



Village of Cayuga Heights

MARCHAM HALL
836 HANSHAW ROAD
ITHACA, NEW YORK 14850

(607) 257-1238
fax (607) 257-4910

Linda Woodard, Mayor
Joan Mangione, Clerk & Treasurer
Angela M. Podufalski, Deputy Clerk
Brent A. Cross, Engineer

ZONING OFFICER'S REPORT

DATE: September 25, 2016

TO: ZONING BOARD OF APPEALS

FROM: Brent A. Cross, Zoning Officer

RE: 1 Parkway Place

REPORT: A zoning permit application to construct a new garage at the above referenced property has been denied. The garage is proposed to be located within 2' of the side property line, which is less than the minimum of 15' allowed by the Village of Cayuga Heights Zoning Ordinance Section 6: Yard Requirements. The owner is seeking a variance to allow the reduced setback. Therefore a public hearing has been scheduled for 7:15 pm on November 7th, 2016 at Marcham Hall, 836 Hanshaw Road.

It should be noted that a previous variance application for a garage at 23' front and 1' side yards was denied in 1984. Also of note, the existing garage on the adjacent property is located at 1.5' from the same property line. It appears that the neighbor's garage was built in 1940, which makes it a pre-existing non-conforming structure that does not need a variance to remain.

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:

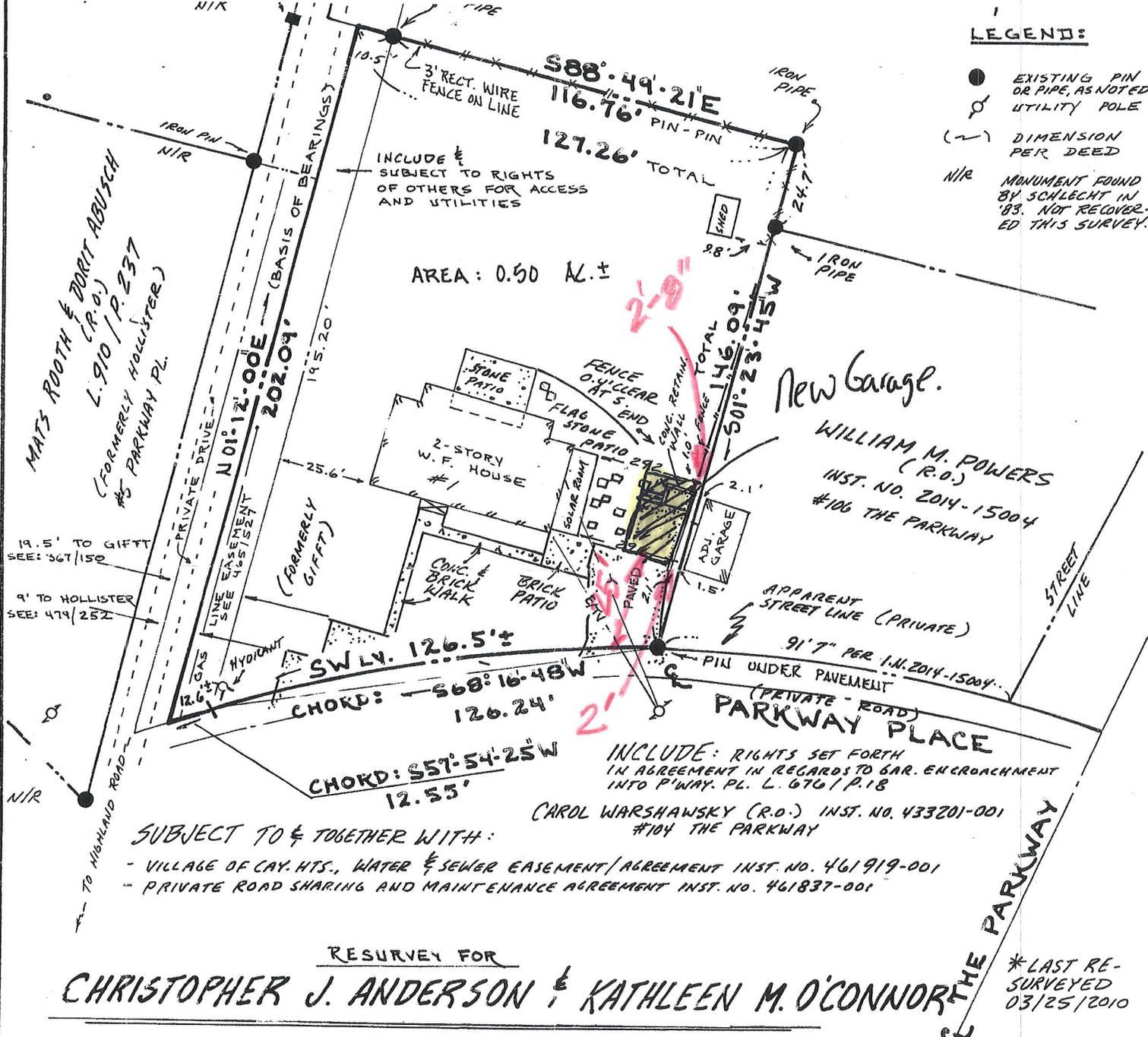
Tax Map	Owner	Address
12.-4-1	Grainger, Bradley R & Mary M	421 Highland Rd
12.-4-2	Wilson, S & Wagner, G	105 Iroquois Rd
12.-4-6	Samuels, Shirley	112 The Parkway
12.-4-11.1	Fields, Gary S & Vivian L	17 Parkway Pl
12.-4-7	Johnson, Michael & Jill	110 The Parkway
12.-4-10.4	Kim, Soo Yeon	413 Highland Rd
12.-4-11.2	Rooth, Mats & Abusch, Dorit	5 Parkway Pl
12.-4-9	Kerness, Nicole	1 Parkway Pl
12.-4-8	Powers, William M	106 The Parkway
12.-4-10.2	O'Connor, Kevin & Joy	9 Parkway Pl
12.-5-1	Warshawsky, Carol	104 The Parkway
12.-6-1	Nee, Victor & Brett D	2 Parkway Pl
11.-6-5	Shull, Alison & Shu, Jonathan	111 The Parkway
11.-6-6	Village of Cayuga Heights	The Parkway

Police Dept. & Village Administration
OFFICE HOURS
9 AM - 4:30 PM

<http://www.cayuga-heights.ny.us>

LEGEND:

- EXISTING PIN OR PIPE, AS NOTED
- ⊕ UTILITY POLE
- (---) DIMENSION PER DEED
- N/R MONUMENT FOUND BY SCHLECHT IN '83. NOT RECOVERED THIS SURVEY.



SUBJECT TO & TOGETHER WITH:

- VILLAGE OF CAY. HTS. WATER & SEWER EASEMENT/AGREEMENT INST. NO. 461919-001
- PRIVATE ROAD SHARING AND MAINTENANCE AGREEMENT INST. NO. 461837-001

RESURVEY FOR
CHRISTOPHER J. ANDERSON & KATHLEEN M. O'CONNOR
 *LAST RE-SURVEYED 03/25/2010

VILLAGE OF CAYUGA HEIGHTS • TOWN OF ITHACA
 COUNTY OF TOMPKINS • STATE OF NEW YORK
 REFERENCE DEED: INST. NO. 558578-001
 TAX # 12.4-9

NOTE: SEE ORIGINAL SURVEY OF THIS LOT MADE BY GEORGE C. SCHLECHT, P.E.; L.S.; DATED 11/8/83 & RESURVEY DATED 7/9/91. RESURVEYED BY MANZARI & REAGAN AS SUCCESSORS TO SCHLECHT, L.S., 9/30/1998. *

REAGAN, LAND SURVEYING
 P.O. BOX 1124, DRYDEN, NEW YORK 13053
 (607) 844-8837

NOTE: ANY REVISIONS TO THIS MAP MUST COMPLY WITH SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THIS MAP NOT VALID WHEN USED IN CONJUNCTION WITH A "SURVEY AFFIDAVIT" OR "CERTIFICATE OF NO-CHANGE."

DATE SURVEYED: APR. 2016 DRAWN BY: P.S.; D.A., M.R. SCALE: 1" = 40' JOB NO.: 16-078

I hereby certify to: **CHRISTOPHER J. ANDERSON; KATHLEEN M. O'CONNOR; NICOLE D. KERNESS; TOMPKINS TRUST COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR. HARRIS BEACH, PLLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; HAMILTON TITLE AGENCY; PAUL E. POOL, ESQ.;**
 that I am a licensed land surveyor, New York State License No. 049892 and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York Association of Professional Land Surveyors; and that I found no visible encroachments either way across property lines except as shown hereon.



SIGNED: *Michael J. Reagan* DATED: 04/21/2016