May 5, 2016

Ray Burger, Director of Planning
Town of Dryden Planning and Zoning Department
93 East Main Street
Dryden, NY 13053

RE: Evergreen Townhouses Planned Unit Development Concept Plan Submission

Dear Ray,

Thank you for meeting with the project team to review submission requirements and deadlines for the above-named project last week.

The proposed development consists of 36 units of attached 2-story, for-rent townhouses constructed on the 6.537-acre tax parcel 55-1-16, located at 1061 Dryden Road in the Town of Dryden. The subject parcel is currently zoned Rural Residential District. We are proposing that the parcel be rezoned as a Planned Unit Development District (PUD) to provide a design that increases density and population base within the Hamlet of Varna. The project incorporates shared green space and amenities, and completes a crucial link in the Varna-Freeville Rail-Trail to connect to the Ithaca, Freeville and Dryden trail network.

We are submitting the following materials for your review and referral to the Town Board for consideration at the May 19th, 2016 Board meeting:

1. Cover letter and transmittal
2. Project Description and Proposed Amenities
3. General Permit Application
4. Short Environmental Assessment Form (SEAF)
5. Full Environmental Assessment Form (FEAF)
6. Visual EAF Addendum
7. Title/Deed for property
8. Site Survey
9. Site Rendering (L001)
10. Concept Plan (L002)
11. Utility / Stormwater Sketch (C100)
12. Application fee ($250)

Please feel free to contact me with any questions regarding this submission, or if you should need additional information. We look forward to meeting with you and the Town Board on May 19, 2016.

Sincerely,

Kimberly Michaels, RLA LEED AP
Principal
PROJECT DESCRIPTION & PROPOSED AMENITIES

Project Purpose, Need & Benefit
The proposed Evergreen Townhouse development is located at 1061 Dryden Road in the Town of Dryden. This project includes 36 units of townhouse-style residential units situated along a residential drive, and will increase density and population base within the Hamlet of Varna. In addition, the project will provide public amenity in the form of development of a section of the Varna-Freeville Trail along the former Lehigh Valley Railroad railbed.

Zoning Analysis & PUD Request
The existing site, tax parcel 55-1-16 is currently zoned as Rural Residential (RR) which is described as “residential uses situated in a rural landscape. Single-and two-family homes are the predominant form of development. Agriculture is also expected to be a substantial land use well into the future.” The parcel currently has access to both sanitary sewer and water services. By right, the project could support approximately fourteen 10,000 sf lots, each of which could contain a two-family home, for a total of 28 possible units. Development in this manner would result in impacts to existing vegetation and divide open space in a traditionally suburban layout.

Figure 1: Town of Dryden Zoning Map with Varna Inset, dated December 1, 2012. Subject parcel is identified with a white star.

The project seeks approval as a Planned Unit Development (PUD) in order to provide clustered housing, preserve vegetation, limit site disturbance, and conglomerate open space.
The proposed residential use is a permitted use as of right, but the proposed density of 5.5 dwelling units per acre would only be feasible within a Planned Unit Development District. In the existing RR district, multi-family dwellings are permitted, with a Special Use Permit.

The proposed parcel abuts two other districts, the Varna Hamlet Residential District (VHRD) and Neighborhood Residential District (NR) to the south. For townhouse development, the Varna Hamlet Residential District permits up to 11 dwelling units per acre and 60% of the lot is required to be green space. The proposed Evergreen Townhouse development would provide half that density with 5.5 dwelling units per acre and includes approximately 68% of green space.

**Conformance with Other Planning Initiatives:**

The project design takes into consideration the guidelines and recommendations in the Town of Dryden Residential Development Guidelines, the Varna Community Development Plan, and the Varna Design Guidelines and Landscape Standards.

The Town’s planning documents share a common theme of recommending increased density at important nodes, specifically within the Hamlet of Varna. The vision for the hamlet is a mixed-use, pedestrian-oriented community that is well-designed with a high level of amenity. The success of this vision is largely dependent on increased population density to support retail and community services that will make the hamlet a vibrant place to live. The Evergreen Townhouse development will contribute to realization of this vision with increased residential density in a manner that is consistent with the adopted guidelines and recommendations.

While not in the Varna Core Study Area of the Varna Community Development Plan, the project site is located within the greater Varna Hamlet Area, and in fact abuts the Core Study Area along the south property line. The project site is approximately 1/3 of a mile from the intersection of Route 366 and Freese Road/Mt. Pleasant Road. One of the recommended residential design typologies is the “Varna Hollow,” a townhouse development with community amenities at 6 dwelling units (DU) per acre. The Evergreen Townhouse development closely approximates this recommended density with a proposed density of 5.5 DU per acre. The development is appropriately sited in terms of connectivity to existing transportation networks, including three TCAT bus routes and satisfactory cycling routes, and access to existing electric, water and sewer services.

Another important recommendation of the planning studies is to conserve and protect existing vegetated buffers. The project site is surrounded by existing deciduous and evergreen tree buffers, and the intent is for them to be retained as much as possible. Proposed development is situated in the large open meadow area central to the parcel. Because this existing buffer will remain, views to the site will remain largely unchanged.

