via an easement. The anticipated easement would be a strip of land, 20 ft in width, that is adjacent to our southern boundary line and connects the Town's parcel 31.-1-16.2 over to Conlon Road, deviating around our neighbor at 95 Conlon Road as well as the additional land we proposed to transfer over to him in the previous paragraph.

**Modified Proposal Since Sketch-plan review:** The proposal during our sketch-plan review on 1/27/2024 included 4 new lots along Conlon Road but we have decided to modify the proposal and reduce the number of new lots to 3 that are each a bit larger than the original proposed lots. We have also decided to shift the lots to the north so they will be situated adjacent to and between the existing corner lot at 311 Conlon Rd and the intersection of Conlon and Wilson Roads. Details about why this modification was made will be included in a separate document entitled "Feasibility of Lots" and will be attached with this application. The lot line adjustment with 95 Conlon Rd and the easement to the Town of Lansing have not been modified.

Sincerely,

Jesse Young