



April 22nd, 2026

Attn: Fred Cowett, Planning Board Chair
Division Of Planning & Economic Development
Village of Cayuga Heights
836 Hanshaw Road
Ithaca, NY,
14850

Dear Fred,

We are submitting the attached packet of Site Plan Review materials for the Upland Estates project, which successfully received PDZ approval at the 4/15/2026 meeting of the Board of Trustees.

Per the Site Plan Review Requirements of the Village of Cayuga Heights, the project team has enclosed the following:

- Written Statement: describes nature and reason for proposed use and description of how the proposed development addresses factors described in SPR Requirements
- Field Surveys:
 - Natural Features Survey
 - Updated Wetland Delineation
- Site Plan
- Architectural Drawings

We look forward to meeting with you at the Planning Board meeting on 4/27 to further discuss this project.

Thank you,

A handwritten signature in black ink, appearing to be 'GF'.

Gaham Feltham
Senior Designer
Whitham Planning Design Landscape Architecture, PLLC

Upland Road Written Statement - **UPDATE**

~~04-22-2026~~ 04-27-26

The Upland Estates project will provide **8 10** new dwelling units adjacent to Community Corners in the center of the Village of Cayuga Heights. The existing two contiguous tax parcels (10.-4-1.4, 10.-4-9) will be consolidated into a single 6.13-acre lot, of which ~~.51~~ **0.95** acres will be utilized for development of the for-sale townhouses.

The development will be comprised of for-sale townhouses, organized into an HOA encompassing the entirety of the project site. The project site is 6.13 acres, of which ~~.51~~ **0.95** total acres would be occupied by the development.

The site is located on Upland Rd., a major thoroughfare in the Village of Cayuga Heights. Access to the site from the road would be facilitated by a single curb cut on Upland Rd. Utilizing only a single curb cut on Upland Rd. will serve to reduce impact to neighbors across the street, for whom headlights are a concern.

The project's proximity to Community Corners, the commercial node of Cayuga Heights, allows the project team to prioritize the pedestrian experience over the vehicular, with pedestrian paths tying into existing sidewalks on Upland Rd. and the potential for further pedestrian connection to the adjacent shopping center. The topography of the site is characterized by a flatter condition at the northern end, closest to Community Corners, and steeper slopes at the south end of the site. Approximately 19% of the site comprises slopes steeper than 15%. The layout of the development avoids these areas entirely, as shown in the site plan.

The proposed housing development would feature ~~16 20~~ parking spaces for **8 10** residences, per the Village's recently adopted PDZ zoning for this site. **8 10** of these parking spaces will be in garages, and **8 10** of them will be located off the central fire lane, in driveways. The stalls are 9' wide by 18' deep, meeting the Village's requirements for perpendicular parking; the width of the drive lanes for two-directional traffic on site is 24'.




The project team proposes a tastefully designed landscape incorporating native plants to complement the existing meadow and wetland condition. The existing wetland and areas of steeper topography at the south of the site will be left undisturbed. The existing vegetated screen on Upland Rd., consisting of Norway Spruce, will be preserved as much as possible to buffer the development from the street. The project team has

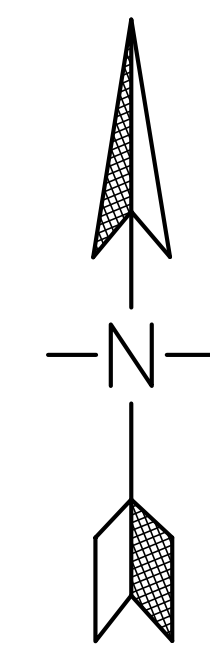
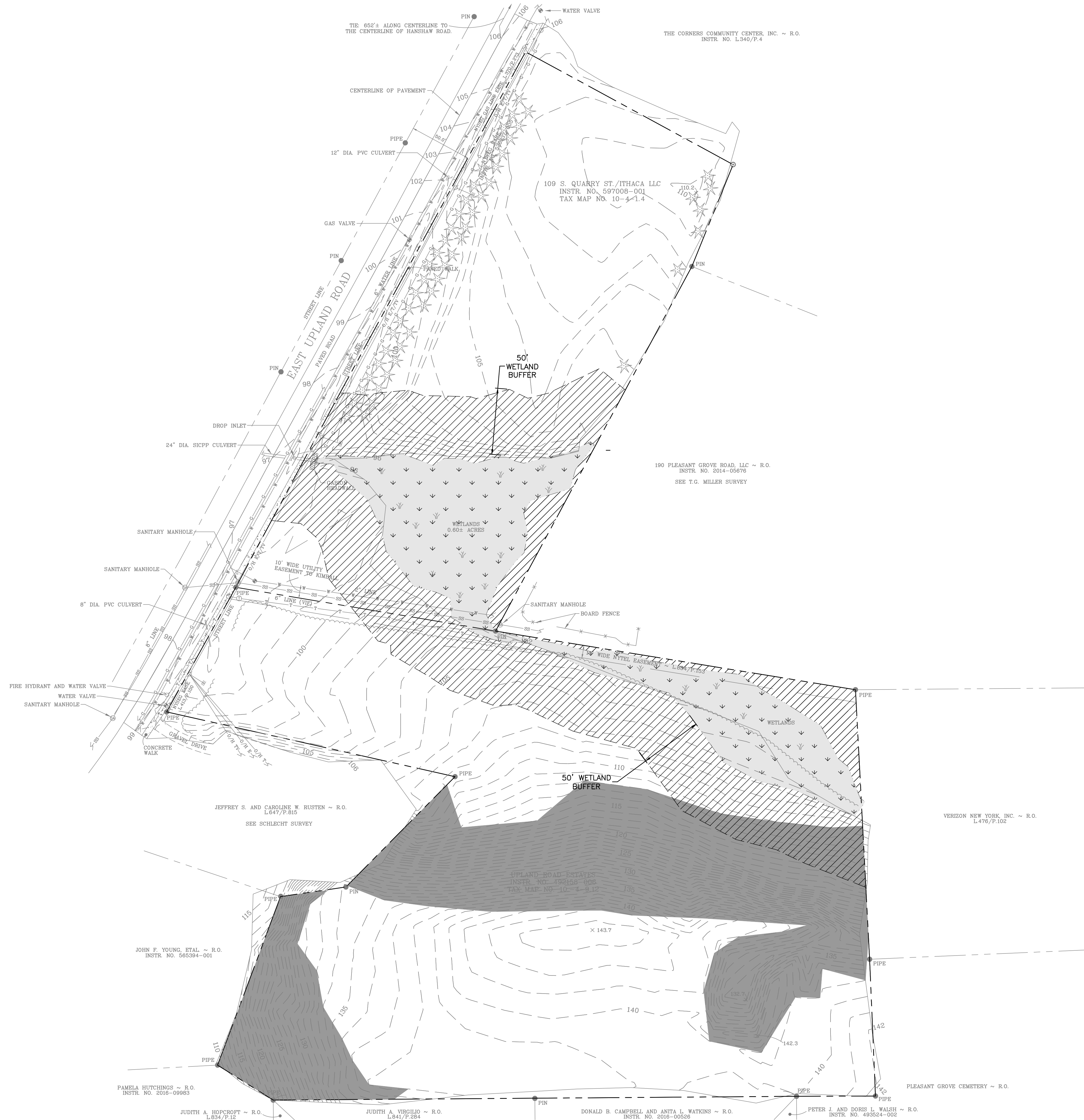
committed to planting at least as many trees as are removed during construction of this project.

