# PLANNING & DEVELOPMENT BOARD AGENDA

The regular meeting of the PLANNING & DEVELOPMENT BOARD will be held at **6:00 p.m. on JANUARY 22ND, 2019** in COMMON COUNCIL CHAMBERS, City Hall, 108 E. Green Street, Ithaca, NY.

**Start Times:** Start times are approximate only — applicants are responsible for being available at whatever time(s) their agenda item(s) is actually discussed.

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<th>AGENDA ITEM</th>
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<td><strong>1</strong> Agenda Review</td>
<td>6:00</td>
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<td><strong>2</strong> Special Order of Business – Recommendation on the Greater Southside Plan</td>
<td>6:05</td>
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<td><strong>3</strong> Privilege of the Floor (3-minute maximum per person — if you will be speaking about a project with a scheduled PUBLIC HEARING below ↓, you are highly encouraged to speak at that time)</td>
<td>6:20</td>
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<td><strong>4</strong> Approval of Minutes: November 27, 2018 and December 18, 2018</td>
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<td><strong>5</strong> Subdivision Project: 109-111 Homestead Road Minor Subdivision</td>
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<td><strong>5</strong> Location: 111 Homestead Road</td>
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<td><strong>5</strong> Applicant: Katrina Morse</td>
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<td><strong>5</strong> Actions: Declaration of Lead Agency Public Hearing Determination of Environmental Significance Recommendation to the Board of Zoning Appeals</td>
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<td><strong>Project Description:</strong> The applicant proposes to subdivide a 0.58 acre property into two parcels: Parcel A measuring 0.33 acre (14,148 square feet) with 73.28 feet of frontage on Homestead Road and containing an existing residential structure, driveway, and other site features; and Parcel B measuring 0.26 acre (11,113 square feet) with 75.5 feet of frontage on Homestead Road with an existing fenced-in vegetable garden. The property is in the R-1a Zoning District, which has the following minimum requirements: 10,000 SF lot size, 75 feet of street frontage, 25-foot front yard, and 10-foot side yards. The project requires an area variance for the existing deficient front yard on the proposed Parcel A, measuring 24.5 feet instead of the required 25 feet. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) and the State Environmental Quality Review Act (“SEQRA”), both of which require environmental review.</td>
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<td><strong>6</strong> Site Plan Review Project: Chain Works District Redevelopment Plan (FGEIS)</td>
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<td><strong>6</strong> Location: 620 S. Aurora St.</td>
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<td><strong>6</strong> Applicant: Jamie Gensel for David Lubin of Unchained Properties</td>
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<td><strong>6</strong> Actions: Board Comments on the Proposed Chainworks District PUD &amp; Design Guidelines</td>
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| **Project Description:** The proposed Chain Works District seeks to redevelop and rehabilitate the +/-800,000 SF former Morse Chain/Emerson Power Transmission facility, located on a 95-acre parcel traversing the City and Town of Ithaca's municipal boundary. The applicant has applied for a Planned Unit Development (PUD) for development of a mixed-use district, which includes residential, commercial, office, and manufacturing. The site's redevelopment would bridge South Hill and Downtown Ithaca, the Town and the City of Ithaca, by providing multiple intermodal access routes including a highly-desired trail connection. The project will be completed in multiple phases over a period of several years with the initial phases involving the redevelopment of the existing structures. Current redevelopment of this property will focus on retrofitting existing buildings and
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G  Project: Maguire Ford Lincoln Additions and Improvements  
Location: 370 Elmira Road  
Applicant: John Snyder Architects PLLC  
Actions: Preliminary & Final Approval With Conditions

Project Description: The applicant proposes to demolish a portion of the existing building and construct two additions with updated exterior materials. The existing building is 18,500 GSF, with 2,265 GSF proposed for demolition. The new building will be 24,110 GSF. Site improvements include incorporation of a new pedestrian walking path, and site connections to Wegmans. Approximately 311 parking spaces are proposed to accommodate customer, service parking, employee, and display parking. The project site is located in the SW-2 Zone, is subject to the 2000 Southwest Design Guidelines, and will require a zoning variance for a front yard that exceeds the maximum permissible in the SW-2 district (34 feet maximum permitted, 69-feet 3-inch setback proposed). This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) and the State Environmental Quality Review Act (“SEQRA”); however, it was treated as a Type I Action for the purpose of environmental review, for which the Lead Agency issued a Negative Declaration on December 18, 2018.

Project materials are available for download from the City website: http://www.cityofithaca.org/DocumentCenter/Index/860

H  815 S. Aurora – Sketch Plan  
I  Housing – W Seneca/W State & Corn Streets – Sketch Plan  
J  Zoning Appeals
   • # 3113, Area Variance, 213 S. Fulton Street  
   • # 3115, Area Variance, 109-111 Homestead Road  
   • # 3116, Sign Variance, 661 Spencer Road

K  Old/New Business – Planning Board Letter to Council Regarding Legislation to Address Energy Issues

L  Reports
   A. Planning Board Chair  
   B. BPW Liaison  
   C. Director of Planning & Development

M  Adjournment

If you have a disability & would like specific accommodation to participate, please contact the City Clerk at 274-6570 by 12:00 p.m., 2-3 business days (not including weekends/holidays) before the meeting.

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"An Equal Opportunity Employer with a commitment to workforce diversification."
In late December, staff distributed the draft Greater Southside Neighborhood Plan, dated December 19, 2018, for review and consideration by the Planning and Development Board.

Under City Code and New York State law, the Planning and Development Board is responsible for preparing and recommending a new Comprehensive Plan to the Common Council for adoption. The Southside Neighborhood Plan Committee voted to recommend the draft plan for review and approval as part of Phase II of the Comprehensive Plan at its meeting on December 19, 2018. The next step in the approval process is the Planning Board’s review and recommendation on the draft plan to the Common Council. In its recommendation, the Board may request that the Common Council incorporate specific revisions to the Southside Neighborhood Plan Committee’s draft.

Attached is a draft resolution for your consideration. Staff will attend the January 22, 2019 meeting to answer any questions and seek the Board’s recommendation on the draft plan. If you have any questions prior to the meeting, please feel free to contact me at mwilson@cityofithaca.org or 274-6560.
Planning and Development Board Recommendation of the Draft Greater Southside Neighborhood Plan to the Common Council

WHEREAS, the Comprehensive Plan outlines a vision for the city’s future and serves as a guide for future decision-making, policies, and funding, and

WHEREAS, the City decided to pursue a two-phased approach to its new Comprehensive Plan, where Phase I entailed the preparation of an “umbrella” plan, Plan Ithaca, that sets forth broad goals and principles to guide future policies throughout the city and where Phase II includes the preparation of specific neighborhood and thematic plans, and

WHEREAS, the Common Council adopted Plan Ithaca in September 2015, and the planning process then began to focus on the Phase II plans, and

WHEREAS, the Phase II plans provide an opportunity to take a proactive look at specific areas throughout the city, particularly those with significant potential for change, and to implement policies and capital improvements to help implement a shared vision, and

WHEREAS, in accordance with the City of Ithaca Municipal Code and New York State General City Law, the Planning and Development Board is responsible for preparing and recommending a new Comprehensive Plan to the Common Council for adoption, and

WHEREAS, formed in September 2016, the Southside Neighborhood Plan Committee was composed of 15 area residents, including a member of the Planning and Development Board, and worked with City Planning staff to conduct public outreach and prepare the draft plan, and

WHEREAS, the complete draft Greater Southside Neighborhood Plan was made available for public review in September 2018, and the Committee hosted community events, neighborhood meetings, and an online survey to gather public comments on the draft plan, and

WHEREAS, following its review of the comments, the Committee revised the draft plan to incorporate public input, and

WHEREAS, at its meeting on December 19, 2018, the Southside Neighborhood Plan Committee voted to recommend the draft Greater Southside Neighborhood Plan, dated December 19, 2018, for review and consideration by the Planning and Development Board as part of Phase II of the Comprehensive Plan; now, therefore, be it

RESOLVED, that the City of Ithaca Planning and Development Board recommends the draft Greater Southside Neighborhood Plan, dated December 19, 2018, for review and adoption by the Common Council as part of Phase II of the Comprehensive Plan [with the following revisions]:

Moved by:
Seconded by:
In Favor:
Against:
Abstain:
Absent:
PROPOSED RESOLUTION
Declaration of Lead Agency

Minor Subdivision
109-111 Homestead Road
City of Ithaca Planning & Development Board
January 22, 2018

WHEREAS: 6 NYCRR, Part 617, of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, require that a Lead Agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

WHEREAS: State Law specifies that for actions governed by local environmental review the Lead Agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS: an application has been submitted for review and approval by the City of Ithaca Planning and Development Board for a Minor Subdivision of City of Ithaca Tax Parcel #86.-3-4, by owner Katrina Morse, and

WHEREAS: The applicant proposes to subdivide a 0.58 acre property into two parcels: Parcel A measuring 0.33 acre (14,148 square feet) with 73.28 feet of frontage on Homestead Road and containing an existing residential structure, driveway, and other site features; and Parcel B measuring 0.26 acre (11,113 square feet) with 75.5 feet of frontage on Homestead Road with an existing fenced-in vegetable garden. The property is in the R-1a Zoning District, which has the following minimum requirements: 10,000 SF lot size, 75 feet of street frontage, 25-foot front yard, and 10-foot side yards. The project requires an area variance for the existing deficient front yard on the proposed Parcel A, measuring 24.5 feet instead of the required 25 feet, and

WHEREAS: this is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance ("CEQRO") and the State Environmental Quality Review Act ("SEQRA"), both of which require environmental review, and

WHEREAS: this is considered a Minor Subdivision in accordance with the City of Ithaca Code, Chapter 290, Article 1, §290-1, Minor Subdivision – Any subdivision of land resulting in creation of a maximum of one additional buildable lot, and

WHEREAS: the Planning Board is the local agency which has primary responsibility for approving and funding or carrying out the action, now, therefore, be it

RESOLVED: that the City of Ithaca Planning and Development Board does hereby declare itself Lead Agency for the environmental review for the action of Subdivision approval for City of Ithaca Tax Parcel #86.-3-4, by owner Katrina Morse.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies:
PROPOSED RESOLUTION
CEQR Negative Declaration

Minor Subdivision
109-111 Homestead Road
City of Ithaca Planning & Development Board
January 22, 2018

WHEREAS: an application has been submitted for review and approval by the City of Ithaca Planning and Development Board for a minor subdivision of City of Ithaca Tax Parcel #86-3-4, by owner/applicant Katrina Morse, and

WHEREAS: The applicant proposes to subdivide a 0.58 acre property into two parcels: Parcel A measuring 0.33 acre (14,148 square feet) with 73.28 feet of frontage on Homestead Road and containing an existing residential structure, driveway, and other site features; and Parcel B measuring 0.26 acre (11,113 square feet) with 75.5 feet of frontage on Homestead Road with an existing fenced-in vegetable garden, and

WHEREAS: The property is in the R-1a Zoning District, which has the following minimum requirements: 10,000 SF lot size, 75 feet of street frontage, 25-foot front yard, and 10-foot side yards. The project requires an area variance for the existing deficient front yard on the proposed Parcel A, measuring 24.5 feet instead of the required 25 feet, and

WHEREAS: this is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and an Unlisted Action under the State Environmental Quality Review Act, both of which require environmental review, and

WHEREAS: the City of Ithaca Parks, Recreation and Natural Resources Commission, the Tompkins County Department of Planning and Sustainability, and other interested parties have been given the opportunity to comment on the proposed project and any comments received to date on the aforementioned have been considered, and

WHEREAS: this Board, acting as Lead Agency in environmental review, has reviewed and accepted as adequate a City of Ithaca Short Environmental Assessment Form prepared by owner/applicant Katrina Morse, and a Part 2 prepared by Planning Staff, a “Subdivision Map of No. 111 Homestead Road”, dated 4/26/2017, prepared by T.G. Miller P.C., now therefore be it

RESOLVED: that the City of Ithaca Planning and Development Board hereby determines that the proposed subdivision for the above referenced action will result in no significant impact on the environment, and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the requirements contained in Part 617 of the State Environmental Quality Review Act.

