

ZONING

194 Attachment 4

Town of Nichols

Descriptions of Zone Boundaries

(I-2-B-A-R) [Added 4-26-1995 by L.L. No. 2-1995]

The current designated I-B-A-R District at the eastern end of the Town, more specifically described as being bounded southerly by Stanton Hill Road and the current A-R District, westerly and northerly by the Susquehanna River; westerly by the currently designated B-A-R and A-R Districts; and easterly by the current A-R zoned district of the Town shall henceforth be designated as an I-2-B-A-R District.

Section 138 (I-B-A-R)

Beginning at a point in the center of the Susquehanna River, thence south along the easterly boundary line of 138-1-21 (currently owned by Graydon and Alice Martin), continuing south, then west, then south along the easterly boundary of 138-1-21, thence south along the easterly boundary of 138-1-22 (currently owned by Nathan and Caroline Donnelly), to the center line of Stanton Hill Road.

Thence in a southwesterly direction following the center line of Stanton Hill Road to a point coincident with the southerly limit of the southwesterly boundary of 138-1-38.1 (currently owned by Douglas and Marie Buck), following the boundary of 138-1-38.1 to the center line of NYS Route 17, thence northwest along the western boundary of 138-1-3.4 (currently owned by F. S. Lopke Contracting) to a point in the center of Smith Creek.

Thence following the center line of Smith Creek in a westerly direction to a point falling on the center line of the Susquehanna River, also known as the town boundary between the Town of Nichols and the Town of Tioga. Thence along that boundary to the point of beginning.

Note that on the Zoning Map, this zone appears as two areas because NYS Route 17 bisects the zone.

Section 138 (B-A-R)

Beginning at a point on the easterly edge of NYS Route 17 at the westerly corner of 138-1-38.1 (currently owned by Douglas and Marie Buck), thence in a southwesterly direction to the center of the junction with Stanton Hill Road. Thence in an easterly direction along the center line of Stanton Hill Road to the junction with the center line of Hunt Creek Road, a distance of approximately 640 feet.

Thence south to a point which is coincident with the southeasterly corner of 138-1-2 (currently owned by William and Betty Haner), thence following the boundary of 138-1-2 across NYS Route 17 to the center of Smith Creek, thence following the center line of Smith Creek in an

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easterly direction to the southwesterly boundary of 138-1-3.4 (currently owned by F. S. Lopke Contracting), thence in a southeasterly direction along the boundary of 138-1-3.4 to the point of beginning.

Note that this appears on the Zoning Map to be two areas because NYS Route 17 bisects this zone.

Section 158 (B-A-R)

Beginning at a point in the center of West River Road which is coincident with the southeasterly corner of 158-1-10 (currently owned by the Town of Nichols), thence in a northerly direction to the center of the Susquehanna River, which is also the boundary between the Town of Nichols and the Town of Tioga.

Thence in an easterly direction along the center line of the Susquehanna River to a point in line with the westerly boundary of 158-1-13, then south along that westerly boundary of 158-1-13 (currently owned by Lee and E. Vanetta Butters), to a point in the center line of West River Road, thence in an easterly direction along said center line to a point coincident with the northeasterly corner of 158-1-57 (currently owned by Robert and Lois Bean), thence south along 158-1-57 to the southeasterly corner of 158-1-57.

Thence in a westerly direction along the northern boundary of NYS Route 17 to the center line of Davenport Hill Road, thence in a northerly direction along the center line of Davenport Hill Road to a point of juncture with West River Road. Thence westerly along the center line of West River Road to the point of beginning.

Section 159/170 (B-A-R)

Beginning at a point coincident with the northwesterly corner of 159-1-13, thence southerly along the westerly boundary of 159-1-13, 159-1-12, and 170-1-1 (currently owned by Gerald and Inez Leasure) to a point in the center of Leasure Hill Road, thence in a northeasterly direction to a point in the center of Sacketts Creek Road.

Thence in a southerly direction along the center of Sacketts Creek Road approximately 1,415 feet to a point coincident with the southwesterly corner of 170-1-1, thence in an easterly direction approximately 150 feet to the southeasterly corner of 170-1-1, thence in a northerly direction approximately 2,000 feet to a point, thence in an easterly direction along the northerly boundary of 170-1-4 to a point coincident with the southwesterly corner of the Village of Nichols.

Thence in a northerly direction along the easterly boundary of 159-1-4, to the center line of NYS Route 282, thence westerly to the southerly side of NYS Route 17, thence southwesterly along the northerly boundary of 159-1-13 to the point of beginning.

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Section 169 (I-A-R)

Beginning at a point on the center line of Coryell Road, which is coincident with the northeasterly corner of 169-1-25 (currently owned by Francis and Pauline Bean), thence in a westerly direction along the center line of Coryell Road to a point coincident with the northwesterly corner of 169-1-24 (currently owned by Bill and Mary Ellen Middleton), thence in a southerly direction along the westerly boundary of 169-1-24 to its southwesterly corner.

Thence in an easterly direction along the southerly boundary of 169-1-24, 169-1-26, and 169-1-28 to a point coincident with the southeasterly corner of 169-1-28 (currently owned by Robert and Lois Bean), thence in a northerly direction along the easterly boundary of 169-1-28, 169-1-26, and 169-1-25 to the point of beginning.

Section 170 (B-A-R)

Beginning at a point in the center line of NYS Route 282 which falls on the southerly boundary of the Village of Nichols to a point 300 feet east of the easterly edge of Route 282, thence continuing in a southeasterly direction 300 feet from the easterly edge of Route 282 to a point falling on the southerly boundary of 170-2-24 (currently owned by Barbara Ann Mead), that point being 300 feet from the easterly edge of Route 282.

Thence directly west along the southerly boundary of 170-2-24 and on the western side of Route 282 beginning at the southern boundary of 170-2-72 (currently owned by Marguerite Maurer) to a point on that boundary 300 feet from the westerly edge of Route 282. Thence in a northwesterly direction maintaining a distance of 300 feet from the westerly edge of Route 282, to a point falling on the southerly boundary of the Village of Nichols, thence in an easterly direction along the southern boundary of the Village of Nichols to the point of beginning.

Section 149.13 (R)

Beginning at a point in the center line of East River Drive, thence southeast along 149.13-4, -6, -7, -8, -9, -10, -11, and -12 to the northeasternmost point of 149.13-12 (currently owned by Kevin and Carol Livermore). Thence south along the easterly boundary of 149.13-12 and -13 to the southeasterly corner of 149.13-13 (currently owned by David Natwick).

Thence westerly along the southern boundary of 149.13-13 and -14 to the southwesterly corner of 149.13-14 (currently owned by Charles and Arlene McClafferty). Thence southwest along the easterly boundary of 149.13-17, -18, -19, -20, 21, -22, and -23 to the southeasterlymost part of 149.13-23, thence west along the southerly boundary of 149.13-23 and -24 to the point of intersection with 149.13-41, thence north along the easterly boundary of 149.13-41 and -42 to the northeasternmost part of 149.13-40, thence in a westerly direction to the center line of East River Drive, thence in a northerly direction to the point of beginning.

NOTE: Property owners' names in the forgoing descriptions, where given, are those reflected on the 1989 Final Assessment Roll, dated 6-21-1989.