The property contains approximately 740 feet of Lehigh Valley Railroad rail bed that is identified as the Varna-Freeville Rail-Trail. As a further contribution towards protecting existing green space, approximately 1.2 acres of open space will be preserved. The project proposes improvements to the trail within the property boundaries and the developer will deed the trail property to the Town of Dryden. This area of the project site is directly adjacent to a parcel already owned by the Town of Dryden that connects southward toward Mount Pleasant Road, and the Town of Dryden already holds an easement for water and sewer lines. Completing this section of the Varna-Freeville trail will be an important amenity that can be shared by residents of the development and the large community. Concrete sidewalks will connect all the units within the site, with a connection to the Varna-Freeville trail and future sidewalk network that will be included in the Route 366 corridor within the hamlet.

The site is graded to minimize cut and fill as much as possible by following the natural contours while maintaining ADA accessibility. The intent is for any excavated suitable soil material to be redistributed on site and revegetated, minimizing trucking and disposal. Best practices for erosion and sedimentation control will be employed during construction and as required by NYSDEC for the SPDES permit. For post-construction control, a series of bioretention basins and a detention basin will be designed as attractive green spaces that soften the landscape around and between townhouse units.
Building Design
Each grouping of townhouses will consist of six (6) two story, three-bedroom units including kitchen, living room, dining nook, two bathrooms and three bedrooms. Each unit will be approximately 1800sf total over two floors. The living spaces will be located on the ground floor with easy access to a deck off the rear of each unit overlooking the natural tree line and a covered entry porch and garage to the front of each unit. The units will be clad with materials that are both aesthetic and durable and that will maintain their beauty for years. These materials may include a combination of brick, cementitious materials and vinyl. Each building will have gable roofs, as well as high efficiency windows, doors and mechanical systems.

Circulation
The proposed project has a single vehicular entrance located on NYS Route 366/Dryden Road. The existing driveway is accessed via a shared curb cut with a driveway easement agreement. The current plan places the proposed driveway entirely on the parcel, requiring a new curb cut on Route 366. If desirable, the driveway could be reconfigured to return to a shared curb cut configuration.

The internal roadway will serve all 36 units and provide a turnaround area that can accommodate a standard aerial apparatus fire truck. Also proposed is a small, 11-space parking lot in the center of the driveway loop. The driveway will be 24 feet wide and asphalt paved.

Pedestrian circulation within the property is accommodated with concrete sidewalks along the drive. A connection to the Varna-Freeville Rail-Trail segment that traverses the site is also proposed.

The parcel is served by TCAT bus routes 40, 43 and 53. There is a bus stop in front of the property and an existing bus shelter is located across Route 366 in front of the Pine Ridge Residences.

NYS Route 366/Dryden Road is identified on the Tompkins County Bicycle Map as “Good” in terms of suitability for cycling.

Proposed Amenities
The proposed project will contribute to the tax base for the community. Based on an anticipated assessment of $4.5 million, the total anticipated yearly tax revenue will be $191,000. The project will include...
physical improvements to the section of the Varna-Freeville Rail-Trail in the form of a paved, 4 foot wide asphalt path within the property boundaries, approximately 740 linear feet. After the improvements have been completed, the developer will deed the trail lands (approximately 1.2 acres) to the Town of Dryden.

Traffic Impacts
Route 366 accommodates the daily traffic volume adequately, as noted in the Varna Community Development Plan, which analyzed 2011 traffic count data and concluded that it operates at Level of Service (LOS) A.

Landscape
The landscape design will consist of a number of types: buffer vegetation, stormwater plantings, townhouse plantings, and open lawn. While the existing buffer vegetation will remain, additional trees and large shrubs will be added to enhance the buffer and fill in any existing gaps. Stormwater plantings will be selected to effectively treat and slow down runoff, and provide habitat for birds and pollinators. Townhouse plantings will include ornamental trees, shrubs, perennials and bulbs to provide foundation landscaping and curb appeal. Open lawn areas will be preserved to allow for recreational use. No plants on the Tompkins County or NYS invasive plant lists will be proposed, and where possible, native plant materials will be used. All plantings will be suited to soil conditions, and will not require irrigation beyond the initial establishment period.

Stormwater
The existing 6.537-acre site is primarily comprised of meadow. There is approximately 35 feet of fall from the highest point to the lowest point of the site, with drainage generally flowing from east to west. Drainage from the site eventually makes its way to Fall Creek, which is classified by the New York State Department of Environmental Conservation (NYS DEC) as Class “A” stream. According to the Tompkins County Soil Survey, the site is located in Hydrologic Soils Groups “A/D” and “C”.

The proposed site design plans to add approximately 2 acres of impervious cover which will include the housing units, access drives, parking and sidewalks. The increase in runoff due to the added impervious cover will be treated by multiple water quality treatment and runoff reduction practices and a detention pond to meet the requirements of the NYS DEC State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002).

Utilities
The proposed site is located adjacent to an 8” sanitary line which is located in the Turkey Hill Sewer District. The proposed site would tie into the existing line south of the site. A 6” ductile iron water main is located north of the site along NYS Route 366 and there is an existing hydrant northeast of the site. The project plans to tie into the existing 6” service and provide a 6” ductile iron pipe main through the site. New fire hydrants will be sited within the project site as necessary. Natural gas service will be provided by NYSEG and there is an existing line at the northeast corner of the site. Electric service will be provided to the site via NYSEG overhead wire that currently exists along Route 366. We have discussed the project with the Town Engineer and based on the projected usage and loads there are no capacity issues with either water distribution or sanitary sewer at the project location. The Town Engineer has also stated that areas of concern in the system that services this site are being addressed and that this project should not add any additional stress to the systems.
General Permit Application – Sheet 1 General Information

DO NOT FILL IN SHADED SECTIONS

<table>
<thead>
<tr>
<th>Date:</th>
<th>Tax Parcel #:</th>
<th>Zoning District:</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/5/2016</td>
<td>55-1-16</td>
<td>Rural Residential</td>
</tr>
</tbody>
</table>

(Complete) Project Address: 1061 Dryden Road, Town of Dryden, NY

Project Description: 36-unit townhouse development with associated infrastructure, sitework, driveways, walkways, green space and amenities.

Principal Use: Residential ✔ Commercial: ✔ Other: ✔

Permit(s) Required: ✔ Building ✔ Zoning ✔ Special Use ✔ Site Plan Review ✔ Subdivision ✔ Pool ✔ Heating ✔ Demolition ✔ Pre-built Shed

To be completed by Planning Department personnel:

Worksheets / sections required:

- Site Plan Sketch
- Site Plan Review
- Special Use Permit
- Notice of Ground Disturbance
- Zoning Permit
- Varna Compliance Worksheet
- Residential Design Guidelines Compliance
- Commercial Design Guidelines Compliance
- Sign Compliance Worksheet

Notes:

- Kauffman's Planning

93 East Main Street
Dryden, NY 13053

T 607 844-8888 Ext. 216
F 607 844-8008
joy@dryden.ny.us

www.dryden.ny.us
Permit Application - Contact Information

Owner - Print name: M&R Entities, LLC  
Owner Signature required & dated: [Signature] Kimberly Michaels for Gary Sloan/M&R Entities LLC  
Address: 117 Horizon Drive  City: Ithaca  State: NY  Zip Code: 14850
E-mail: squeakygs@gmail.com  Telephone No: 607-592-2969
Emergency Contact: Karen Sloan  Telephone No.: 607-592-2968

Agent / Applicant - Print: Kimberly Michaels, Trowbridge Wolf Michaels Landscape Architects LLP  
Address: 1001 W. Seneca St., Ste. 201  City: Ithaca  State: NY  Zip Code: 14850
E-mail: kam@twm.la  Telephone No: 607-277-1400

General Contractor: ______________________________  License #: _____________________________________________
Address: ________________________________________  City: __________________  State: __________  Zip Code: _______
E-mail: __________________________________________  Telephone No: ___________________________________________

Mason Contractor: ________________________________  License #: _____________________________________________
Address: ________________________________________  City: __________________  State: __________  Zip Code: _______
E-mail: __________________________________________  Telephone No: ___________________________________________

Electrical Contractor: _____________________________  License #: _____________________________________________
Address: ________________________________________  City: __________________  State: __________  Zip Code: _______
E-mail: __________________________________________  Telephone No: ___________________________________________

HVAC Contractor: _________________________________  License #: _____________________________________________
Address: ________________________________________  City: __________________  State: __________  Zip Code: _______
E-mail: __________________________________________  Telephone No: ___________________________________________

Plumbing Contractor: ______________________________  License #: _____________________________________________
Address: ________________________________________  City: __________________  State: __________  Zip Code: _______
E-mail: __________________________________________  Telephone No: ___________________________________________

Surveyor: TG Miller, PC  License #: 050597  
Address: 203 N. Aurora St.  City: Ithaca  State: NY  Zip Code: 14850
E-mail: db@tgmillerpc.com  Telephone No: 607-272-6477

Note: The Town of Dryden will keep your contact information private.

* *CUT:  ------------------------------------------------------------------------------------------------------------------------------------------------------------------------------ **

Application from ______________________________________________________ for __________________________________________ received on ____________________________
Payment received  $ __________________________  Cash  Check # __________________________  Credit Card (circle one) __________________________
Signature of receiver ____________________________________________________ Date __________________________
**PART 1 - PROJECT INFORMATION**  (To be completed by Applicant or Project Sponsor)

1. **APPLICANT / SPONSOR**
   Kim Michaels, TWMLA for M&R Entities, LLC

2. **PROJECT NAME**
   Evergreen Townhouses

3. **PROJECT LOCATION:**
   Town of Dryden
   Municipality

4. **PRECISE LOCATION:**
   Street Address and Road Intersections, Prominent landmarks etc - or provide map
   1061 Dryden Road

5. **IS PROPOSED ACTION:**
   - [✓] New
   - [ ] Expansion
   - [ ] Modification / alteration

6. **DESCRIBE PROJECT BRIEFLY:**
   36-unit townhouse development with associated infrastructure, sitework, driveways, walkways, green space and amenities.

