

TOWN OF ITHACA PLANNING BOARD
Shirley A. Raffensperger Board Room, Town Hall
215 North Tioga Street
Ithaca, New York 14850

Tuesday, January 19, 2021

Because of the Novel Coronavirus (COVID-19), the Town of Ithaca Planning Board Meeting scheduled for January 19, 2021 will be held electronically via Zoom, instead of a public meeting open for the public to attend in person. Members of the public may listen to (call in on cell or landline: (929) 436-2866 and enter the Meeting ID: 675 059 3272) or view (by computer go to <https://zoom.us/>, click on "Join A Meeting" and enter the Meeting ID: 675-059-3272) the Board meeting through Zoom.

AGENDA

7:00 P.M. SEQR Determination: Modification of Planning Board Condition (116 Woolf Lane).

7:00 P.M. **PUBLIC HEARING:** Consideration of a modification of a Planning Board condition for the proposed construction of a garage located at 116 Woolf Lane, Town of Ithaca Tax Parcel No. 23.-1-11.122, Medium Density Residential Zone. The proposal involves construction of a two-car garage within the required 30' front-yard buffer. The buffer was required as part of the Westwood Hills Clustered Subdivision that was approved in 1987. Maria Wolfe, Owner/Applicant.

3. Nomination and Election of Vice-Chairperson for 2021.
4. Persons to be heard
5. Approval of Minutes: December 1, 2020
6. Other Business
7. Adjournment

Susan Ritter
Director of Planning
273-1747

**NOTE: IF ANY MEMBER OF THE PLANNING BOARD IS UNABLE TO ATTEND, PLEASE NOTIFY SANDY POLCE AT 273-1747 or SPOLCE@TOWN.ITHACA.NY.US.
(A quorum of four (4) members is necessary to conduct Planning Board business.)**

Accessing Meeting Materials Online

Site Plan and Subdivision applications and associated project materials are accessible electronically on the Town's website under "Planning Board" on the "Meeting Agendas" page (<http://www.town.ithaca.ny.us/meeting-agendas>).

TOWN OF ITHACA PLANNING BOARD
NOTICE OF PUBLIC HEARINGS

Tuesday, January 19, 2021

By direction of the Chairperson of the Planning Board, NOTICE IS HEREBY GIVEN that a Public Hearing will be held electronically by the Planning Board of the Town of Ithaca on Tuesday, January 19, 2021, at the following time and on the following matter:

7:00 P.M. Consideration of a modification of a Planning Board condition for the proposed construction of a garage located at 116 Woolf Lane, Town of Ithaca Tax Parcel No. 23.-1-11.122, Medium Density Residential Zone. The proposal involves construction of a two-car garage within the required 30' front-yard buffer. The buffer was required as part of the Westwood Hills Clustered Subdivision that was approved in 1987. Maria Wolfe, Owner/Applicant.

Because of the Novel Coronavirus (COVID-19), the Town of Ithaca Planning Board Meeting scheduled for January 19, 2021 will be held electronically via Zoom, instead of a public meeting open for the public to attend in person. Members of the public may listen to (call in on cell or landline: (929) 436-2866 and enter the Meeting ID: 675 059 3272) or view (by computer go to <https://zoom.us/>, click on "Join A Meeting" and enter the Meeting ID: 675-059-3272) the Board meeting through Zoom.

Said Planning Board will at said time and said place hear all persons in support of such matters or objections thereto. Persons may appear by agent or in person. Individuals with visual impairments, hearing impairments or other special needs, will be provided with assistance as necessary, upon request. Persons desiring assistance must make such a request not less than 48 hours prior to the time of the public hearing.

Susan Ritter
Director of Planning
273-1747

Dated: Friday, January 11, 2021
Publish: Wednesday, January 13, 2021

PLANNING DEPARTMENT MEMORANDUM

To: Planning Board Members
From: Christine Balestra, Planner 
Date: January 12, 2021

RE: 116 Woolf Lane Garage – Modification of Planning Board Condition

Please find enclosed materials related to the consideration of a modification of a Planning Board condition for the proposed construction of a garage located at 116 Woolf Lane, Town of Ithaca Tax Parcel No. 23.-1-11.122, Medium Density Residential Zone. The proposal involves construction of a two-car garage within the required 30' front-yard buffer. The buffer was required as part of the Westwood Hills Clustered Subdivision that was approved in 1987.

History

The Westwood Hills Subdivision was approved by the Planning Board in October 1987 (copy of adopted resolution attached). Condition 2(b) of the resolution of approval required a 30-foot buffer zone along the entire perimeter of the subdivision. This buffer was also more generally required by the cluster provisions in the Town Subdivision Regulations. The approved plat included a cluster layout with groups of three homes in each cluster, with shared driveways between the homes. In addition to the 30-foot buffer zone around the perimeter of the subdivision, the project also included a 15-foot buffer along the side lot lines (when not located on the perimeter of the subdivision). The attached aerial map shows the cluster pods of the subdivision surrounded by large-lot, conventional suburban/rural residential development on Woolf Lane.

Approximately 10 years after the Westwood Hills Subdivision was approved, a resident requested relief from the buffer requirement because it was discovered that the deck on their home was constructed 2+/- feet within the 30-foot perimeter buffer. At that point, it was determined by the Attorney for the Town and the Director of Code Enforcement to require Planning Board approval for requests to encroach into the required buffer, since the buffer and setback provisions were specifically set by the Planning Board in the approval of the Westwood Hills subdivision (this would have otherwise been a variance procedure by the Zoning Board).

Over the years, the Planning Board has considered at least three requests to encroach into the required buffer established by condition 2(b) and by the subdivision regulations. The requests have been for structures encroaching between 2 and 20 feet into the buffer zone. Not all the requests were approved – there was a pool that was denied because it encroached 27 feet into the buffer, essentially eliminating the buffer completely. The property owner instead purchased additional land from an adjacent neighbor so the pool could be constructed outside of the required buffer.

Proposal

The home at 116 Woolf Lane was constructed in 1997. There have been no additions other than a small front porch that was added to the home in 2006. The proposed garage will be one-story and will encroach approximately 16+/- feet (possibly up to 20 feet, depending on NYS Building Code requirements) into the 30-foot buffer in the front of the property. It appears from the survey map

and aerial location map that the proposed location is the only practical one for the garage, given the layout of the property and the location of neighboring homes. There is an existing hedge along the frontage of the property that will serve to screen the proposed garage from those traveling along Woolf Lane. Additionally, the applicant states that she will install landscaping around the garage to further soften the aesthetic impact on neighbors to the west.

As noted in the attached environmental review, Woolf Lane is a very low volume, internal suburban road and the proposed garage will face an internal driveway off Woolf Lane. There will be no increase in traffic and no curb cuts, so the project will not impact traffic. There are also no slopes, wetlands, archaeological or historic resources or other sensitive environmental characteristics on the property that would be affected by the proposal. The only potential environmental consideration associated with the project is related to drainage/stormwater management, due to the slight increase in impervious surface. The Town Engineer has reviewed the plans for the garage and has no concerns regarding stormwater management. The proposal includes perforated drainpipes around the garage, which will be reviewed by the Engineering and Codes Departments as part of the building permit process.

Along with the application materials, the enclosures include a completed environmental assessment, pictures of the property, aerial location map, and draft resolutions for the board to consider. The enclosed draft resolution of approval contains a suggested condition that no further encroachment into the buffer shall be permitted.

Please contact me at (607) 273-1747 or at cbalestra@town.ithaca.ny.us if you have any questions.

Att.

December 28, 2020

RECEIVED

DEC 28 2020

TOWN OF ITHACA
PLANNING

Dear Planning Board members,

This cover letter supports my application to build a detached two-car garage (24'X24') on my property at 116 Woolf Lane, Ithaca, NY (Lot 9, tax map number 23.-1-11.122). The garage will be one-story, with one window on each side to look aesthetically appealing for the view from the road. The site around the garage will also be landscaped.

As the site plan prepared by Sheive Land Surveying demonstrates, the garage is planned to be built at the south-west side of my house. The proposed garage plan shows encroachment within the 30-ft buffer by 16.3' (up to 20' if required by building code to have the house and detached garage be 4' apart). This encroachment cannot be avoided, as this is the closest position to the house the garage can be built. Placing the garage fully within the parcel without any encroachment (behind the house, at the west side) will position it basically in the middle of my backyard. It would also require building an extensive driveway, create awkward and difficult access to the garage, and place the garage closer to the neighbors' property line to the west. Moreover, a more extensive driveway area in this case may create drainage issues, as there will be more impervious surface.

