



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

ZONING OFFICER'S REPORT

DATE: November 26, 2025
TO: **BOARD OF TRUSTEES & PLANNING BOARD**
FROM: Brent A. Cross, Zoning Officer
RE: Upland Road Estates

REPORT: An application to create a Planned Development Zone for the proposed Upland Road Estates project, including 10 townhouse type dwelling units, is subject to review of the Village of Cayuga Heights Zoning Ordinance Section 305-43. Planned Development Zones, by the Board of Trustees.

Such review is subject to a State Environmental Quality Review Environmental Assessment. Therefore, a public hearing will be held in person at Marcham Hall, 836 Hanshaw Road on December 9, 2025 @ 7:00 pm to hear comments on the proposed project.

The meeting can be viewed virtually at Zoom Meeting #411 842 5407 passcode VCH836
Information can be found on the Village website: www.cayuga-heights.ny.us
The following properties are located within 200' and will receive this notice by mail:

10-3-5.4: 410 Upland Road, 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: Dawit Solomon & Elizabeth Demisse, 404 E. Upland Road
10-3-9: Sonja Ratajski, 402 E. Upland Road
10-3-10: Deborah Sidhu, 400 E. Upland Road
10-3-11.42: Curt & Ann Ashman, 398 E. Upland Road
10-3-11.21: Bhisham Bherwani, 320 E. Upland Road
10-3-11.22: Fredrick & Patricia Burgess, 316 E. Upland Road
10-4-1.2: Corners Community Center, 903-905 Hanshaw Road
10-4-1.4: 109 Quarry St. LLC, vacant
10-4-8: Jeffrey & Caroline Rusten, 319 E. Upland Road
10-4-9.12: Upland Road Estates, PO Box 81, Ithaca, NY 14850
10-4-9.22: Robert & Sharon Boute, 317 E. Upland Road
10-4-10.1: 190 Pleasant Grove Rd, LLC, 186 Pleasant Grove Road
10-4-6.1: Verizon NY, 186 ½ Pleasant Grove Road
10-4-7.1: Lukas Hutchings, 309 E. Upland Road
10-4-7.2: Kristopher Barth, 307 E. Upland c/o 190 West Lake Road, Dryden, NY 13053
11-2-5: Pleasant Grove Road Cemetery, 184 Pleasant Grove Road
11-2-4.5: Peter & Doris Walsh, 9 Lowell Place
11-2-4.6: Anita & Donald Watkins, 11 Lowell Place
11-2-4.7: Judith Virgilio, 12 Lowell Place
11-2-4.8: Judith Hopcroft, 10 Lowell Place

Please note that if this new Zoning District is approved by the Board of Trustees, the proposed project will subsequently be subject to Site Plan Review by the Planning Board.

Enclosure: Site Plan by Whitham, PLLC

