

7331 Willow Creek Rd Minor Subdivision

Staff Planner: Greg Hutnik
Date: August 13, 2021

Address: 7331 Willow Creek Rd
Tax #: 14.-4-6.2
Site size: 19.08 acres

Zoning: A/R – Agricultural/Residential



Summary of Request

Brian Ford, owner of 7331 Willow Creek Rd, Tax Parcel 14.-4-6.2, is proposing to subdivide the property of 19.08 acres into two lots. Parcel A will be 2.48 acres with the existing home, and Parcel B will be 16.60 acres, vacant, and configured in a flag lot design.

Evaluation

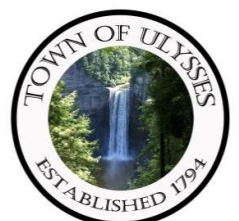
The proposed subdivision is occurring on a parcel of land that is zoned Agricultural/Residential (A/R). The proposed lots will have frontage on and take access to Willow Creek Rd. Parcel A has been designed to exceed the lot frontage and area requirements of the A/R zone district of 400 feet and 2 acres, respectively. Parcel B has been designed to meet the standards for a flag lot, which require the “pole” portion of the flag lot to be a minimum of 50 feet wide and 100 feet long. The flag portion exceeds the minimum lot area required in the A/R zone district.

Land Use and Zoning

Existing Zoning: Agricultural / Residential
Existing Land Use: Residential

A/R Lot Area & Yard Requirements	
Minimum Lot Area	2 acres
Minimum Lot Width	400 feet
Minimum Lot Depth	200 feet
Minimum Front Setback	50 feet
Minimum Side Setback	30 feet
Minimum Rear Setback	75 feet
Maximum Building Height	32 feet

§212-130 Standards for flag lots.
<i>Flag lots as defined in Article IV, §212-22, shall meet the minimum lot area excluding the pole, lot width, and lot depth requirements of the zoning district within which it is located. The pole of the flag lot shall have a minimum width of 50 feet at every point and the pole shall be no less than 100 feet in length.</i>



Water and Sewer

Water service: well

Sewer service: onsite septic (see attached septic inspection)

Comments: Adequate area appears to be provided for future construction of a well and septic system on the proposed Parcel B.

Natural Resources / Stormwater

Streams & Wetlands: The proposed subdivision has a freshwater pond that is identified on the National Wetland Inventory of 0.61 acres in size. The pond will be located on Parcel B and there seems to be adequate area on the lot to avoid disturbances to water resources.

Stormwater: The project is not proposing any land disturbance activities and does not require the development of a stormwater pollution prevention plan at this time.

State Environmental Quality Review (SEQR)

The project is considered an Unlisted action under SEQR (6 CRR-NY 617.5(c)) and will require evaluation of its potential for adverse environmental impacts.

County GML 239-l, -m, and -n Review

Residential Subdivisions of fewer than 5 lots that comply with local zoning standards and Tompkins County Sanitary Code requirements, and do not involve new local roads or streets which directly access a State or County road are excluded from referral to the Tompkins County Planning Department for GML 239 review, per an executed agreement with Tompkins County circa 2003.