Similarly, the garage cannot be placed at the north or north-west side of the house. In this case, the garage driveway would have to run through the neighboring plot (Lot 8, 118 Woolf Lane).

The proposed garage is placed to avoid blocking access to Woolf Lane and is set 13.7' from the street line shown on the survey. Please note that just south of the street line is a row of hedges and a drainage ditch that abuts the paved road surface. The proposed garage will not obstruct access for municipal vehicles in case any work needs to be done on Woolf Lane or the side ditch.

The garage construction will include appropriate grading and addition of perforated pipes along the garage perimeter to facilitate drainage.

Additionally, the proposed garage is planned carefully not to obstruct a street view for the neighboring houses. Both Jim Sanders (120 Woolf Lane, Lot 7), and Dan Tasman and Deborah Bearman (118 Woolf Lane, Lot 8) inspected the site plan as prepared by Sheive Land Surveying and expressed their verbal agreement with the proposed garage placement.

Within our clustered subdivision, there are other houses with garages and other structures that also encroach within the 30-ft buffer from Woolf Lane – similar to my proposed construction. Therefore, I hope that this is not an unusual request. I appreciate your review and consideration.

Best,



Maria Wolfe

PROPOSED RESOLUTION: **SEQR**
Modification of Planning Board Condition 2(b)
116 Woolf Lane
Tax Parcel No. 23.-1-11.122
Town of Ithaca Planning Board, January 19, 2021

WHEREAS:

1. This action is Consideration of a modification of a Planning Board condition for the proposed construction of a garage located at 116 Woolf Lane, Town of Ithaca Tax Parcel No. 23.-1-11.122, Medium Density Residential Zone. The proposal involves construction of a two-car garage within the required 30' front-yard buffer. The buffer was required as part of the Westwood Hills Clustered Subdivision that was approved in 1987. Maria Wolfe, Owner/Applicant;
2. This is an Unlisted for which the Town of Ithaca Planning Board is the lead agency in the environmental review with respect to the proposed subdivision condition modification;
3. The Planning Board, in granting Final Subdivision Approval for the Westwood Hills Subdivision, on October 6, 1987, imposed certain conditions of approval, including Condition 2(b) that states there be at least a 30 foot wide buffer zone along the entire perimeter of the property; and the applicant has submitted a request to construct a garage that encroaches 16+ feet into the 30-foot buffer;
4. The Planning Board, on January 19, 2021, has reviewed and accepted as adequate a Short Environmental Assessment Form Part 1, prepared by the applicant, Parts 2 and 3 prepared by planning staff, a narrative, a survey entitled "Site Plan, No. 116 Woolf Lane, Town of Ithaca, Tompkins County, New York," prepared by Sheive Land Surveying and dated 12/18/2020, and other application materials; and
5. The Town Planning staff has recommended a negative determination of environmental significance with respect to the proposed subdivision condition modification;

NOW THEREFORE BE IT RESOLVED:

That the Town of Ithaca Planning Board hereby makes a negative determination of environmental significance in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617 New York State Environmental Quality Review for the above referenced action as proposed, based on the information in the Short EAF Part 1 and for the reasons set forth in the Short EAF Parts 2 and 3, and, therefore, an Environmental Impact Statement will not be required.

Short Environmental Assessment Form

Part 1 - Project Information

RECEIVED

DEC 28 2020

TOWN OF ITHACA
PLANNING

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Garage, Maria Wolfe (B)			
Name of Action or Project: Detached two-car garage — Modification of <u>Westwood Hills Subdivision</u> Planning Board Condition 2(b) (B)			
Project Location (describe, and attach a location map): 116 Woolf Lane, Ithaca, NY			
Brief Description of Proposed Action: Build 24'X24' detached two-car garage adjacent to my house at 116 Woolf Lane.			
Name of Applicant or Sponsor: Maria Wolfe		Telephone: 347-268-0677 E-Mail: mw555@cornell.edu	
Address: 116 Woolf Lane			
City/PO: Ithaca		State: New York	Zip Code: 14850
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <u>Town of Ithaca building permit / SCPPP</u>			NO <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.28 acres	
b. Total acreage to be physically disturbed?		0.0006 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.28 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action <u>meet</u> or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban</p>		
<p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16. Is the project site located in the 100-year flood plan?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties?</p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
<p>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Maria Wolfe</u> Date: <u>12/28/2020</u></p> <p>Signature: <u><i>Maria Wolfe</i></u> Title: _____</p>		

