



Memorandum

To: Janis Graham, Chair
Cc: ZBA members, Town Clerk, Town Attorney,
From: Planning Department
Subject: Area variance request for front yard accessory structure, 340 Bone Plain Road
Date: March 6, 2023

340 Bone Plain Road, Tax parcel 22.-1-22, Rural Agricultural Zoning District

“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 270-6.1 Area and Bulk Table, which provides no front yard setback dimension for accessory structures.

Pamela Westerling and Steven Stamps, 340 Bone Plain Road, requests relief from Section 270-6.1, in order to construct a 1200 square foot garage in their front yard. The proposed structure will be located 100 ft from the front property line.

A public hearing is scheduled on Tuesday, April 11, 2023 at 6:00 PM.

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 - 617.5c12).
- This property may be located in an area subject to review by Tompkins County Department of Planning and Sustainability (TCDPS) pursuant to GML 239-1, -m and -n and they have been contacted.
- Parcel is located in the Town of Dryden Agricultural District 1.