Moved by:
Seconded by:
In Favor:
Against:
Abstain:
Absent:
Vacancies:
PROPOSED RESOLUTION
Extension of Site Plan Approval

Site Plan Review
500 S. Meadow St.
Wegmans 15,700-SF Retail Building
City of Ithaca Planning and Development Board
January 22, 2019

WHEREAS: on December 16, 2014, the Planning Board granted final Site Plan Approval to the proposed retail building to be located at 500 S. Meadow St., and

WHEREAS: the approved project is a 15,700-SF retail building. The project site is a 17.7-acre parcel that contains an existing 115,000-SF retail building (Wegmans), associated parking, and an access road from Meadow Street. The new building will be located on an existing 201-space parking area. Project development will include parking for 77 cars, internal sidewalks, plus a sidewalk along the access road, crosswalk striping, lighting, and landscaping. The project is in the SW-2 Zoning District, and

WHEREAS: §276-10 of the City Code states that if construction of a project has not commenced within two years of the date of Site Plan Approval, such approval shall expire, unless an extension has been granted by the Board, following a written request by the applicant, and

WHEREAS: that the City of Ithaca Planning and Development Board did grant a two-year extension of Site Plan Approval until November 22, 2018, subject to all the conditions stated, and all drawings cited, in the final Site Plan Review Approval resolution, dated December 16, 2014, and

WHEREAS: in a letter dated January 15, 2019 to Lisa Nicholas from Kim Goergen, Project Manager for Wegmans Food Markets, Inc., an additional extension of the Site Plan Approval was requested, and

WHEREAS: the applicant has verified that no changes are proposed to site plan approved on December 16, 2014, now, therefore, be it

RESOLVED: that the City of Ithaca Planning and Development Board does hereby grant an additional two-year extension of Site Plan Approval until November 22, 2020, subject to all the conditions stated, and all drawings cited, in the final Site Plan Review Approval resolution, dated December 16, 2014.

Moved by:
Seconded by:
In Favor:
Against:
Abstain:
Absent:
Vacancies: None
January 15, 2019

City of Ithaca
Planning Department
Attn. Lisa Nicholas, Senior Planner
108 East Green Street
Ithaca, NY 14850-5690

RE: 500 S. Meadow Street
Proposed Retail Buildings

Dear Ms. Nicholas:

On December 16, 2014, Wegmans received preliminary and final site plan approval for three out parcels on our property for a total of 35,998 square feet. This plan was the re-approval of the master site plan which was approved in 1999. During the approval process in the fall of 2014, the focus of the approvals was on the 15,700 square foot out parcel located north of the signalized entrance on South Meadow Street.

On November 22, 2016, Wegmans received a 24-month approval extension.

Please accept this letter as our request for an additional 24-month approval extension. We respectfully request that the preliminary and final site plan approval for the development shall be extended to January of 2021.

For reference, I have enclosed:
1. Adopted Resolution, dated December 16, 2014
2. Notice of Decision, Preliminary and Final Site Plan Approval, dated December 19, 2014
3. Approved elevations, last revised 12/1/14
4. Town Approval Plan Set, last revised 1/8/15, complying with all approval conditions
5. Adopted Resolution, dated November 22, 2016

It is our understanding that we will need to request the approval extension at the next Planning and Development Board meeting. We respectfully ask to be placed on the January 22, 2019 agenda.

Please do not hesitate to contact me if you have any questions or comments.

Sincerely,

[Signature]

Kimberly L. Goergen
Wegmans Food Markets, Inc.
ADOPTED RESOLUTION
Extension of Site Plan Approval

WHEREAS: on December 16, 2014, the Planning Board granted final Site Plan Approval to the proposed retail building to be located at 500 S. Meadow St., and

WHEREAS: the approved project is a 15,700-SF retail building. The project site is a 17.7-acre parcel that contains an existing 115,000-SF retail building (Wegmans), associated parking, and an access road from Meadow Street. The new building will be located on an existing 201-space parking area. Project development will include parking for 77 cars, internal sidewalks, plus a sidewalk along the access road, crosswalk striping, lighting, and landscaping. The project is in the SW-2 Zoning District

WHEREAS: §276-10 of the City Code states that if construction of a project has not commenced within two years of the date of Site Plan Approval, such approval shall expire, unless an extension has been granted by the Board, following a written request by the applicant, and

WHEREAS: in a letter dated November 4, 2016 to Senior Planner Lisa Nicholas from Kim Goergen, Project Manager for Wegmans Food Markets, Inc., an extension of the Site Plan Approval was requested, now, therefore, be it

RESOLVED: that the City of Ithaca Planning and Development Board does hereby grant a two-year extension of Site Plan Approval until November 22, 2018, subject to all the conditions stated, and all drawings cited, in the final Site Plan Review Approval resolution, dated December 16, 2014.

Moved by: Lewis
Seconded by: Darling
In Favor: Darling, Johnston, Jones Rounds, Lewis, Schroeder
Against: None
Abstain: None
Absent: Blalock, Elliot
Vacancies: None
ADOPTED RESOLUTION
Preliminary & Final Approval

Site Plan Review
500 S. Meadow St.
Wegmans 15,700-SF Retail Building
City of Ithaca Planning and Development Board
December 16, 2014

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for Site Plan Approval for a retail building, and

WHEREAS: the applicant proposes to construct a 15,700-SF retail building. The project site is a 17.7-acre parcel that contains an existing 115,000-SF retail building (Wegmans), associated parking, and an access road from Meadow Street. The new building will be located on an existing 201-space parking area. Project development will include parking for 77 cars, internal sidewalks plus a sidewalk along the access road, crosswalk striping, lighting and landscaping. The project is in the SW-2 Zoning District, and

WHEREAS: this is 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, and

WHEREAS: the Planning Board, being that local agency which has primary responsibility for approving and funding or carrying out the action, did on October 28, 2014 declare itself Lead Agency for the environmental review, and

WHEREAS: legal notice was published and property posted in accordance with Chapters 276-6 B. (4) and 176-12 A. (2) (c) of the City of Ithaca Code, and

WHEREAS: the Planning and Development Board held the required Public Hearing on October 28, 2014, and

WHEREAS: the City of Ithaca Conservation Advisory Council, Tompkins County Planning Department, and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered, and

WHEREAS: in a letter dated October 28, 2014 from Ed Marx, Tompkins County Commissioner of Planning to Lisa Nicholas, Senior Planner, Marx states: “To facilitate safe and convenient pedestrian travel from the sidewalk on South Meadow Street to the Wegman’s supermarket site, we recommend the City require that the landscaping proposed to the south of the parking lot and north of the existing tree lawn be replaced by a sidewalk connecting to the currently proposed sidewalk heading west,” and

WHEREAS: the Planning Board, in agreement with the Commissioner’s recommendations, requested that the applicant provide such a sidewalk, and the applicant has provided said sidewalk as part of a substantially redesigned site plan, and

WHEREAS: the Planning Board, acting as Lead Agency in environmental review, did on December 16, 2014 review and accept as adequate: a Full Environmental Assessment Form (FEAF), Part 1, submitted by the applicant, and Part 2 prepared by Planning staff; plans entitled “Topographic Survey Map for Wegmans Food Market, 500 South Meadow Street (Sheets 1 and 2),” prepared by C.T. Male Associates, P.C. and dated 8/25/10; “Material Board: Wegmans – Proposed Outparcel,” prepared by Wegmans Development Group and dated October, 2014; “Overall Master Site Plan (C-1),” “Demolition Plan (C-2),” “Site Plan (C-3),” “Utility Plan (C-4),” “Grading and Erosion Control Plan (C-5),” “Landscape Plan (C-6),” “Lighting Plan (C-7),” “Construction Phasing Plan (C-8),” “Construction Details 1−5 (CD-1, CD-2, CD-3, CD-4, & CD-5),” prepared by T.Y. Lin International, and “Ithaca Retail Conceptual Renderings,” prepared by Wegmans Development Group, all dated 12/1/14; and other application materials, and

WHEREAS: the Planning Board did on December 16, 2014 make a Negative Determination of Environmental Significance, now, therefore, be it
RESOLVED: that the City of Ithaca Planning and Development Board does hereby grant Preliminary and Final Site Plan approval to the project, subject to the following conditions:

i. Submission of a revised landscape plan showing tree protection and soil remediation specifications to the satisfaction of the City Forester, and

ii. Submission to the Planning and Development Board of revised elevations and material board sheet showing replacement of EIFS Color 2 with fiber cement lap siding of a similar hue, and — on the elevations — adding decorative light fixtures on the east elevation and adding at least one door on either the east or the south elevation, and

iii. Submission of revised site plan showing continuous sidewalk crossing curb-cut along south access road, and

iv. Windows are to be true transparent glass windows, and

v. Installation of inverted “U” bike racks (with ninety degree switch in their orientation) to be verified before Certificate of Occupancy is issued.

Moved by: Schroeder
Seconded by: Randall
In Favor: Blalock, Darling, Elliott, Jones-Rounds, Randall, Schroeder
Against: Fernández
Abstain: 0
Absent: 0
Vacancies: 0
January 16, 2017

Ms. Lisa Nicholas, Deputy Director
Department of Planning and Economic Development
City of Ithaca
108 E. Green Street
Ithaca, NY 14850

Re: Tompkins Community Action - Amici House and Child Care Center
SA Project No. 12118

Dear Ms. Nicholas:

Attached for Amended Site Plan Approval for the Amici House are (14) copies of drawings as follows:

- Currently proposed siding colors, as installed.
- For your reference, previously approved siding colors

On the Amici House the Hardie siding colors were amended as follows:

1. The primary color was amended from Countrylane Red to Light Mist
2. The secondary color was amended from Cobblestone to Countrylane Red
3. In lieu of the secondary color wrapping in a continuous band around the Amici House at the second floor level with primary color below it at the first floor and above it at the third, fourth and fifth floors, the secondary colors is at the lowest level on all sides, stepping up at the ends in a playful manner to create a continuous "base" for the building.

