



VILLAGE OF CAYUGA HEIGHTS

836 HANSHAW ROAD · ITHACA · NY · 14850
(607) 257-1238 · FAX: (607) 257-4910

ZONING OFFICER'S REPORT

DATE: February 23, 2022
TO: VILLAGE OF CAYUGA ZONING BOARD OF APPEALS
FROM: Brent A. Cross, Zoning Officer
RE: 408 E. Upland Road

REPORT: A permit application to build a new office building on the lot (existing building to be demolished) located at the above referenced address, has been denied because the proposed 31.87' front yard setback, 10' side yard setback, and 13.66' rear yard setback are less than the 35' setbacks required by Cayuga Heights Zoning Ordinance Section 305-38: Building Setback; and the proposed roof will have a calculated lot coverage of 25.4% which exceeds the maximum coverage of 25% allowed by Village of Cayuga Heights Zoning Ordinance Section 305-39: Lot Coverage. The owner/agent of this property is seeking variances as described above.

Therefore, a public hearing will be conducted on March 7, 2022 at 7:00 pm (virtually) to seek comments on these variance(s). Documents about this project can be viewed on the Village website: www.cayuga-heights.ny.us. You may view/participate in the virtual meeting by going to the following link:

Join Zoom Meeting Link

Topic: Village ZBA Meeting, Mar 7, 2022 07:00 PM Eastern Time

<https://zoom.us/j/4118425407?pwd=TIJMaTVuc05wTHFxdG8zL0loRlMwZz09>

Meeting ID: 411 842 5407 Passcode: VCH836

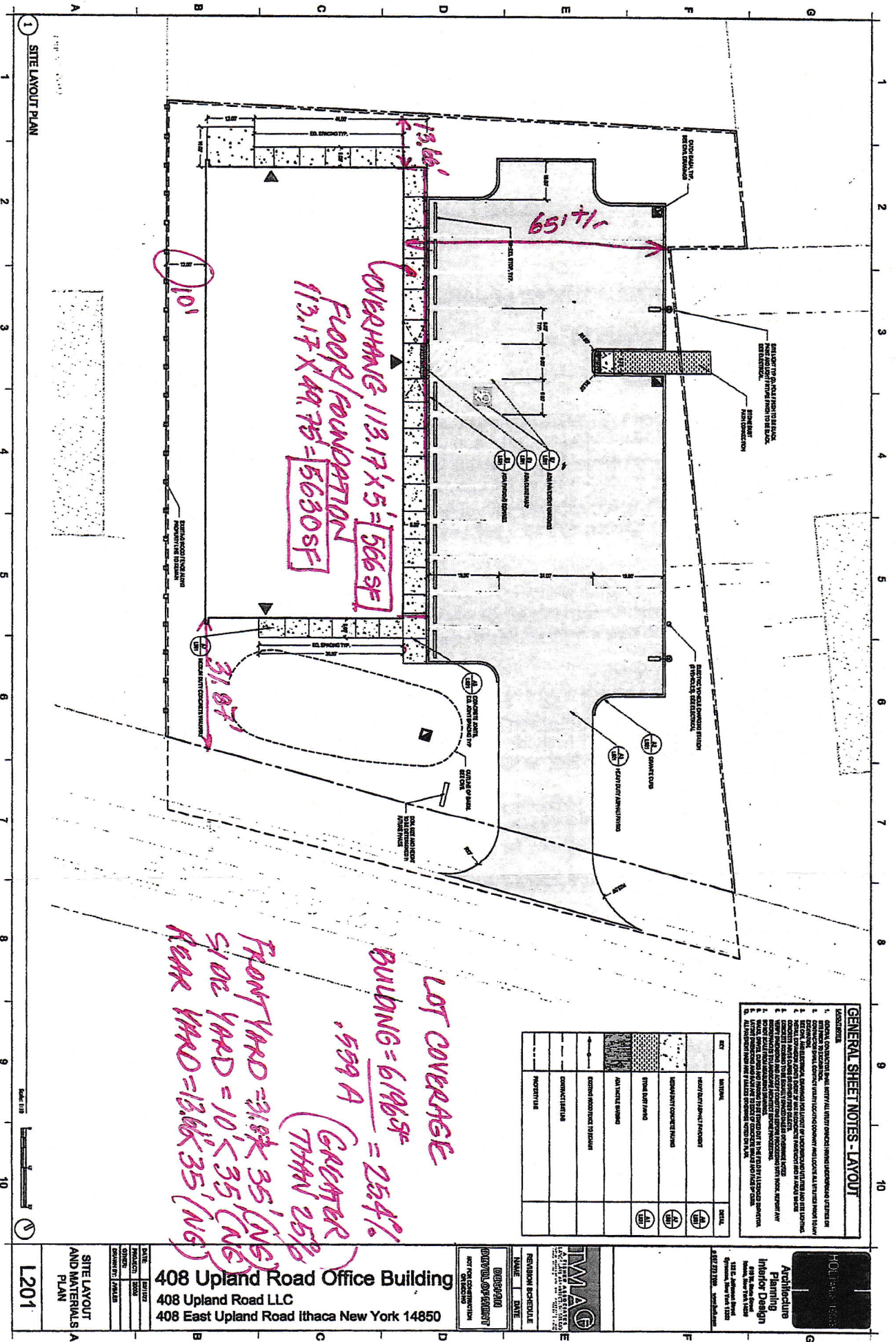
One tap mobile +19292056099, 4118425407# US (New York)