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The project involves constructing a 24' by 24', one-story, two-car garage at 116 Woolf Lane, which contains a single family residence located within the Westwood Hills clustered subdivision. The proposed garage will encroach into the 30-foot buffer that was required by the original subdivision resolution (condition 2b) and also by the provisions of the Town of Ithaca Subdivision Regulations.

The intensity of the use of land will not change, as the garage is an accessory structure associated with a residential use; and it's construction will not intensify the use of the land as a residential use. Similarly, the proposal will have no impact on the character of the community. The property is located within a neighborhood of single-family homes with attached and detached garages, including some that also received approval to encroach into the required buffer.

The proposed garage will be designed to have a window that faces the street and landscaping around it, to mitigate negative aesthetic impacts on the adjacent neighbors and those traveling along Woolf Lane. There is an existing hedge along the property on Woolf Lane that will also serve to screen the garage from the road. The proposal will have no affect on traffic, as the garage will not increase the number of cars traveling on Woolf Lane or other roads nearby. Also, the garage will be situated such that cars will back out onto an interior shared driveway and not directly onto Woolf Lane.

There is a very small stream located behind the property that is not regulated by the NYS DEC or the Town's Stream Setback Law. The proposed garage will have no affect on the stream. However, to mitigate any possible stormwater management impacts, the project includes the installation of perforated pipes along the perimeter of the garage. The Town Engineering Department has indicated that they do not have concerns related to stormwater management.

There are no slopes, wetlands, threatened or endangered species, areas of historic or archaeological significance, Unique Natural Areas, or other environmentally sensitive characteristics associated with the project. The project is not expected to create the potential for short-term, long-term or cumulative environmental impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Ithaca Planning Board	
Name of Lead Agency Liebe Meier Swain	Date Chair
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer 
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Garmin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

PROPOSED RESOLUTION: **Modification of Planning Board Condition 2(b)**
 116 Woolf Lane
 Tax Parcel No. 23.-1-11.122
 Town of Ithaca Planning Board, January 19, 2021

