



Date of Application:

8/4/2020

Subdivision Application

Proposed Subdivision Name: 203 East

Parcel Number(s): 10-2-4

Name of street(s) which property abuts: Main ST (RT 96) + Cemetery

Applicant's Name: Thomas A Ferretti

Address: 203 E Main ST. City: Trumansburg

State: NY Zip: 14886 Phone #: 607-227-5828

Interest (circle one): Owner-of-record Option Holder Broker or Agent

Owner's Name: Thomas A Ferretti

Address: 3710 W Bates Rd City: Trumansburg

State: NY Zip: 14886 Phone #: 607-227-5828

If Applicant is NOT Owner-of-record, please provide above information and a letter of authorization from the owner of record

The Proposed Subdivision is a (check on of following):

Minor Subdivision (lot line adjustment, no new lots being created)

Minor Subdivision (1-2 new lots created)

Minor Subdivision (3-4 new lots created)

Major Subdivision (5 or more new lots created)

How many total lots are to be created by this subdivision? 2

What is the current Zoning Classification of this property? Commercial

What is (are) the current land uses of this property? office / Retail

Are new public streets being proposed as a part of this Subdivision? (circle one) YES

NO

Are any variances being requested as a part of this Subdivision? (circle one) YES

NO

If yes, please attached a full detailed description of each variance being requested.

PLEASE COMPLETE BACK SIDE OF FORM

Applicant's Acknowledgement

I understand that with this application I responsible for the following:
(please read and initial each item):

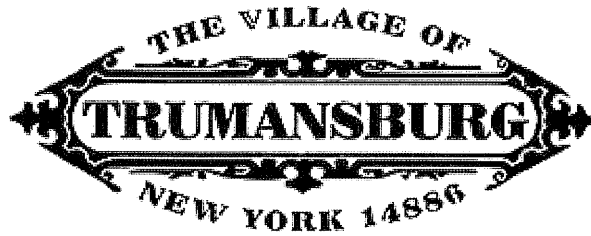
- Reading the Village of Trumansburg Subdivision Regulation. OK
- Abiding by the Regulations set forth in the Subdivision Regulations. OK
- Reading the Zoning Code regulations that apply to my proposal. OK
- Obtaining and reading the Construction standards that apply to my proposal. OK
- Providing a detailed written description of my proposal. OK
- Providing a SITE LOCATION PLAN drawn in accordance with the Subdivision Regulations. OK
- Providing a Letter of Authorization from the Owner-of-Record, if applicant is NOT the property owner. N/A
- Paying all required fees associated with my proposal. OK
- Submitting ALL required information and fees along with this application, in order to start subdivision process OK

I, the applicant, herby acknowledge that I understand and agree that any error, misstatement or misrepresentation of material fact, whether or not deliberate, that might or would otherwise cause this application to be denied, or any material alteration or change in the plans, specifications or property line location accompanying this application made subsequent to the issuance of a permit relating to this application, without the approval of the Village of Trumansburg, shall constitute sufficient ground for the immediate revocation of such permit.

I, being dully sworn according to law, hereby swear and attest that I am the lawful owner or agent for the owner of the previously described property and that the allegations, representations and statements made in the attached application are accurate and complete to the best of my knowledge.


Owner or Owner's Agent Signature

8-4-23
Date



Date: 8/4/2023
Parcel Tax ID #: 10.-2-4
Payee: Thomsa A Ferretti
Payee Address: 3710 Bates Rd
City, State, Zip: Trumansburg, NY 14886
Property Owner's Name: Thomsa A Ferretti
Worksite Address: 203 East Main St
Type of Work: Subdivide property into two parcels
Check Number: 1479 PAID
Municipal Transaction #:
Permit #:

CEO or/and Zoning Officer Tom Myers

Account Number	Department	\$ Amount
1540	Fire Safety Inspection Fee	
2110	Zoning Fee	
	Mobile Park Permit	
	Sign Permit	
	ZBA Fee	
	ZBA Variance	
	Chicken Permit	
2111	Operational Permit	
	Outdoor seating permit	
2115	Planning Board Fee	\$ 50.00
2555	Building/Demolition Permit Fee	
TOTAL		\$ 50.00

Detach and return with payment.

REMITTANCE

Parcel Tax ID Number: 10.-2-4
Payee Name: Thomsa A Ferretti
Amount: \$50.00

PLEASE MAKE CHECKS TO: VILLAGE OF TRUMANSBURG
INCLUDE IN MEMO LINE: Parcel Tax ID #
REMIT TO: 56 East Main Street
Trumansburg NY 14886

You can also pay online at trumansburg-ny.gov/payments.