It should be noted that this project is also subject to Site Plan Review by the Village of Cayuga Heights Planning Board, which will also conduct a public hearing on February 28, 2022 to make a SEQR determination as the Lead Agency for this project

The following properties are located within 200' and will receive this notice by mail:

10-3-1: Poag & Ramey, 1107 Triphammer Road
10-3-5.1: Bellisario, 1017 Triphammer Road
10-3-23: Toland, 1013 Triphammer Road
10-3-22: Joy Barr Trust, 4 Triphammer Lane
10-3-21: Joy Barr Trust, 3 Triphammer Lane
10-3-20: Joy Barr Trust, 2 Triphammer Lane
10-3-5.22: Revio, LLC, 412 E. Upland Road
10-3-5.4: 410 Upland LLC, 410 E. Upland Road
10-3-6: 408 Upland LLC, 408 E. Upland Road
10-3-7: Lambiase, 406 E. Upland Road
10-3-8: Solomon & Demisse, 404 E. Upland Road
10-4-1.2: Corners Community Center, 409 E. Upland Road
10-4-1.4: 109 S.Quarry LLC, vacant land

File: Zr030722sciarabba



- GENERAL SHEET NOTES - LAYOUT**
1. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS INCLUDING EXISTING UTILITIES AND RECORD DRAWINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
 5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES AND LANDSCAPE.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING EROSION CONTROL MEASURES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING WATERWAYS AND STREAMS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING HISTORIC STRUCTURES AND FEATURES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING CULTURAL RESOURCES.

KEY	DESCRIPTION	DETAIL
[Symbol]	EXISTING ASPHALT DRIVEWAY	ASPH
[Symbol]	EXISTING CONCRETE DRIVEWAY	CONC
[Symbol]	EXISTING DRIVEWAY	DRIVE
[Symbol]	EXISTING SIDEWALK	SIWALK
[Symbol]	EXISTING PAVEMENT	PAVEMENT
[Symbol]	EXISTING GRASS	GRASS
[Symbol]	EXISTING TREES	TREES
[Symbol]	EXISTING UTILITIES	UTILITIES
[Symbol]	EXISTING STRUCTURES	STRUCTURES
[Symbol]	EXISTING FENCES	FENCES
[Symbol]	EXISTING SIGNAGE	SIGNAGE
[Symbol]	EXISTING LANDSCAPE	LANDSCAPE
[Symbol]	EXISTING EROSION CONTROL	EROSION CONTROL
[Symbol]	EXISTING WATERWAYS	WATERWAYS
[Symbol]	EXISTING HISTORIC FEATURES	HISTORIC FEATURES
[Symbol]	EXISTING CULTURAL RESOURCES	CULTURAL RESOURCES

HOLTSINGER ARCHITECTURE
 Architecture
 Planning
 Interior Design
 408 Upland Road
 Ithaca, NY 14850
 607.273.2398

ITMAG
 ITHACA TOWN MAP
 408 UPLAND ROAD
 ITHACA, NY 14850
 607.273.2398

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
01	10/27/2021	ISSUED FOR PERMITTING

DATE: 10/27/2021
PROJECT: 2020
OWNER: 408 UPLAND ROAD LLC
CONTRACT NO.: 2020

408 Upland Road Office Building
 408 Upland Road LLC
 408 East Upland Road Ithaca New York 14850

SCALE: 1/8" = 1'-0"

SITE LAYOUT AND MATERIALS PLAN

L201