VILLAGE OF CAYUGA HEIGHTS
836 HANSHAW ROAD · ITHACA · NY · 14850
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ZONING OFFICER'S REPORT

DATE: July 23, 2026

TO: **ZONING BOARD OF APPEALS**

FROM: Aaron Cowder, Zoning Officer

RE: 710 Triphammer Road

REPORT: An application to install a new 4 1/2' high black metal fence at the above referenced address has been denied. The fence is proposed to be located less than the 25' required setback from the property line along the Iroquois Place road frontage. Village of Cayuga Heights Zoning Ordinance Section 305-19.A.2 requires a fence over 4' high to be set back 25' from the property line on a road frontage. The proposed fence is an open-area style metal fence. The applicant is seeking a variance on the road side setback to the property line and a variance for the dence height.

The applicants (owners) wish to seek an area variance to allow the proposed project to be built as proposed. Therefore, a public hearing will be held in person at Marcham Hall, 836 Hanshaw Road on August 3, 2026 @ 7:00 pm to hear comments on the proposed project.

Additional detailed information can be found on the Village website:
www.cayugaheights.gov under the “Department” pull down menu and “ZBA” link.
The meeting can be viewed virtually at Zoom Meeting #411 842 5407 passcode #VCH836

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

11.-1-8: Neelam Sethi & Shankar Subramanian, 812 Triphammer Road
11.-1-9: Jerome Van Buren & Mary Van Buren, 106 Iroquois Place
11.-1-10: Barbara Lynn Revocable Trust / Barbara Lynn, 102 Iroquois Place
11.-2-15: Beer Properties, LLC, 709 Triphammer Road
11.-2-16: Mazza and Amici, LLC, 715 Triphammer Road
11.-2-17: Mazza and Amici, LLC, 719 Triphammer Road
11.-2-18: Mazza and Amici, LLC, 801 Triphammer Road
11.-2-19: Mazza and Amici, LLC, 807 Triphammer Road
11.-2-20: Garry L. Brodhead Revocable Living Trust, 811 Triphammer Road
11.-2-21: Douglas Reid & Cindy Reid, 105 Sheldon Road
11.-2-23.1: Todd Leong, 711 Triphammer Road
11.-4-1: Stephen Shu & Suzanne Shu, 200 White Park Road
11.-5-2.1: Dick Holdings, LLC, 310 Iroquois Road
11.-5-2.2: Hong Kong, LLC, 704 Triphammer Road
11.-5-3: Linda A. Woodard, 300 Iroquois Road
11.-6-2: Adam J. Bisogni, 104 White Park Place

Enclosure: Partial Survey Map
File: