



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Jennie Skeadas-Sherry

STAFF REPORT

TO: Planning Commission Members
FROM: Planning Housing and Community Development
DATE: June 12, 2014
SUBJECT: 120 Hawley Street; Series A Site Plan Review
TAX ID #: 160.50-1-2
CASE: 2014-28

A. REVIEW REQUESTED

This request would provide for the construction of a two-story mixed-use Research and Development Industrial facility to be known as the South Tier High Tech Incubator. The subject site is located in both the C-2 Downtown Business District and the R-3 Residential Multi Unit Dwelling District. Research and Development Industrial activities located in the C-2 Zone require a Special Use Permit and Series A Site Plan Review from the Planning Commission. The Zoning Board of Appeals will review a Use Variance for the portion of the project located within the R-3 District.

The site is composed of 17 vacant parcels, to be combined, comprising an area of ~2.28 acres. The proposed improvements to the site include the construction of a ~25,000ft², two-story building and a parking area with 131 parking spaces.

The purpose of the June 16 Planning Commission meeting is to start the SEQR process by determining Lead Agency. Please see the applicant's attached Environmental Assessment Form.

The applicant's proposal is a SEQR **Unlisted** Action. The Planning Commission may be the lead agency to determine any environmental significance.

1. Motion to determine what type of action:
 - a. Type I
 - b. Type II
 - c. **Unlisted**

2. Determine Lead Agency and other involved agencies.
 - a. **Empire State Development (ESD), as the funding agency for the project, is considered an involved agency under SEQRA. The Zoning Board of Appeals, which will review a variance, is also an involved agency. After the Planning Commission declares itself lead agency, ESD and the Zoning Board must be given 30 days to review the case and object or accept the declaration.**

3. Motion to schedule a public hearing.

J. ENCLOSURES

Enclosed is a copy of the site plan, site photographs and application.