

VILLAGE OF CAYUGA HEIGHTS

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

ZONING OFFICER'S REPORT

DATE: December 3, 2024
TO: VILLAGE OF CAYUGA HEIGHTS PLANNING BOARD
FROM: Brent A. Cross, Zoning Officer
RE: 634 Highland Road

REPORT: An application to subdivide the existing lot at the above referenced address, has been received. The proposal to subdivide parcel A (vacant lot) off from the existing parcel B (including existing house) is considered a minor subdivision according to the Village of Cayuga Heights Zoning Ordinance Section 305-122.A. The applicant is seeking approval of the subdivision for purposes of selling the property to a future homeowner/builder. The Planning Board accepted the Survey Map by TG Miller PC, dated 11/4/24 as a preliminary subdivision plat for this project during their November meeting.

A public hearing has been scheduled for 7:10 pm on December 16th, 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 cayuga-heights.ny.us/village-government/planning-board/

I have done a preliminary review of the dimensional aspects of the proposed division line for purposes of determining the following:

Parcel B: with existing house:

- lot size = 151.49' wide x 160' deep x 161.57' road frontage (compliant)
- front yard setback 70' > 25' (compliant)
- side yard setbacks = 170' south > 15' (compliant) & 9.7' north (grandfathered)
- rear yard setback = 30.8' > 15' (compliant)
- lot coverage = 5.3% < 12% (compliant)

Parcel A: vacant lot:

- lot size = 131.66' average width x 150.75' average depth x 121.90' frontage (compliant)
- lot shape calculations = $16 \text{ area/perimeter}^2 = 1 > 0.4$ (OK); $\text{perimeter}^2/\text{area} = 16 < 22$ (OK)
- setbacks, lot coverage, etc to be determined at time of SPR. (compliance to be determined)
- setback for stream buffer to be 20' from top of embankment (to be determined at SPR)
- slope maximum = 13.33% < 15% (no restricted building area due to slope)

The map also shows the approximate location of a sewer easement for a Village of Cayuga Heights sewer main along/near the south boundary line. It has been determined that the easement agreement reserves the minimum feasible width for maintenance and repairs. Minimum feasible width to be determined by DPW at time of the SPR.

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

- 6-11-9: Mokhtarian, 627 Highland Road
- 6-11-10: Read, 629 Highland Road
- 7-4-6: Shealy, 638 Highland Road
- 7-4-8.1: Schwartz & Kallenburg, 636 Highland Road
- 7-4.8.2: Braddock & Kalas, 117 Cayuga Park Road
- 7-4-9: Evenlyn & Weinraub, 121 Cayuga Park Road
- 9-1-7: Skidmore College, 120 Cayuga Park Road
- 9-1-3.1: Cornell University, 511 Cayuga Heights Road
- 9-1-4: Ginsparg-Jones, 507 Cayuga Heights Road
- 9-2-1: Belot & Kircher, 634 Highland Road
- 9-2-2: Barna Trust, 630 Highland Road
- 9-3-11: McMurry Trust, 625 Highland Road
- 9-3-10: Berezin, 623 Highland Road
- 9-3-9: DeGorter, 621 Highland Road

LEGEND

- △ - COMPUTED POINT
- ✕ - IRON PIN FOUND
- ⊗ - IRON PIPE FOUND
- ⊙ - UTILITY POLE
- ⊛ - PROPOSED NEW DIVISION LINE

MAP REFERENCES:
 1.) SURVEY MAP No. 634 HIGHLAND ROAD, DATED 10/31/2018 - REVISED 7/28/2022 BY T.G. MILLER P.C.
 2.) MAP SHOWING LANDS OF MICHAEL D. PINNISI & DONNA HELMEL... DATED 7/12/1983 BY DENKENBERGER & GREENE LAST REVISED 9/9/2001.
 3.) SURVEY MAP No. 630 HIGHLAND ROAD, DATED 8/19/1993 BY T.G. MILLER P.C.