7. **AMOUNT OF LAND AFFECTED:**
   Initially 6.534 acres
   Ultimately 6.534 acres

8. **WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS?**
   - [✓] Yes
   - [ ] No
   If no, describe briefly:
   Proposed dwelling unit density exceeds existing zoning density and required side yard setbacks. Proposed Planned Unit Development District would accommodate proposed action.

9. **WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?** (Choose as many as apply.)
   - [✓] Residential
   - [ ] Industrial
   - [✓] Commercial
   - [✓] Agriculture
   - [ ] Park / Forest / Open Space
   - [ ] Other (describe)
   Project is within 0.25 miles of Hamlet of Varna, which is zoned mixed-use.

10. **DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local)?**
    - [✓] Yes
    - [ ] No
    If yes, list agency name and permit / approval:
    NYSDEC SPDES; NYSDOT work permit; Town of Dryden Board/Planning Board approvals. Building permit.

11. **DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?**
    - [✓] Yes
    - [ ] No
    If yes, list agency name and permit / approval:

12. **AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION?**
    - [✓] Yes
    - [ ] No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE
Applicant / Sponsor Name
Kim Michaels, Trowbridge Wolf Michaels Landscape Architects LLP for M&R Entities, LLC
Date: May 5, 2016
Signature

---

If the action is a Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.
PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.

[ ] Yes [ ] No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

[ ] Yes [ ] No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community’s existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? If yes, explain briefly:

[ ] Yes [ ] No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:

[ ] Yes [ ] No

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency ___________________________ Date ________________

Print or Type Name of Responsible Officer in Lead Agency ___________________________ Title of Responsible Officer ___________________________

Signature of Responsible Officer in Lead Agency ___________________________ Signature of Preparer (If different from responsible officer) ___________________________
Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:  

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.

B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a CONDITIONED negative declaration will be prepared.*

C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared.

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Evergreen Townhouses

Name of Action

Town of Dryden Planning Board

Name of Lead Agency

Ray Burger

Print or Type Name of Responsible Officer in Lead Agency

Director of Planning

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

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PART 1—PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action: Evergreen Townhouses

Location of Action (include Street Address, Municipality and County):

1061 Dryden Road, Town of Dryden, Tompkins County

Name of Applicant/Sponsor: Kimberly Michaels, Principal, Trowbridge Wolf Michaels Landscape Architects LLP

Address: 1001 West Seneca Street, Suite 201

City / PO: Ithaca

State: NY

Zip Code: 14850

Business Telephone: 607-277-1400

Name of Owner (if different): M&R Entities, LLC

Address: 117 Horizon Drive

City / PO: Ithaca

State: NY

Zip Code: 14850

Business Telephone: 607-592-2969

Description of Action:

See attached Narrative.
A. SITE DESCRIPTION
Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: [ ] Urban [ ] Industrial [ ] Commercial [ ] Residential (suburban) [ ] Rural (non-farm) [ ] Forest [ ] Agriculture [ ] Other

2. Total acreage of project area: 6.537 acres.

<table>
<thead>
<tr>
<th>Approximate Acreage</th>
<th>Presently</th>
<th>After Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meadow or Brushland (Non-agricultural)</td>
<td>4.227 acres</td>
<td>2.097 acres</td>
</tr>
<tr>
<td>Forested</td>
<td>2.23 acres</td>
<td>2.14 acres</td>
</tr>
<tr>
<td>Agricultural (Includes orchards, cropland, pasture, etc.)</td>
<td>0 acres</td>
<td>0 acres</td>
</tr>
<tr>
<td>Wetland (Freshwater or tidal as per Articles 24,25 of ECL)</td>
<td>0 acres</td>
<td>0 acres</td>
</tr>
<tr>
<td>Water Surface Area</td>
<td>0 acres</td>
<td>0.19 acres</td>
</tr>
<tr>
<td>Unvegetated (Rock, earth or fill)</td>
<td>0 acres</td>
<td>0 acres</td>
</tr>
<tr>
<td>Roads, buildings and other paved surfaces</td>
<td>0.08 acres</td>
<td>2.11 acres</td>
</tr>
<tr>
<td>Other (Indicate type)</td>
<td>0 acres</td>
<td>0 acres</td>
</tr>
</tbody>
</table>

3. What is predominant soil type(s) on project site?
   a. Soil drainage: [ ] Well drained ___% of site [ ] Moderately well drained ___% of site [ ] Poorly drained ___% of site

   b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? [ ] Yes [ ] No
   a. What is depth to bedrock Unknown (in feet)

5. Approximate percentage of proposed project site with slopes:
   [ ] 0-10% 67% [ ] 10-15% 7% [ ] 15% or greater 27%

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? [ ] Yes [ ] No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? [ ] Yes [ ] No

8. What is the depth of the water table? unknown (in feet)

9. Is site located over a primary, principal, or sole source aquifer? [ ] Yes [ ] No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? [ ] Yes [ ] No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  ☐ Yes ☐ No

According to:
NYSDEC Environmental Resource Mapper

Identify each species:

<table>
<thead>
<tr>
<th>12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Yes  ☐ No</td>
</tr>
</tbody>
</table>

Describe:

<table>
<thead>
<tr>
<th>13. Is the project site presently used by the community or neighborhood as an open space or recreation area?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Yes  ☐ No</td>
</tr>
</tbody>
</table>

If yes, explain:
A portion of the identified Varna-Freeville Rail-Trail network used by the community is included on the property.

