

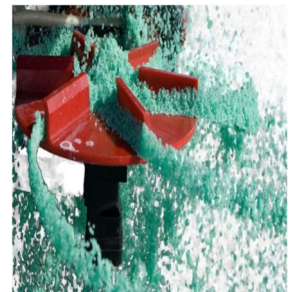


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New Green Road Salt Mixture This Winter

The Village Department of Public Works will be using a new product called ClearLane when they salt the Village roads this winter. This Cargill Inc. mixture is a new product formulated to combat snow and ice as well as reduce product usage, labor and equipment costs, and environmental impact.



ClearLane is salt that is coated with a liquid magnesium chloride formula. This coating allows the DPW crew to salt at lower temperatures than regular road salt. Regular road salt loses much of its effectiveness when temperatures dip below 15°F. ClearLane, however, continues melting ice even when temperatures fall below zero, keeping our streets safer. In addition, when the salt comes out of the truck on the spinner, it will stick to the pavement rather than bounce onto the side of the road. This will allow the DPW crew to reduce the amount of salt they apply. With the salt being more adhesive and effective during colder temperatures, the Village anticipates a reduction in the application rate by about 30-40%.

Harmful rust and corrosion that results from extensive salt use often diminishes the life of application equipment. However, this coating also contains a corrosion inhibitor which reduces damage the road salt does to salt-spreading equipment, therefore helping to extend the life of our Village vehicles.

Since less salt is applied to the roads, Cargill claims there is less runoff, making the product more environmentally friendly. The product carries the U.S. Environmental Protection Agency's (EPA) Safer Choice label, which is designated to products the agency deems safer for the environment than comparable products.

You can find out more about ClearLane and how it's been classified by the EPA by visiting Cargill.com.



Your Elected Officials

Mayor – Linda Woodard
Village Board of Trustees
Jennifer Biloski, Deputy Treasurer
James Marshall
Mary Ann Friend
Meloney McMurry
Richard Robinson
Peter Salton, Deputy Mayor
Justice Court – Judge Glenn Galbreath

Boards, Appointments, and Committees

Planning Board
Fred Cowett, Chair; Jenny Leijonhufvud, Graham Gillespie, Roger Segelken,
Jeff Milder, Alternate: Elaine Quaroni
Zoning Board of Appeals
Jack Young, Chair; Rosemarie Parker, Sue Manning, Kirk Sigel, David
Rutherford; Alternates: Mark Eisner, Katie Durrant
SCLIWC Bolton Point Commissioners - Roy Staley, Linda Woodard
Time Warner Cable Access Oversight Committee Delegate: Wies van Leuken
Environmental Management Council Delegate: Brian Eden
Greater Tompkins County Municipal Health Insurance Consortium Joint
Committee Delegate: Joan Mangione
Greater Tompkins County Municipal Health Insurance Consortium Board
of Directors Delegate: Peter Salton
Tompkins County Transportation Council Delegates: Linda Woodard, Brent
Cross
Tompkins County Council of Governments Board of Directors Delegate: Linda Woodard
Communications Committee - Maryann Friend, Joan Mangione (*ex officio*)
Finance Committee - Richard Robinson, Jennifer Biloski, Joan Mangione (*ex officio*)
Forester - André Bensadoun Gardener - Doug Murray
Historian - Beatrice Szekely Deputy Historian- Patricia Longoria
Historic Preservationists - Carole Schiffman, Randi Kepecs
Human Resources Committee - Maryann Friend, Joan Mangione, (*ex officio*)
IT Committee—Peter Salton, Richard Robinson; Joan Mangione (*ex officio*), James Steinmetz (*ex officio*)
Planning Board Liaison - James Marshall
Public Safety Committee - Peter Salton, Jennifer Biloski; Jim Steinmetz (*ex officio*), George Tamborelle (*ex officio*)
Public Works Committee - Richard Robinson: James Marshall, Peter Salton (alternate); Brent Cross (*ex officio*)
Shade Tree Advisory Committee - André Bensadoun, Chair; Fred Cowett, Scott Howard; Brent Cross (*ex officio*)
District No. 10 County Legislator: Dooley Kiefer

Village elections are scheduled for Tuesday, March 14, 2017.
This year seats currently held by Mayor Linda Woodard and
Trustees Biloski, McMurry, Robinson, and Salton, are up for election.