The proposed residential use will benefit the neighboring commercial zone by bringing additional residents to the area, for whom Community Corners will be the most convenient location to purchase necessities and spend leisure time. The restaurants, cafes, and art galleries of Community Corners will enjoy the additional business brought in by the new residents, and the existing Cayuga Medical Center can meet their medical needs.

The proposed development does not encroach at all on the existing wetland. The proposed action will not result in the removal or destruction of any aquatic vegetation. The project site does not contain a designated significant natural community, nor are there any endangered or threatened species of animal or plant present on the site.

This development is contextually appropriate to the area, considering the existing Carriage House Apartments that occupy the neighboring property to the East, which feature a much higher density of housing relative to the site it occupies. This development complies with the Village of Cayuga Heights Comprehensive Plan.

- KEY**
-  WETLAND
 -  WETLAND BUFFER
 -  STEEP SLOPES (15% OR GREATER)



T.G. MILLER, P.C.
 ENGINEERS AND SURVEYORS
 605 WEST STATE STREET, SUITE A
 ITHACA, NEW YORK 14850
 WWW.TGMILLERPC.COM
 607-272-6477

**UPLAND HEIGHTS
 PLANNED DEVELOPMENT ZONE
 EAST UPLAND ROAD**
 VILLAGE OF CAYUGA HEIGHTS, TOMPKINS COUNTY, NEW YORK

BY	REVISION	DATE	ISSUE

SHEET TITLE
 EXHIBIT B
 NATURAL
 FEATURES

DATE: 06/14/22	JOB No. E18-63
SCALE: AS SHOWN	
DRAWN BY: OBB	SHEET 2
CHECKED: DAH	

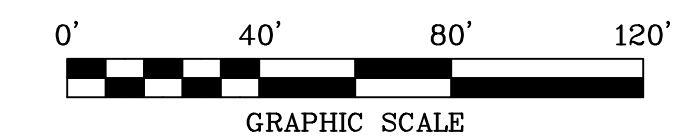
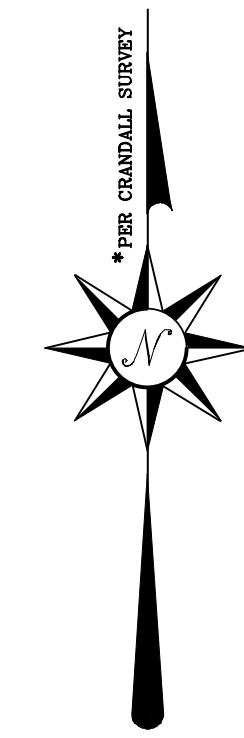
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SURVEY MAP ~ LANDS OF
UPLAND ROAD ESTATES

TAX MAP NO.: 10.-4-9.12
DEED REFERENCE: INSTR. NO. 492158-006

AND LANDS OF
109 S. QUARRY ST./ITHACA LLC

TAX MAP NOS.: 10.-4-1.4
DEED REFERENCES: INSTR. NOS. 597008-001 AND 2014-04990
VILLAGE OF CAYUGA HEIGHTS ~ TOWN OF ITHACA
COUNTY OF TOMPKINS ~ STATE OF NEW YORK



LEGEND:

- EXISTING MONUMENT AS SHOWN
- SET 5/8" REBAR AND SURVEY CAP
- △ SET SPIKE
- ◇ UTILITY POLE
- R.O. REPUTED OWNER
- (...) RECORD DISTANCE
- O/H OVERHEAD UTILITIES
- FENCE
- ⊙ TELEPHONE MANHOLE
- O/H OVERHEAD UTILITIES
- (VIF) VERIFY IN FIELD
- UNDERGROUND TELEPHONE
- WATER LINE
- GAS LINE
- SANITARY SEWER LINE
- WI-3 WETLAND DELINEATION FLAG
- ⊙ PHOTO LOCATION

REFERENCE SURVEYS:

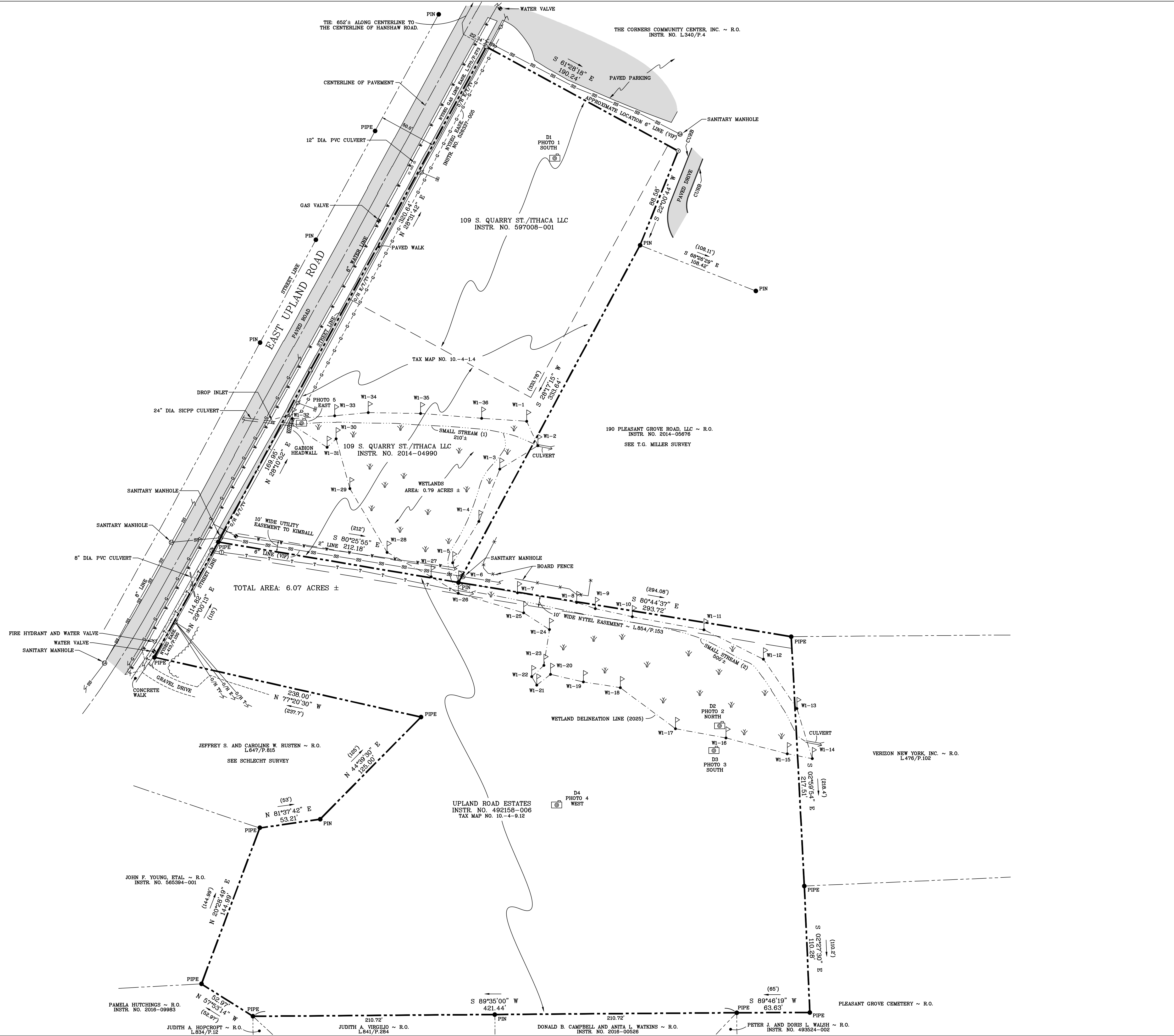
1. "PROPERTY MAP - PEARL G. SHELDON ESTATE.", MADE BY CARL CRANDALL, C.E., DATED NOVEMBER 30, 1966, LAST AMENDED SEPTEMBER 4, 1996.
2. "SURVEY FOR DAVID D. AND E. REGINA RECTOR.", MADE BY GEORGE C. SCHLECHT, P.E., L.S., DATED JULY 7, 1989.
3. "SURVEY MAP, CARRIAGE HOUSE APARTMENTS.", MADE BY T.G. MILLER, P.C., DATED FEBRUARY 15, 1995.
4. "MAP OF LANDS OF PEARL SHELDON TO WALTER C. HEASLEY.", MADE BY CARL CRANDALL, C.E., DATED OCTOBER 10, 1949.
5. "SUBDIVISION PLAT, UPLAND ROAD ESTATES.", MADE BY LAWRENCE FABRONI, P.E., L.S., DATED NOVEMBER 11, 2006, LAST REVISED DECEMBER 2, 2011.

NOTE:

~ UNDERGROUND UTILITIES WERE DRAWN ACCORDING TO FIELD EVIDENCE AND AVAILABLE MAPPING. OTHER UNDERGROUND UTILITIES MAY EXIST ON THE SITE.

AMENDED JULY 7, 2025 TO SHOW WETLAND DELINEATION CONDUCTED IN JUNE 2025.

OWASCO LAND SURVEYING 106 RAILROAD STREET GROTON, NEW YORK PHONE (607) 898-5051 email: owasco@outlook.com		NOTE: Any revisions to this map must comply with section 7209, Subdivision 2 of the New York State Education Law. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the embossed seal of the licensed land surveyor whose signature appears hereon. This map is not valid when used in conjunction with a "Survey Affidavit" or "Certificate of No-Change".	
Drawn By: BMK Scale: 1"=40' Job No: 6-042 Drawing File: 6042C.DWG Coordinate File: 6042.CRD	I hereby certify to UPLAND ROAD ESTATES: 109 S. QUARRY ST./ITHACA LLC		
that I am a licensed land surveyor, New York State License No. 050380, that this map correctly delineates an actual survey on the ground made by me or under my direct supervision, and that I found no visible encroachments either way across property lines except as shown hereon.			
Signed: <i>Brian M. Klump</i>		Dated: MAR. 1, 2018	
* Copyright 2018: All Rights Reserved, Owasco Land Surveying			



SITE DATA	
TAX ACCOUNT NUMBER	Parcel 503001-10-4-1.4, 9.12
PARCEL ADDRESS	Upland Rd.
COUNTY	TOMPKINS
TOTAL PARCEL AREA	13 ACRES (267,415 SF)
AREA OF DISTURBANCE	.51 ACRES (22,215 SF)
EXISTING ZONING	RESIDENTIAL
PROPOSED ZONING	PDZ
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL

ZONING DATA		
REQUIRED	PROPOSED	
ZONING DISTRICT: TBD (SEEKING PDZ)		
LOT		
WIDTH	608'	
DEPTH	202 FT	
AREA	6.13 ACRES (267,415 SF)	
COVERAGE	4.29% (11,498 SF)	
BUILDING		
SETBACK FRONT	30 FT	
SETBACK - SIDE	10 FT	
SETBACK - REAR	10 FT	
HEIGHT	25'	
UNIT QTY	8	

PARKING		
SETBACK	25 Ft	
STALLS QTY	16	
STALL SIZE - PERPENDICULAR	9' X 18'	
STALL SIZE - PARALLEL	N/A	
DRIVE AISLE WIDTH - 90 / 60 / 45	24 FT	
NOTES:	-	

ENVIRONMENTAL DATA		
"STATE REGULATED WETLANDS (NYSDEC ERM):"	X	
"FEDERALLY REGULATED WETLANDS (USFWS NWI):"		X
"FLOOD PLAIN (FEMA NFHL):"	X	
"ENDANGERED SPECIES (NYSDEC ERM):"	X	

UTILITIES DATA	
PUBLIC WATER PROVIDED BY:	BOLTON POINT WATER SYSTEM
ELECTRIC SERVICE PROVIDED BY:	NYSEG
GAS SERVICE PROVIDED BY:	NYSEG
SANITARY SEWER PROVIDED BY:	VILLAGE WASTEWATER TREATMENT PLANT
"STORM SEWER & DRAINAGE WILL BE: (MAINTAINED BY THE OWNER)"	MAINTAINED BY OWNER

UNIT COUNT				
HOUSING TYPE	UNIT PER FLOOR	FLOOR TOTAL	UNIT PER BLD	UNIT COUNT
MULTIFAMILY	5	2	1	8
DBL CRD	-	-	-	-
DBL CRD L	-	-	-	-
TOTAL UNIT				8
INDOOR PARKING	-	-	-	8
OUTDOOR PARKING	-	-	-	8
TOTAL PARKING				16

UPLAND ESTATES
8 DWELLING UNITS
35' X 41' FOOTPRINT (1,435 SF)
PARKING: 16 SPOTS (2 / DWELLING UNIT)

FRONT YARD SETBACK: 30'
PROPOSED TREES
EXISTING TREES

STORMWATER MANAGEMENT

SEE UPDATE ON FOLLOWING PAGE



Whitham
 PLANNING DESIGN LANDSCAPE ARCHITECTURE, PLLC

404 N Cayuga St., Ithaca NY 14850

PROGRESS PRINT
 NOT FOR CONSTRUCTION OR BIDDING

SEAL

NOTICE: IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LANDSCAPE ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT. WHOEVER ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF ALTERATIONS.

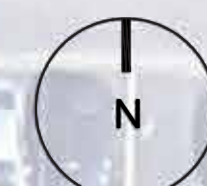
Whitham Planning Design Landscape Architecture, PLLC

Upland Rd. Estates
Mark Mecenas
 E. Upland Rd.
 Cayuga Hts., NY, 14850

PREFERRED CONCEPT

SCALE
 1"=20'

NUMBER 202425	GF DRAWN BY
DATE 04/22/2026	JvM CHECKED BY



SITE DATA	
TAX ACCOUNT NUMBER	Parcel 503001-10-4-1.4, 9.12
PARCEL ADDRESS	Upland Rd.
COUNTY	TOMPKINS
TOTAL PARCEL AREA	6.13 ACRES (267,415 SF)
AREA OF DISTURBANCE	0.95 ACRES (41,467 SF)
EXISTING ZONING	RESIDENTIAL
PROPOSED ZONING	PDZ
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL

ZONING DATA		
REQUIRED	PROPOSED	
ZONING DISTRICT: TBD (SEEKING PDZ)		
LOT		
WIDTH	608'	
DEPTH	202 FT	
AREA	6.13 ACRES (267,415 SF)	
COVERAGE	4.29% (11,498 SF)	
BUILDING		
SETBACK - FRONT	30 FT	
SETBACK - SIDE	10 FT	
SETBACK - REAR	10 FT	
HEIGHT	25'	
UNIT QTY	10	

PARKING		
SETBACK	25 Ft	
STALLS QTY	20	
STALL SIZE - PERPENDICULAR	10' X 18'	
STALL SIZE - PARALLEL	N/A	
DRIVE AISLE WIDTH - 90 / 60 / 45	24 FT	
NOTES:	-	

ENVIRONMENTAL DATA		
NO	YES	
"STATE REGULATED WETLANDS (NYSDEC ERM):"	X	
"FEDERALLY REGULATED WETLANDS (USFWS NWI):"		X
"FLOOD PLAIN (FEMA NFHL): FIRM PANEL: XXXXXXXXXX DATED: MM/DD/YYYY"	X	
"ENDANGERED SPECIES (NYSDEC ERM):"	X	

UTILITIES DATA	
PUBLIC WATER PROVIDED BY:	BOLTON POINT WATER SYSTEM
ELECTRIC SERVICE PROVIDED BY:	NYSEG
GAS SERVICE PROVIDED BY:	NYSEG
SANITARY SEWER PROVIDED BY:	VILLAGE WASTEWATER TREATMENT PLANT
STORM SEWER & DRAINAGE WILL BE: (MAINTAINED BY THE OWNER)"	MAINTAINED BY OWNER

UNIT COUNT				
HOUSING TYPE	UNIT PER FLOOR	FLOOR TOTAL	UNIT PER BLD	UNIT COUNT
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DBL CRD	-	-	-	-
DBL CRD L	-	-	-	-
TOTAL UNIT				8
INDOOR PARKING	-	-	-	8
OUTDOOR PARKING	-	-	-	8
TOTAL PARKING				16



404 N Cayuga St., Ithaca NY 14850

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BY
REVISION
DATE

Upland Rd. Estates
Mark Mecenas
E. Upland Rd.
Cayuga Hts, NY, 14850

SCHEMATIC SITE PLAN

SCALE
1"=20'

NUMBER 202425	GF DRAWN BY
DATE 04/27/2026	JVM CHECKED BY



HTTPS://MYPRINTABLENEST.ETSY.COM/
SARMAD HUSSAIN
ARCHITECT DESIGNER

3D VIEWS
RESIDENTIAL
MARK

PROJECT NO:
PROJECT
NUMBER
DRAWN BY:

REV	DATE

DRAWING NO:
A301



SEE UPDATE ON FOLLOWING PAGE

sh
SARMAD HUSSAIN

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SARMAD HUSSAIN
ARCHITECT DESIGNER

3D VIEWS
RESIDENTIAL
MARK

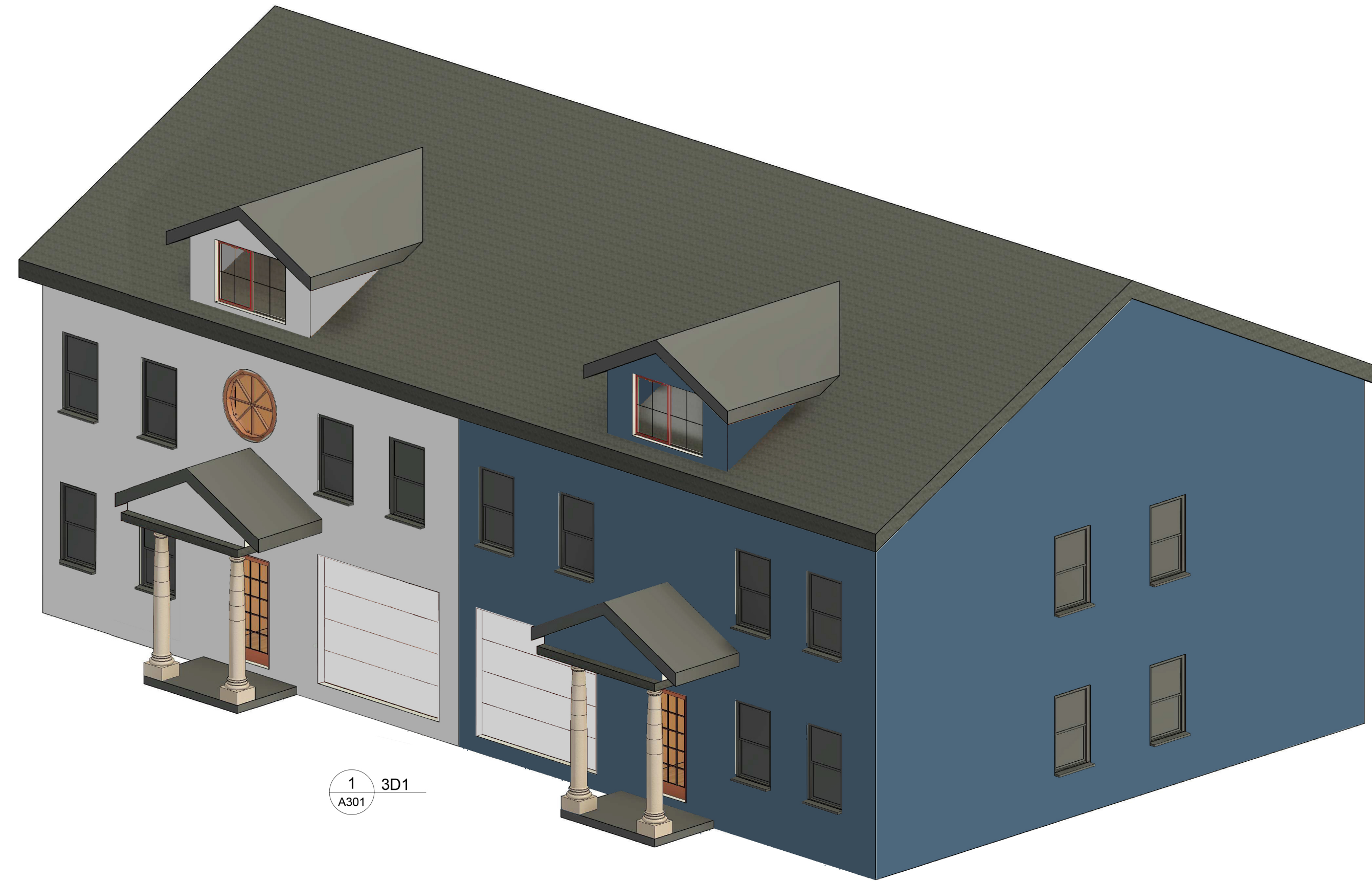
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PROJECT
NUMBER
DRAWN BY:

REV	DATE

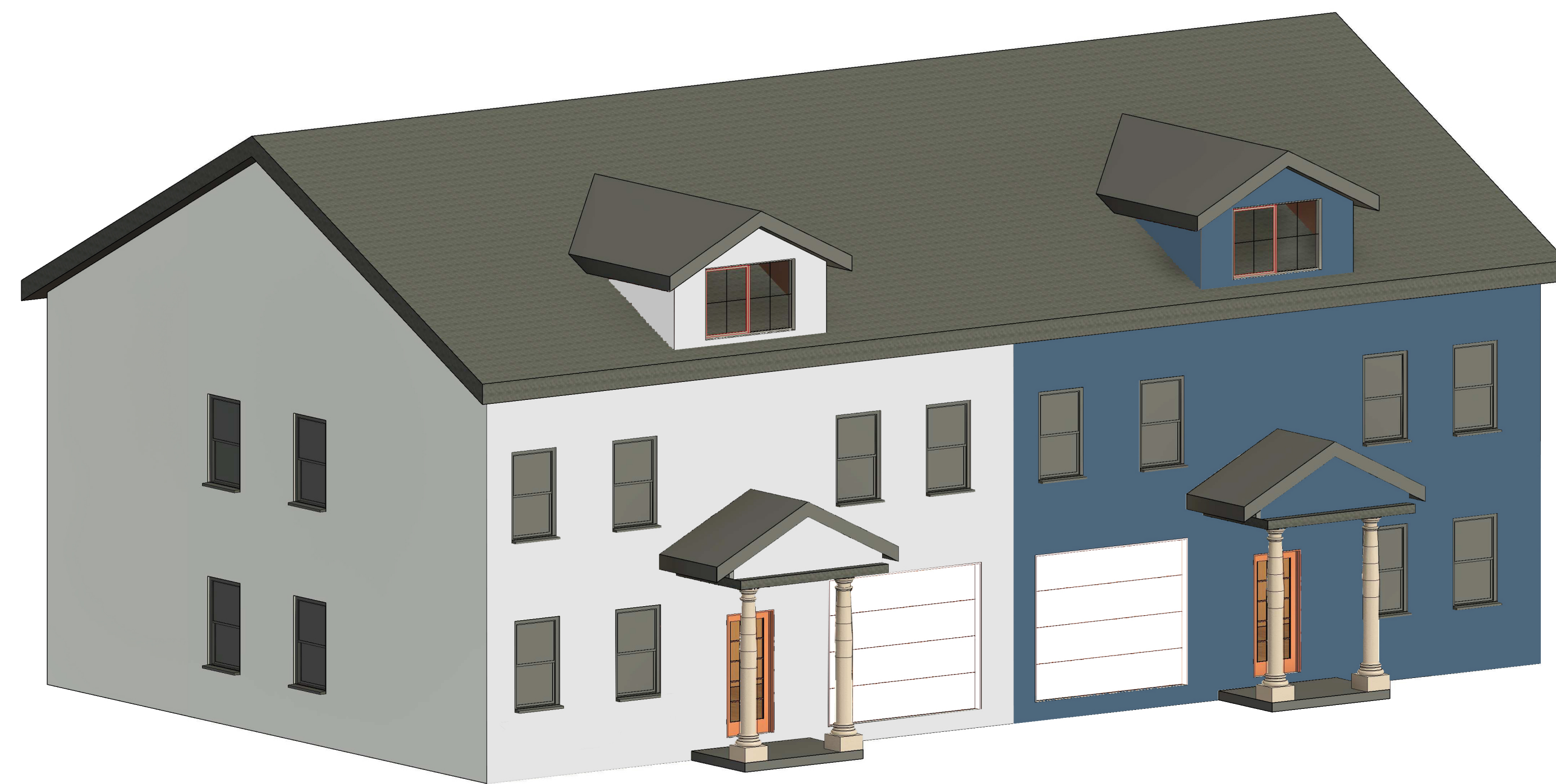
DRAWING NO:
A301



3 3D 3
A301



1 3D 1
A301



2 3D 2
A301



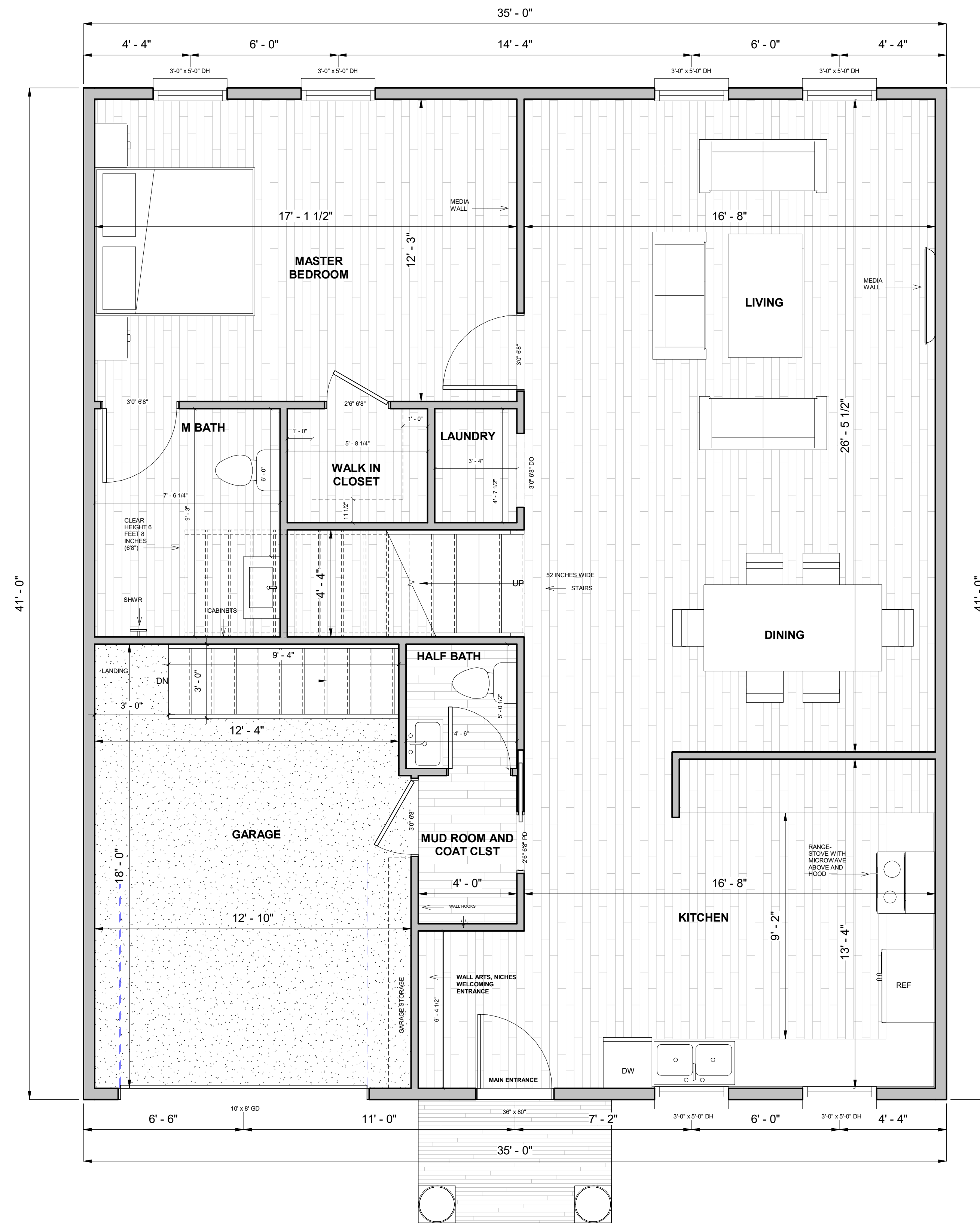
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ARCHITECT DESIGNER

MAIN LEVEL
RESIDENTIAL