<table>
<thead>
<tr>
<th>14. Does the present site include scenic views known to be important to the community?  ☐ Yes ☐ No</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>15. Streams within or contiguous to project area:</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
</tr>
</tbody>
</table>

   a. Name of Stream and name of River to which it is tributary

   | N/A |

<table>
<thead>
<tr>
<th>16. Lakes, ponds, wetland areas within or contiguous to project area:</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
</tr>
</tbody>
</table>

   b. Size (in acres):

   | N/A |

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17. Is the site served by existing public utilities? □ Yes  □ No
   a. If YES, does sufficient capacity exist to allow connection? □ Yes  □ No
   b. If YES, will improvements be necessary to allow connection? □ Yes  □ No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  □ Yes  □ No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?  □ Yes  □ No

20. Has the site ever been used for the disposal of solid or hazardous wastes? □ Yes  □ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
   a. Total contiguous acreage owned or controlled by project sponsor: 6.537 acres.
   b. Project acreage to be developed: 4.58 acres initially; 4.58 acres ultimately.
   c. Project acreage to remain undeveloped: 1.957 acres.
   d. Length of project, in miles: N/A (if appropriate).
   e. If the project is an expansion, indicate percent of expansion proposed. N/A %
   f. Number of off-street parking spaces existing; proposed 36 in driveways/garages + 11 shared
   g. Maximum vehicular trips generated per hour: unknown, likely <36 (upon completion of project)?
   h. If residential: Number and type of housing units:

<table>
<thead>
<tr>
<th>One Family</th>
<th>Two Family</th>
<th>Multiple Family</th>
<th>Condominium</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initially</td>
<td></td>
<td>36</td>
<td></td>
</tr>
<tr>
<td>Ultimately</td>
<td></td>
<td>36</td>
<td></td>
</tr>
</tbody>
</table>

   i. Dimensions (in feet) of largest proposed structure: ~35 feet height; ~60 feet width; ~144 feet length.
   j. Linear feet of frontage along a public thoroughfare project will occupy is? 157 ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.

3. Will disturbed areas be reclaimed □ Yes  □ No  □ N/A
   a. If yes, for what intended purpose is the site being reclaimed?

   All disturbed areas will be reclaimed for lawn/green space and stormwater treatment/storage.

   b. Will topsoil be stockpiled for reclamation? □ Yes  □ No
   c. Will upper subsoil be stockpiled for reclamation? □ Yes  □ No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
   - [ ] Yes
   - [x] No

6. If single phase project: Anticipated period of construction: 9 months, (including demolition)

7. If multi-phased:
   a. Total number of phases anticipated: 50 (number)
   b. Anticipated date of commencement phase 1: March 4 year, (including demolition)
   c. Approximate completion date of final phase: July 4 year.
   d. Is phase 1 functionally dependent on subsequent phases?
      - [ ] Yes
      - [x] No

8. Will blasting occur during construction?
   - [ ] Yes
   - [x] No

9. Number of jobs generated: during construction 50; after project is complete 4

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities?
    - [ ] Yes
    - [x] No

   If yes, explain:
   N/A

12. Is surface liquid waste disposal involved?
    - [ ] Yes
    - [x] No

   a. If yes, indicate type of waste (sewage, industrial, etc) and amount N/A
   b. Name of water body into which effluent will be discharged N/A

13. Is subsurface liquid waste disposal involved?
    - [ ] Yes
    - [x] No
    Type

14. Will surface area of an existing water body increase or decrease by proposal?
    - [ ] Yes
    - [x] No

   If yes, explain:
   N/A

15. Is project or any portion of project located in a 100 year flood plain?
    - [ ] Yes
    - [x] No

16. Will the project generate solid waste?
    - [x] Yes
    - [ ] No

   a. If yes, what is the amount per month? 3/4 tons
   b. If yes, will an existing solid waste facility be used?
      - [x] Yes
      - [ ] No

   c. If yes, give name Seneca Meadows or Ontario Co. ; location Stanley, NY

   d. Will any wastes not go into a sewage disposal system or into a sanitary landfill?
      - [ ] Yes
      - [x] No
17. Will the project involve the disposal of solid waste?  Yes  No
   a. If yes, what is the anticipated rate of disposal? ____ tons/month.
   b. If yes, what is the anticipated site life? ____ years.

18. Will project use herbicides or pesticides?  Yes  No

19. Will project routinely produce odors (more than one hour per day)?  Yes  No

20. Will project produce operating noise exceeding the local ambient noise levels?  Yes  No

21. Will project result in an increase in energy use?  Yes  No
   If yes, indicate type(s)
   Project will generate noise and odors associated with construction; upon completion, there should be no routine noise or odors generated. The increase in energy usage will be commensurate with the addition of 36 residential units.