Because we had a concern that the proposed mass of the Amici House with "Country Lane Red" would be too intensive of a visual statement, more in keeping with the commercial along Elmira Road, rather than the residential character of the Spencer Road neighborhood we felt that the inversion of primary and secondary, with Light Mist becoming the primary color, would result in a building that would be more pleasing for the community. This change also had the effect of relating the Amici House much better to the Childcare Center with similar primary and secondary colors at the Childcare Center, albeit with vinyl siding rather than Hardie siding. Finally, the slight adjustment from Cobblestone to List Mist was done to better relate to the Countrylane Red siding as well as the new grey color of the Tompkins Community Action office building that abuts the Amici House.

We look forward to receiving approval of the Planning Board on January 22nd in order that TCAction can obtain a permanent Certificate of Occupancy, a requirement of the funders in order for the homeless to begin to occupy the apartments on February 1st. Please feel free to contact me if you have any questions concerning this matter.

Sincerely yours,

Thomas M. Schickel, RA
Firm Principal

cc: Lee Dillon, TCAction
    Carrie Berman, TCAction
    Larry Foer, Project Manager for Schickel Architecture, Foer Associates
SIDING COLORS FOR APPROVAL
SIDING COLORS
AND SITE PLAN
PREVIOUSLY APPROVED
FOR REFERENCE
.125 Dibond over 1 in aluminum frame
Cut vinyl text and graphics
Font: Trebuchet MS
Font Height: 12 in
White Background

Harriet Giannelis Childcare Center

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☐ Approved - No Changes
☐ Approved - Changes Noted
☐ Revise and Re-submit

SIGNATURE

Phone: 315.446.9420 Fax: 315.446.9416
102 Headson Drive, Syracuse, NY 13214
signaramasyr@verizon.net
.125 Dibond over 1 in aluminum frame
Cut vinyl text and graphics
Font: Trebuchet MS
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White Background

Tompkins Community Action

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signaramasyr@verizon.net

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Any changes made after the approval of this rendering are subject to a fee. Work will not begin until this document is signed and dated.

PROJECT MGR. Adam Heman DATE 11/26/2018

☐ Approved - No Changes
☐ Approved - Changes Noted
☐ Revise and Re-submit

SIGNATURE
PROJECT DESCRIPTION
The applicant proposes to build a 133,000 GSF, four story apartment building and associated site improvements on the former Gun Hill Factory site. The 74-unit, age-restricted apartment building will be a mix of one and two bedroom units and will include 7,440 SF of amenity space and 85 parking spaces (20 surface spaces and 65 covered spaces under the building). Site improvements will include an eight foot wide public walkway located within the dedicated open space on adjacent City Property (as required per agreements established between the City and the property owner in 2007) and is to be constructed by the project sponsor. The project site is currently in the New York State Brownfield Cleanup Program (“BCP”). Before site development can occur, the applicant is required to remediate the site based on soil cleanup objectives for restricted residential use. A remedial investigation (“RI”) was recently completed at the site and was submitted to NYSDEC in August 2018. The project is in the R-3a Zoning District and requires multiple variances.

This is a Type I Action under the City of Ithaca Environmental Quality Review Ordinance ("CEQRO") §176-4 B(1) (h)[2], (k) and (n) and the State Environmental Quality Review Act ("SEQRA") §617-4 (b) (11), and is subject to environmental review.

IMPACT ON LAND
The 2.37 acre project site is located in a developed urban setting and has been previously disturbed due to historic land use associated with the former Ithaca Gun Factory. The average depth to water on-site is greater than 15-feet, and both soil and water have known contamination due to prior use of the site. Soil and groundwater remediation will be completed as part of project requirements for redevelopment as well as the site’s participation in New York State’s Brownfield Cleanup Program (”BCP”). The site is currently vacant, however the project proposes to return the site to habitable use through remediation and redevelopment. The site will be required to be remediated to the New York State Department of Environmental Conservation’s (”NYSDEC”) restricted residential use Soil Cleanup Objectives due to the proposed use of the site for residential purposes.

Depth to Bedrock
According to a geotechnical report provided by the applicant dated August 24, 2018, bedrock depths are between the site’s surface and 8.5-feet from the surface, however no blasting is proposed to occur as part of development. The geotechnical report proposes conventional shallow foundations to be constructed to bear on stable natural rock or lean concrete to be placed during site preparation work.

Approximately 4,050 tons of rock and unconsolidated materials will be removed from the site (15,000 cubic yards). Ground disturbance will not require blasting and primarily impacts areas that have previously been developed (i.e. concrete foundations, gravel, and some bedrock). A 0.57 acre net increase of roads, buildings and other paved or impervious surfaces is proposed, however the project additionally proposes to increase lawn and landscaping acreage by 0.14 acre. The project will disturb more than one acre of land, requiring a Storm Water Pollution Prevention Plan (“SWPPP”) to be developed and implemented.

According to the site plan submitted on September 14, 2018 in reference to the above referenced geotechnical report:
“The report recommends conventional shallow foundations bearing on rock for 85% of the building. The allowable bearing pressure provided is 15ksf…. A small area at the northeast portion of the building will require deep foundations due to the rock profile that is steeply sloping and will be much below the standard footing elevations. The footings in those areas will be supported by micropiles or other deep foundation options which have yet to be determined.”

Portions of the building are required to be constructed on steep slopes, as referenced above. These areas will be supported by micropiles which can be installed in soil, rock, cobbles and boulders, through manmade obstructions or in areas of high water table. As described in additional information provided by the project applicant and dated November 27, 2018:

“A micropile is a small diameter (6”-10”) friction pile that is bored or drilled to support axial and lateral loads. Micropiles may be cased or uncased depending on soil conditions. Reinforcement bars placed at the center of the pile and cementitious grout allow for load transfer into the bearing soil or rock.”

Soil Volume Removal
The applicant provided supplemental project information on November 27, 2018, estimating approximately 3,675 cubic yards of material to be removed as part of brownfield remediation efforts. See also section on Impacts to Transportation.

Based on the mitigation measures proposed by the applicant, the Lead Agency has determined there will be no significant impact to land.

IMPACT ON GEOLOGIC FEATURES
The site is located contiguous to the gorge, which accommodates the Fall Creek (“the Creek”) waterbody to the north, a designated recreational river. Construction and site activities are not proposed to impact this geological feature. Silt logs are proposed to be used for perimeter protection along topographic contours, as identified in the Erosion and Sediment Control Plan (C1.02) dated September 14, 2018. The applicant further proposes to periodically inspect and maintain all control measures during construction, and to clean out sediment when accumulated to 25% of the height of the silt logs. See also section on Impacts to Surface Water.

The Lead Agency has determined that based on the mitigation measures identified above, no significant impact on geologic features is anticipated.

IMPACT ON SURFACE WATER
As stated in the prior section, the project site is located contiguous to Fall Creek. The applicant proposes to use best practices, identified in the Erosion and Sediment Control Plan (C1.02) dated September 14, 2018, to minimize erosion and sedimentation that may otherwise adversely impact the Creek. Such techniques include installation of silt logs around the project perimeter and placement of filter fabric over stormwater drains until site stabilization occurs. Introduction of turbidity is anticipated to minimal and limited to the period of construction.
Because the site is a previously developed site, it meets the City’s definition of a “Redevelopment Project.” In a letter dated January 8, 2019, the City of Ithaca Stormwater Management Officer (“SMO”) noted the following:

“A redevelopment project that results in no increase in impervious area or hydrology is exempt from installing water quantity controls as well as the requirements for runoff reduction. The two parcels included 1.52 acres of impervious cover prior to the demolition of the factory and associated site improvements. After redevelopment, the impervious cover will be 1.28 acres; a reduction of 16 percent. Therefore the project meets this threshold and qualifies for these exemptions.”

Projects that result in a net 25 percent reduction of impervious surface are further exempt from installing water quality controls. The project does not meet this threshold and therefore is not exempt from water quality controls. As described above, stormwater will be treated by a bioretention filter, that will pick up runoff from the Southern wing of the proposed apartment building. The bioretention filter will be located on the West side of the main parking lot, and will be sized to treat 25 percent of the proposed impervious area. New storm piping will be installed to collect runoff and discharge it into the raceway to Fall Creek.

A full Stormwater Pollution Prevention Plan (“SWPPP”) will be submitted in accordance with NYSDEC GP-0-15-002, Chapter 9 of the New York State Stormwater Management Design Manual, and the City of Ithaca Stormwater Regulations. After review and approval of the SWPPP by the SMO, a Notice of Intent will be filed with the NYSDEC to obtain coverage under the State’s SPDES General Permit for Stormwater Activities. Weekly and/or monthly inspections will be required during construction to assess permanent controls.

The Lead Agency has determined that based on the mitigation measures identified above, no significant impact to surface water is anticipated.

**IMPACT ON GROUNDWATER**

The potable water source to support the residential development is not site groundwater, which is known to have pre-existing contamination. The City of Ithaca will supply potable water to the development. According to the applicant’s preliminary site plan (dated September 2018):

“Groundwater occurs at depths of approximately 30-feet below grade and within fractures of the underlying bedrock.”

As part of remediation activities on the adjacent city-owned property, three 2-inch bedrock monitoring wells (MW-5, MW-6, and MW-7) were installed to investigate the site. Historic monitoring wells MW-3 and MW-4 were also sampled as part of this effort. Findings from groundwater monitoring activities indicated that site groundwater within the fractured bedrock has been impacted by volatile organic compounds (“VOCs”), particularly trichloroethene (“TCE”), and cis-1,2-dichloroethene. As summarized in the SMP for this portion of the site:

“The results appear to indicate the source is to the east emanating from the Former Ithaca Gun Factory site. Impacted groundwater migrates beneath the Western Accessway portion of the
site and off-site to the west and northwest. The metals detected are likely attributed to dissolved metals in the groundwater. Future groundwater monitoring will be conducted by the NYSDEC.”

Groundwater contours taken from measurements obtained in October 2012 and December 2012 are mapped on Figure 3A and Figure 3B, included in the SMP. These contours illustrate groundwater flow, and contaminant migration, off-site to the west and northwest, as described above.

Groundwater is planned to be monitored and treated as part of site remediation, resulting in a net positive impact on groundwater quality for the site. According to the site plan submitted in September 2018, stormwater management is proposed to be addressed on-site through the use of bioretention filters.

Due to the depth of the groundwater, it is unlikely construction and site use will impact groundwater or that exposure to VOC contamination will occur following site remediation.

The Lead Agency has determined that based on the information above and proposed remediation and mitigation measures, no significant impact to groundwater is anticipated.

**IMPACT ON FLOODING**

The project is not located in the 100 or 500 year floodplain, and will not impact any waterbody that may contribute to flooding. Rainwater from roof areas will be conveyed via rain leaders to ground level. A below grade piping system will collect stormwater at the groundwater and convey water out of the building.

