

**TITLE INFORMATION**

PHIROZE MEHTA AND  
YUFEN LEF MEHTA  
INSTRUMENT No.  
595039-00  
TAX MAP PARCEL  
No. 4-2-8

AREA=0.379 ACRES TO STREET LINE

01 83  
ROD'S N  
(R.O.)  
524/113

REFERENCE IS MADE TO A SURVEY MAP  
ENTITLED "MAP OF SCHENECTADY DEVELOPMENT -  
STAGE 2 ON N. TRIPHAMMER ROAD..." DATED JULY  
27, 1959 ON N. TRIPHAMMER ROAD... DATED  
JULY 27, 1959 AND LAST REVISED MAY 25,  
1980 BY CARL GRANDA", SAID MAP IS ON FILE  
AT THE TOMPKINS COUNTY CLERK'S OFFICE.

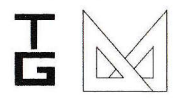
5/15/2012  
SURVEY **AMENDED**  
UPDATED  
ALL CORNERS FOUND  
10/19/2021 - SURVEY UPDATED  
ALL CORNERS FOUND

Stewart Title Insurance Company  
Linda M. Leonardo  
Phiroze Mehta and Yufen Lee Mehta  
Barney, Grossman & Dubow  
Coughlin & Gerhart, LLP

**CERTIFICATION**

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 shown, as shown hereon.

SIGNATURE: [Signature] DATE: 10/19/2021



T. G. MILLER P.C.

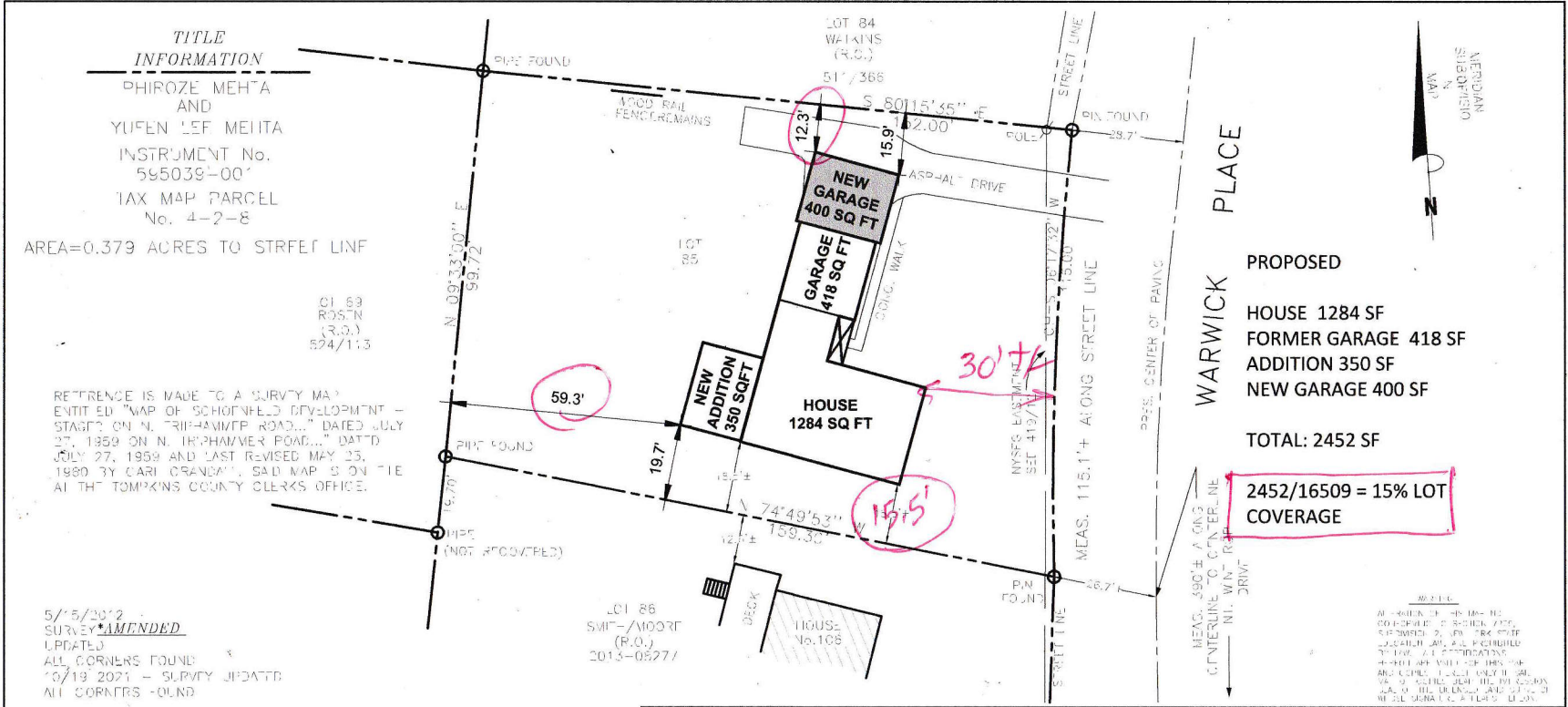
ENGINEERS AND SURVEYORS  
605 WEST STATE STREET, SUITE A  
ITHACA, NEW YORK 14850  
TEL: (607) 252-4477

**TITLE:**  
SURVEY MAP  
No. 108 WARWICK PLACE  
VILLAGE OF CAYUGA HEIGHTS  
TOMPKINS COUNTY, NEW YORK

DATE: \*7/25/2001

512275

SCALE: 1" = 30'



WARWICK PLACE

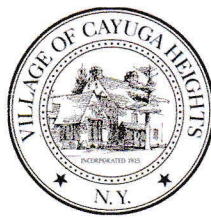
PROPOSED

HOUSE 1284 SF  
FORMER GARAGE 418 SF  
ADDITION 350 SF  
NEW GARAGE 400 SF

TOTAL: 2452 SF

2452/16509 = 15% LOT  
COVERAGE

**NOTICE**  
THIS MAP IS A PRELIMINARY SURVEY MAP AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



## VILLAGE OF CAYUGA HEIGHTS

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

### ZONING OFFICER'S REPORT

**DATE:** July 21, 2022

**TO:** VILLAGE OF CAYUGA ZONING BOARD OF APPEALS

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

**RE:** 108 Warwick Place

**REPORT:** An application to build a new garage, and living space addition, to the existing house at the above referenced address has been denied. The site plan/map that was submitted with the application indicates that the corner of the proposed garage will be at 12.3' which is less than the 15' required for a side yard setback in the Village of Cayuga Heights Zoning Code Section 305-19, as well as the combined area of the existing house and the new addition(s) will result in a lot coverage of 15%, which exceeds 12% allowed by Section 305-20.

The owner(s) wish to seek a variance to allow the project to be built as proposed. Therefore, a public hearing will be conducted at Marcham Hall, 836 Hanshaw Road, Ithaca, NY on August 1, 2022 @ 7:00 pm to hear comments on the proposed project.

It should be noted that the dimensions of the original lot are not compliant with the current zoning regulations, but the original house was constructed on the lot in 1961, which is prior to the addition of minimum lot dimensions in the 1962 version of the Zoning Ordinance.

Additional detailed information can be found on the Village website:  
[www.cayuga-heights.ny.us](http://www.cayuga-heights.ny.us) under the Department/Planning Board pull down/tab.

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

4-2-8: Leondardo, 108 Warwick Place  
4-2-16: Woolley, 109 Randolph Road  
4-2-15: Lee, 107 Randolph Road  
4-2-14: Herman, 105 Randolph Road  
4-2-13: Waddell, 103 Randolph Road  
4-2-12: Gan, 202 Winthrop Drive  
4-2-6: Newman, 112 Warwick Place  
4-2-7: Watkins, 110 Warwick Place  
4-2-9: Moore, 106 Warwick Place  
4-2-10: Kubesch, 104 Warwick Place  
4-2-11: 206 Winthrop Irrevocable Trust, 206 Winthrop Drive  
4-3-5: Silberman, 111 Warwick Place  
4-3-6: Merbl, 109 Warwick Place  
4-3-7: Watkins, 107 Warwick Place  
4-3-8: Moore, 105 Warwick Place  
4-3-9: O'Toole, 103 Warwick Place  
4-3-10: McPheron, 101 Warwick Place