Professional Staff

Clerk's Office 257-1238
Clerk & Treasurer – Joan Mangione
Deputy Clerk – Angela Podufalski
Information Aide – Tayo Johnson

Public Works 257-6166
Engineer & Superintendent of Public
Works – Brent Cross
Assistant Superintendent of Public Works-
Michael Wiese

Police Department 257-1011
Chief of Police – James M. Steinmetz
Police Clerk – Jackie Carr
Police Clerk (part-time) - Jim Conlon

Fire Department 266-7454
Fire Superintendent – George Tamborelle

Justice Court 257-3944
Court Clerk – Pat Kannus
Acting Justice - David Klein



Welcome Our New Superintendent of Public Works

It is with great pleasure that we introduce Mike Wiese, the new Assistant Superintendent of Public Works. Mike brings a strong blend of technical background and “rolled up sleeves” attitude that will work well in this newly revised position. He received his BS degree in Civil Engineering Technology from SUNY Institute of Technology. Most recently he worked for a consulting engineering firm that was involved in the management of one of the major underground utility providers in Central New York State.

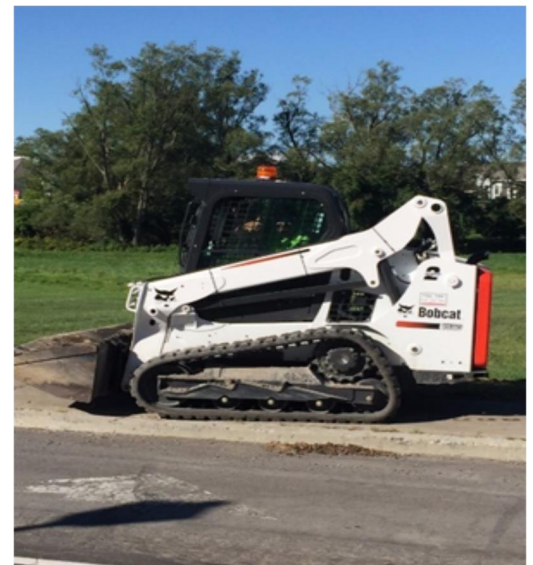
Mike’s office will be in the DPW facility at 123 Sheldon Road. He will provide technical support to the DPW crew and be the primary contact with residents who need assistance. He will also be working with the Village Engineer on project planning and engineering and budget development. In the new year Mike will take Code Enforcement training to become certified and will then be able to assist contractors with the building permit and inspection processes.

We think Mike will be a great addition to the Village staff. Please take a moment to say hello when you see him out and about in the Village.



New Bobcat Loader

The Village recently purchased a new Bobcat T590 compact track loader. With the highest lifting height in the 500 platform and off road abilities, the Bobcat T590 compact track loader is ideal for loading and unloading tasks. It also features many attachments including a bucket, broom, curve sweeper, asphalt grinder, snowblower, and mower. This little guy will empower our Village DPW crew to do their jobs more efficiently and effectively.



From the Mayor by Linda Woodard

It has been almost six months since I succeeded Kate Supron as your Mayor. I have learned quickly that there is more (much more) to governing the Village of Cayuga Heights than worrying about the deer population. Our excellent professional staff and the many committee volunteers have made my transition from Trustee to Mayor go very smoothly. They do such a good job on a daily basis that I think most of us tend to take them for granted, but I don't. They save me regularly from rookie mistakes and keep the Village humming.

Since I became Mayor at the beginning of June, the major issue before the Village has been the proposed Cayuga Medical Center office building in Community Corners. I have been impressed by the diligence of our Planning Board and Zoning Board of Appeals in considering this development. The Planning Board approved the site plan with a number of conditions at its meeting on November 28th. Much thought went into this decision both by the boards and by the Village residents that took the time to participate in the meetings of these boards.

