



Memorandum

To: Marty Mosely
Cc: Planning Board members
From: Planning Department
Subject: Site Plan Review – 651 Peruville Road, Tax Parcel 21.-1-13
Date: September 26, 2018

In Rural Residential and Rural Agricultural zoning districts, Section 606 of the Town's zoning law allows a density of two (2) Dwelling Units per acre, up to a maximum of ten (10) Dwelling Units per lot, provided an equal number of conforming lots could be created if the parent parcel was subdivided.

Denise and Stephen Dans wish to add one 2-bedroom manufactured homes to their 54-acre property on Peruville Road. The property, located in a Rural Agriculture district, currently contains one single-family dwelling. Site plan Review (SPR) is required whenever two to four dwelling units are proposed. Ms. Dans has submitted SPR application materials for the Board's Sketch consideration.

The new home will share the existing driveway. The ground disturbance will be less than 1/8 acre, well below Town and DEC thresholds. No SWPPP is required. Existing trees and hedgerows provide screening.

EAF, SEQR, 239 Review

Part 1 of the Short EAF is included with the application.

This is a Type II action under SEQR: 6NYCRR 617 §617.5(c)(9) "Construction or expansion of a single-family, two-family or a three-family residence on an approved lot, including provision of necessary utility connections as provided in paragraph (11) and the installation, maintenance and/or upgrade of a drinking water well and septic system," and therefore subject to SEQR review exemption status.

The Tompkins County Department of Planning and Sustainability has determined that it will not conduct 239-m review for this type of project unless the Planning Board requires Full Site Plan Review.

Planning Department Comments

We are sorry for the last minute addition to the agenda but we feel this is a simple project and we do not wish to cause a delay for the applicants. We recommend that the Board accept and approve the Sketch documents as the final Site Plan.