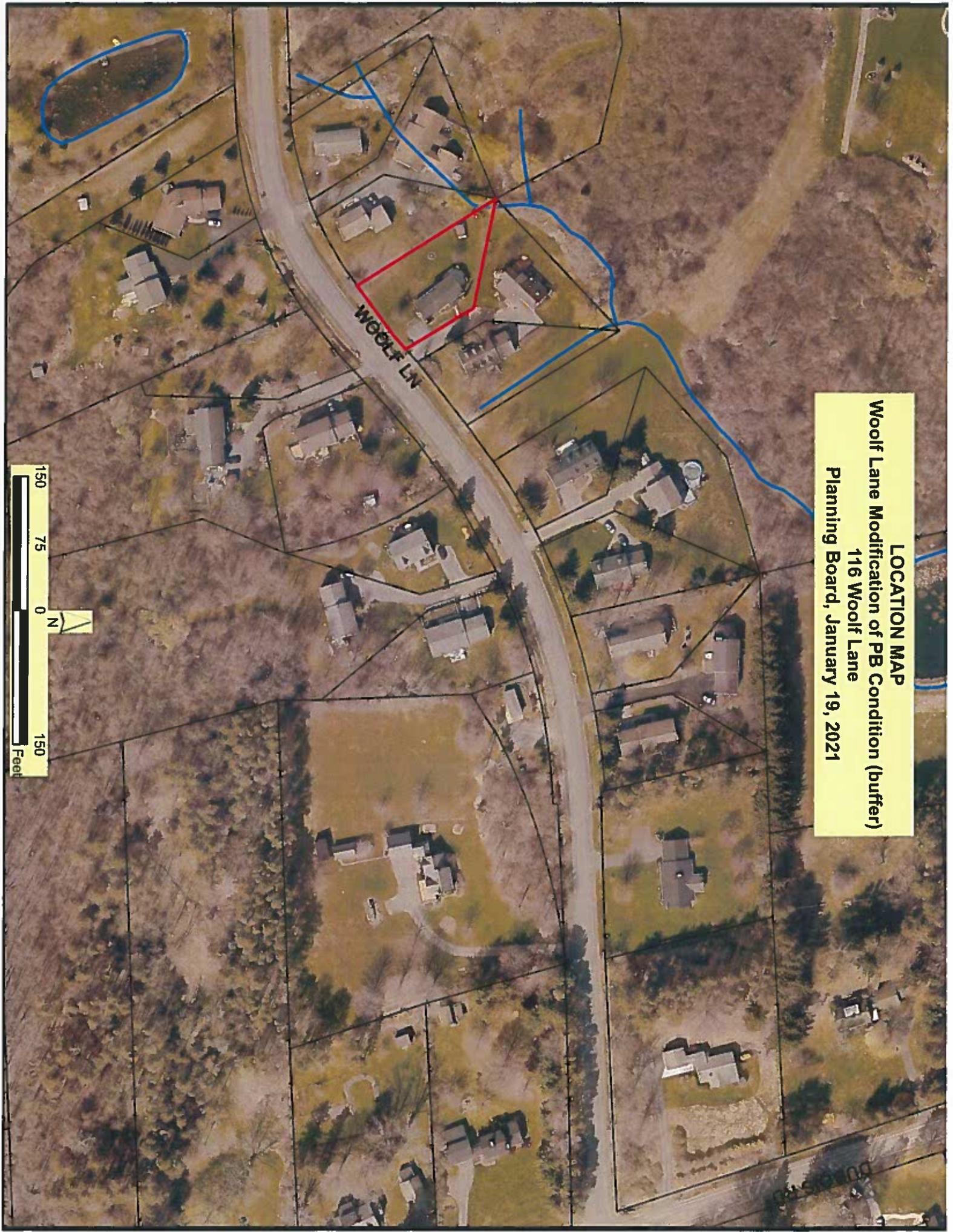
WHEREAS:

1. This action is Consideration of a modification of a Planning Board condition for the proposed construction of a garage located at 116 Woolf Lane, Town of Ithaca Tax Parcel No. 23.-1-11.122, Medium Density Residential Zone. The proposal involves construction of a two-car garage within the required 30' front-yard buffer. The buffer was required as part of the Westwood Hills Clustered Subdivision that was approved in 1987. Maria Wolfe, Owner/Applicant;
2. This is an Unlisted for which the Town of Ithaca Planning Board, acting as lead agency in the environmental review with respect to the proposed subdivision condition modification, has, on January 19, 2021, made a negative determination of environmental significance, after reviewing and accepting as adequate a Short Environmental Assessment Form Part 1, prepared by the applicant and Parts 2 and 3, prepared by planning staff;
3. The Planning Board, in granting Final Subdivision Approval for the Westwood Hills Subdivision, on October 6, 1987, imposed certain conditions of approval, including Condition 2(b) that states there be at least a 30 foot wide buffer zone along the entire perimeter of the property; and the applicant has submitted a request to construct a garage that encroaches 16+ feet into the 30-foot buffer; and
4. The Planning Board, on January 19, 2021, has reviewed and accepted as adequate a narrative, a survey entitled "Site Plan, No. 116 Woolf Lane, Town of Ithaca, Tompkins County, New York," prepared by Sheive Land Surveying and dated 12/18/2020, and other application materials;

NOW THEREFORE BE IT RESOLVED:

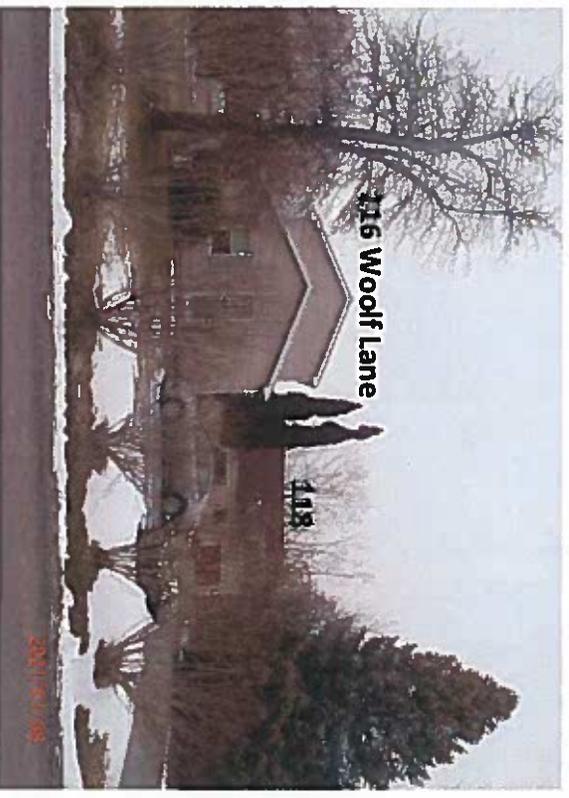
1. That the Planning Board hereby waives certain requirements for modification of this subdivision approval, as shown on the Preliminary and Final Subdivision Checklists, having determined from the materials presented that such waiver will result in a significant alteration of neither the purpose of subdivision control nor the policies enunciated or implied by the Town Board; and
2. That the Planning Board hereby grants the requested modification from condition 2(b) of the previously approved Westwood Hills Subdivision, to allow the proposed garage at 116 Woolf Lane to encroach 16 feet (up to 20 feet, if required by NYS Building Code) within the required 30-foot buffer, as shown on the survey listed in Whereas #4 above, subject to the following condition:
 - a. No further encroachment into the required 30-foot buffer shall be permitted.

LOCATION MAP
Woolf Lane Modification of PB Condition (buffer)
116 Woolf Lane
Planning Board, January 19, 2021





General location of proposed garage (red circle)



View of home, existing parking pad and car facing Woolf Lane



Proposed garage to be constructed in front yard of 116 Woolf Lane
(tree to be removed)



Adjacent residence located within another cluster, with attached garage in
front yard (significantly larger than proposed garage)

WESTWOOD HILLS - Off Woolf Lane - Timothy Ciaschi
Final Subdivision Approvals
21-Unit Clustered Subdivision, and, a Two-Lot Subdivision
Planning Board, October 6, 1987

COPY

* * * * *

ADOPTED RESOLUTION: "Westwood Hills" - Off Woolf Lane
Timothy Ciaschi
Final Subdivision Approval
21-Unit Clustered Subdivision, and,
a Two-Lot Subdivision
Planning Board, October 6, 1987

MOTION by Mr. David Klein, seconded by Mr. James Baker:

WHEREAS:

1. This action is the Consideration of Final Subdivision Approval for the subdivision of a 1.02 acre parcel (a.k.a. Town of Ithaca Tax Parcel No. 6-23-1-11.113) from Town of Ithaca Tax Parcel No. 6-23-1-11.112 (24.07 acres originally), AND FURTHER, Consideration of Final Subdivision Approval for a proposed 21-unit, single-family, detached, clustered subdivision, proposed to be located on a portion of Town of Ithaca Tax Parcel No. 6-23-1-11.112 located off Woolf Lane.
2. This is an Unlisted Action for which the Planning Board, acting as Lead Agency for environmental review, made a negative determination of environmental significance, with certain conditions, on July 21, 1987.
3. The Planning Board, at a Public Hearing on October 6, 1987, has reviewed the following material:

"Westwood Hills Residential Subdivision - Final Plat - Phase One", by T.G. Miller Associates P.C., dated September 11, 1987, revised through September 24, 1987.

"Westwood Hills Residential Subdivision - Sheet 1: General Plan of Proposed Road, Sewer, Water & Drainage; - Sheet 2: Proposed Road, Sewer and Water Construction; - Sheet 3: Construction Details", by T.G. Miller Associates P.C., dated August 31, 1987, revised through September 24, 1987.