MARK

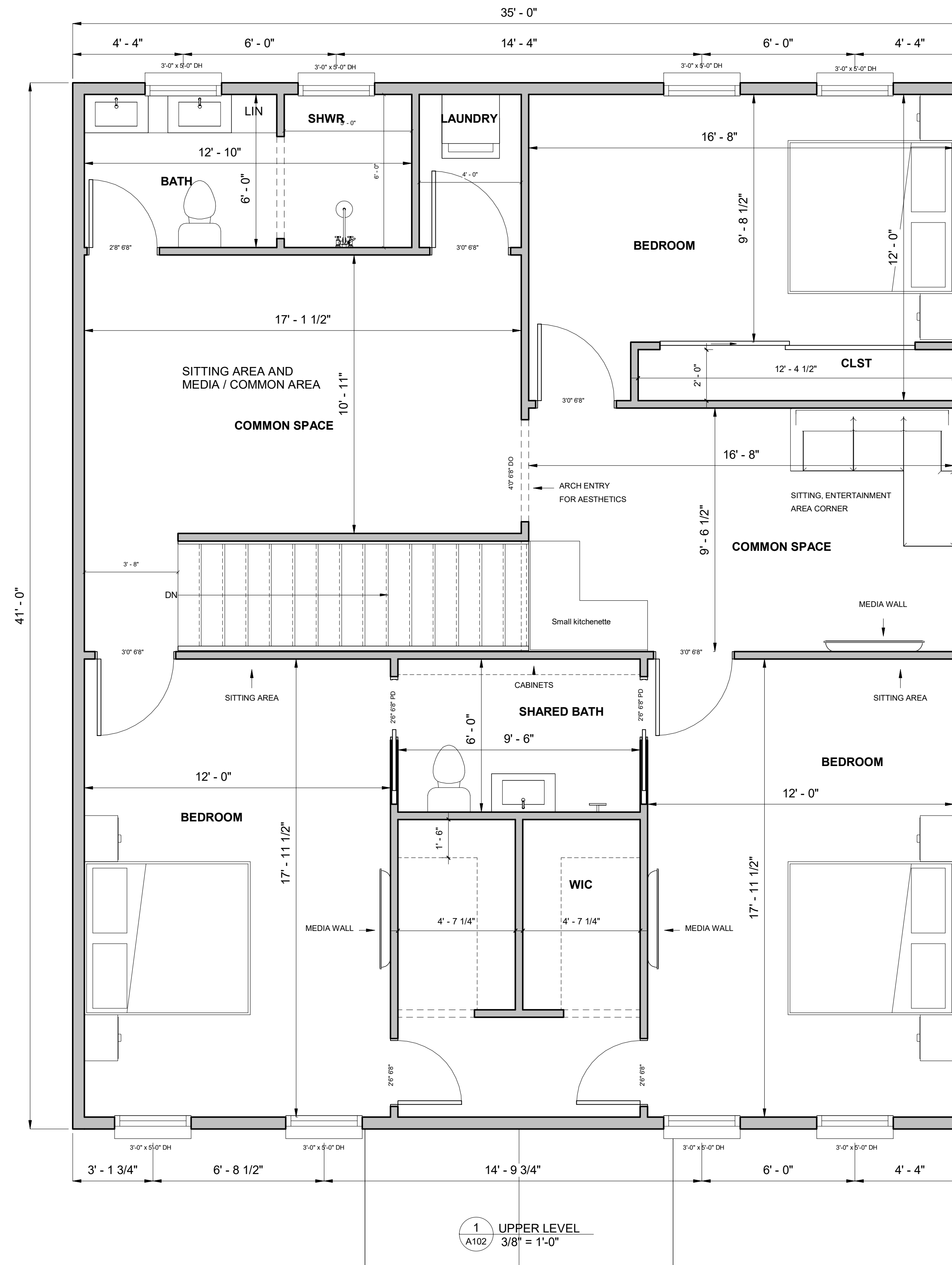
PROJECT NO:
PROJECT
NUMBER
DRAWN BY:

REV	DATE

DRAWING NO:
A101



1 MAIN LEVEL
A101 3/8" = 1'-0"



1 UPPER LEVEL
A102 / 3/8" = 1'-0"

UPPER LEVEL
RESIDENTIAL
MARK

PROJECT NO:
PROJECT
NUMBER
DRAWN BY:

REV	DATE

DRAWING NO:
A102



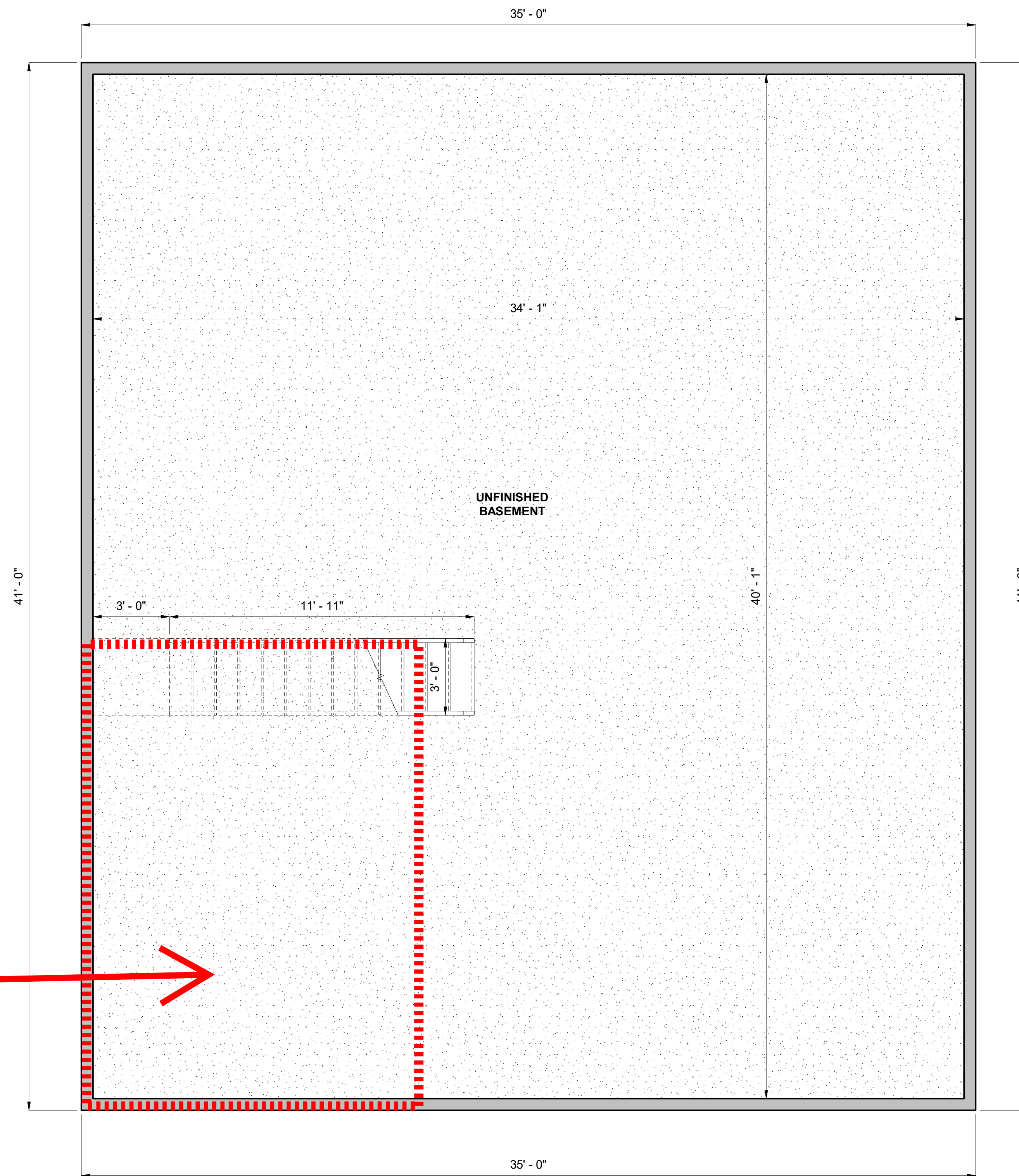
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ARCHITECT DESIGNER

BASEMENT PLAN
RESIDENTIAL
MARK

PROJECT NO:
PROJECT
NUMBER
DRAWN BY:

REV	DATE

DRAWING NO:
A103



**GARAGE ABOVE
(SLAB ON GRADE)
NO BASEMENT
HERE**

1 BASEMENT
A103 3/8" = 1'-0"



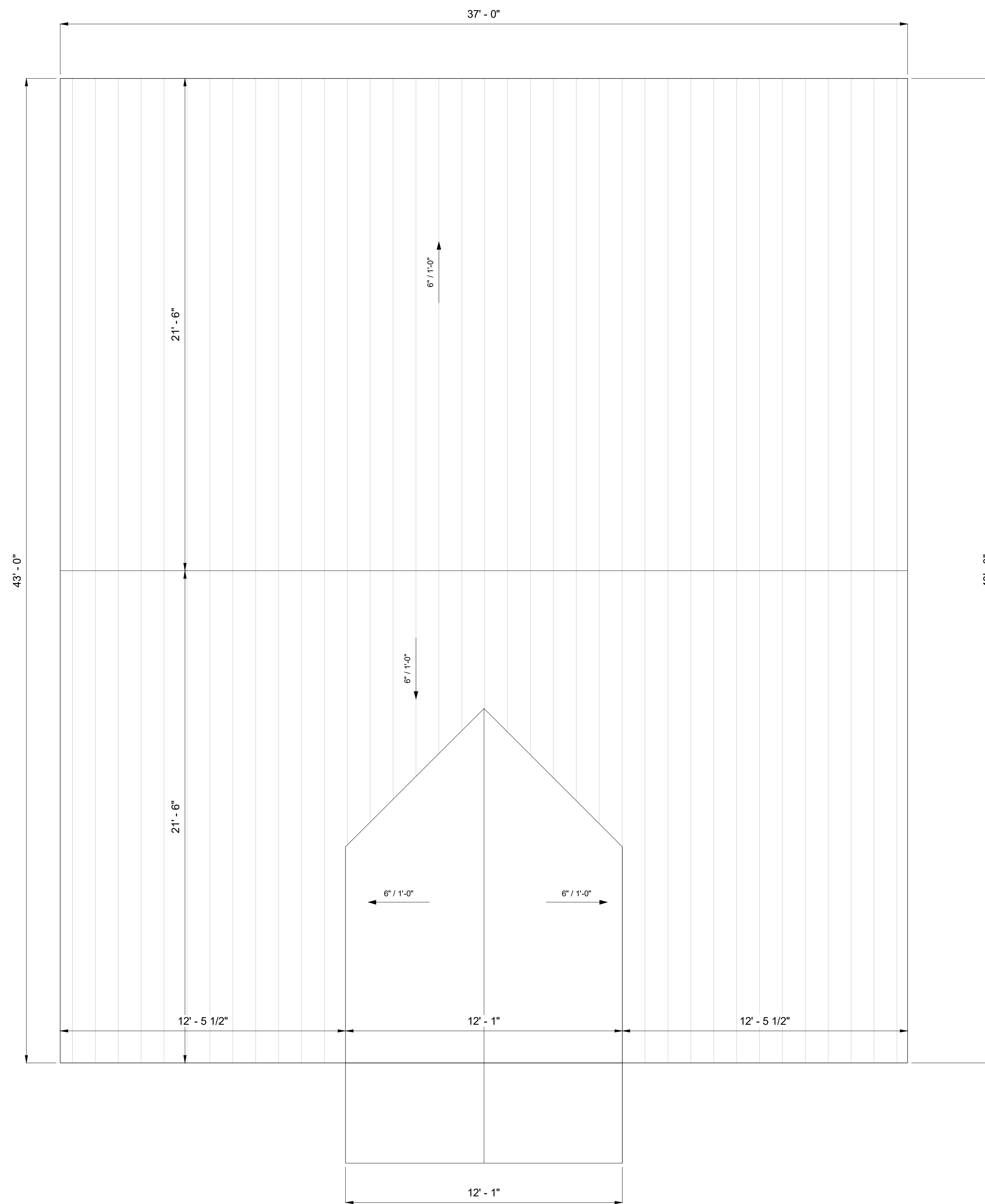
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ROOF PLAN
RESIDENTIAL
MARK

