



## Village of Cayuga Heights

MARCHAM HALL  
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Kate Supron, Mayor  
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Angela M Podufalski, Deputy Clerk  
Joan M Mangione, Treasurer  
Brent A Cross, Engineer

### **ZONING OFFICER'S REPORT**

**DATE:** April 21, 2016

**TO:** **PLANNING BOARD**

**FROM:** Brent A. Cross, Zoning Officer

**RE:** 1001 Highland Road

**REPORT:** I have received a revised subdivision map for the above referenced property. At the last meeting, the Planning Board classified this project as a Minor Subdivision and declared lead agency for SEQRA review, and requested the applicant to fill out the Short EAF.

I have evaluated the new layout for zoning compliance of both the new lot and the remaining land associated with the original home. All aspects of the lot with the existing home are compliant including regulations such as lot width/depth, yard setbacks and lot coverage. The proposed new lot has adequate frontage and, but does not have the required average width or depth (calculated). Therefore, an area variance will be required by the Zoning Board of Appeals.

I have attached a copy of the revised map for the proposed subdivision. I have also included a map that I made to help me to figure out the average lot width/depth of the new Lot B.

LEGEND

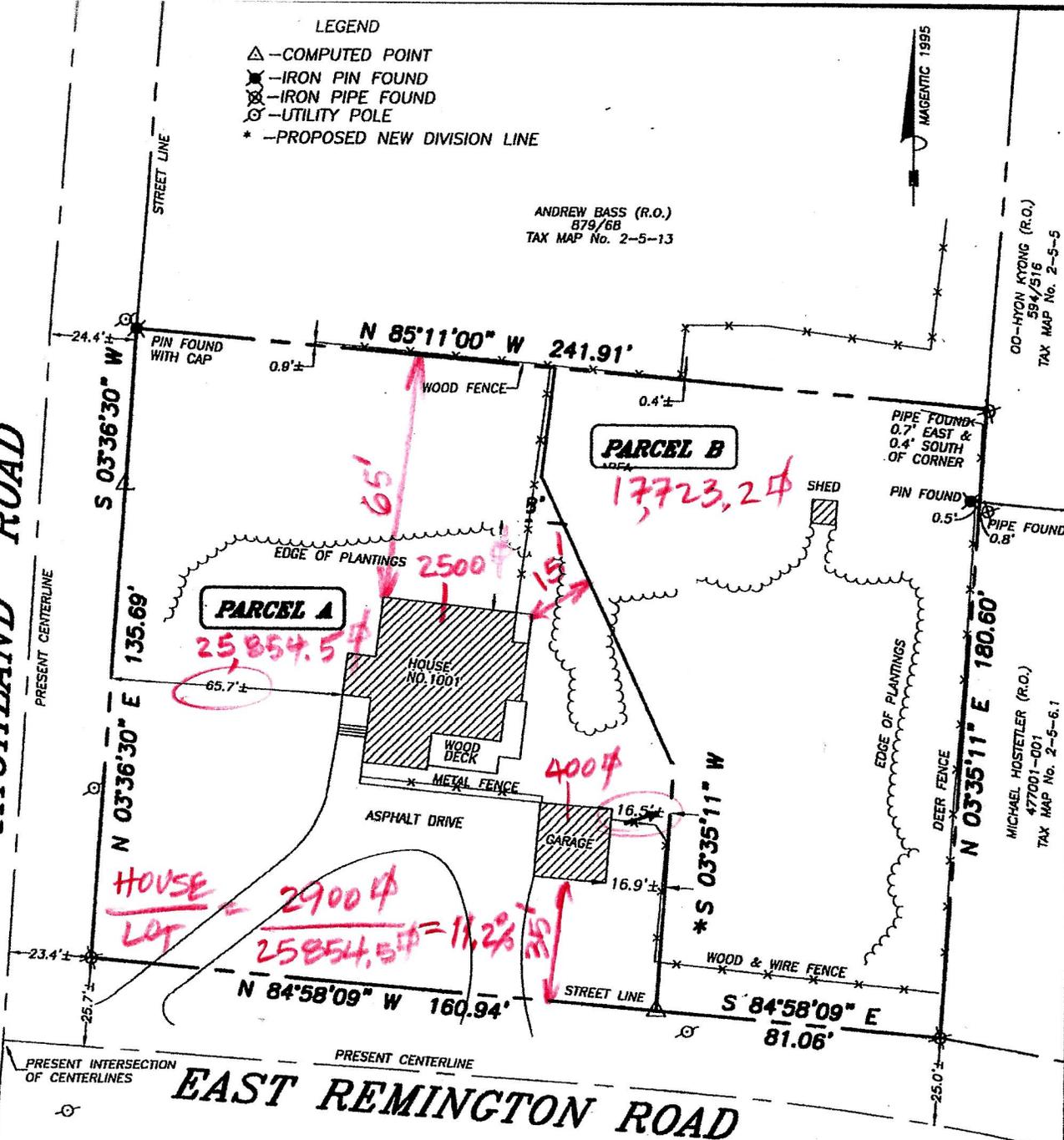
- △ - COMPUTED POINT
- ✕ - IRON PIN FOUND
- ⊗ - IRON PIPE FOUND
- ⊙ - UTILITY POLE
- \* - PROPOSED NEW DIVISION LINE

ANDREW BASS (R.O.)  
879/68  
TAX MAP No. 2-5-13

OO-HYON KYONG (R.O.)  
594/516  
TAX MAP No. 2-5-5

MICHAEL HOSTETLER (R.O.)  
477001-001  
TAX MAP No. 2-5-6.1

HIGHLAND ROAD



EAST REMINGTON ROAD

**TITLE INFORMATION**  
DAVID P. LENNOX &  
LISA JERVEY LENNOX  
INSTRUMENT No. 547175-001  
TAX MAP No. 2-5-12  
TOTAL AREA=1.000 ACRES

MAP REFERENCES:

- 1) SURVEY MAP NO.1005 HIGHLAND ROAD DATED JUNE 14, 1995 BY T.G. MILLER, P.C.
- 2) MAP BY CARL CRANDALL DATED APRIL 1, 1936 AND REVISED JAN. 11, 1937.
- 3.) SURVEY MAP No. 1001 HIGHLAND ROAD... DATED 6/15/2007 BY T.G. MILLER P.C.

