



Village of Cayuga Heights

MARCHAM HALL
836 HANSHAW ROAD
ITHACA, NEW YORK 14850

(607) 257-1238
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Kate Supron, Mayor
Mary E Mills, Clerk
Angela M Podufalski, Deputy Clerk
Joan M Mangione, Treasurer
Brent A Cross, Engineer

ZONING OFFICER'S REPORT

DATE: May 23, 2016

TO: **PLANNING BOARD**

FROM: Brent A. Cross, Zoning Officer

RE: 1010 Triphammer Road

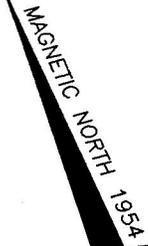
REPORT: I have received a Zoning Permit application to subdivide the above referenced property into two lots. One lot (parcel B) will be retained with the existing house, and the other lot (parcel A) will be a vacant lot. As defined by the Village Regulations, this application is classified as a Minor Subdivision which requires Planning Board approval.

I have reviewed the proposed subdivision map for compliance with the Zoning Regulations and found that both lots (parcels A & B) meet the requirements for lot size, setbacks, and lot coverage.

Although a Minor Subdivision does not require a public hearing, the action is still subject to the SEQR process. Since the creation of one new lot is not large enough to be a Type I action and is not specifically exempted as a Type II action, then it has to be regulated as an Unlisted Action. SEQR law requires the consideration of a Short Environmental Assessment Form as a minimum submission. If the Planning Board determines the project is substantial enough, a Long EAF can be required.

File: ZR052316Kimble-Dugan

NELSON (R.O.)
BK.879 PG.218



SAGAN (R.O.)
BK.662 PG.430

HAYES (R.O.)
BK.551 PG.241

CHANDRA (R.O.)
BK.704 PG.011

APPROX. LOCATION
SEWER SERVICE
AGREEMENT SEE 478/387.

CERTIFICATION

I hereby certify to WENDY KIMBLE-DUGAN;
that I am a licensed land surveyor, New York State License No.

REFERENCE MAPS ENTITLED

"SURVEY FOR MARY JO CANTWELL" DATED
5/1985 BY GEORGE C. SCHLECHT.

"SURVEY MAP, NO. 1018 TRIPHAMMER ROAD" BY
T.G. MILLER P.C. AND DATED 6/19/2000.

PIPE FND
LOOSE
RESET
12/19/12

PARCEL
"A"

145' +/- (SCALED)
160' +/- (SCALED)

PARCEL
"B"

HOUSE
NO. 1010

TEMPORARY SHED
TO BE REMOVED
BY OWNER

CHAIN LINK
FENCE
CORNER

PATIO

GARAGE

MACADAM
DRIVE

PATIO

GREEN
HOUSE

SEWER
CLEAN OUT

SHED

"DEED TO CENTERLINE ROAD EXCEPT
AND RESERVE ALL EXISTING PUBLIC
HIGHWAY AND UTILITY R.O.W.'S"

TITLE INFORMATION
WENDY KIMBLE-DUGAN
BOOK 788 PAGE 059
TAX MAP PARCEL 10-2-6
PARCEL "A"
AREA= 0.526 ACRES NET
TO ROAD RIGHT OF WAY
PARCEL "B"
AREA= 0.535 ACRES NET
TO ROAD RIGHT OF WAY

LEGEND
▽ - COMPUTED CORNER
* - PROPOSED NEW
DIVISION LINE

WARNING
ALTERATION OF THIS MAP NOT
CONFORMING TO SECTION 7209