The Lead Agency has determined that based on the information above, no significant impact to flooding is anticipated.

**IMPACTS ON AIR**

According to information provided by the applicant, construction is projected to last approximately 20 months. Excavation and preparation of foundations create the potential for increased airborne dust and dirt particles. As part of ERP site investigation on the city-owned parcel, a soil vapor survey was conducted which included sampling of four soil vapor points (SV-01 through SV-4) along the Western Accessway. The results of this survey indicated elevated levels of TCE at SV-01 and SV-02, and other low level VOCs. NYSDEC conducted additional off-site vapor intrusion investigations and based on the results, recommended institutional and engineering controls be enforced to address vapor mitigation in the event of future site redevelopment. The project proposes soil vapor mitigation measures as part of long-term site use.

During remediation and construction activities, air monitoring will be conducted in accordance with the NYSDOH Community Air Monitoring Plan (“CAMP”). In addition, a Health and Safety Plan (“HASP”) will be developed and implemented during site remediation activities.

During construction, the applicant will employ the following applicable dust control measures, as appropriate:

- Misting or fog spraying the site to minimize dust;
- Maintaining crushed stone tracking pads at all entrances to the construction site;
- Re-seeding disturbed areas to minimize bare exposed soils;
- Keeping roads clear of dust and debris;
The Lead Agency has determined that with the mitigation measures during and after construction identified above, no significant impact to air is anticipated.

IMPACTS ON PLANTS AND ANIMALS
According to the NYSDEC Environmental Resource Mapper, there are no rare or significant plant or animal communities located on or around the project site. In addition, the Environmental Resource Mapper does not identify any rare plant or animal species on or around the project site. The Northern long-eared bat is a Federally listed threatened species that is known to be located in the northeastern portion of the United States, including portions of New York State. The habitat for this species is generally in forested areas. Given that the project site is located in a predominantly urban area with limited forestation on the project site, it is unlikely the project (i.e., construction activities) will impact this species.

According to supplemental information provided by the applicant on November 27, 2018:

“The project site includes removal of approximately seven trees greater than 1.5 inch diameter at breast height (DBH) in addition to areas of scrub that include young volunteer colonies of successional trees. All trees to be removed within the project limits are invasive successional deciduous tree species in fair to poor health. Dominant deciduous tree colonies include: Robinia pseudoacacia (Black Locust), Ailanthus altissima (Tree of heaven) and Acer platanoides (Norway Maple).”

The applicant proposes an increase of approximately 0.14 acre of landscaped areas following site redevelopment. Plantings include deciduous shade trees, multi-stem ornamental trees/shrubs, deciduous shrubs/perennials, and mixed perennials and groundcover plantings. A detailed site planting plan and planting schedule was provided as Figure L4.01 as part of the applicant’s site plan submission dated September 2018.

The building design incorporates large areas of fenestration to optimize views of the natural areas for residents in the building’s common spaces. Highly reflective glass is understood to be a contributor to bird collisions with buildings, and according to the applicant the proposed design will utilize glazing as an accent to deter collisions. In addition, the applicant states the following in a submission dated January 8, 2019:

“...the glazing is typically recessed from the plane of the building façade and metal mullions dividing the glass along with visible structure behind the glass reduce reflectivity and bird confusion. Moreover, as the topography abruptly drops away from the building in the area containing the most glass. Thus, the amount of vegetation that attracts birds reflected in the glazing will be limited.”

The Lead Agency has determined that based on the information above, no significant impact to plants and animals is anticipated.
IMPACT ON AGRICULTURAL RESOURCES
The project site is located in an urbanized area, and there are no agricultural resources located in proximity to the project site.

The Lead Agency has determined that based on the information above, no significant impact agricultural resources is anticipated.

IMPACT ON AESTHETIC RESOURCES
The project site is visible from the public right-of-way used for routine, multi-modal travel by area residents. The project aims to enhance viewing of scenic resources (e.g., Fall Creek) through construction of a publicly accessible overlook.

Based on visualizations provided by TWLA, the project site will not be visible from Fall Creek or the Cornell Heights Historic District. The applicant has provided updated visualizations dated January 8, 2019. Requires further discussion from the board.

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES
The project site is located on an area that has experienced significant prior disturbance. Furthermore, there are no sites, districts or buildings listed or on the State and National Register of Historic Places substantially contiguous to the project site. The site is located in proximity to the Cornell Heights Historic District, however photo visualizations indicate the project will not be visible for locations within the historic district.

Demolition of the Ithaca Gun Factory Smokestack is contingent on the determination of contamination beneath the smokestack. In addition, safety and liability concerns are a consideration of its preservation. The applicant is proposing to make the bricks from the smokestack available to the public as mementos following demolition should demolition be necessary. Alternately, should demolition be unnecessary, the applicant is evaluating preservation options that also reduce safety and liability issues, including transferring the structure to city-ownership.

The Lead Agency has determined that based on the information above, no significant impact to historic and archaeological resources is anticipated.

IMPACT ON OPEN SPACE AND RECREATION
The site is an existing brownfield site with limited public access. The project proposes to enhance public access to Fall Creek by proposing construction of a pathway and overlook. Based on visualizations prepared by Trowbridge Wolf Michaels and submitted January 8, 2019, the proposed project site will not be visible from the Lake Street bridge overlook.

The Lead Agency has determined that based on the information above, no significant impact to open space and recreational resources is anticipated.

IMPACT ON CRITICAL ENVIRONMENTAL AREAS
There are no Critical Environmental Areas located within the City of Ithaca.
The Lead Agency has determined that based on the information above, no significant impact to critical environmental areas is anticipated.

IMPACT ON TRANSPORTATION
According to the site plan submitted September 14, 2018, the project proposes 85 parking spaces to accommodate residents. In addition, the project plans improvements to the existing easterly drive.

A Transportation Impact Study (“TIS”), dated June 13, 2018 and prepared by SRF Associates, was submitted by the applicant. The study includes a sight distance evaluation to identify the required Stopping Sight Distance (“SSD”) and Intersection Sight Distance (“ISD”) for the proposed access drive location. Findings indicate that the available sight distances at the proposed access drive location exceed the required SSD in both directions. The ISD is met to the west of the project site but is deficient to the east of the project site. Community members have expressed some concern regarding how sight distance will be impacted by construction of the retaining wall proposed for the site.

According to the study, the Average Daily Traffic along Lake Street in front of the project site is approximately 3,075 vehicles per day. Estimated site generated traffic during morning peak hours is anticipated to be additional five (5) entering cars and 10 exiting cars. During the evening peak, it is estimated that 11 cars will enter and nine (9) will exit the site.

There will be temporary transportation impacts during the construction period. The project is intended to be constructed in a single phase. According to information provided by the applicant in the September 14, 2018 submission:

“All access to the east parcel will be from Lake Street. Access to the City-owned parcel for construction of the elevated public walkway located within the dedicated open space is anticipated to occur primarily from the east parcel and Lake Street.

Work located within the City right-of-way that will require street permits from the Engineering Division of the Department of Public Works include: new curbs, asphalt patch, two curb cuts, asphalt driveways, concrete public sidewalk and stairs, handrails, and a small quarry block retaining wall.

Construction vehicles with regional northern and southern points of origin and destination will follow Lake Street west from the redevelopment site, connecting via East Shore Drive to State Route 13 and proceeding northeast towards I-81 (connecting to the interstate at Cortland).”

According to the applicant, an estimated 3,675 cubic yards of material is proposed to be removed as part of remediation efforts. The number of trucks required for soil removal will depend on the moisture content of the soil. Assuming an average of 12 CY per truck, approximately 300 trucks are anticipated for brownfield soil removals.

IMPACT ON ENERGY
The applicant has provided the following information related to on-site energy utilization in the site plan submitted September 14, 2018:
Electrical
The electrical design shall be based on the following:

- Electric service provided by the local utility company;
- Each apartment is separately metered from a utility meter. An unmetered service will be provided for this need. Individual electric meters for each apartment will encourage more accountability among tenants and their energy usage. This will help to increase the overall building efficiency; and
  - A separate metered electric service for house loads such as common spaces, garage, corridors, stairwells, amenity spaces, and the sort.

On-Site Power Generation
An on-site power plant will be provided to support the facility in the event of a power outage. The generator will be provided with a weather protective assembly, subbase fuel tank sized to support the facility for 24 hours at full load, and critical silencing type muffler to minimize sound. Loads supported by the generator set includes Emergency Systems, fire pump (if required), and Legally Required Standby Systems. Only one elevator will be powered during utility outage.

Lighting
Lighting throughout the building will be LED fixtures.

Eight Approximately 14-foot high contemporary pole-mounted area lights will be sited around the surface parking area and near the southern entrance driveway to the basement level parking garage to illuminate primary vehicular circulation routes and the general vicinity nearest the surface parking lot. Supplemental low-level path lighting is proposed to be mounted to a cheek wall that runs the length of the primary sidewalk on the east of the building and the west side of the surface parking lot.

Natural Gas
Natural gas is available at the site and will be provided for the two rooftop units and amenity fireplace.

The applicant is committed to complying with the Tompkins County Energy roadmap, and is specifically including the following in the project design, according to a January 8 submission, to the Planning Board:
- Water sense fixtures (to be specified);
- Electrically powered heat source pumps;
- A solar collection system;
- LED fixtures with projected lighting efficiency 15 percent higher than required by code;
- A high efficiency VRF system will be specified for the project;
- Water heaters will be designed as electric heaters that meet energy code; and
- An energy recovery ventilation system will be specified for the project.
Other energy conservation techniques were additionally specified in the applicant’s January 8, 2019 submission. According to the applicant, it is anticipated the Falls Park Apartment project will perform between 35 to 50 percent better than the energy code baseline. The project is targeting a minimum of six easy path points from the not-yet adopted Ithaca Green Building rating system. The project will utilize heat pumps, and will have the heating and cooling systems within the finished spaces to align with recommendations set forth in the draft policy.

Based on the mitigation measures proposed by the applicant and described above, the Lead Agency has determined no significant impact to energy is anticipated.

**IMPACT ON NOISE, ODOR & LIGHT**

According to the site plan review application provided by the applicant, construction will last approximately 20 months. The project is located in an urban, residential area. Noise producing construction activities will temporarily impact residents in the immediate area. Noise producing construction activity will be limited to the hours of 7:30 a.m. to 7:30 p.m. Monday through Friday.

Site lighting may cast light onto adjoining properties. The project proposes to incorporate LED light fixtures as the exterior light source. According to the applicant, in a submission dated January 8, 2019:

> All exterior lighting will employ timers to reduce the lighting during late evening and early morning hours. Interior lighting will also employ a combination of time clock events, daylight sensors, and occupancy sensors, which will allow the lighting system to reduce power during the day, bring the lights to an appropriate intensity during early evening and morning hours, and lower the intensity to the minimum required levels overnight or when the rooms are not in use.