PROJECT NO:
PROJECT
NUMBER
DRAWN BY:

REV	DATE

DRAWING NO:
A104



1 ROOF
A104 3/8" = 1'-0"

sh
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ARCHITECT DESIGNER

FRONT ELEVATION
RESIDENTIAL
MARK

PROJECT NO:
PROJECT
NUMBER
DRAWN BY:

REV	DATE

DRAWING NO:
A201



1 FRONT ELEVATION
A201 3/8" = 1'-0"

NO BASEMENT IN
FOREGROUND
HERE (EXISTS
BEHIND)



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SARMAD HUSSAIN

ARCHITECT DESIGNER

REAR ELEVATION

RESIDENTIAL

MARK

PROJECT NO:

PROJECT
NUMBER

DRAWN BY:

REV	DATE

DRAWING NO:

A202



1 REAR ELEVATION
A202 3/8" = 1'-0"



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ARCHITECT DESIGNER

LEFT SIDE ELEVATION

RESIDENTIAL

MARK

PROJECT NO:

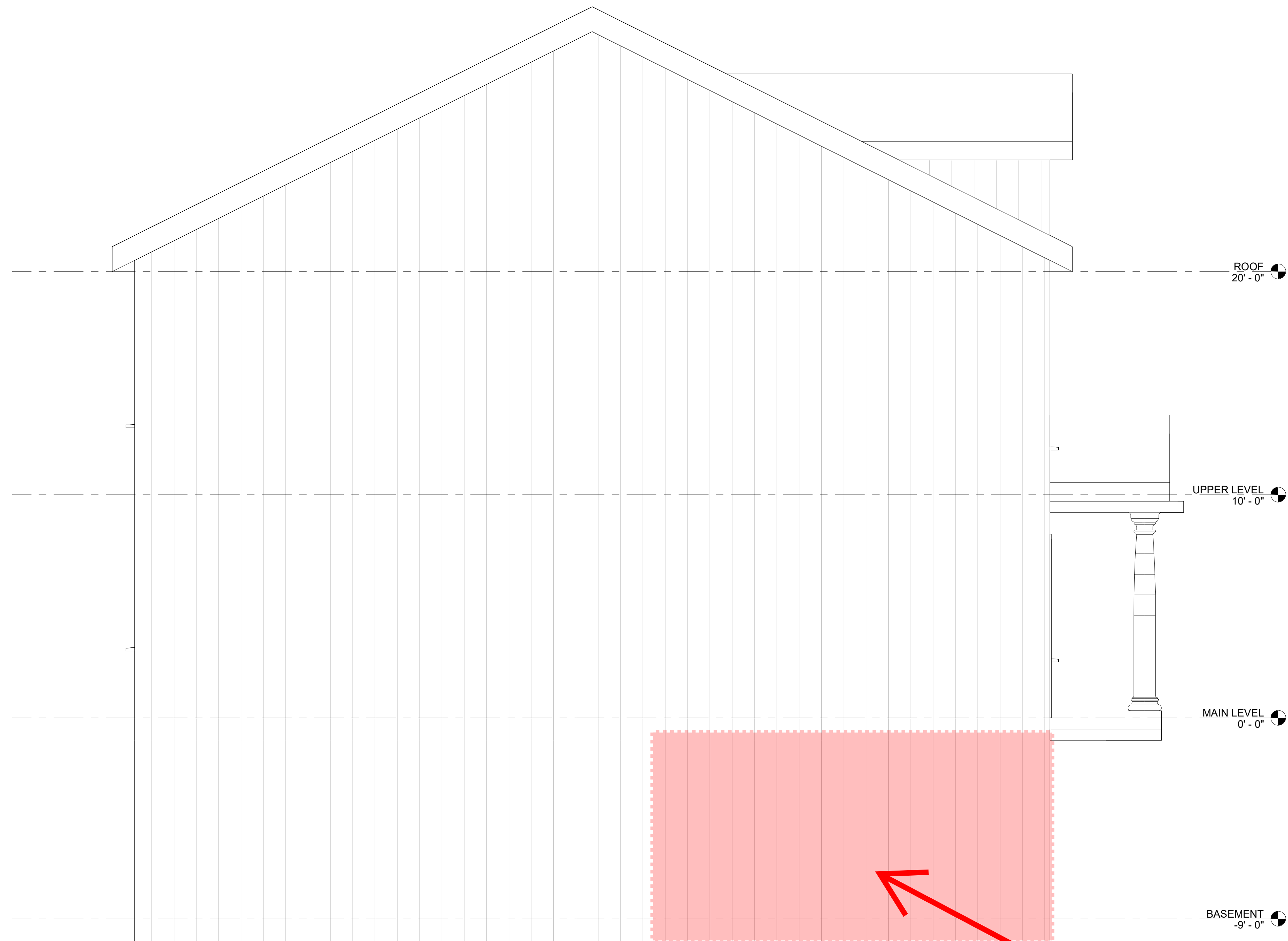
PROJECT
NUMBER

DRAWN BY:

REV	DATE

DRAWING NO:

A203



1 LEFT SIDE ELEVATION
A203 3/8" = 1'-0"

NO BASEMENT IN
FOREGROUND
HERE (EXISTS
BEHIND)



1 RIGHT SIDE ELEVATION
 A204 3/8" = 1'-0"



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SARMAD HUSSAIN

ARCHITECT DESIGNER

RIGHT SIDE ELEVATION

RESIDENTIAL

MARK

PROJECT NO:
 PROJECT
 NUMBER
 DRAWN BY:

REV	DATE

DRAWING NO:

A204