Subdivision 203 East Main St

As adjoining property owners to the parcel owned by Thomas A Ferretti, we are aware that he proposes a subdivision of the property. The subdivision of the property is to create two lots and enable the sale of Not My Dad's, with the property maintaining similar usage and looks as the present. We do not oppose the subdivision of this lot, parcel # 10-2-4.

Scott Property *Ruth L. Scott*
Date *8/4/23*

Sibley Property *Joseph L. Sibley*
Date *08/06/2023*

Subdivision 203 East Main St

To: Village of Trumansburg Planning Board

The purpose of the Subdivision is to enable the sale of Not My Dad's Ice Cream. The new owners will be Robert E Farrell and Sarah J DeSantis. They are a local couple that plan to continue the business in a similar fashion as has been carried on for 33 years. It is my intent to retain ownership of the property housing Synergy Physical Therapy with a future sale to the present owners of said business. My vision of the property in the future is to continue the same character and integrity that I have maintained throughout my years there. I feel that the new owners of Not My Dad's, myself, and potential owners of Synergy will help ensure that the small town appeal will be kept.

Thank You

Thomas A Ferretti

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: 203 East							
Project Location (describe, and attach a location map): 203 E Main ST Corner of Main and Cemetery							
Brief Description of Proposed Action: Divide property into Two Separate parcels To enable Sale of Not My Dad's Ice Cream							
Name of Applicant or Sponsor: Thomas A Ferretti		Telephone: 607-227-5828					
		E-Mail: rmdice@aol.com					
Address: 3710 W Bates Rd							
City/PO: Trumansburg		State: NY	Zip Code: 14886				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; padding: 2px;">NO</td> <td style="text-align: center; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 10px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 10px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; padding: 2px;">NO</td> <td style="text-align: center; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 10px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 10px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		.508 acres					
b. Total acreage to be physically disturbed?		N/A acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.508 acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Thomas A Ferretti</u> Date: <u>8-8-23</u> Signature: <u>[Signature]</u>		

Project: 203 East

Date: August 8, 2023

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: 203 East

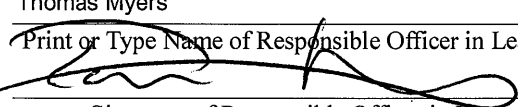
Date: August 8, 2023

Short Environmental Assessment Form

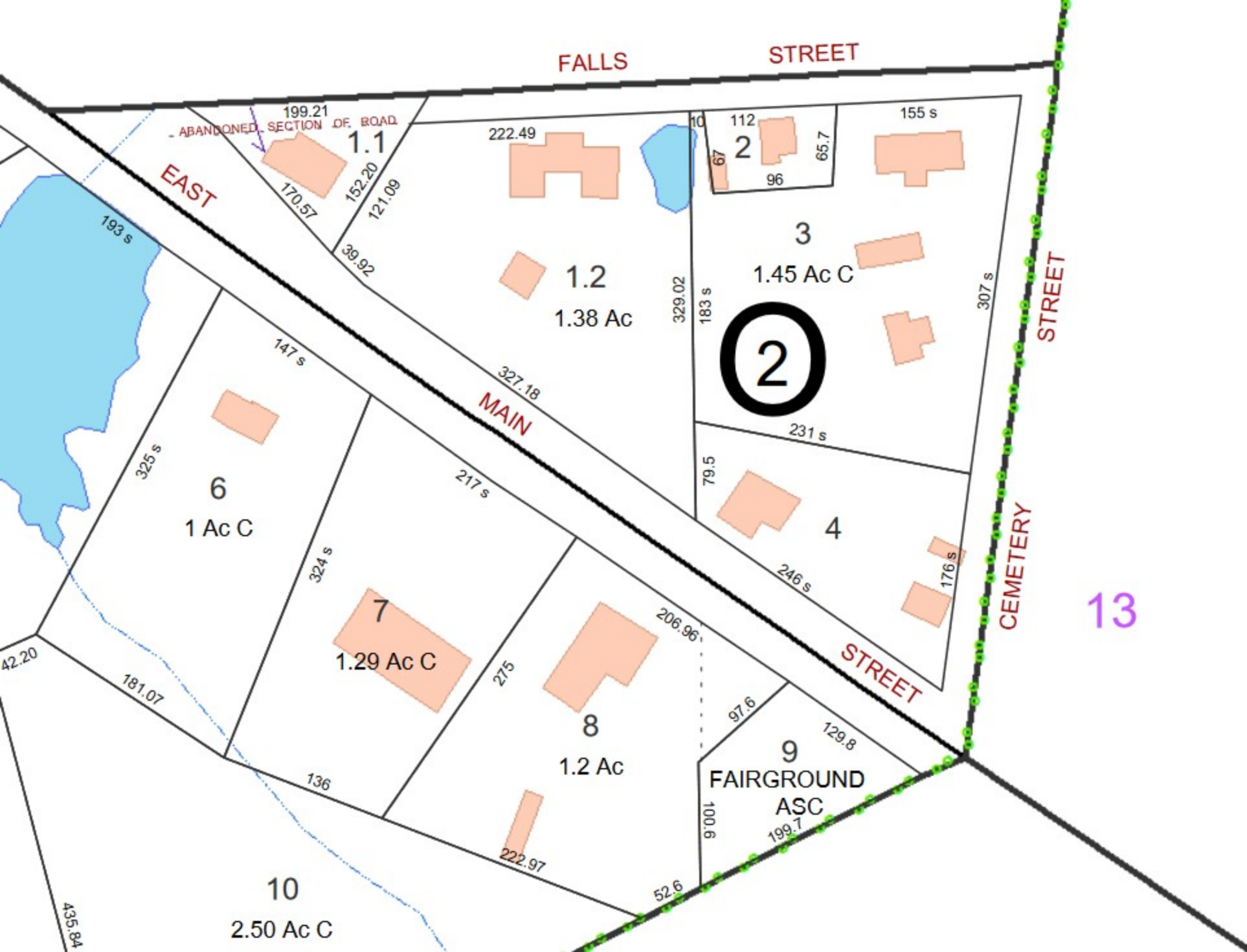
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The purpose of the subdivision is to create separate properties for the two businesses located on the same parcel. No significant changes are proposed as both businesses will remain and operate as before.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> 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.	
Village of Trumansburg _____ Name of Lead Agency	August 8, 2023 _____ Date
Thomas Myers _____ Print or Type Name of Responsible Officer in Lead Agency	Zoning Enforcement Officer _____ Title of Responsible Officer
 _____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

PRINT FORM



MAP REFERENCES:

- 1.) "SURVEY MAP NO. 199 MAIN STREET..."
DATED 8/31/1998 BY T.G. MILLER P.C.
- 2.) "RESURVEY FOR JAMES B. JUENGER..."
DATED 6/17/1998 BY MICHAEL JOHN REAGAN

APPROVAL: LOT LINE ALTERATION NO.

THE VILLAGE OF TRUMANSBURG HEREBY DETERMINES THAT THIS LOT LINE ALTERATION CONFORMS TO THE ZONING CODE OF THE VILLAGE OF TRUMANSBURG AND IS HEREBY APPROVED.

NOTE: THE VILLAGE OF TRUMANSBURG DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS RECORD OF SURVEY.
EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

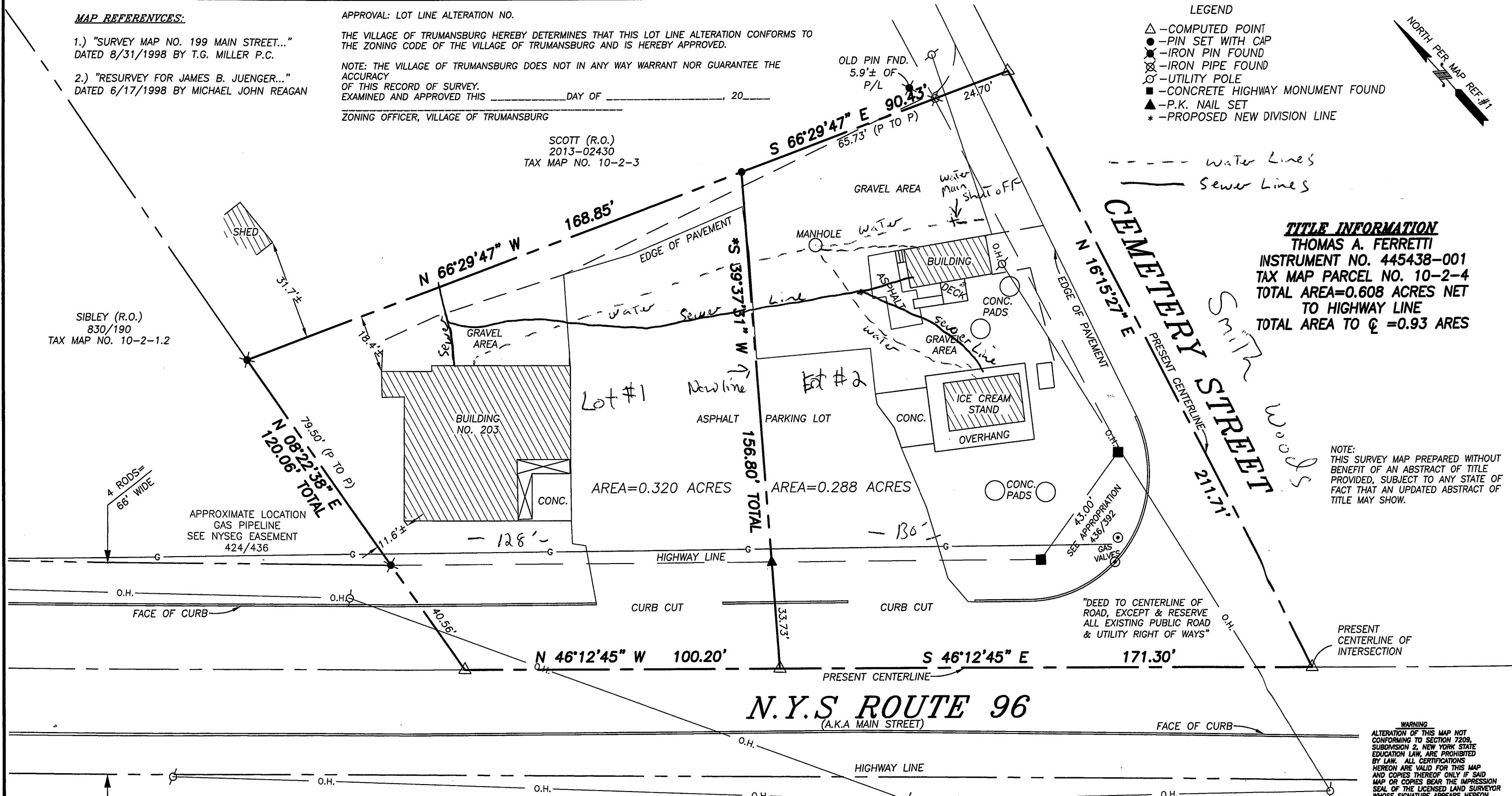
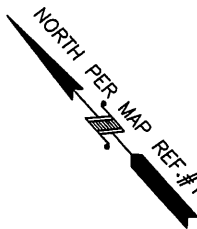
ZONING OFFICER, VILLAGE OF TRUMANSBURG

SCOTT (R.O.)
2013-02430
TAX MAP NO. 10-2-3

SIBLEY (R.O.)
830/190
TAX MAP NO. 10-2-1.2

LEGEND

- △ - COMPUTED POINT
- - PIN SET WITH CAP
- ⊗ - IRON PIN FOUND
- ⊗ - IRON PIPE FOUND
- - UTILITY POLE
- - CONCRETE HIGHWAY MONUMENT FOUND
- ▲ - P.K. NAIL SET
- * - PROPOSED NEW DIVISION LINE



TITLE INFORMATION

THOMAS A. FERRETTI
INSTRUMENT NO. 445438-001
TAX MAP PARCEL NO. 10-2-4
TOTAL AREA=0.608 ACRES NET
TO HIGHWAY LINE
TOTAL AREA TO C = 0.93 ACRES

NOTE:
THIS SURVEY MAP PREPARED WITHOUT
BENEFIT OF AN ABSTRACT OF TITLE
PROVIDED, SUBJECT TO ANY STATE OF
FACT THAT AN UPDATED ABSTRACT OF
TITLE MAY SHOW.

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.

CERTIFICATION

I hereby certify to THOMAS A. FERRETTI
that I am a licensed land surveyor, New York State License
No.050096, and that this map correctly delineates an
actual survey on the ground made by me or under my direct
supervision and that I found no visible encroachments either
way across property lines except as shown hereon.

SIGNED: Lee Dresser DATED: 7/14/2023

T G M
T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET, SUITE A
ITHACA, NEW YORK 14850
TEL (607) 272-6477

TITLE:
LOT LINE ALTERATION
SHOWING LANDS OF
THOMAS A. FERRETTI
LOCATED AT 203 MAIN STREET
VILLAGE OF TRUMANSBURG TOMPKINS COUNTY, NEW YORK

DATE: 7/14/2023

S23573

SCALE: 1"=30'

REVISED