Another major project that has largely gone unnoticed is a grant application to the New York State Transportation Alternative Program (TAP) by the Bike and Pedestrian Committee. This amazing group managed to produce an outstanding proposal for sidewalks on Kline Road and part way down Wyckoff Road in less than six weeks. The Board of Trustees agreed to hire a consulting firm to help determine the scope of work, the associated costs and the best site plan. In addition to the sidewalk proposal, this committee also secured the necessary agreements with Lake View Cemetery, the Town of Ithaca and the Tompkins County Sheriff's department to allow students and other walkers to use the paths in the cemetery as a detour from Wyckoff Road to get to Ithaca High School and Boynton Middle School. In return, our DPW will maintain the path through the cemetery and our Police Department will patrol it. We will learn if we are awarded the TAP grant next March. Just think, your days of chauffeuring your students to middle and high school might soon be a thing of the past.

Next on the horizon is the review of our zoning laws. When the Comprehensive Plan (<http://www.cayuga-heights.ny.us/Text%20and%20PDFs/COMP%20PLAN/finalcompplan140221.pdf>) was adopted almost three years ago, it became obvious that some of our zoning ordinances needed to be revised to be compliant with the Comprehensive Plan. A Zoning Review Committee was formed to accomplish this task. Their efforts are now being reviewed by Randy Marcus, the Village attorney. He will send his comments back to the Zoning Review Committee to incorporate in their report. This report will become a public document and be available on the Village website when the Board of Trustees begins consideration of these changes. We will schedule one or more public hearings during regular Board of Trustees meeting times to allow you to weigh in on the changes that are being proposed or any that you think should be made. Dates and times for these meetings will be published in the Ithaca Journal, on the Village website, and on eNewsBlast, our biweekly electronic newsletter. If you have not signed up yet, I urge you to do so at <http://cayuga-heights.us13.list-manage.com/subscribe/post?u=8405a44b1bdcee498a984e527&id=b28152870e>.

This is an issue of vital importance to the quality of life in our Village. I hope as many residents as possible will participate in this process and that we can reach a consensus satisfactory to most of us. For background information, please see elsewhere in this newsletter Bea Szekely's timely article on the history of zoning in the Village.

I'm still learning this job of being your mayor. I would like to hear from you whether you have a complaint or praise for me or other Village officials and employees. I don't keep regular office hours, but I stop by Marcham Hall most days around 9 AM after walking my dog Lucy. You can catch me then, email me at lwoodard@cayuga-heights.ny.us or call me 607-257-1238, ext. 103 to make an appointment to chat on the phone or in person. I hope you will.

A Prequel to the History of Zoning in the Village by Beatrice Szekely, Village Historian

The work of the committee appointed by the Board of Trustees to undertake a review of village zoning law makes the history of zoning in Cayuga Heights a timely topic. The committee has been tasked with proposing revisions in response to recommendations made in the village comprehensive plan adopted in 2014. The results of the zoning review are expected to be ready for circulation, discussion and public hearings early in the coming year.

For years it has been assumed that the first Cayuga Heights zoning legislation was passed in 1953. However, historical documents found in the basement of the village hall reveal that a zoning law was first adopted in 1925, ten years after the village was incorporated within the Town of Ithaca. In the 1920's municipal governments all over the United States were passing zoning legislation to regulate land use. The City of Ithaca passed a zoning law in 1923.

Zoning in suburbs was typically prefigured by restrictions written into property deeds by real estate developers. In the case of Cayuga Heights these were the village founders, Ithaca attorneys Jared Newman and Charles Blood. They began marketing lots for housing shortly after purchasing several hundred acres of land north of the Ithaca city line as a joint venture in 1901. Some of the deed restrictions placed by Newman and Blood were straightforward and quantifiable: only one building could be erected on a lot and setbacks from roadways were spelled out in feet. Others were subjective and qualitative; garages, for example, should not face streets. Newman reserved the right to approve the house plans of customers employing as criteria what he considered to be "attractive to the public and neighboring owners." In newspaper ads and promotional brochures he talked repeatedly about the "residential character of the subdivision" and preserving the "natural beauty of the surroundings." Newman and Blood dissolved their real estate partnership shortly after the incorporation of the village in 1915 but carried on separately selling lots with restrictions within its borders and on adjoining land in the Town of Ithaca.

