



Memorandum

To: Jeff Fern, Chairman, Zoning Board of Appeals (ZBA)
Cc: ZBA members, Planning Board, Town Clerk, Town Attorney,
From: Planning Department
Subject: January 2019 ZBA agenda
Date: December 19, 2018

257 Virgil Rd, Haney Minor Subdivision Frontage Relief, Tax Parcel #37.-1-33.1

Action was tabled at the November 6 meeting with the hearing to resume at the January 8, 2019 meeting.

30 Hollister Road, Currier Minor Subdivision Frontage Relief, Tax Parcel ID # 76.-1-18.622

Warren W. Currier wishes to subdivide his 32.23-acre parcel, located in a Conservation (C) zoning district at 30 Hollister Road, into two lots.

One lot would be a conforming flag lot of approximately 27-acres. Mr. Currier's residence is on this lot. Access to the existing residence is via an easement approximately 950' south of the proposed 'flag pole' portion of the proposed flag lot. The 'flag pole' will remain undeveloped.

The second 5-acre (+/-) lot would have 220' of frontage, where 250 is required. The purpose of this lot is to provide a building lot for Mr. Currier's daughter.

Adjacent and nearby properties are zoned Neighborhood Residential, where the frontage requirement is only 150'. Mr. Currier points out that the 5-acre lot will be similar to those nearby properties and does not believe the variance request is substantial.

Mr. Currier is seeking relief from the minimum lot frontage requirement as set forth in Article VI, Section 600 – Conservation Zone.

NYS Town Law 277 - Planning Board Review

The Planning Board will review this subdivision per NYS TL 277 (6).

SEQR, County Review

Granting of an area variance for a single-family, two-family, or three-family residence is a Type II exempt action (SEQR - 617.5c13).

Lot frontage, width or depth variances for residential uses are exempt from Tompkins County review, per the August 31, 2016 inter-government agreement between the Zoning Board and Tompkins County Planning.

1932 Slaterville Road, Habitat For Humanity of Tompkins County Minor Subdivision w/Flag Lot, Tax Parcel ID # 73.-2-9

Habitat for Humanity is also seeking relief from Article VI, Section 600 in order to create a flag lot in a Neighborhood Residential (NR) zoning district. The applicants are proposing a three-lot subdivision with two conforming lots and a lot with 33’ of frontage, where 150’ is required. If the parent parcel were in a Rural Ag, Rural Residential or Conservation zoning district the flag lot would be permitted.

NYS Town Law 277 - Planning Board Review

The Planning Board will review this subdivision per NYS TL 277 (6).

SEQR, County Review, NYSDOT

Granting of an area variance for a single-family, two-family, or three-family residence is a Type II exempt action (SEQR - 617.5c13).

Lot frontage, width or depth variances for residential uses are exempt from Tompkins County review, per the August 31, 2016 inter-government agreement between the Zoning Board and Tompkins County Planning. However, because a road cut will be required on NY State Rt 79 (Slaterville Road), the application was forwarded to the County and NYS Department of Transportation for comments.