ZONING BOARD OF APPEALS

December 1, 2025

Present: ZBA Members: S. Barnett, D. Szpiro, M. Friend; Superintendent of Public Works Cross; Village Clerk Walker

Absent: Chair L. Staley; Member: R. Parker

BE IT RESOLVED THAT: The Village of Cayuga Heights Zoning Board of Appeals appoints Alternate Member M. Friend as a full voting member for this meeting.

Motion: S, Barnett
Second: D. Szpiro
Ayes: S. Barnett, D. Szpiro, M. Friend
Nays: None
Abstentions: None

Motion Carried

BE IT RESOLVED THAT: The Village of Cayuga Heights Zoning Board of Appeals appoints S. Barnett as Chair for this meeting.

Motion: D, Szpiro
Second: M. Friend
Ayes: S. Barnett, D. Szpiro, M. Friend
Nays: None
Abstentions: None

1. **Call to Order-**ZBA Chair, L. Staley, calls the meeting to order at 7:08 p.m.

2. Approval of Meeting Minutes: September 8, 2025

September 8, 2025, meeting minutes were tabled due to a lack of quorum for that meeting.

3. Public Comment- No members of the public wish to speak.

4. Variance Request of 515 Cayuga Heights Rd Update:

At the regular meeting on September 8, 2025, the Village of Cayuga Heights Zoning Board of Appeals considered the application of 515 Cayuga Heights Rd. (tax parcel 9.-1-7), to construct a new single-family home at 515 Cayuga Heights Road, which was presented, measures 33.5 feet in height. This is more than the 25 feet allowed by the Village of Cayuga Heights Zoning Ordinance, Section 305-18.a: Height of Building in the residential district.

The Zoning Board of Appeals had conducted a public hearing at the September 8, 2025, meeting to seek comments from the public, and

The Zoning Board of Appeals accepted the Village Planning Board's determination that this is a Type 2 Action with no significant negative environmental impacts.

The Zoning Board of Appeals had made findings in accordance with NYS Village Law 7-712-b(3)(b) and Village of Cayuga Heights Code Section 305-18.A, and the Zoning Board has determined that the benefit to the applicant if the variance is granted is greater than the detriment to the health, safety, and welfare of the neighborhood or community; and

The Zoning Board of Appeals granted the Area Variance requested by Nick Schweitzer and Jessica Salerno with the conditions that the height variance is only permitted for the width of the basement door and the remainder of the proposed exposed basement be reduced by fifty percent (50% underground) and recommends to the Village Planning Board the existing driveway be modified to reduce the home’s exposure to Cayuga Heights Rd. and keep or add plantings to also reduce visibility and understanding that this project is to be built substantially as requested and presented to this Board.

BE IT RESOLVED THAT: due to the applicants advising that the bedrock and other site conditions at 515 Cayuga Heights Road, Ithaca, New York make it not feasible to construct the proposed two-story home with an exposed basement, the Board's resolution passed on September 8, 2025, granting a 33.5-foot height variance for the aforesaid project is hereby withdrawn.

BE IT FURTHER RESOLVED THAT: The applicants will be advised that if they seek a new variance for the redesign, they will need to submit a new appeal and provide the Board with all their most recent drawings and maps upfront so that those may be provided to the public in advance of the public hearing.

Motion: S. Barnett
Second: D. Szpiro
Ayes: S. Barnett, D. Szpiro, M. Friend
Nays: None
Abstentions: None

Motion Carried

5. New Business: Superintendent of Public Works Cross states that there might be a lot of setback and fence variance for the January meeting.

6. Adjournment: S. Barnett adjourns the meeting at 7:13 p.m.