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Town of Lansing Zoning Board of Appeals Application for Variance

Application Fee \$175.00

Application Date 6/23/16

Property for which Variance is being requested

Tax Parcel No. 36.-1-17.40 (pt.) Street Address REACH RUN

Applicant's Name and Address

JOHN F. YOUNG
410 TRIPHAMMER ROAD
ITHACA, NY 14850

Zoning District (check one)

Phone 607 257-6533 R1
Cell 607 275-1406 R2
Email jack@youngbros.com R3

(If Applicant different from owner, notarized written permission of owner must be attached hereto.)

Owner's Name and Address (if different)

B1 _____
B2 _____
L1 _____
RA _____
IR _____

Application for (check applicable item)

- A. Interpretation of Zoning Ordinance or Map
- B. Area Variance
- C. Use Variance
- D. Appeal of decision of Code Enforcement Officer

Request relates to provisions of (check applicable item)

- A. Town of Lansing Land use Ordinance, Section 504
- B. Town of Lansing Subdivision Regulations, Section _____
- C. Other (Identity) _____

Purpose of Request: (attach additional information if necessary)

I'm requesting a variance to allow a new lot to be created along Reach Run having 116.14 feet of road frontage, which is 33.86 feet less than the 150' of road frontage normally required. This is a 22.6% reduction in the mandated public road frontage. The proposed lot complies with the Town of Lansing Subdivision regulations otherwise.

Justification of Request: (attach additional information if necessary)

This minor reduction in road frontage will have no adverse impact on the neighborhood, nearby properties, or physical and environmental conditions in the area. The requested change isn't substantial and due to the slope of the land and limited access options available there is no feasible alternative for providing access to this lot.

(continued on next page)

When the adjacent Lake Watch subdivision was laid out the developers only left 116.14 feet of frontage for our tract in this location due to the curvature of the Reach Run right of way. (The entire north line of the proposed lot is 445.29 feet long, but only a portion adjoins Reach Run.) There is no way to change that subdivision now, as it was approved by the Planning Board years ago despite our land being left with too little road frontage to meet the current requirements of the Land Use Ordinance. The existing road frontage provides adequate access to the parcel, however, and there is an existing curb cut and driveway serving the proposed lot already in place.

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: John F. Young
Mailing address: 410 Triphammer Road
Ithaca, NY 14850

B. Description of the proposed project: Subdivision of a single building lot
along Resch Run in an R1 zoning district.

C. Project site address: Resch Run Town: Lansing

D. Project site tax map number: 36-1-17-40 (pt.)

E. The project is located on property:
 within an Agricultural District containing a farm operation, or
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 3.11

G. Is any portion of the project site currently being farmed?
 Yes. If yes, how many acres _____ or square feet _____?
 No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

The only agricultural operations nearby are on the eastern end of my own
land.

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

FARM NOTE

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

John F. Young
Name and Title of Person Completing Form

6/23/2016
Date

PROJECT INFORMATION

Project Name and Location:

Novalane Subdivision, Lot 1

1714 East Shore Drive, Town of Lansing

Tax Parcel 36.1-17.40 The entire 32 acre parcel is located west of NYS Rt 34 (East Shore Drive) between Reach Run and Eastlake Road. Proposed Lot 1 is 2.86 acres of the most northwestern section, accessed via Reach Run.

Owner's Name and Address:

Owner and Developer

JOHN YOUNG et al.

410 Triphammer Road

Ithaca, NY 14850

(607) 257-6533

www.jayanddco.com

Contractor (anticipated)