22. If water supply is from wells, indicate pumping capacity ____ N/A gallons/minute.

23. Total anticipated water usage per day __11000__ gallons/day. for all 36 units

24. Does project involve Local, State or Federal funding?  Yes  No
   If yes, explain:
### 25. Approvals Required:

<table>
<thead>
<tr>
<th>Type</th>
<th>Submittal Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUD approval</td>
<td>5/5/2016</td>
</tr>
<tr>
<td>Building permit</td>
<td></td>
</tr>
<tr>
<td>Site Plan Approval</td>
<td>TBD</td>
</tr>
<tr>
<td>Water and sewer</td>
<td></td>
</tr>
<tr>
<td>NYSDEC SPDES</td>
<td></td>
</tr>
<tr>
<td>NYSDOT Work Permit</td>
<td></td>
</tr>
<tr>
<td>Planned Unit Development Approval</td>
<td></td>
</tr>
</tbody>
</table>

#### City, Town, Village Board
- **Type:** PUD approval
  - Submittal Date: 5/5/2016

#### City, Town, Village Planning Board
- **Type:** Site Plan Approval
  - Submittal Date: TBD

#### City, Town, Zoning Board
- **Type:** Water and sewer
  - Submittal Date: [Blank]

#### City, County Health Department
- **Type:** NYSDEC SPDES
  - Submittal Date: [Blank]

### C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision?  □ Yes  □ No

   - If Yes, indicate decision required:
     - □ Zoning amendment
     - □ Zoning variance
     - □ New/revision of master plan
     - □ Subdivision
     - □ Site plan
     - □ Special use permit
     - □ Resource management plan
     - □ Other
2. What is the zoning classification(s) of the site?

Rural residential

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

14 lots/28 units.

4. What is the proposed zoning of the site?

Planned Unit Development

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

36 townhouse units as shown.

6. Is the proposed action consistent with the recommended uses in adopted local land use plans?  □ Yes  □ No

Increases density adjacent to the Hamlet of Varna; provides neighborhood/regional connectivity via Varna-Freeville Rail-Trail.

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Land uses are: agricultural, open space, commercial (Embassy Inn, Autoworks Express), and public service (Varna Fire Department).

Zoning districts are: Conservation District, Rural Residential District, Neighborhood Residential District, Varna Hamlet Mixed Use District and Varna Hamlet Residential District.

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile?  □ Yes  □ No

9. If the proposed action is the subdivision of land, how many lots are proposed?  N/A

a. What is the minimum lot size proposed?  N/A
10. Will proposed action require any authorization(s) for the formation of sewer or water districts?  ☐ Yes  ☐ No

N/A

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

☐ Yes  ☐ No

a. If yes, is existing capacity sufficient to handle projected demand?  ☐ Yes  ☐ No

12. Will the proposed action result in the generation of traffic significantly above present levels?  ☐ Yes  ☐ No

a. If yes, is the existing road network adequate to handle the additional traffic.  ☐ Yes  ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name  Kimberly Michaels, Trowbridge Wolf Michaels Landscape Architects  Date  5/5/2016

Signature  [Signature]

Title  Principal

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.
This form may be used to provide additional information relating to Question 11 of Part 2 of the Full EAF.

(To be completed by Lead Agency)

### Visibility

1. Would the project be visible from:

<table>
<thead>
<tr>
<th>Resource Description</th>
<th>Distance Between Project and Resource (in Miles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities?</td>
<td>0 - ¼ ⅛- ⅜ ⅜- ½ ½- 3 3 - 5 5 +</td>
</tr>
<tr>
<td>An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?</td>
<td>0 - ¼ ⅛- ⅜ ⅜- ½ ½- 3 3 - 5 5 +</td>
</tr>
<tr>
<td>A site or structure listed on the National or State Registers of Historic Places?</td>
<td>0 - ¼ ⅛- ⅜ ⅜- ½ ½- 3 3 - 5 5 +</td>
</tr>
<tr>
<td>State Parks?</td>
<td>0 - ¼ ⅛- ⅜ ⅜- ½ ½- 3 3 - 5 5 +</td>
</tr>
<tr>
<td>The State Forest Preserve?</td>
<td>0 - ¼ ⅛- ⅜ ⅜- ½ ½- 3 3 - 5 5 +</td>
</tr>
<tr>
<td>National Wildlife Refuges and State Game Refuges?</td>
<td>0 - ¼ ⅛- ⅜ ⅜- ½ ½- 3 3 - 5 5 +</td>
</tr>
<tr>
<td>National Natural Landmarks and other outstanding natural features?</td>
<td>0 - ¼ ⅛- ⅜ ⅜- ½ ½- 3 3 - 5 5 +</td>
</tr>
<tr>
<td>National Park Service lands?</td>
<td>0 - ¼ ⅛- ⅜ ⅜- ½ ½- 3 3 - 5 5 +</td>
</tr>
<tr>
<td>Rivers designated as National or State Wild, Scenic or Recreational?</td>
<td>0 - ¼ ⅛- ⅜ ⅜- ½ ½- 3 3 - 5 5 +</td>
</tr>
<tr>
<td>Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?</td>
<td>0 - ¼ ⅛- ⅜ ⅜- ½ ½- 3 3 - 5 5 +</td>
</tr>
<tr>
<td>A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?</td>
<td>✔</td>
</tr>
<tr>
<td>A site, area, lake, reservoir or highway designated as scenic?</td>
<td>✔</td>
</tr>
<tr>
<td>Municipal park, or designated open space?</td>
<td>✔</td>
</tr>
<tr>
<td>County road?</td>
<td>✔</td>
</tr>
<tr>
<td>State road?</td>
<td>✔</td>
</tr>
<tr>
<td>Local road?</td>
<td>✔</td>
</tr>
</tbody>
</table>

2. Is the visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons)

- Yes
- No  ✔

3. Are any of the resources checked in question 1 used by the public during the time of year during which the project will be visible?