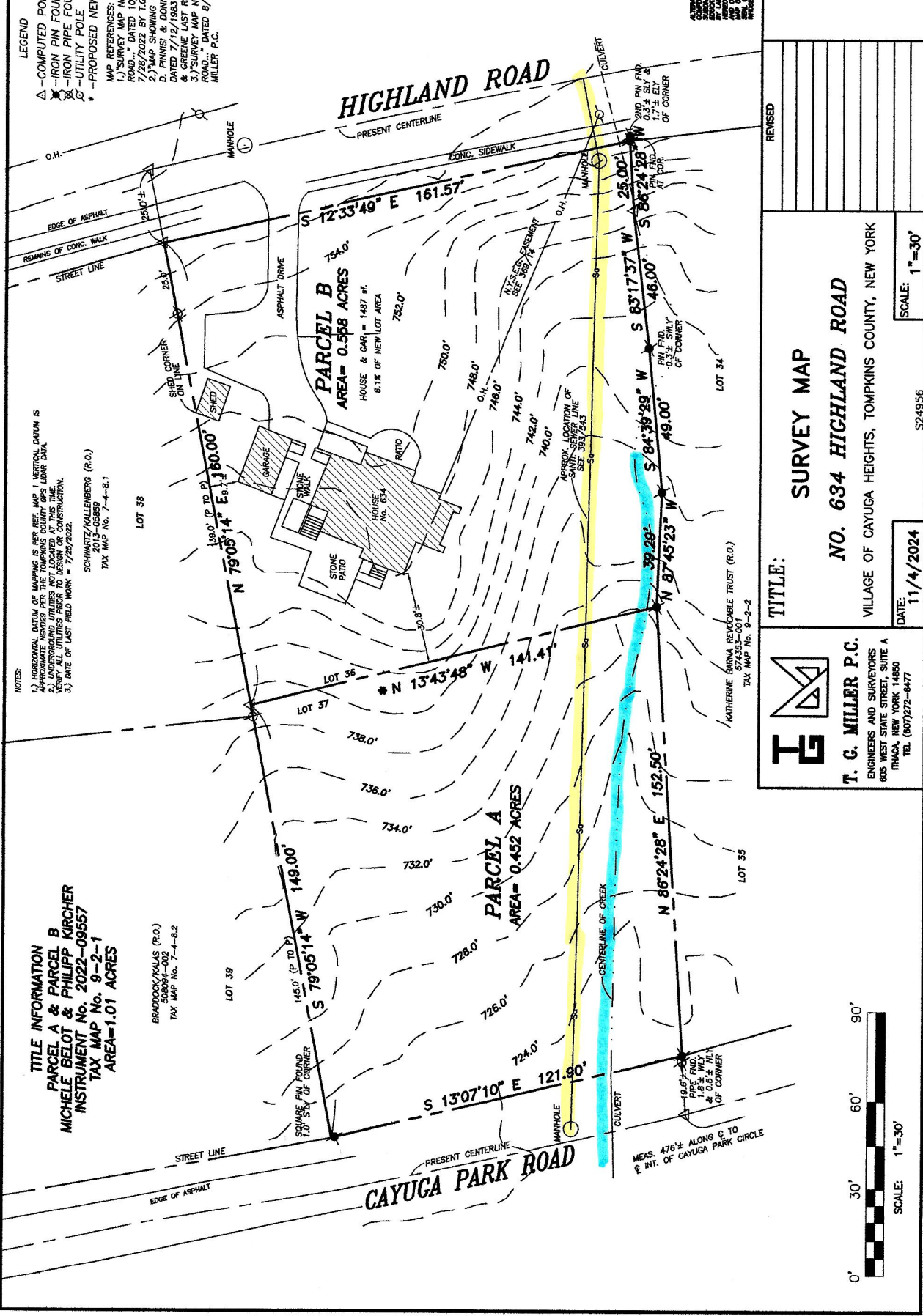
NOTICE: THIS MAP MAY NOT BE USED FOR ANY OTHER PURPOSE THAN THAT SPECIFICALLY STATED HEREON. THE ENGINEER AND SURVEYORS ASSUME NO LIABILITY FOR THE ACCURACY OF THE INFORMATION HEREON UNLESS IT IS OTHERWISE SPECIFICALLY STATED.

NOTES:
 1.) HORIZONTAL DATUM OF MAPPING IS PER REF. MAP 1 VERTICAL DATUM IS APPROXIMATE HEIGHTS PER THE TOMPKINS COUNTY GPS LEAK DATA. VERIFY ALL UTILITIES PRIOR TO LESSON OR CONSTRUCTION.
 3.) DATE OF LAST FIELD WORK = 7/29/2022.
 SCHWARTZ/KALEBERG (R.O.)
 2013-03589
 TAX MAP No. 7-4-8.1

TITLE INFORMATION
PARCEL A & PARCEL B
MICHELE BELOT & PHILIPP KIRCHER
INSTRUMENT No. 2022-09557
TAX MAP No. 9-2-1
AREA=1.01 ACRES

BRADDOCK/MALAS (R.O.)
 508094-002
 TAX MAP No. 7-4-8.2

KATHERINE BARNA REMOVCABLE TRUST (R.O.)
 574353-001
 TAX MAP No. 9-2-2



REVISED

TITLE:
SURVEY MAP
NO. 634 HIGHLAND ROAD
 VILLAGE OF CAYUGA HEIGHTS, TOMPKINS COUNTY, NEW YORK

DATE: 11/4/2024
 SCALE: 1"=30'

S24956

T. G. MILLER P.C.
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