



## VILLAGE OF CAYUGA HEIGHTS

836 HANSHAW ROAD · ITHACA · NY · 14850  
(607) 257-1238 · FAX: (607) 257-4910

### **ZONING OFFICER'S REPORT**

**DATE:** June 28, 2023

**TO:** **VILLAGE OF CAYUGA ZONING PLANNING BOARD**

**FROM:** Brent A. Cross, Zoning Officer

**RE:** Adam's Corners Café, 200 Pleasant Grove Road, Suite 102A

**REPORT:** A permit application has been submitted to expand the existing dining area into the adjacent space (currently vacant). This will increase the seating capacity by 20 chairs, with no other changes in the operation of the existing business. Such an increase in intensity of an existing use is subject to the Village of Cayuga Heights Zoning Ordinance Section 305-116.A.1: Site Plan Review in a Commercial District.

The Planning Board has accepted this application for consideration of approval which is subject to SEQR and a Public Hearing before final determination. Therefore, a public hearing will be conducted on July 10 at 7:00 pm at **Village Hall, 836 Hanshaw Road, Ithaca, NY 14850** to seek comments on the proposed expansion. Documents about this project can be viewed on the Village website: [www.cayuga-heights.ny.us](http://www.cayuga-heights.ny.us) You may also view/participate in the meeting virtually by going to the following link

**Special Planning Board Meeting July 10, 2023 at 7:10 p.m. Zoom Link password: VCH836**

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

5-3-19.1: Warren Real Estate, 830 Hanshaw Road  
5-3-19.2: Warren Real Estate, 832 Hanshaw Road  
5-3-18.1: Rubinstein, 840 Hanshaw Road  
5-3-18.2: Speedway, LLC, 910 Hanshaw Road (PO Box 182597, Columbus, OH)  
5-3-17: Levitt, 1002 Hanshaw Road  
10-5-1, Patrick, 1001 Hanshaw Road  
10-4-1.2: Corners Community Center, 903 Hanshaw Road  
10-4-10.1: Kimball, 194 Pleasant Grove Road  
10-5-5, RaNic Golf Club, 189 Pleasant Grove Road  
10-4-1.4: 109 Quarry LLC, East Upland Road (PO Box 81, Ithaca, NY)  
10-3-3: Easterbrook, 1111 Triphammer Road  
10-3-5.21: Revlo, 414 E. Upland Road  
10-3-5-2.2: PSP Unlimited, 412 E. Upland Road  
10-3-5.4: Sciarabba Walker, 410 E. Upland Road  
10-3-6: 408 East Upland LLC, 408 E. Upland Road  
10-3-7: Lambiase, 406 E. Upland Road  
10-3-8: Solomon, 404 E. Upland Road

File: Zr071023Adams



DINING ROOM EXP.  
ADAMS CORNER  
CAFE