- Yes
- No  ✔
## DESCRIPTION OF EXISTING VISUAL ENVIRONMENT

4. From each item checked in question 1, check those which generally describe the surrounding environment.

<table>
<thead>
<tr>
<th>Essentially undeveloped</th>
<th>Within</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>*¼ mile</td>
</tr>
<tr>
<td>Forested</td>
<td>✔</td>
</tr>
<tr>
<td>Agricultural</td>
<td>✔</td>
</tr>
<tr>
<td>Suburban Residential</td>
<td>✔</td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
</tr>
<tr>
<td>Urban</td>
<td></td>
</tr>
<tr>
<td>River, Lake, Pond</td>
<td></td>
</tr>
<tr>
<td>Cliffs, Overlooks</td>
<td></td>
</tr>
<tr>
<td>Designated Open Space</td>
<td></td>
</tr>
<tr>
<td>Flat</td>
<td>✔</td>
</tr>
<tr>
<td>Hilly</td>
<td>✔</td>
</tr>
<tr>
<td>Mountainous</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>

*NOTE: add attachments as needed*

5. Are there visually similar projects within:

<table>
<thead>
<tr>
<th>*¼ mile</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 mile</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 miles</td>
<td>✔</td>
<td>No</td>
</tr>
<tr>
<td>3 miles</td>
<td>✔</td>
<td>No</td>
</tr>
</tbody>
</table>

*Distance from project site is provided for assistance. Substitute other distances as appropriate.*

## EXPOSURE

6. The annual number of viewers likely to observe the proposed project is ___________?

*NOTE: When user data is unavailable or unknown, use best estimate.*

## CONTEXT

7. The situation or activity in which the viewers are engaged while viewing the proposed action is:

### FREQUENCY

<table>
<thead>
<tr>
<th>Activity</th>
<th>Daily</th>
<th>Weekly</th>
<th>Holidays/Weekends</th>
<th>Seasonally</th>
</tr>
</thead>
<tbody>
<tr>
<td>Travel to and from work</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Involved in recreational activities</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Routine travel by residents</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>At a residence</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>At worksite</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Warranty Deed

This Indenture, Made the 6th day of October, Two Thousand and Fifteen,

Between

PHILIP LESIUK, residing at 24 Colwell Road, Greenville, Rhode Island, LINDA M. PARKER, residing at Welaka, Florida (P.O. Box 191), VIRGINIA SYKES, residing at 17 Main Street, Freeville, New York, VASIL LESIUK, residing at 497 Fall Creek Road, Freeville, New York, NICHOLAS LESIUK, residing at 1061 Dryden Road, Ithaca, New York, and STEFANA LESIUK, residing at 1061 Dryden Road, Ithaca, New York, individually and as joint tenants, * a/k/a Nikla Lesiuk parties of the first part, and ** a/k/a Stephanie Lesiuk

and

M & R ENTITIES, LLC, a New York limited liability company with an office at 117 Horizon Drive, Ithaca, New York, party of the second part,

Witnessest That the parties of the first part, in consideration of One and No/100 Dollars ($1.00) lawful money of the United States, and other good and sufficient consideration, paid by the party of the second part, do hereby grant and release unto the party of the second part, its successors and assigns forever,

[FOR DESCRIPTION, SEE SCHEDULE "A" ATTACHED HERETO AND INCORPORATED HEREIN]

Together with the appurtenances, and all the estate and rights of the parties of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, its successors and assigns forever.

And said parties of the first part covenant as follows:

First, that the party of the second part shall quietly enjoy the said premises;

Second, that said parties of the first part will forever Warrant the title to said premises.

Third, that in Compliance with Section 13 of the Lien Law, the parties of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Philip Lesiuk

Linda M. Parker
State of Rhode Island
County of Providence }  ss

On the 7th day of October, 2015 before me, the undersigned, a Notary Public in and for said state, personally appeared, PHILIP LESIUK, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance in Providence County, Rhode Island.

MICHAEL EDMOND LANE
Notary Public, State of New York
No. 4936358
Qualified in Tompkins County
Commission Expires May 31, 2015

State of Florida
County of Putnam }  ss

On the 7th day of October, 2015 before me, the undersigned, a Notary Public in and for said state, personally appeared, LINDA M. PARKER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance in Putnam County, Florida.