THEREFORE, IT IS RESOLVED:

1. That the Planning Board waive and hereby does waive cert requirements for Final Subdivision Approval, having determi from the materials presented that such waiver will result neither a significant alteration of the purpose of subdivis control nor the policies enunciated or implied by the Town Boa
2. That the Planning Board grant and hereby does grant Fi

Subdivision Approvals to the subdivisions as herein proposed, with the following conditions imposed as conditions of further project implementation:

- a. That a final subdivision plat suitable for filing at the Tompkins County Clerk's Office and including bearings and dimensions of each of 21 lots be submitted for approval by the Town Engineer and Town Attorney,
- b. That such plat be revised to show a 30-foot buffer zone along the entire perimeter except the portion adjacent to the public open space,
- c. That an agreement be executed between the Town of Ithaca and the developer pertaining to the design and development of site improvements including water and sewer mains and streets, substantially as described in a draft agreement currently under review by the Town,
- d. That the final landscape working drawings include adequate vegetation conservation and revegetation to buffer the project site from adjacent properties, and that such plan and installation be subject to the approval of the Town Planner, and that landscaping be installed around each cluster, substantially as delineated "Typical Planting Plan" as shown on the plan entitled, "Westwood Hills Residential Subdivision - Final Plat - Phase One", by T.G. Miller Associates P.C., dated September 11, 1987,
- e. That the 1.7 acre public parkland depicted on the Subdivision Plan is being donated by the Owner to the Town of Ithaca. Subsequent development, at the pleasure of the Planning Board, shall be required to provide up to ten per cent (10%) of any future developed area as open space or parkland,
- f. That a deed and title abstract for such area be presented to and approved by the Town Board and Town Attorney before a building permit on any lot be issued,
- g. That the restrictive covenants be extended to thirty years.
- h. That the installation of all storm drainage improvements be subject to the approval of the Town Engineer.

Aye - May, Baker, Grigorov, Langhans, Klein, Kenerson, Lesser.
Nay - None.

CARRIED UNANIMOUSLY.

* * * * *

MAGNETIC NORTH 1986

LEGEND

▷ - COMPUTED CORNER

CIASCHI (R.O.)
899/63

LOT 8
TASMAN & BEARMAN (R.O.)
2015-11107

TOWN OF ITHACA (R.O.)
"WOOLF PARK, UNDEVELOPED"

LOT 11
CAPORIZZO (R.O.)
2016-05775

PIPE FOUND

S 65°25'00" E
118.20'

HOUSE

PIN FOUND

HOUSE

LOT 7
SANDERS (R.O.)
683/317

LOT 10
WILLIAMS (R.O.)
437250-001

HOUSE

LOT 9
WOLFE
MARIA 588108-002
INSTRUMENT 23-1-11.122
TAX MAP PARCEL TO STREET LINE
0.28 ACRES

CONCRETE

HOUSE
NO. 116

DRIVEWAY AGREEMENT, SHARED IN COMMON
35 PG. 458
S 16°59'00" E
90.00'

ASPHALT

PROPOSED DRIVE

PROPOSED 24'X24' GARAGE

PIPE FOUND

PIPE FOUND

CHORD =
S 64°07'34" W
35.70'

ARC=35.72'

PRESENT CENTERLINE

WOOLF LANE

RECEIVED
DEC 28 2021

TOWN OF ITHACA
PLANNING

REFERENCE MAPS ENTITLED

- 1.) "WESTWOOD HILLS RESIDENTIAL SUBDIVISION..." DATED 9/11/1987 AND LAST REVISED 11/5/1987 BY T.G. MILLER P.C.
- 2.) "SURVEY MAP LOT NO. 8 WEST WOOD HILLS RESIDENTIAL SUBDIVISION..." DATED 2/17/1989 AND LAST AMENDED 6/13/2005 BY T.G. MILLER P.C.
- 3.) "SURVEY MAP OF THE PREMISES TO BE CONVEYED TO RICHARD / KATIE BASILE..." DATED 1/3/2002 BY LEONARD MARINACCIO
- 4.) "SURVEY MAP NO. 116 WOOLF LANE..." DATED 2/23/2012 BY SHEIVE LAND SURVEYING

"EXCEPT AND RESERVE ALL EXISTING PUBLIC HIGHWAY AND UTILITY R.O.W.'S OF RECORD"

PIPE FOUND

SPLIT RAIL FENCE

60' WIDE STREET

PIPE FOUND

**SHEIVE
LAND SURVEYING**

165 WOOD ROAD
FREEVILLE, NY 13068
607-347-9800

TITLE:

SITE PLAN

NO. 116 WOOLF LANE,

TOWN OF ITHACA, TOMPKINS COUNTY, NEW YORK



WARNING
ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

DATE: 12/18/2020

FILE NO. 12-007A

SCALE: 1"=30'