The patios outside the first floor club room and lounge and on the fourth floor will use rail mounted luminaire to illuminate the gathering area, and will be oriented towards the building away from the surrounding landscape. Inside the first floor club room, the downlights will be surface mounted between the beams in the ceiling, minimizing the amount of glare both inside and outside of the building. The light fixtures are proposed to minimize light trespass through the curtain wall while maintaining a comfortable interior atmosphere.

The introduction of site lighting is anticipated to have a small impact on the area, and a final lighting plan will be submitted for site plan review.

**IMPACT ON HUMAN HEALTH**

The site is currently undergoing remediation for lead contamination, PAHs, and select VOCs in both the soil and groundwater. Proposed future use is a higher density residential apartment complex. Institutional (e.g., deed restriction) and engineering controls (e.g., soil vapor intrusion mitigation measures) will be required for residential occupancy of the site. Garage ventilation measures are proposed to minimize exposure to vapors. Remediation completed as part of site redevelopment is anticipated to have a net positive impact on human health and minimize exposure to any residual contamination.

Brownfield Site Contamination
The project site includes a 1.63 acre site consisting of two separate parcels: the eastern parcel being the site of the main operations of Ithaca Gun Company, and the smaller, western parcel containing the former boiler. Immediate adjacent to the project site is a parcel that was conveyed to the City of Ithaca (0.95 acre).

City-Owned Property
The City of Ithaca’s adjacent property, on which the public walkway will be installed, was remediated through the Environmental Restoration Program (“ERP”). Remediation was completed by the City with NYSDEC and NYSDOH oversight in 2017. At the conclusion of the program, the City was required to establish a NYSDEC approved Site Management Plan (“SMP”), outlining required institutional controls as well as required inspections, monitoring, maintenance and reporting activities as part of plan implementation. An Environmental Easement was granted for the property on December 8, 2016, in accordance to Article 71 Title 36 of the Environmental Conservation Law, and states:

“The controlled property may be used for Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv).”

Project Site
A Remedial Investigation Report (“RIR”) was completed by IFR Development, LLC and is currently under review by the New York State Department of Environmental Conservation (“NYSDEC”) in consultation with the New York State Department of Health (“NYSDOH”). Based on findings of the investigation, it has been identified that the primary contaminant of concern in surface and subsurface soils is lead, however polycyclic aromatic hydrocarbons (“PAHs”) and polychlorinated biphenyls (“PCBs”) have also been detected in isolated areas and will require cleanup.

According to the August 2018 BCP Fact Sheet prepared by the NYSDEC:

“NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will then be made available to the public. The applicant may then develop a cleanup plan, called a ‘Remedial Work Plan.’ This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft cleanup plan to the public for its review and comment during the 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.”

Waiting on NYSDEC review of RIR

The applicant provided supplemental project information on November 27, 2018, estimating approximately 3,675 cubic yards of material to be removed as part of brownfield remediation efforts.

See also sections on Impacts to Groundwater, and Impacts to Air.

The Lead Agency recognizes that any determination regarding the site remediation, the standard to which clean-up is required for the intended end-use, and how remediation will be carried out, is under the
jurisdiction of NYSDEC and the NYS Department of Health. This project cannot be implemented until NYSDEC and NYSDOH determine that the site has been remediated to the required standard for the proposed use.

Based on the information provided above, proposed mitigation measures, and oversight by NYSDEC and NYSDOH, the lead agency has determined that no significant impact to human health is anticipated.

**CONSISTENCY WITH COMMUNITY PLANS**

The project requires several variances due deficient yard setbacks that result from a portion of the original property being dedicated to the City as open space. The project is located in an urbanized area and located in proximity to other higher density residential uses, and supports the Comprehensive Plan by providing affordable housing. In addition, the project intends to enhance and protect environmental quality through site remediation.

According to additional information provided by the applicant, project sewer loads are anticipated to be 11,340 gallons per day. In a letter dated November 27, 2018, the city engineer indicated that they ran the demand scenario in their water model, and the results confirmed that there is more than adequate capacity in the existing downstream sewer system and water distribution system to support the proposed development.

The Lead Agency has determined that based on the information above, no significant impact to community plans is anticipated.

**CONSISTENCY WITH COMMUNITY CHARACTER**

The site at 121-125 Lake Street is currently vacant, and the project proposes to construct a 133,000 square foot structure on-site. Although this is in contrast to existing conditions, historically the site was used for industrial purposes and supported structures comparable to that proposed. The proposed residential development is in an area of the City that has historic and emerging residential uses. The project does not propose to replace any facilities or areas of historic importance to the community.

According to a submission dated January 8, 2019, the proposed architectural materials are as follows:

> “The exterior building materials are inspired by local materials interacting with the natural setting. The palette includes natural stone, light grey cementitious panels, natural wood panels, and glass with dark metal framing. Light grey cementitious open joint rain screen panels are the primary façade cladding on the exterior face of the building, while warm natural wood veneer composite rain screen panels are used at the recessed balconies, creating a layered effect on the façade. A four story stone wall with fireplaces will be visible both through the glazed corner portion of the building and projecting above the Level 4 outdoor patio. The natural stone veneer in this feature architectural element further reinforces the building’s connection with the natural cliff-side setting.”

The architectural scale and character of the proposed development is anticipated to have a small impact, and will be addressed and mitigated throughout the site plan review process. As described above, building
materials have been selected to complement the site’s natural setting and are anticipated to have minimal impact on the surrounding area.

The lead agency has determined that based on the information provided, the project will have no significant impact to community character.

 Prepared by: Lisa Nicholas, AICP, and revised by the Planning Board
January 8, 2019

Lisa Nicholas, Senior Planner
Planning Division, City of Ithaca,
108 E. Green Street, 3rd Floor
Ithaca, NY 14850

Dear Lisa, JoAnn and Members of the Planning and Development Board

Attached please find additional CEQR and site plan review materials for the Falls Park Apartments project in response to requests for additional information and comments received by the Planning Board at the December 18, 2018 meeting.

The following items included as part of this supplemental package:

A. Proposed commemorative action to take place as part of the proposed demolition of the Ithaca Gun Factory smokestack
B. Description of site and architectural building exterior materials, including the proposed roof materials
C. Impact on light associated with the proposed site lighting and building patio and interior lighting of interior spaces behind the curtain wall, including supporting photometric analysis (exhibits A & B)
D. Potential impacts on wildlife associated with the glass portions of the building
E. Energy analysis of the proposed project MEP systems
F. LEED
G. Incorporation of Ithaca Green Building Final Draft recommendations
H. Proposed project compliance with Tompkins County Energy Recommendations for New Construction
I. Visual Simulations in support of Assessment of Impacts to: Aesthetic Resources, Historic and Archeological Resources, and Open Space and Recreation with supporting existing conditions photographs provided for comparative purposes (exhibits I.a/b through VI.a/b)
J. SWPPP Narrative with supporting graphic exhibits

If you have any questions or require further information, please do not hesitate to call. We are looking forward to beginning the approvals process and discussing the project at your January 22, 2019 meeting.

Sincerely,

Kimberly Michaels
Principal
A. **Ithaca Gun Factory Smokestack**

The Ithaca Gun Factory smokestack, recognized as a local landmark by many local residents, is proposed to be demolished as part of this project to allow for cleanup of the contaminated land underlying the structure. The Owner proposes that after demolition, bricks from the smokestack be made available to the public as a memento to preserve the legacy of the Ithaca Gun Factory.

B. **Materials**

1) **Site Materials**

*The following is an excerpt from the original September 2018 Site Plan Approvals submission:*

Proposed pavements include concrete, asphalt and precast concrete interlocking unit pavers. The public walkway will consist of on-grade concrete pavement and a concrete slab will be used for the elevated portion of the walkway. Decorative stone mulch will be used in the bioretention pretreatment basins. Granite curbs will be used throughout the project area.

A minor retaining wall separating the depressed bioretention basin from the adjacent sidewalk will be a combination of dry-laid bluestone wall and a bluestone veneer wall. An approximately five foot tall bluestone gateway pier will be constructed near the Lake Street property line where the public and private sidewalk meet.

Steel and stainless steel cables guardrails will be used along the bluestone wall and walkway. Black vinyl-coated four-foot high chain link fence may be used within vegetated areas at the top of steeply sloped cliff and/or retaining walls nearest the eastern property line.

Proposed site furnishings include backed benches nearest the building main entrance and the public walkway trailhead.

A wooden dumpster enclosure with double swing gates is proposed to house exterior recycling and trash dumpsters.

The design team is currently exploring various systems for site retaining walls along the eastern property line of the east parcel, with the intent to blend harmoniously with the cliffs and exposed bedrock. Dry laid monolithic quarry block walls are currently envisioned as forming the tiered wall system that allows for vegetation to be planted at the base and top of walls, as well as within a terraced interstitial area. When possible, exposed bedrock may also be left in place with steel mesh netting secured to the face of rock. Native vines and plants will be used to partially conceal and screen the walls to promote a naturalistic appearance.

2) **Architectural Materials**

The exterior building materials are inspired by local materials interacting with the natural setting. The palette includes natural stone, light grey cementitious panels, natural wood panels, and glass with dark metal framing. Light gray cementitious open joint rain screen panels are the primary façade cladding on the exterior face of the building, while warm natural wood veneer composite rain screen panels are used at the
recessed balconies, creating a layered effect on the façade. A four-story stone wall with fireplaces will be visible both through the glazed corner portion of the building and projecting above the Level 4 outdoor patio. The natural stone veneer in this feature architectural element further reinforces the building’s connection with the natural cliff-side setting.

The roof material will be a hot fluid, direct applied membrane. The expanse of roof surface will be interrupted by clerestory skylight. The skylight roof material will be either the same hot fluid applied membrane or thermoplastic roofing membrane. Both materials have low reflectance and will not create glare when viewed from above. The roofing will not require ballast.

C. Lighting

1) Public Walkway within Dedicated Open Space

The public walkway will be open to the public from dawn to dusk and will not be lit to facilitate access during hours of darkness.

The viewing platform on the west side of the building will be illuminated by a lit handrail that directs light asymmetrically towards the apartment building on to the walking surface while controlling unnecessary spill to the surrounding landscape. As the pathway and viewing platform will be closed after dusk each day, the light levels will only provide enough illumination to visually connect the viewing platform itself to the rest of the building as a minor focal point. (see exhibit A: photometric analysis)

The decorative stone wall along the pathway at the north-west corner of the building will receive a low output grazing linear uplight that accentuates the natural shape and texture of the stone. The light is designed to direct light the wall surface, with minimal spill, and will be tilted slightly towards the wall to reduce wasted light. The light tapers off as it approaches the top of the wall, providing only one-half of one footcandle at the top of the wall. This light will be controlled via timeclock events so it is automatically extinguished after 11:00pm (or other determined and programmed time), and not turn on again until the next evening thirty minutes prior to sunset.

