



CITY OF ITHACA
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DEPARTMENT OF PLANNING AND DEVELOPMENT
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PLANNING & DEVELOPMENT BOARD Project Review

NOTICE OF MEETING & AGENDA

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Deputy Director of Planning and Development
DATE: January 10, 2020
SUBJECT: **Agenda for Project Review Committee Meeting: THURSDAY, JANUARY 16, 2020**

The Project Review Committee Meeting is scheduled to begin at 8:30 a.m. in the Third Floor Conference Room, City Hall, 108 E. Green St. Please call Anya Harris at 274-6550, if you cannot attend or you require additional information.

8:30 Project: Student Apartments
Location: 126 College Ave
Applicant: 126 C-Town LLC (Visum Development)
Anticipated Board Action(s) in January: Public Hearing, Amended Negative Declaration of Environmental Significance, Preliminary & Final Site Plan Approval
Project Description: This project was approved on January 24, 2017. The project was not constructed, and the approval expired in January 2019. The applicant now seeks re-approval for the project with a few changes. The applicant is proposing to construct a four-story (with occupied basement) apartment building with a total of five units (one on each floor) and 27 bedrooms (28 originally proposed) on the .0908 acres (3,957 SF) project site. Site improvements include walkways, landscaping and a retaining wall with an upper terrace accessible from the basement apartment. All above-ground apartments will have a balcony facing College Avenue. Site development will require the removal of the existing house, with its associated retaining walls, driveway curbcut and walkways. Five mature trees in the rear of the property that were originally retained are now proposed to be removed. The project site is in the CR-4 Collegetown Area Form District (CAFD) and received Design Review in 2017. As no parking is proposed for the project, the applicant will submit a Transportation Demand Management Plan (TDMP) for approval by the Planning Board in accordance with district regulations. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”), and the State Environmental Quality Review Act (“SEQRA”), and is subject to Environmental Review for which the Lead Agency made a negative determination of environmental significance in 12-20-16. The Neg Dec will be amended to include new information regarding project changes.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/739>

8:45 Project: Student Apartments
Location: 238 Dryden Road
Applicant: Todd Fox for Visum Development
Anticipated Board Action(s) in January: Public Hearing, Amended Negative Declaration of Environmental Significance, Recommendation to the BZA
Project Description: The Planning Board reviewed this project in 2019. The Board conducted Design Review, issued a negative declaration of environmental significance, and made a positive recommendation to the BZA for relief from area requirements in the CR-4 Collegetown Area Form District. The applicant is now proposing modifications to this project in response to fire access needs. Modifications include an increase in lot coverage

due to the extension of Summit Avenue for fire access, reconfiguration of the building footprint to accommodate the road extension, and changes in landscaping. The building is a four-story building with eight apartments with 16 bedrooms. The .777-acre project site contains two recently-completed apartment buildings. Site development requires the removal of existing landscaped areas and the removal, relocation, or upgrading of water and sewer lines within Summit Avenue. Site improvements will include retaining walls, landscaping, walkways, and exterior bike racks. Parking for bikes will be provided inside the buildings. The project site is in the CR-4 Collegetown Area Form District (CAFD) and has received Design Review. As no parking is proposed for the project, the applicant will submit a Transportation Demand Management Plan (TDMP) for approval by the Planning Board in accordance with district regulations. The project will require area variances for lot coverage and greenspace requirements. This has been determined to be an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act and is subject to environmental review for which the Lead Agency made a negative declaration of environmental significance on September 24, 2019. The Neg Dec will be amended to include new information regarding project changes.

Project materials are available for download from the City website and are updated regularly:

<https://www.cityofithaca.org/DocumentCenter/Index/1090>

9:00 Project: Mixed-Use Student Apartments

Location: 411-415 College Avenue

Applicant: Whitham Planning & Design for Student Agencies

Anticipated Board Action(s) in January: Determination of Environmental Significance

Project Description: The applicant proposes to construct a six-story building with a 7,038 SF footprint, ground floor retail, and 56 student apartments on floors two through six. The project includes a partially-covered outdoor plaza area on land partially owned by Cornell. Project development will require the removal of the existing four-story building known as the Chacona Block, as well as the existing outdoor patio and retaining walls. The parcel is in the MU-2 Collegetown Area Form District (CAFD) and requires Design Review. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(h)(4), (k) and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4(b)(9).

Project materials are available for download from the City website and are updated regularly:

<https://www.cityofithaca.org/DocumentCenter/Index/1101>

9:15 Project: Carpenter Circle Project

Location: Carpenter Park Road

Applicant: Andrew Bodewes for Park Grove Realty LLC

Anticipated Board Action(s) in January: Architecture (Medical Building), Break-In-Access Community Benefits

Project Description: The project seeks to develop the existing 10.8-acre parcel located adjacent to Route 13 and off of Third Street. The parcel currently contains 2.1 acres of community gardens, an access road (Carpenter Circle Road), and one storage building to be removed. The proposal includes Building A, a 64,000 SF medical office building; Buildings B & C, two mixed-use buildings which will include ground-level retail/restaurant/commercial uses of 23,810 SF, interior parking, 166 market-rate apartment units, and 4,652 SF of amenity space; and Building D, a residential building offering +/-42 residential units for residents earning 50-60% AMI. Site amenities will include public spaces for residents and visitors, bike parking, transit access for TCAT, open green space, a playground, and access to the Ithaca Community Gardens. The project includes 187 internal parking spaces within Buildings B and C, 349 surface parking spaces, and an internal road network with sidewalks and street trees. The Project Sponsor is seeking a Break in Access from NYS DOT to install an access road off of Route 13. The property is located in the Market District; however, the applicant has applied to Common Council for a Planned Unit Development (PUD). The project will require subdivision into four lots to separate each program element, resulting in Lot 1 measuring 2.086 acres and containing Building A, Lot 2 measuring 5.758 acres and containing Buildings B & C, Lot 3 measuring 2.12 acres and containing the community gardens, and Lot 4 measuring .833 acres and containing Building D. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(d), (i), (k), and (B)(6) and (8)(a) and the State Environmental Quality Review Act ("SEQRA") §617.4(b)(11).

"An Equal Opportunity Employer with a commitment to workforce diversification."

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1014>

9:i0 Agenda Review for 1-28-19

9:20 Adjournment

cc: Mayor Svante Myrick & Common Council
Dr. Luvelle Brown, Superintendent, ICSD
Jay Franklin, Tompkins County Assessment

Out of consideration for the health of other individuals, please try to refrain from using perfume/cologne and other scented personal care products at City of Ithaca meetings. Thank you for your cooperation and understanding.

If you have a disability & would like specific accommodations to participate, please contact the City Clerk at 274-6570 by 12:00 p.m., no later than 2 days (not including weekends and holidays) before the meeting.