



Village of Cayuga Heights

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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