CAROL H. SMITH
Notary Public, State of Florida
No. 805222
Commission Expires December 3, 2017

State of New York
County of Tompkins }  ss

On the 7th day of October, 2015 before me, the undersigned, a Notary Public in and for said state, personally appeared, VIRGINIA SYKES, VASIL LESIUK, NICHOLAS LESIUK, and STEFANA LESIUK, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individual or the person upon behalf of which the individuals acted, executed the instrument.

MICHAEL EDMOND LANE
Notary Public, State of New York
No. 4936358
Qualified in Tompkins County
Commission Expires May 31, 2015
SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Dryden, County of Tompkins, and State of New York, being a part of Military Lot No. 51 in said Town, and more particularly bounded and described as follows:

COMMENCING at a point marked by an iron pin in concrete in the southeasterly line of Dryden Road (New York State Route 366), said point being located the following two courses and distances from the intersection of the center line of Dryden Road with the center line of Turkey Hill Road: 1) southwesterly along the center line of Dryden Road a distance of 900 feet to a point; 2) southeasterly a distance of 20.5 feet to the point of beginning; running thence S 04° 37' 33" W a distance of 245.22 feet to a point marked by an iron pipe; running thence S 44° 51' 11" W, and passing through a point marked by an iron pipe at 530.67 feet, a total distance of 531.47 feet to a point; running thence N 80° 46' 19" W, and passing through a point marked by an iron pin at 100.06 feet, a total distance of 414.85 feet to a point marked by an iron pin in the approximate center line of the former Lehigh Valley Railroad; running thence S 36° 38' 44" W along said approximate center line of the Railroad, and passing through a point marked by an iron pipe at 333.14 feet, a total distance of 360.02 feet to a point marked by an iron pipe, running thence N 37° 06' 07" W a distance of 45.55 feet to a point marked by an iron pipe; running thence N 03° 18' 30" W a distance of 58.95 feet to a point marked by an iron pipe; running thence N 53° 49' 37" E a distance of 198.46 feet to a point marked by an iron pin; running thence N 36° 41' 27" E a distance of 214.45 feet to a point marked by an iron pin; running thence N 75° 21' 37" E a distance of 130.75 feet to a point marked by an iron pin; running thence N 36° 29' 25" E a distance of 65.00 feet to a point in a 3" poplar tree; running thence S 51° 21' 50" E a distance of 78.60 feet to a point marked by an iron pin; running thence N 75° 21' 37" E a distance of 100.00 feet to a point marked by an iron pin; running thence N 51° 03' 52" E a distance of 192.01 feet to a point marked by a concrete monument; running thence N 13° 25' 20" E a distance of 36.40 feet to a point in the southeasterly line of Dryden Road and in a concrete wall; running thence N 75° 17' 41" E along said southeasterly highway line and said concrete wall a distance of 156.50 feet to the point or place of beginning, and containing 6.537 acres of land to the highway line.

SUBJECT TO the following insofar as they may affect the above described premises:

1. A right of way granted to New York State Electric & Gas Corporation by instrument dated November 14, 1938 and recorded February 27, 1940 in the Tompkins County Clerk’s Office in Liber 254 of Deeds at page 228.

2. All those restrictions, reservations, easements, rights of way or exceptions as contained in the deed to the Mahlon R. Perkins dated April 21, 1982 and recorded April 19, 1982 in said Clerk’s Office in Liber 588 of Deeds at page 546, including a reservation of all oil, gas and mineral rights, but not including the right to drill, mine or explore therefor.

3. The permanent easement granted to the Town of Dryden for the installation and maintenance of sewer and water lines and other public utility purposes as more particularly set forth in an instrument dated April 20, 1982 and recorded April 21, 1982 in said Clerk’s Office in Liber 588 of Deeds at page 630.

4. An easement for a water line and/or sewer line, and appurtenances granted to William L. Reed and Mildred E. Reed by instrument dated August 12, 1989 and recorded June 28, 1995 in said Clerk’s Office in Liber 752 of Deeds at page 152.

TOGETHER WITH an easement running with the land for purposes of a driveway entrance over the northwest corner of the adjacent property formerly of Alexander A. Grendys and Sophie Grendys (Liber 337 of Deeds at page 58) as said driveway entrance is now laid out and as shown on the survey map therein mentioned, the grant of this easement...
being subject to the burden of sharing equally with the owners of such adjacent land the costs and expenses of maintaining such driveway entrance.

THE ABOVE described premises are more particularly shown on a map entitled: “SURVEY MAP, NO. 1061 DRYDEN ROAD, Town of Dryden, Tompkins County, New York”, dated September 8, 2015 and made by T.G. Miller, P.C., Engineers and Surveyors. A copy of said map is intended to be filed in said Clerk’s Office concurrently with the recording hereof, and is incorporated herein.

BEING the same premises conveyed by Nicholas Lesiuk and Stefana Lesiuk to Philip Lesiuk, Linda M. Parker, Virginia Sykes, and Vasil Lesiuk by deed dated August 15, 2011 and recorded August 17, 2011 in said Clerk’s Office as Instrument No. 579475-001.

Nicholas Lesiuk and Stefana Lesiuk join in this deed solely for the purpose of conveying their life use of the above described premises as was reserved by them in the above said deed (Instrument No. 579475-001).

Town of Dryden: Tax Map No. 55.-1-16