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VILLAGE OF TANNERSVILLE  
COUNTY OF GREENE  
STATE OF NEW YORK

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 building 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.

LAND USE ORDINANCE

Trustee Fredrick Irons introduced the following ordinance and moved that a public hearing be called thereon:

After a study of the needs of the Village and consideration of the growth patterns of our economy the Village Board does hereby ordain as follows: (\*NOTE -assignment of Article and section numbers is arbitrary and must be arranged to follow consecutively the ordinance numbers already in use)

ARTICLE X - LAND USES

10.1 RESIDENTIAL AREAS: The following areas of the Village are hereby classified as residential areas to be used exclusively for one and two family homes and for related purposes only.

a. All of the Village except for areas within 100 feet of each side of Main Street and Spruce Street.

10.2 COMMERCIAL AREAS: The following areas of the Village are to be classified as commercial areas to be used for commercial or residential purposes at the descretion of the landowner:

a. All of the land within 100 feet of each side of Main Street and Spruce Street.

10.3 GRANDFATHER CLAUSE: These land use restrictions do not apply to uses for which lands are already being put on the effective date of this ordinance.

10.4 VARIANCES: Variances to the land use restrictions may be given by the unanimous vote of the Village Board after written request for such a variance sufficient to convince the Village Board that such use is for the overall good of the Village and is not destructive of the residential character of the community.

10.5 EFFECTIVE DATE: This ordinance shall become effective immediately upon completion of the required public hearing and publication required by Section 90 of the Village Law.

*Effective Sept 17, 1972*

Adeline Merwin  
Adeline Merwin, Clerk

LAND USE ORDINANCE

Trustee Frederick Fromer introduced the following ordinance and moved that a public hearing be called thereon:

After a study of the needs of the Village and consideration of the growth patterns of our economy the Village Board does hereby ordain as follows: (\*NOTE -assignment of Article and section numbers is arbitrary and must be arranged to follow consecutively the ordinance numbers already in use)

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*Effective Sept 17, 1972*

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Adeline Merwin, Clerk