



Memorandum

To: Jeff Fern, Chairman

Cc: ZBA members, Town Clerk, Town Attorney,

From: Planning Department

Subject: Accessory structure location on lot – 717 North Wood Road, Tax Parcel ID # 22.-1-27.31

Date: September 5, 2019

“ Unless otherwise permitted in this Law, an Accessory Structure shall not be permitted in the front yard of a Principal Use” (Zoning Law Definitions – Use, Accessory). That prohibition is evidenced in Section 600’s Area and Bulk Table, which provides no front yard setback dimension for accessory structures.

Pete Parks, 717 North Wood Road, was denied a permit to site a garage/carport (both terms are used in the application) in his front yard at the end of his driveway, 200’ from the centerline of North Road. Mr. Parks requests relief from Section 600 Area and Bulk Table to enable placement in the front yard.

Mr. Parks does not believe an undesirable change in character or detriment to nearby properties will be produced, if the structure is allowed.

Mr. Parks believes the end of the drive is the only feasible location for the structure because much of the property is wet and that it is the most practical location regarding maneuvering a boat in and out of the structure.

Because the structure will be so far off the road, Mr. Parks does not believe the variance request to be substantial. Nor will it have an adverse effect on the physical or environmental conditions in the neighborhood. Mr. Parks believes that utilizing the structure for storage, the property will not look ‘trashed and unkempt’.

SEQR, County Review, Ag & Market

- The construction, expansion or placement of accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes, fences, barns, storage sheds or other buildings not changing land use or density are Type II exempt actions (SEQR - 617.5c10),
- Tompkins County Planning GML 239 review is required.
- The property is in Agricultural District 1, however, only use variances require an Ag Data Statement.

Department Comments/Recommendations

A public hearing is scheduled for Tuesday, September 10, 2019, at 6:00 PM