Minutes of the October 18, 1924 meeting of the Cayuga Heights board of trustees record the appointment of a three-man commission to draft a zoning "ordinance," as village laws were called in New York at that time. Pursuant to Article VI-a of New York State Village Law the commission was asked to establish the "boundaries of zoning districts..." within which particular types of land use would be permitted. Its three members were Cornell forestry professor Arthur Recknagel of 523 Highland Road, law professor George Bogert of 109 Cayuga Heights Road, and architecture professor George Young Jr. of 103 Overlook Road. A year later a completed draft law was presented for discussion at a public hearing held on December 7, 1925 during which, according to a report in the *Cornell Daily Sun*, arguments were made for and against allowing fraternities in the village. The draft was voted into law by the village board on December 10 and took effect on January 1, 1926.

There were twelve sections in the law, the first four of which divided the village into three numbered zones, each given a land use designation. The zones are shown on the accompanying map, which although unsigned was almost certainly drawn by Carl Crandall, the civil engineering professor at Cornell who served as village engineer until the early 1960s.

Zone 1 took up three-quarters of the roughly 280 acres of land in the village. It allowed for one or two-family "dwellings" along with a list of other permissible uses. These were enumerated in Section 2 of the law: "A street railway right of way" to accommodate the trolley running along Highland Road in the 1920s; "A school house operated for the convenience of the residents of the Village," referring to the recently opened Cayuga Heights School; "Any municipal purpose," which was left unspecified; "A church" and "A library," although neither yet existed;



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“Truck gardening” probably to accommodate the gardening interests of some homeowners; “The office of a doctor, surgeon, dentist, lawyer, architect, musician or artist provided that he reside on the premises and that the building be designed to be in character with the district”; “Boarding or renting rooms...accessory to the principal use as a home”; “Inconspicuous” real estate signs; “A restaurant or tearoom” subject to approval of neighbors residing within 300 feet of a property; and the small portion of Lake View Cemetery in the southwest corner of the village.

Section 3 specified that within Zone 2 “Club Houses” were permitted referring to the Country Club of Ithaca then located between Highland and Triphammer Roads in the southeast quadrant on the village map, as well as to Cornell fraternities and sororities. According to a commercially published directory, by 1925 there were four fraternities within Zone 2, located on Cayuga Heights, Highland and Wyckoff Roads. Also allowed in Zone 2 were apartment houses of which there also happened to be four. Three of these were occupied by no more than two or three people; the fourth was the French chateau style building with six apartments at 107 Cayuga Heights Road across the street from the Sigma Chi fraternity house. Exactly 100 “householders” were listed by names and addresses in the directory as residing in the village in the spring of 1925. In addition to the four fraternities, the four apartment houses and the country club, these included 91 residential homeowners, of whom 83 were men and 8 were women. How many of these addresses may have been considered two-family homes is not known nor how many of the owners took in boarders or rented rooms, likely some to Cornell students. The total village population in 1925 was 370.

Zone 3, located between Zones 1 and 2, is cross-hatched on the map. It was a strip of land 75 feet wide south of the middle of Kline Road between Highland and Overlook Roads. In Section 4 of the law it was envisioned as a small commercial district for “such businesses as may be conducted without unreasonable noise, odors, or disorder and without conspicuous display of advertising providing that the buildings to be used for such purposes be in keeping with the character of the neighborhood.” Interestingly, no one ever took advantage of the business opportunities Zone 3 presented. Although the possibility of a gas station being built on the triangle of land between Kline and Wyckoff Roads at Cayuga Heights Road on land that Jared Newman owned was raised a few years after the zoning law went into effect, in 1929 he and his wife deeded the land to the village, having donated Sunset Park the year before.

