



Village of Cayuga Heights

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ZONING OFFICER'S REPORT

DATE: August 27, 2015

TO: ZONING BOARD OF APPEALS

FROM: Brent A. Cross, Zoning Officer

RE: 105 Berkshire Road

REPORT: A zoning permit application has been denied, to subdivide a lot with 38.33' of road frontage, which is less than 75' required by Section 7.b (Lot Coverage/frontage) of the Village of Cayuga Heights Zoning Ordinance. The applicant is seeking a variance to allow the lot to be subdivided as purposed.

All other aspects of the remaining lot will be in compliance with lot coverage and setbacks. Additionally, if the applicant is successful in obtaining the requested variance for the reduced frontage, the application will also be reviewed by the Planning Board for approval of the creation of a new lot (not subject to ZBA review).

Therefore, a public hearing has been scheduled for 7:00 pm on September 8, 2015 at the Fire Station, 194 Pleasant Grove Road, Ithaca, NY to consider an area variance for the non-compliance. The following is a list of property owners within 200' of the applicant's property that will receive a copy of this report by mail:

2-1-3: Komor, 104 Berkshire Road
2-1-4: Stefek, 703 Cayuga Heights Road
2-2-1: Torgeson, 106 Berkshire Road
2-2-2: Sternglass & Carr, 403 Highgate Road
2-8-1: Bobkoff, 627 Cayuga Heights Road
2-8-2.2: Durrant, 105 Berkshire Road
2-8-2.2: Schulze, 621 Cayuga Heights Road
2-8-3.1: Hughes, 211 Berkshire Road
2-8-4: Jonson, 217 Berkshire Road
2-8-13: Baker, 615 Cayuga Heights Road
2-8-14: Wolf, 619 Cayuga Heights Road

File: ZR062415durrant

