



## VILLAGE OF CAYUGA HEIGHTS

836 HANSHAW ROAD · ITHACA · NY · 14850

(607) 257-1238 · FAX: (607) 257-4910

### ZONING OFFICER'S REPORT

**DATE:** February 11, 2026  
**TO:** **PLANNING BOARD**  
**FROM:** Brent A. Cross, Zoning Officer  
**RE:** 515 Cayuga Heights Road

**REPORT:** Although the original site plan was previously reviewed and approved by both the ZBA and PB, the applicants withdrew their plan due to unforeseen underground conditions that would have impacted their ability to install the walk-out style basement that contributed to the need for the height variance. They have since revised their plans to eliminate the basement, which eliminates the need for a height variance. Other aspects of the site plan have also changed. As the Planning Board is the grantor of the Site Plan Review approval, it is the Planning Board's authority to decide whether the revisions are minor enough that the previous SPR approval is still valid, or if the changes are significant enough to warrant a follow-up review to make sure that all of the site improvements are consistent with the SPR guidance.

The new plan includes a slightly larger footprint and an adjusted location on the lot, but all of the dimensions for lot coverage, setbacks and height are now within the regulations for a compliant home in the Residence District.

The applicant (agent of owner) wishes to seek approval of the new site plan for the home to be built as proposed. Therefore, a public hearing will be held in person at Marcham Hall, 836 Hanshaw Road on February 23, 2026 @ 7:00 pm to hear comments on the proposed project.

The meeting can be viewed virtually at Zoom Meeting ID#4118425407 passcode #VCH836  
Additional detailed information can be found on the Village website:  
[www.cayugaheights.gov](http://www.cayugaheights.gov) under the Village Government/Planning Board pull down tab.

The following properties are located within 200' and will receive this notice by mail:

- 7-3-11: Issacs, 524 Cayuga Heights Road
- 7-3-12.1: Dutta & Casanova, 522 Cayuga Heights Road
- 7-3-12.2: Pinnisi & Anderson, 520 Cayuga Heights Road c/o 214 Goodhill Road, Weston, CT 06883
- 7-3-13: Pinnisi & Anderson, 516 Cayuga Heights Road c/o 214 Goodhill Road, Weston, CT 06883
- 8-2-1: Wood, 512 Cayuga Heights Road
- 7-4-10: James, 125 Cayuga Park Road
- 7-4-11.1: Van Osselear, 131 Cayuga Park Road
- 9-1-1: Patrick, 523 Cayuga Heights Road
- 9-1-2: Pellecer & Harjes, 128 Cayuga Park Road
- 9-1-3.2: Wolkoff, 120 Cayuga Park Road
- 9-1-3.1: WUMA Properties, 511 Cayuga Park Road
- 9-1-7: Schweitzer & Salerno, 515 Cayuga Heights Road c/o 411 Klinewoods Road, Ithaca, NY
- 9-1-8: Dalrymple & Pobric, 519 Cayuga Heights Road

copy to: Brotherton Construction  
File: ZR022326Schweitzer.docx