These zone, or district, definitions, which took up the first four of twelve sections in the law, affirmed the residential character of Cayuga Heights as established by the founders Newman and Blood. In December 1925, one day before the village board passed the law, Jared Newman wrote to John Bentley Jr., the village president—as the office of mayor was then known, saying he hoped that it would be applied flexibly within Zone 1 to such properties as those in the subdivision he called White Park. Newman explained that he wanted someday to erect a hotel and build apartments there and that he also hoped someone like his friend and neighbor local attorney Sherman Peer might be able to sell a large family home for use as a sorority. However, these possibilities, along with Newman’s hope to develop a space for small retail business in Zone 3, remained unrealized. Like Charles Blood, Jared Newman would struggle to get rid of his remaining Cayuga Heights real estate during the Depression before failing financially. He died in 1937, one year before his former partner, leaving unsold land that was auctioned off just outside the village boundary.

The middle sections of the law elaborated on its intent with respect to residential land use. Section 5 stated that a garage could only be used by the occupants of the home built on a given lot, but made no mention of the Newman deed prohibition against garage placement facing streets.

The rationale for this was laid out in Section 7. It included practical reasons, such as “the lack of any sewage disposal system in the Village” and the ever present “danger from fire,” as well as the wish, apparently not uncommon at that time, to avoid “immoral practices resulting from too congested living conditions.”

The “Interpretation and Purposes” of the ordinance were stated in a lengthy paragraph in Section 7 that may have been borrowed in part from zoning laws passed in other municipalities. Overall, the goal was “to promote the public health, safety, morals and general welfare in the Village of Cayuga Heights, by maintaining and preserving the Village primarily as a community of homes.” Perceived benefits of suburban rather than urban living were implicit in the belief that “the health of the community will be better preserved and protected by creating a district of homes relieved of the dangers arising from congestion such as the spread of contagious disease, the accumulation of filth, and a relative deficiency of light and air.” These concerns are understandable during a period not long after the Ithaca typhoid epidemic of 1903. The final stated goal was “the stabilization of property values without excluding any legitimate business or particular use of property from the Village.” Property values rose fast in Cayuga Heights during the 1920s; total assessed valuation was almost one and a half million dollars in 1925, compared with less than half a million dollars five years before.

The concluding sections of the ordinance dealt with the mechanics of how the law would take effect and be enforced in accord with the village law of New York State. Section 8 called upon the board of trustees to appoint a zoning board of appeals empowered to convene hearings during which the members would judge whether or not to uphold the decisions of a zoning officer. Section 9, titled “Enforcement,” stipulated that the job of the zoning officer was to issue or deny building permits in accordance with the law. In their judicial capacity members of the appeals board were expected to “vary the application of the terms of this ordinance to meet the equities of particular cases.” The cost of a zoning permit was set in Section 10 at one dollar with a penalty for non-compliance of “not more than” one hundred dollars per day after a five-day grace period.

The 1925 law was amended by the village board of trustees three times in the next five years to regularize procedures for the timing and publicizing of zoning appeals hearings and to establish the definition of permissible building setbacks from roadways. At a March 11, 1929 board of trustees meeting the maximum 15% of a lot area to be occupied by any “building or buildings” described in Section 6 of the law was restated with the additional proviso that in the event a lot was subdivided the same 15% maximum would apply to each of the lots so “reduced.” Relating to setbacks, a paragraph was added which said that within Zones 1 and 2 no building was allowed to extend “nearer to a street line than the mean distance of the set-back of the nearest building or buildings within one hundred feet on each side.” The maximum setback that could be required was 50 feet and the minimum was 15 feet. Further, no plantings were allowed within 15 feet from the corner of a lot that might “obstruct the free view of vehicles,” which reflected the increasing number of cars and traffic on village streets.

The first Cayuga Heights Zoning Board of Appeals (ZBA) was appointed at the same December 10, 1925 board of trustees meeting when the law was passed and consisted of three regular members and a chair. Like the members of the commission that had written the zoning law, as well as the village board itself, they were all professors at Cornell. Initial members were Ralph Curtis in landscape design; Victor Gage in engineering, who was also a longtime member of the City of Ithaca Municipal Civil Service Commission; architecture professor George Young, who had served on the zoning law commission; and law professor Oliver McCaskill, who was elected chair.

