



Memorandum

To: Planning Board

From: Planning Department

Subject: Elder Cottage, 374 Ed Hill Road, Tax Parcel ID # 23.-1-15.21

Date: August 12, 2019

On behalf of property owners Bryan & Rebecca Vliet of 374 Ed Hill Road, Ithaca Neighborhood Services (INHS) is seeking approval to place a 672 square foot modular elder cottage on the Vliet's property for Mr. Vliet's mother.

The five minimum requirements for a Sketch Conference are addressed in the application material. As a permitted accessory use on a residential lot, this action is excluded from Tompkins County Department of Planning and Sustainability 239 review. The construction of a single-family residence or residential accessory structure is an exempt, Type II action (SEQR 617.5c - 9 & 10).

Elder Cottage Checklist:

Elder Cottage is separate detached and temporary	Complies
Not more than two occupants/over the age of 55	Complies
Floor area not to exceed 850 Square feet/one story	Complies
Existing Single-family or two-family dwelling	Complies
Elder Cottage located in side or rear yard	Complies
Conforming building lot	Complies
Conformity with other provisions of Zoning Law	Complies
Subordinate to principal Dwelling	Complies
Construction in accordance with all applicable laws/regulations/codes	Complies
Elder Cottage and foundation easily removable	Complies
Adequate Water/Sewer	Assumed
Buried utilities	Complies
Adequate parking	Assumed