A 14 foot high pole mounted fixture (see description in subsequent paragraph) will be situated near a lockable gate (provided for access control) that is proposed to be installed near the trail head at Lake Street to control access.

2) Open Space east and south of the Building

The pedestrian walkway and surface parking located on the east side of the proposed building will be lit by six pole-mounted light fixtures (see exhibit A – cut sheet) located within the tree lawn area between the pedestrian sidewalk and the drive aisle. These full cut-off fixtures will be mounted with a decorative arm atop of 14 foot high poles (pictured below). They will utilize LED lamping with asymmetric distribution directed east away from the proposed building towards the parking area. House side shielding will be provided as necessary to reduce glare into nearby dwelling units. The proposed change in grade along the eastern edge of the property will contain the light within the confines of the property. Three of the same type of site light will be strategically located to provide light at the north end of the surface parking area (2) and near the
basement level garage entrance (located off of Lake Street at the south end of the building) and the dedicated public walkway trail head (1). (see exhibit B: photometric analysis)

Universe Medium Full Cut-off LED Luminaire mounted on 14 ft. high pole by Architectural Area Lighting

3) Lighting of Exterior Patios and Interior Spaces behind Curtain Wall

The patios outside of the first floor club room and lounge, and on the fourth floor will also use a railing mounted luminaire to illuminate the gathering area. These fixtures will be oriented towards the building and away from the surrounding landscape. The fourth floor patio will have fully shielded wall mounted lights above the doors to provide the minimum necessary egress lighting.

Inside the first floor club room, the downlights will be surface mounted between the beams in the ceiling, minimizing the amount of glare for users in the room and pedestrians outside the building. The lounge will be lit with a similar downlight scheme, with the addition of decorative pendants. The fixtures to be used in these rooms are focusable, and will be aimed to reduce excess spill through the glass façade. The effect inside the rooms will be a comfortable, contained atmosphere, with minimal light trespass through the curtain wall.

4) Lighting Controls

All exterior lighting will employ timers to reduce the lighting during late evening and early morning hours. Interior lighting will employ a combination of time clock events, daylight sensors, and occupancy sensors, which will allow the lighting system to reduce power during the day, bring the lights to an appropriate intensity during the early evening and morning hours, and lower the intensity to the minimum required levels overnight or when the rooms are not in use.

D. Curtain Wall – Potential Impacts on Wildlife

Highly reflective glass is understood to be the greatest contributor to bird collisions with buildings. The proposed design utilizes glazing as an accent at the common space, comprising less than 5% of the total façade, rather than as a typical cladding material. Within that area, the glazing is typically recessed from the
plane of the building façade and metal mullions dividing the glass along with visible structure behind the glass reduce reflectivity and bird confusion. Moreover, as the topography abruptly drops away from the building in the area containing the most glass. Thus, the amount of the vegetation that attracts birds reflected in the glazing will be limited.

E. **Pre-Design Energy Analysis for MEP Systems**

1) **Building Energy Systems & Energy Source**

The source of energy for the Falls Park Apartment project will be from the electrical grid, provided by the local utility company. The consumption of energy will be split among heating, cooling, ventilation, refrigeration, lights, fans, receptacles, and other base utilities. The building itself will not generate power. However, one of the priorities of the project will be to minimize the amount of energy consumed with the use of highly efficient mechanical systems, water fixtures, and appliances.

2) **Design elements contributing to Energy Efficiency**

a) **VRF System**

The building will utilize a variable refrigerant flow (VRF) heat recovery system for heating and cooling. This VRF system:

- Will provide simultaneous heating and cooling from one system (one condensing unit serves many apartments).
- Transfers heat rejected by cooling zones to those requiring heating.
- Has modulating compressors which are more efficient for part load conditions (compressors use energy).
- The Daikin Aurora system that is being specified does not require supplemental electric heat.
- Approximately 40% more efficient than standard DX split systems.
- Reduces material overuse
- Maximizes space use

b) **Energy Recovery System**

Bathroom and general exhaust from the building will be routed up to the roof and pass through a rooftop unit with an energy recovery wheel. The energy from this exhaust stream will pre-condition the ventilation air (untreated outside air) for the entire building. The exhaust and supply will be two separate air streams but will transfer heat via the energy recovery wheel. There will be two of these units for the building. The DOAS units (dedicated outdoor air system) pictured below will provide ventilation air for all apartments, amenity areas, and any other areas of the building that require outdoor air.

- The heat that is taken from the apartments as exhaust air will not be wasted.
- Saves cooling energy. Less energy is needed to cool the hot outside air in the summer.
- Saves heating energy. Less energy is needed to heat the cold outside air in the winter.
The DOAS units, as described above, will make up approximately 14% of the building’s total energy consumption. An equivalent selection without energy recovery would use approximately 19% of the building’s total energy consumption. This does not even factor in the additional fan energy that would be required for all the bathroom and general exhaust that would no longer pass through the DOAS energy recovery wheel.

c) Clothes Dryer Exhaust

Clothes dryers shall be the ventless type, requiring no exhaust to the outdoors. This type of dryer is more efficient than a standard vented dryer.

d) Sub-Metering

All of the electricity and plumbing for the apartments will be separately metered. Sub-metering of utilities works to encourage more accountability among tenants and their energy and water usage. This will help to increase the overall building efficiency.

e) Plumbing Fixtures

All plumbing fixtures shall be EPA WaterSense listed:

- Water closets: tank type, high efficiency 1.28 gallons per flush.
- Lavatories: countertop type, 0.5 gallon per minute flow rate.
- Showers: High efficiency 2.0 gallons per minute maximum.

f) Indoor Lighting

Lighting throughout the building will be LED fixtures.

3) Example of Energy Model Results

It is anticipated that the Falls Park Apartment project will perform between 35% to 50% better than the energy code baseline.
The chart below is based on two similar types of multi-family apartment projects that are utilizing VRF systems. The total energy savings in example #1 is approximately 54%. The total energy savings in example #2 is approximately 36%. Neither of the project examples below are utilizing DOAS units with energy recovery, which would result in additional energy savings. The unit of measurement below is kWh/yr.

![Energy Model Examples for VRF System](image)

F. LEED

The Falls Park Apartment project will not be pursuing LEED certification and thus there is a LEED scorecard has not been developed for the project. If pursuing LEED, it is thought that this project would likely fall somewhere between LEED certified and LEED Gold for the new V4 rating system. Many of the available points would be awarded from the high energy savings in the energy category, which allows up to 25 points by choosing the performance path.

G. Recommendations put forth in the Ithaca Green Building Final Report

This project is targeting a minimum of (6) Easy Path points from the not-yet adopted Ithaca Green Building rating system. The project is utilizing heat pumps, and will have the heating and cooling systems within the heated/finished spaces to align with recommendations put forth in the draft policy. The design team would like clarification on the EE1 category. The apartments will not have electric heat. However, electric heat will be needed in utility spaces, stairwells, and the garage ceiling plenum beneath the apartments. This is more of a freeze protection measure than it is for space comfort. If this total load is above “10% of the building’s projected annual space heating load”, does it mean category EE1 and EE3 are no longer available? Other than those two categories, the project is targeting the following categories: AI2, OP1, OP2, & OP4. The following categories will not be pursued: EE2, AI5, RE2, OP3, & OP5.
H. Tompkins County Energy Roadmap

The following is an excerpt from the Tompkins County document with responses provided:

A. "Energy Star products include a wide range of equipment and appliances that are independently certified to save energy without sacrificing features of functionality. Water saving fixtures can reduce energy needed for hot water."
   a) Water Sense fixtures will be specified for the project.
   b) Energy Star appliances will be specified for the project.

B. "Recent advances in heat pump design have reduced installation costs and made them more cost-effective than electric resistance heat, propane, and oil, and close in life cycle costs to natural gas. Use of electric heat pumps allows elimination of fossil fuels as they can be powered by renewable energy sources such as solar photovoltaic."
   a) Electrically powered air source heat pumps will be specified for the project.
   b) For hot water, each apartment will have its own electric hot water heater.

C. "The state has a goal that 50% of NYS electricity will be generated by renewables (solar, wind, hydropower, biomass) by the year 2030."
   a) At this time, a solar collection system is not being implemented into the project.

D. "Energy efficient building design begins with the building envelope – the walls, windows, foundation and roof."
   a) Refer to architectural narrative for description of building envelope.

E. "Lighting controls and high-efficiency lighting technology (such as LED or induction) offer significant benefits including greatly reduced energy use and cost, sophisticated controls, simplified maintenance and longer life."
   a) LED fixtures will be specified for the project. Typically for this type of building, the lighting power density is performed based on the whole-building method. A COMcheck report will be generated showing that the building exceeds the requirements of the energy code. The design team will strive for a lighting efficiency 15% higher than required by code.
   b) Occupancy sensors will be provided where required by code. Per code, lighting controls will be commissioned.

F. "High-efficiency heating and cooling systems cost incrementally more than standard-efficiency but have a positive payback over their useful life."
   a) A high efficiency VRF system will be specified for the project.
   b) The basis of design for water heaters will be storage tank type, electric water heaters that meet the energy code.
   c) Heating and cooling equipment will be placed within the spaces they serve.
   d) An energy recovery ventilation system will be specified for the project. The ventilation system will be separate from the building’s heating and cooling systems.
   e) All ductwork will be specified to be installed per SMACNA standards.
   f) Each thermal zone will have an independent heating/cooling system.

G. "Whole building energy models can allow you to dramatically reduce energy costs, reduce carbon emissions and even reduce some construction costs."
   a) An energy model is not being performed as part of this project. This project will meet all the prescriptive requirements of the energy code. A COMcheck report will be developed showing that the building exceeds the minimum requirements of the code.
I. Visual Simulations in support of Assessment of Impacts to: Aesthetic Resources, Historic and Archeological Resources, and Open Space and Recreation

Due to the significant change in topography (i.e. the bounding cliffs of the gorge), the proposed project will not be visible when standing at the base of Ithaca Falls within the Fall Creek Wild and Scenic River classified area. The following is a summary of visual impacts of the proposed project as seen from seven additional locations with supporting existing conditions photographs and visual simulations of the proposed building in situ.

Summary of Visual Impacts:

I. Existing and Proposed Views from Lake Street Bridge overlook of Ithaca Falls – existing vegetation and change in topography will partially obscure the proposed project from this location.

II. Existing and Proposed Views from vehicular turnaround at the end of Willard Way – both a portion of the proposed building rooftop and clerestory skylights will be visible from this location.

III. Existing and Proposed Views from Stewart Avenue Bridge – the proposed building will be concealed by the interstitial topography and vegetation from this location.

IV. Existing and Proposed Views from the intersection of East Lincoln Street and North Tioga Street – the proposed building will be prominently visible from this location.

V. Existing and Proposed Views from Ithaca High School (lake Street frontage) – the proposed project will be partially visible from this location.

VI. Existing and Proposed Views from Lookout Point – proposed building is not visible from this location as it is concealed by the Ithaca Boathouse (white building with “BIG RED” graphic) in the foreground.

