



## Village of Cayuga Heights

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### ZONING OFFICER'S REPORT

**DATE:** March 24, 2016  
**TO:** **PLANNING BOARD**  
**FROM:** Brent A. Cross, Zoning Officer  
**RE:** Corner's Community Center Medical Office Building  
**REPORT:**

I have received an application for the above referenced project. The plans submitted with the application indicate that the proposed project is substantially the same as the unofficial presentation made to the Planning Board a few months ago. I have determined that the project is subject to both Site Plan Review by the Planning Board, and various Zoning Variances from the Zoning Board of Appeals, before a permit can be issued. Therefore, this project is on the agenda for preliminary review.

The following is a summary of the zoning compliance review for the project:

- Section 4. Commercial District: the land is located within this Zoning District
- Section 4.2.b: Business or professional office is an allowed use
- Section 5. Height of Buildings: No building shall exceed 30' in height. Since a majority of the proposed building is 44'-2" tall (to middle of peaked roof) and a small portion of the building is proposed to 50'-6", therefore this aspect of the building will need an area variance from the ZBA.
- Section 6. Yard Requirements: No building shall be closer than 30' to a side or rear property line. The new building is proposed to be 47' from the side property line and approximately 100' from the back property line.
- Section 7. Building Coverage: No building(s) shall exceed 15% coverage of the lot.  
The existing building(s) for this property currently cover 16.6% of the lot which was approved by the ZBA in 2010. The new proposed building would result in a new lot coverage of 20.8%, which will need a new area variance from the ZBA.
- Section 13. More than one building on a lot: Since this building would not be an addition to an existing building, the zoning requirement is to have twice the side yard setback between buildings, which would be  $2 \times 30' = 60'$ . The proposed building would only be 21' from the adjacent building. Therefore, an area variance will be required.

The applicant has acknowledged these zoning aspects of the project and has initiated the variance process with the ZBA. The timing of the variance process will be independent to the Site Plan Review process, but subsequent to SEQR findings. Therefore, the Planning Board should declare lead agency at the preliminary meeting and establish the necessary assessment form (Short Form was previously discussed) and whether to schedule a public hearing at the next meeting

The Planning Board shall consider the list of factors identified in Local Law No. 2 of 1992 (Establishment of Planning Board) Section III.A.1.a-p. If additional information is needed to address these factors, the Planning Board can request more information before moving to the SEQR process.

Other regulatory aspects of the project are NYS GML 239 Review by Tompkins County Planning Department for potential impacts to adjacent municipal agencies; and review of the NYSDEC Stormwater Pollution Prevention Plan by the Village Engineer.