



Village of Cayuga Heights

MARCHAM HALL
836 HANSHAW ROAD
ITHACA, NEW YORK 14850

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Joan M Mangione, Treasurer
Brent A Cross, Engineer

ZONING OFFICER'S REPORT

DATE: October 6, 2016
TO: ZONING BOARD OF APPEALS
FROM: Brent A. Cross, Zoning Officer
RE: Proposed Medical Office Building, 903 Hanshaw Road

REPORT: A zoning permit application to construct a new 2 story building for the above referenced purpose has been denied. This project is located in the Commercial Zoning District. The proposed building would result in a lot coverage of approximately 20.6%, which exceeds the 15% maximum allowed in the Village of Cayuga Heights Zoning Ordinance Section 7: Building Coverage; and the new building would be located within 21' of an existing adjacent building, which is less than the 60' required between buildings in the Village of Cayuga Heights Zoning Ordinance Section 13: More Than One Building On A Lot. A full submittal package will be available to view on the Village's website under the Zoning Board of Appeals tab.

It should be noted that this property was granted a variance by the Village of Cayuga Heights Zoning Board of Appeals on 6/7/10 to allow for the existing lot coverage of 16.6%. It should also be noted that this project is subject to Site Plan Review by the Village of Cayuga Heights Planning Board, which was designated as lead agency for the New York State Environmental Quality Review. The Planning Board has done a thorough review and determined that there is no significant environmental impact associated with this project

To allow this project to be built as proposed, variances have been requested by the applicant. Therefore a Public Hearing will be held on October 19, 2016 @ 7:00 pm at Marcham Hall, 836 Hanshaw Road to hear comments on the proposed project. The following properties are located within 200' and will receive this notice by mail:

5.-3-17	Levitt Family Trust	1002 Hanshaw Rd	Ithaca, NY 14850
5.-3-18.1	Village Green	840 Hanshaw Rd	Ithaca, NY 14850
5.-3-18.2	Rerob LLC	910 Hanshaw Rd	Ithaca, NY 14850
5.-3-18.3	Village of Cayuga Heights	836 Hanshaw Rd	Ithaca, NY 14850
5.-3-19.1	Warren Development LLC	830 Hanshaw Rd	Ithaca, NY 14850
5.-3-19.2	Warren Development LLC	832 Hanshaw Rd	Ithaca, NY 14850
5.-4-10	Village of Cayuga Heights	825 Hanshaw Rd	Ithaca, NY 14850
10.-3-3	Mooney, David S	1111 Triphammer Rd	Ithaca, NY 14850
10.-3-5.21	Revlo, LLC	414 Upland Rd E	Ithaca, NY 14850
10.-3-5.22	Revlo, LLC	412 Upland Rd E	Ithaca, NY 14850
10.-3-5.4	410 Upland Rd LLC	410 Upland Rd E	Ithaca, NY 14850
10.-3-6	HBT Properties	408 Upland Rd E	Ithaca, NY 14850
10.-3-7	Lambiase, Ilene M	406 Upland Rd E	Ithaca, NY 14850
10.-3-8	Solomon, D & Denisse, E	404 Upland Rd E	Ithaca, NY 14850
10.-4-1.1	Corners Community Center	903 Hanshaw Rd	Ithaca, NY 14850
10.-4-1.2	Corners Community Center	903 Hanshaw Rd	Ithaca, NY 14850
10.-4-1.3	Upland Estates	E. Upland Rd	Ithaca, NY 14850
10.-4-2	NYSEG	Hanshaw Rd	Ithaca, NY 14850
10.-4-3	Village of Cayuga Heights	194 Pleasant Grove Rd	Ithaca, NY 14850
10.-4-10.1	190 Pleasant Grove Rd, LLC	190 Pleasant Grove Rd	Ithaca, NY 14850
10.-5-1	Patrick, J Peter H	1001 Hanshaw Rd	Ithaca, NY 14850
10.-5-5	Country Club of Ithaca	189 Pleasant Grove Rd	Ithaca, NY 14850