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There being no terms of office laid down in the law, zoning board members served as long as they wished. Professors McCaskill and Gage resigned within a year of being appointed, replaced by local attorney Sherman Peer and Cornell law professor Lyman Wilson. Charles Newman, son and law partner of Jared Newman, succeeded as chair in 1927; he convened and presided over hearings of the zoning board of appeals until 1942. Local builder Andrew McPherson was the village zoning officer from 1926 to 1929, after which the job was added to the responsibilities of village engineer Carl Crandall. Crandall was paid for his services, whereas members of the ZBA, like those of the village board of trustees, volunteered their time.



Village of Cayuga Heights Zoning, 1925

Professor Wilson kept a binder containing records of the seven cases adjudicated by the ZBA from 1926 to 1941. The appeals of three decisions made by the zoning officer were denied, including one in 1928 from the Lambda Alumni of Theta Chi fraternity who wanted to build a chapter house on Highland Road in Zone 1. The four upheld were those of Professor William Geer to build the chemistry lab designed by local architect Lakin Baldrige to match his house next door at 634 Highland Road; of Alison Mason Kingsbury Bishop, artist and wife of Professor Morris Bishop, to build a home at 903 Wyckoff Road on sloping land less than 15 feet from the roadway; of Cornell architecture professor Hubert Baxter to place a house on a subdivided lot at 119 East Upland Road with less than the requisite setback; and of Calvin Dodge Albert who wished to build a house at the corner of Kelvin Place and Brook Lane on 18.1% of the property. In all four cases neighbors either did not object or supported the owners' projects.

The zoning law remained in effect until 1953. At that time revision was made necessary by the annexation of land that quadrupled the size of the Village of Cayuga Heights from .44 to 1.82 square miles. The annexed land became known as the "new" village. It included neighborhoods in the Town of Ithaca north of the "old" village line as far as Lansing that had been subdivided for development by Newman and Blood in the 1920s and 30s, as well as newer neighborhoods in the town east of North Triphammer Road. The annexation took place in the context of the expansion of Cornell as a research university and the growth of the Ithaca area in the years following World War II. It was initiated by petition of landowners in the affected area, led among others by Walter J. Heasley Jr. who in 1947 built the type of commercial retail center at Community Corners that Jared Newman had envisioned.



From the Police Chief by James Steinmetz

With the holiday season upon us the Cayuga Heights Police Department would like to remind residents of the option of registering for a property check if planning to be away from home for an extended period of time. A property check consists of an officer conducting a thorough overview of the property including making sure doors and windows are secured. We try to do this at least once a week while you are gone. A form can be obtained at the police department or your contact information may be submitted via email or by phone. Residents should provide detailed information including the dates in which they will be away, persons stopping by the home, homeowner contact information, any lights that may be left on or vehicles being left in the driveway. The department should also be notified if the home is secured with an alarm and/or Knox lock box. Please note: All properties armed with an alarm should be equipped with a Knox Lock box as per Village ordinance.

Also, the police department offers a place to dispose of expired or unwanted medications. During the hours of 9:00 a.m. to 4:30 p.m. a pharmaceutical drop box is available inside the entrance to the police department. The only things we can't accept are needles, mercury thermometers, and liquid chemicals.

For further information regarding property checks and what can be left in the pharmaceutical drop box, contact the Cayuga Heights Police Department at 607-257-1011.

Village of Cayuga Heights Newsletter

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This newsletter & past issues are available at
www.cayuga-heights.ny.us



– BRUSH –
– BULKY TRASH –
– RECYCLING –
SCHEDULE

Date	Brush 1st	Bulky 3rd	TC Recycling Every other Friday
December 2016	2	16	9, 23
January 2017	6	20	7*, 20
February 2017	3	17	3, 17
March 2017	3	17	3, 17, 31
April 2017	7	21	14, 28
May 2017	5	19	12, 26
June 2017	2	16	9, 23
July 2017	7	21	8*, 21

*Late due to holiday

WINTER