NOTE:  
THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.

CERTIFICATION

DAVID P. LENNOX &  
LISA JERVEY LENNOX

I hereby certify to \_\_\_\_\_ that I am a licensed land surveyor, New York State License No.050096, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: \_\_\_\_\_ DATED: \_\_\_\_\_

WARNING:  
ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7208, SUBSECTION 2, NEW YORK STATE EDUCATION LAW, AND PENALIZED BY LAW. ALL CORRECTIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SIGNED AND COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.



TITLE:

SURVEY MAP

1" = 45' ±

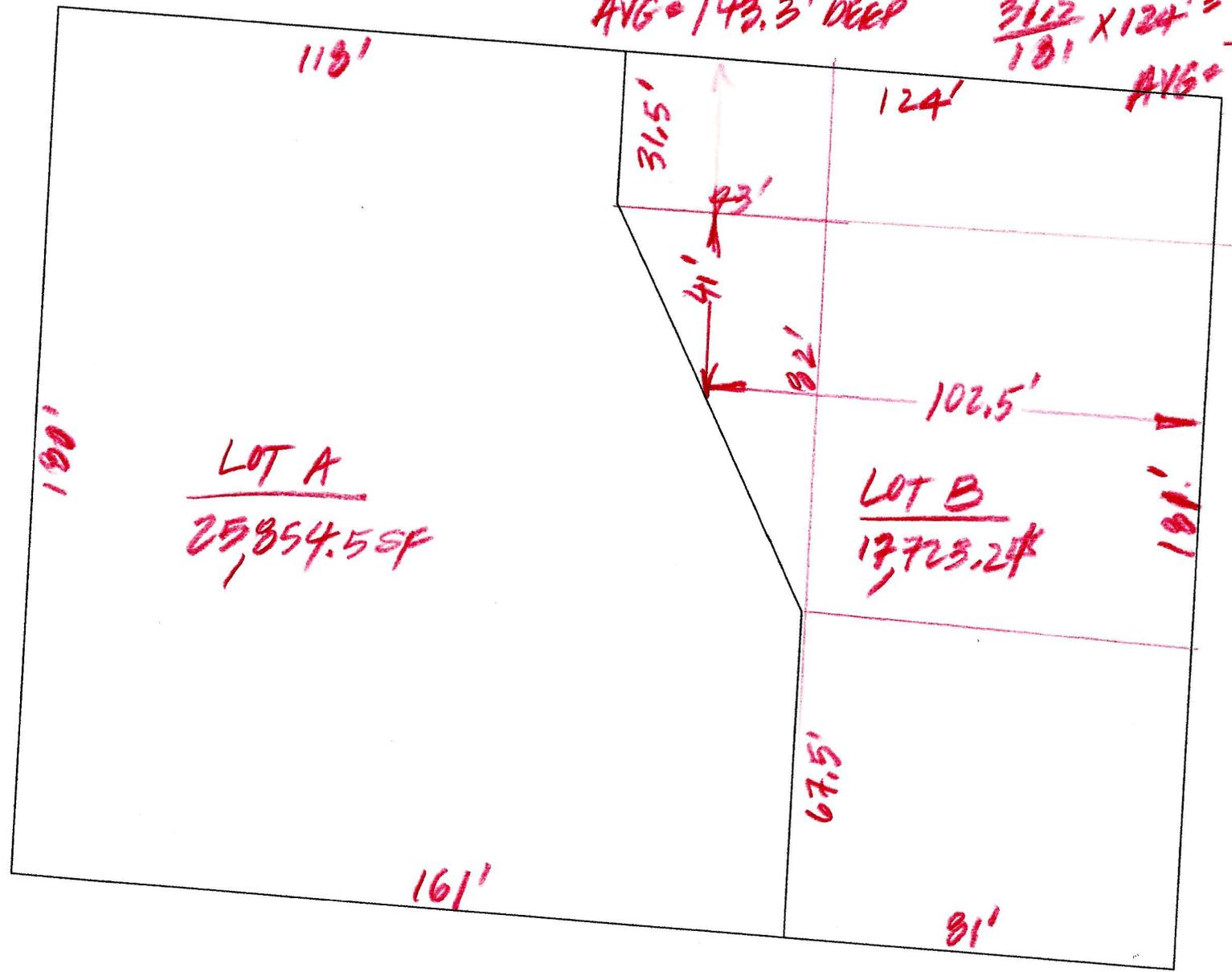
LOT B (DEPTH)  $\frac{81}{124} \times 181' = 118.2$  (WIDTH)  $\frac{67.5}{181} \times 81' = 30.2'$

$\frac{43}{124} \times 72.5' = 25.1$

$\frac{82}{181} \times 102.5' = 46.4'$

AVG = 143.3' DEEP

$\frac{31.5}{181} \times 124' = 21.6'$   
AVG = 98.2' WIDE



LOT A  
25,854.5 SF

LOT B  
17,723.2 SF