

VILLAGE OF TANNERSVILLE
COUNTY OF GREENE
STATE OF NEW YORK

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WHEREAS, the Village of Tannersville is undergoing rapid change due to the Hunter Mountain Ski Area and the inflation in real estate values and

WHEREAS speculators and landlords have begun splitting building lots into small sizes and building too close together creating health hazards and other threats to the public well being.

NOW THEREFORE, it is ordained as follows:

§1. Title - Set Back Ordinance

§2. Definitions -

a. Set Back Distance is the distance of the foundation line of the proposed building from the boundary referred to whether it is the boundary of the public street or the boundary of adjoining owners or the foundation of an adjoining building.

§3. Set Back Requirements from the Street -

a. Main Street - Center - No buildings shall be built on Main Street (also being State Route 23A) between the South Main Street on the east and the entrance to the high school on the west unless the same is set back at least 10 feet from the street boundary line.

b. Main Street - Outside - No buildings shall be built on Main Street (also being State Route 23A) between the entrance to the high school and the village line on the west or from South Main Street to the village line on the east unless the same is set back from the street at least 40 feet.

c. Other Village Streets - No buildings shall be built on any property in the village other than property fronting on Main Street unless building closest to the street is set back at least 40 feet and at least 20 feet from the adjoining owners property line.

§4. Set Back Requirements from Adjoining Buildings - No building shall be built in the village of Tannersville fronting on any street other than Main Street between South Main Street and the entrance to the high school unless the building is at least 40 feet from the nearest building. Garages and storage buildings not exceeding 24' x 24' may be placed closer to the main building to which they relate if they otherwise meet the set back requirements.

§5. Set Back Requirements from Adjoining Landowners - No buildings shall be built in the Village of Tannersville fronting on any street other than Main Street between South Main Street and the entrance to the high school unless the building is at least 20 feet from the property line.

§6. Penalties - Violations of this ordinance will subject the owner of the lands upon which the violating building is being built to a fine of \$100.00 for each day such violation exists. After notice of such violation exists the aforesaid penalty shall be increased to \$300.00 per day. NO BUILDING PERMIT WILL BE GIVEN IF THE AFORESAID SET BACK REQUIREMENTS ARE NOT COMPLIED WITH.

§7. Savings Clause - Should any section or provision of this ordinance be declared to be unconstitutional or invalid by the courts, such decision shall not effect the validity of the ordinance as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

§8. Grandfather Clause - This ordinance shall not apply to any building for which a building permit was issued prior to the effective date of this ordinance.

§9. Effective Date - This ordinance shall take effect 10 days after adoption and publication.