



VILLAGE OF CAYUGA HEIGHTS

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NOTICE OF LEAD AGENCY DESIGNATION

DATE: January 8, 2020

TO: Village of Cayuga Heights Planning Board
NYSDEC Regional Office
US Army Corp of Engineers

FROM: Brent A. Cross, Zoning Officer

RE: Planned Development Zone, Upland Heights Mixed Use Development

NOTE: The Village of Cayuga Heights has received an application from Mark Mecenias requesting that his property (tax parcel numbers **ADD THESE!**) be considered for approval of a Planned Development Zone (PDZ). This application, if approved, would allow for property currently in a Residential Zoning District to be developed for mixed residential and commercial use. The proposed project would include 46 condominium dwelling units as well as approximately 12 spaces for commercial/retail tenants, on a 6.07 acre site.

The Village's Zoning Law provides that a PDZ must be approved by the Village Board of Trustees. In addition, the subsequent approval of the project specific details is subject to Site Plan Review (SPR) by the Village Planning Board. Because both the Board of Trustees and the Planning Board will have to consider approvals in connection with the proposed actions, coordinated review of potential environmental impacts in accordance with the NYSDEC State Environmental Quality Review Act (SEQR) would be appropriate.

Since the approval of the PDZ by the Board of Trustees must be granted before the Planning Board's SPR, the Board of Trustees has resolved to act as the lead agency for the SEQR process. To seek public input on consideration of the PDZ, the Board of Trustees has scheduled a public hearing as follows:

January 27th, 2020 at 7:00pm at Village Hall, 836 Hanshaw Road, Ithaca, NY 14850

If you have comments on whether the Village Board of Trustees should act as lead agency for SEQR review of this proposal, or have any comments or concerns on any potential environmental impact, you may present them at the public hearing, or you may submit your comments in writing to:

Jeff Walker, Clerk
Village of Cayuga Heights
836 Hanshaw Road
Ithaca, NY 14850

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