VII. Existing and Proposed Views from Cass Park – proposed building is partially visible from this location and obscured by interstitial vegetation depending on the precise location.
Exhibit I a. View looking SE towards proposed project site from Lake Street bridge overlook.
Exhibit I b. View looking SE towards proposed project from Lake Street bridge overlook
Exhibit II a. View looking due west towards proposed project site from Willard Way turnaround
Exhibit III a. View looking due west towards proposed project site from Stewart Avenue bridge.
Exhibit III b. View looking due west towards proposed project from Stewart Avenue bridge
Exhibit IV a. View looking east towards proposed project site from intersection of Tioga and Lincoln Streets
Exhibit IV b. View looking east towards proposed project from intersection of Tioga and Lincoln Streets
Exhibit V a. View looking due south towards proposed project site from Ithaca High School (Lake Street frontage)
Exhibit V a. View looking due south towards proposed project from Ithaca High School (Lake Street frontage)
Exhibit VI a/b. View looking east towards proposed project site from Lookout Point (project not visible)
Exhibit VI a. View looking ast towards proposed project site from Cass Park
Exhibit VI b. View looking ast towards proposed project from Cass Park
January 8, 2019

Scott Gibson, PE
Stormwater Management Officer
City of Ithaca
510 First Street
Ithaca NY 14850

Dear Scott,

Regarding the need for a Stormwater SPDES permit for the Falls Park Apartment project we offer the following narrative:

The project encompasses 2 different parcels with no existing structures on Tax Parcel 11.-3-1.22 owned by IFR Development, LLC (Project Sponsor) and 11.-3-1.21 owned by the City of Ithaca, both located at 121-125 Lake Street. The total project acreage is 2.37 acres of which 1.42 acres are owned by the Project Sponsor.

The proposed project includes the construction of a 4-story age-restricted residential building as well as associated parking, walks and landscaping. The project will disturb approximately 1.60 acres of land during construction. Of the total area disturbed, 1.42 acres is onsite and 0.18 acres is within the public right-of-way or on adjacent properties.

A site disturbance of more than 1 acre requires the preparation of a “Full” Stormwater Pollution Prevention Plan (SWPPP) for review and approval by the City of Ithaca Stormwater Management Officer (SMO) prior to the issuance of a Building Permit. A Full SWPPP requires controlling erosion and sedimentation during construction and providing permanent stormwater controls to reduce the rate of runoff, provide water quality treatment and meet runoff reduction requirements.

However, this is a previously developed site in an urban area and meets the City’s definition of a “Redevelopment Project”. Per the City Code “redevelopment projects and high-density projects often make more efficient use of the land, and may reduce overall impacts to natural areas.” A redevelopment project that results in no increase in impervious area or hydrology is exempt from installing water quantity controls as well as the requirements for runoff reduction. The two parcels included 1.52 acres of impervious cover prior to the demolition of the factory and associated site improvements. After re-development the impervious cover will be 1.28 acres; a reduction of 16%. Therefore the project meets this threshold and qualifies for these exemptions.

A project that results in a reduction of impervious cover by “a minimum of 25%” is also exempt from installing water quality controls. The proposed development of the site will result in a 16% decrease in impervious cover. As the site will not be reducing impervious cover by a minimum of 25%, the project is not exempt from water quality controls.
Water quality must be provided for the balance of the 25% reduction that could not be met. Stormwater will be treated by a bioretention filter that will filter runoff from the Southern portion of the parking lot and the Southern wing of the proposed apartment building. By picking up runoff from a portion of the parking lot as well as a portion of the new roof, the two hydrodynamic separators shown on the most recent drainage plan will not be required.

The bioretention filter alone will be adequate to meet the water quality requirements and will be located along the West side of the main parking lot. The filter will be sized to treat 25% of the proposed impervious area, will have a maximum ponding depth of 6” and be dry except during rain events.

New storm piping will be installed as shown on the Drainage Plan to collect runoff and discharge it into the raceway to Fall Creek, which runs along the North end of the site.

Prior to issuance of a building permit a Full SWPPP, detailing the final approach to the project, will be submitted for your approval consistent with NYSDEC GP-0-15-002, Chapter 9 of the New York State Stormwater Management Design Manual and the City of Ithaca Stormwater Regulations. After review and approval of the SWPPP by the SMO a Notice of Intent will be filed with the NYSDEC in order to obtain coverage under the State’s SPDES General Permit for Stormwater Activities.

We understand that weekly/monthly inspections will be required during construction as permanent controls will be necessary.

Respectfully,

Andrew J. Sciarabba, P.E.
Vice President
January 15, 2019

Full Site Plan Review

(2) Two Family Dwellings
New Construction in R-2b Zoning District
At 815-817 North Aurora Street
City of Ithaca, New York 14850

Project Narrative

Parcel Number 28-5-18, 815-817 North Aurora Street is located in the City of Ithaca. It contains an existing (two family) residential building at its southwest corner and an existing shed located midpoint along its south boundary. The existing residential building is a legally non-conforming building because it has zoning area deficiencies (one side yard is 2.9 feet instead of the required minimum 5 feet). This parcel has 72 feet of street frontage and is 133.2 feet deep in a rectangular shape. It has 9,590 square feet in area.

This parcel is in the R-2b zoning district. In this district, 35 feet is the minimum street frontage of a buildable lot, and 3,000 square feet is the required lot area for a single family or two family dwelling. 815-817 North Aurora Street has a capacity of three single family or two family dwellings and has the potential of being subdivided into two buildable parcels.

It is proposed that the existing buildings be removed from the parcel and replaced with two two family dwellings. The two buildings would be located one in front of the other. The south side yard would be minimized so that there would be enough space in the north side yard to handle the pedestrian and bike circulation as well as the required off street parking.

The exterior parking area would hold two cars, which would be positioned within the buildable area of the site, parked parallel with the ten foot wide drive. The other two required off street parking spaces would be handled inside a wood framed garage, which would be finished in similar materials and colors to the new residential buildings. Since the number of outdoor parking spaces has been reduced to two, the project is no longer regulated by Section 276-7 C (1): Project Review Criteria, Parking Areas in Residential Zoning Districts.

Four U shaped bicycle racks are proposed to be positioned under the eaves of the garage roof. Each apartment will have access to one of the racks.

The garbage and recycling will be handled in cans to the south side of the garage, where it will not be facing adjacent properties, and will be accessed by a sidewalk.

A sidewalk is proposed to allow pedestrian access to the rear parts of the site, separate from the driveway which would serve bicycles and cars.

A front porch, large enough to sit out on is proposed for the Aurora Street façade of the front building. The porch would be used by the apartment which has its front door on Aurora Street. The porch is more likely to be used since it is the clear territory of a single housing unit. The front porch will activate the street-side at the location of this project.

A grassy tree shaded yard which forms the access for two of the apartments is proposed to occupy the 24 foot by 44 foot space between the two buildings.

A 33 foot by 47 foot grassy yard, shaded by the mature trees which exist on the properties behind this project is the access space for the fourth apartment, and would be a play yard which would be accessible for all the tenants.

Each of the exterior spaces in this project are monitored by one or more of the apartments. This should have the effect of making it possible to control the behavior on all parts of the site.
The three bedroom apartments are each 1,290 square feet in size and include an additional den on the main floor. The extra common space is designed to make the apartments more family usable. Activating the yards with the apartment entries will make them seem safer for children and families to choose to occupy for outdoor activities while making it clear that neighborly behavior is required when using the yards.

The developer of this project has a history of improving and maintaining properties in this neighborhood. 514 Linn Street, as well as 202 and 204 Queen Street are owned and maintained by this developer.
R-2b zoning district

- Proposed 2 Family Dwellings are permitted in this district.
- Required Off Street Parking is permitted in this district.
- Off Street Parking Requirement:
  - 1 Parking Space required for each Apartment with up to 3 bedrooms,
  - 4 parking spaces for (4) 3 bedroom apartments is proposed.
- Minimum Lot Size:
  - 1 or 2 family dwelling: 3,000 square feet required,
  - 4,795 square feet per 2 family dwelling proposed.
- Minimum Width at Street Line:
  - 35 feet required,
  - 72 feet proposed.
- Maximum Number of Stories:
  - 3 stories permitted,
  - 2 stories proposed.
- Maximum Height:
  - 35 feet permitted,
  - 25 feet, 1 inch proposed.
- Maximum Lot Coverage:
  - 35% permitted,
  - 31.7% proposed.
- Minimum Yard Dimensions:
  - Front:
    - 10 feet required,
    - 10 feet proposed.
  - One Side:
    - 10 feet required,
    - 23 feet proposed.
  - Other Side:
    - 5 feet required,
    - 5 feet proposed.
  - Rear:
    - 25% of lot depth, 20 feet minimum, 50 feet maximum required,
    - 25% of 133.2 feet = 33.3 feet minimum required rear yard proposed.
- Minimum Building Height:
  - None required.
Storm Water Narrative

- Roof water will be guttered and led through downspouts through underground drains to the city storm sewer.
- Storm water which collects on the sidewalk adjacent to the driveway will be drained toward the driveway of this parcel through a 1:48 sidewalk cross slope to be absorbed the crushed stone of the driveway. Any water that accumulates on the surface of the driveway will be led to a catch basin on the driveway which will be connected through underground drains to the city storm sewer.
- The paved driveway and outdoor parking spaces will be paved with crushed stone, which will permit some amount of percolation of surface water into the pavement (this is not “permeable pavement”). The parking area and drive will be curbed which will contain the storm water which falls on it. The depressed, crushed stone areas will be drained by catch basins, which will carry any excess storm water through underground drains to the city storm sewer.
- The front, middle and rear yards will be level and will allow surface water to percolate into the ground without traveling to adjacent properties.

Construction Narrative

- The foundation of the existing building will be removed and the cellar hole will be filled in with structural material.
- The new buildings will be a slab on frost walls building. About 200 cubic yards of material will be excavated for the frost walls and the drainage material which will be replaced in and around the foundation.
- Minor grading will change the generally level site to give positive drainage of excess surface water to catch basins connected to the city sewer. The site will remain generally level and at the existing elevation.
- Concrete sidewalks will connect all the housing units and the parking spaces to the city sidewalk.
- Crushed stone pavement will give a structural non-muddy surface for automobile traffic and parking.

Staging Narrative

- The building is set back 10 feet from the front property line. There will be no need to close the sidewalk or use the tree lawn during the construction project. The four sides of the property will be fenced with a 6 foot high chain link construction fence wherever there is not an existing privacy fence, to separate the construction site from the sidewalk and adjacent properties. The gate in the fence shall be placed, aligned with the existing curb cut and driveway apron.
- The existing street tree shall be protected from construction activities with a 4 foot high wood fence on a ground mounted frame which will protect a ground area of 8 feet by 8 feet centered on the tree and aligned with the edge of the sidewalk.
- The construction fence at the rear property line will be set in at least 2 feet from the rear property line to protect the trees on the adjacent property which are close to the property line. The fence will need to be adjusted when the garage, which is designed to be close to the property edges is constructed.
- The full width of the site will be used for construction, and the rear yard shall be reserved for storing materials for construction.
Response to the first 5 elements of the

**Tompkins County Energy Recommendations for New Construction.**

- **1 Energy Efficient Fixtures and Appliances.**
  - This Project will specify that water fixtures meet EPA Water Sense requirements.
  - The Project will specify that permanent appliances be Energy Star rated.

