

Special Use Permit Application

Name of Applicant: Kellien Eve Lindys, DBA: Alléchant

Applicant Address: 635 Iradell Rd, Trumansburg, NY 14886

Date Submitted: 21 Mar 2018

Address of Business: 903 Hanshaw Rd, Community Corners, Ithaca NY 14850

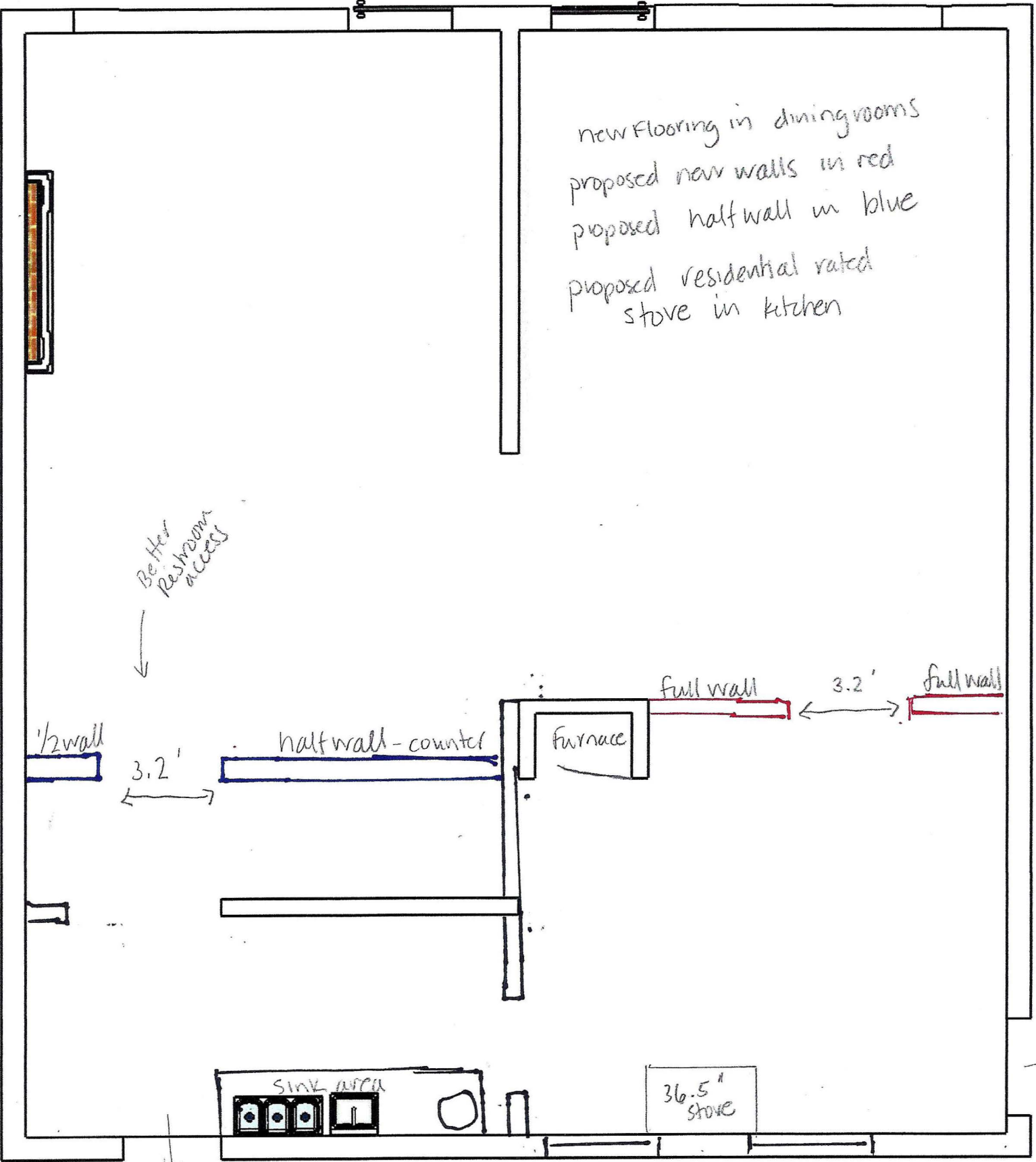
1. Location and site of use: 903 Hanshaw Rd, Ithaca NY
2. Nature and Intensity of Use: Café with proposed seating of 30-36 seats and seasonal outdoor seating. Anticipated 5-7 employees. Operating hours anticipated to be 8:00am to 4:00pm. We are projecting between 36- 56 customers/day. Deliveries will occur at similar frequencies and sizes to JJ's Café.
3. Location of site in respect to road access: Site is accessed by two roads: Hanshaw and Upland.
4. Provisions for parking: Parking needs will be similar to the existing needs of JJ's Café. Parking in the front lot, accessed by Hanshaw and Upland Roads, is used by the customers of the Hanshaw Road retail businesses.
5. Traffic and noise generated by proposed use: Similar to existing business, JJ's Café, our customer's will be a mix of people who live in the surrounding area or work in the surrounding area. No additional noise will be generated from this proposed use.
6. Impact of proposed use on adjacent land use: Site is surrounded by commercially zoned and utilized land and businesses.
7. Impact on proposed use on the environment: Café will serve the surrounding areas' business community. Café is well placed to help diminish traffic patterns during normal business hours by serving employees within the Community Corners Park and surrounding commercial areas. Café is also connected, via sidewalks, to Cayuga Heights' neighborhoods and Northeast neighborhoods. We anticipate pedestrian traffic to occur in good weather. There is a bike rack located within Community Corners as well.
8. Impact of proposed use on infrastructure: Water use and electricity usage similar to existing business, JJ's Café.
9. Any other factors related to health, safety and general welfare of Village residents and consistent with the Village's current Comprehensive Plan:
 - a. Granting a Special Use Permit will support the diversity of retail experiences at Community Corners.
 - b. County tax revenue will not be diminished and will be similar or greater than the current business, JJ's Café.
 - c. The overall quality of life and economic viability of the Village will be maintained and improved by a Café offering imaginative, high quality, sustainable, locally sourced and affordable eating options. The Café will be a venue for local people to gather and share a meal in a relaxed environment.

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- d. The Café will be a strong competitor for breakfast and lunch service in an area that has “experienced increased competition from new retail development beyond the Village...”
- e. The Café will have a fresh, inviting look and atmosphere that will contribute to elevating the Community Corners’ profile as vibrant and central community marketplace.

new flooring in dining rooms
proposed new walls in red
proposed half wall in blue
proposed residential rated
stove in kitchen

Better
Restroom
access



exit