



VILLAGE OF CAYUGA HEIGHTS

836 HANSHAW ROAD · ITHACA · NY · 14850
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ZONING OFFICER'S REPORT

DATE: December 26, 2023

TO: VILLAGE OF CAYUGA ZONING BOARD OF APPEALS

FROM: Brent A. Cross, Zoning Officer

RE: 408 E. Upland Road

REPORT: An application to erect a free-standing sign at the above referenced address, has been denied. The sign is proposed to be located on a parcel with only two businesses, which is not allowed according to the Village of Cayuga Heights Zoning Ordinance Section 305-69.B.3 Commercial Signs. The applicant is seeking an area variance to allow the sign to be installed as proposed.

A public hearing has been scheduled for 7:00 pm on January 8th, 2024 at Village Hall, 836 Hanshaw Road to seek public comments on the project for purposes of completing a NYS SEQR for potential environmental impacts before issuing final approval. This meeting is also available virtually at www.cayuga-heights.ny.us

The following properties are located within 200' of the applicant's property, and therefore will receive a copy of this report via USPS:

10-3-1: Andrea Poag & Megan Ramey, 1107 Triphammer Road
10-3-5.1: Peter Bellisario, 1017 Triphammer Road
10-3-5.22: Revlo, LLC, 412 E. Upland Road
10-3-5.4: 410 Upland Rd LLC, 410 E. Upland Road
10-3-6: 408 Upland Road LLC, 408 E. Upland Road
10-3-7: Ilene Lambiase, 406 E. Upland Road
10-3-8: Solomon Dawit & Elizabeth Demisse, 404 E. Upland Road
10-3-20: 2 Triphammer LLC, 2 Triphammer Lane
10-2-21: Joy Barr, 3 Triphammer Lane
10-3-22: 4 Triphammer LLC, 4 Triphammer Lane
10-3-23: Tamiko Toland, 1013 Triphammer Lane
10-4-1.2: Corners Community Center, 903 Hanshaw Road
10-4-1.4: 109 Quarry LLC, PO Box 81, Ithaca, NY

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