- **2 Use of energy efficient heat pump HVAC system.**
  - This Project is planned to be heated and cooled by an energy efficient, electric, air source electric, mini-split type heat pump system.
  - This Project hot water heaters will specify conventional electric units of energy efficiency required by NYS.

- **3 Solar Receptivity and Solar Collection Systems.**
  - This project will have a solar ready roof as follows:
    - East, south and west facing major roof surfaces (hipped roof)
      - Roof vents will be placed outside of the useful solar collection area of the main roof surface.
      - Roof shall be designed to carry solar panel system loads in addition to the other required roof loads.
  - This project will not have a photovoltaic system at this time.

- **4 Energy Efficient Building Design.**
  - This project has a window-to-wall ratio of 14.9%, which is less than the recommended maximum ratio of 25%.
  - This project has a simple, compact rectangular shape.
  - This project will be designed to meet the requirements of the current NYS Energy Code using Rescheck.
    - The wall insulation is planned to be spray-foam insulation which dramatically reduces air infiltration into the building compared to fiberglass batt wall insulation.
    - The roof truss system will be designed with a raised “energy” heel to permit a full R-49 over the full ceiling area of the building.
  - This building will be constructed using best practices for minimizing air infiltration, but will not include testing in excess of that required by the Residential Code of New York.

- **5 Lighting and Controls**
  - The building will be supplied with LED lighting.
    - The decorative light fixtures which are mounted below the ceiling will be incandescent fixtures which are fitted with self-contained LED incandescent bulbs to permit bulb replacement without having to replace the base fixture.
    - The general flood lighting will be LED disk lights.
    - The exterior lighting will be LED fixtures.
WHEREAS: an application has been submitted for review and approval by the City of Ithaca Planning and Development Board for two new additions and site improvements for the car dealership at 504 S Meadow Street by John Snyder Architects on behalf of the owner, Maguire Family Limited Partnership, and

WHEREAS: the applicant proposes to demolish a portion of the existing building and construct two additions with updated exterior materials. The existing building is 18,500 GSF, with 2,265 GSF proposed for demolition. The new building will be 24,110 GSF. Site improvements include incorporation of a new pedestrian walking path, and site connections to Wegmans. Approximately 311 parking spaces are proposed to accommodate customer, service parking, employee, and display parking. The project site is located in the SW-2 Zone, is subject to the 2000 Southwest Design Guidelines, and will require a zoning variance for a front yard that exceeds the maximum permissible in the SW-2 district (34 feet maximum permitted, 69-feet, 3-inch setback proposed), and

WHEREAS: this is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance ("CEQRO") and the State Environmental Quality Review Act ("SEQRA"); however, it was treated as a Type I Action for the purpose of environmental review, and

WHEREAS: the City of Ithaca Planning Board, being the local agency which has primary responsibility for approving and funding or carrying out the action, did on November 27, 2018 declare itself the Lead Agency for the environmental review of the project, and

WHEREAS: legal notice was published and property posted, and adjacent property owners notified in accordance with Chapter 290-9 C. (1), (2), & (3) of the City of Ithaca Code, and

WHEREAS: the Planning and Development Board held the required Public Hearing on December 18, 2018, and

WHEREAS: the City of Ithaca Parks, Recreation, and Natural Resources Commission, the Tompkins County Department of Planning and Sustainability, and other interested parties has been given the opportunity to comment on the proposed project and any comments received to date on the aforementioned have been considered, and

WHEREAS: the Planning Board, acting as Lead Agency in environmental review, has on December 18, 2018 reviewed and accepted as adequate: A Full Environmental Assessment Form ("FEAF"), Part 1, submitted by the applicant, and Parts 2 and 3, prepared by Planning staff and amended by the Planning Board; the following drawings: "Context Map," "Zoning Map and Analysis," "Survey," and Perspective View 1, dated December 5, 2018 and "Existing Conditions Plan," "Demolition and Erosion Control Plan," "Layout & Materials Plan," "Grading & Drainage Plan," "Greenspace Plan," "Planting Plan," "Site Details," "Rendered Site Plan," "East & West Rendered Elevations," "North & South Rendered Elevations," and Perspective Views 2 and 4; all revised and dated December 18, 2018, and prepared by John Snyder Architects et. al., and,

WHEREAS: the Planning and Development Board did on December 18, 2018 make a Negative Declaration of Environmental Significance for the proposed subdivision, and

WHEREAS: the Planning Board did on January 22, 2019 review and accept as adequate the following new and updated drawings: “Site Plan (L100)”, “FEMA Map Overlay (L101)”, “Site Demolition and Erosion Control Plan (L200),” “Layout & Materials Plan (L300),” “Greenspace Plan (L301)”, “Illustrative Master Plan (L302),” “Grading & Drainage Plan (L400),” “Planting Plan (L500),” and “Site Details (L600),” all dated 01/17/2019 and prepared by John Snyder Architects et. al., and
WHEREAS: the applicant has resolved all site plan issues, and the Board is therefore inclined, under this special circumstance, to grant approval subject to the condition of the BZA granting the required variance, now, therefore, be it

RESOLVED: the Planning Board does hereby grant Preliminary and Final Site Plan Approval to the project, subject to the following conditions:

i. Granting of the required area variance by the BZA, and
ii. Submission to the Planning Board of project details, including but not limited to lighting, signage, exterior furnishings, bike racks, etc., and
iii. Bike racks must be installed before a certificate of occupancy is granted, and
iv. This site plan approval does not preclude any other permit that is required by City Code, such as sign permits, tree permits, street permits, etc., and
v. Written approval from the City Fire Department the project meets all life safety access requirements, and

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies:
FEMA Map Overlay

Scale: NTS
Rendered Site Plan
Scale: 1” = 30’-0”
Existing Conditions Plan
Scale: Adjusted to 1” = 40’-0”
Site Demolition and Erosion Control Plan

Scale: Adjusted to 1” = 40’-0”
Layout & Materials Plan
Scale: Adjusted to 1” = 40’-0”

1. Prior to commencing work the contractor shall stake out all work in the field prior to commencing construction and notify curbs, or walls unless otherwise noted.
2. All new pavements and curbs shall meet existing flush joint.
3. The contractor shall provide a 1.5% cross slope on all concrete walks conforming to ADA requirements.
4. All new pavements and curbs shall meet existing flush curb.
5. The contractor shall provide a CAD file for layout purposes.
6. Laying of all new pavement and curbs shall be left in place for final adjustments.
7. Successful low bidder will be provided a CAD file for layout purposes.

8. It is a violation of Section 69.5b of the New York State to alter this item in any way. If an item bearing the seal of the architect is altered the architect shall affix their seal and the notation “altered by” followed by the architect’s signature, date of alteration, and a specific description of the alteration.

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Grading & Drainage Plan
Scale: Adjusted to 1” = 40’-0”
Greenspace Plan
Scale: Adjusted to 1” = 40’-0”
Planting Plan
Scale: Adjusted to 1” = 40’-0”

PLANTING LEGEND:
1. DECIDUOUS TREES
2. SHRUBS
3. FLOWERING FLOWERS
4. BARE ROOT
5. B&B
6. #1 CONT.
7. #2 CONT.
8. #3 CONT.

PLANTING LIST:

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<th>Botanical Name</th>
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<th>DBH</th>
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<tr>
<td>YELLOW POTENTILLA</td>
<td>POTENTILLA FRUTICOSA YELLOW</td>
<td>1</td>
<td>2.5&quot;-3&quot;</td>
<td>12&quot;-18&quot;</td>
</tr>
<tr>
<td>GROW-LOW SUMAC</td>
<td>RHUS AROMATIC GRO-LOW</td>
<td>1</td>
<td>2.5&quot;-3&quot;</td>
<td>12&quot;-18&quot;</td>
</tr>
<tr>
<td>CHINESE SILVER GRASS</td>
<td>MISCANTHUS SINENSIS</td>
<td>1</td>
<td>2.5&quot;-3&quot;</td>
<td>12&quot;-18&quot;</td>
</tr>
<tr>
<td>BLUE RUG JUNIPER</td>
<td>JUNIPERUS HORIZONTALIS 'BLUE RUG'</td>
<td>1</td>
<td>18&quot;-24&quot;</td>
<td>5-9 SPD.</td>
</tr>
<tr>
<td>RED OSIER DOGWOOD</td>
<td>PRUNUS CANADENSIS 'RED OSIER DOGWOOD'</td>
<td>1</td>
<td>24&quot;-30&quot;</td>
<td>30-60 HGT.</td>
</tr>
<tr>
<td>INKBERRY</td>
<td>ILEX GLABRA 'SHAMROCK'</td>
<td>1</td>
<td>3&quot;-3.5&quot;</td>
<td>12&quot;-18&quot;</td>
</tr>
</tbody>
</table>

PLANT QUANTITY:

- Deciduous Trees: 6
- Shrubs: 10
- Flowering Trees: 3

NOTES:
1. The contractor shall verify field conditions prior to commencing planting work and notify the owner's representative immediately if conditions detrimental to new and existing plant material are encountered.
2. Prior to commencing work, the contractor shall verify the locations of all underground utilities. It is the responsibility of the contractor to utilize a locating service to verify underground utility locations.
3. The contractor shall stake locations of all plant materials prior to installation. Notify the owner's representative when staking is complete, at which time a meeting will take place to determine final locations.
4. All plant beds and tree pits shall receive 4" of shredded bark mulch.
5. The contractor shall topdress and seed lawn areas and all areas disturbed as a result of new construction.

DRAWINGS ALTERATION NOTICE:
It is a violation of Section 69.5b of the New York State Education Department for any person, unless acting as the architect, to alter a drawing. If alteration is made by the architect, the architect shall affix their seal and the notation "altered by" followed by the architect's signature, date of alteration, and a specific description of the alteration.

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East & West Rendered Elevations
Revision 2
Scale: 1/8" = 1'-0"
North & South Rendered Elevations
Revision 2
Scale: 1/8" = 1'-0"
Members of the Planning and Development Board discussed the above-listed Zoning Appeals and agreed to forward the following recommendations:

APPEAL # 3113  213-217 S. FULTON STREET (Agway)
Area Variance (Two story minimum)
Appeal of Andy Boerman on behalf of the owner B & H Realty Corp. of Ithaca for area variance from Section 325-8, Column 8, Number of Stories, Column 9, Height in Feet, Column 12, Side Yard, Column 13, Other Side Yard, and Column 14/15, Rear Yard requirements of the Zoning Ordinance.
The property at 213-217 Fulton Street is one parcel that is segmented by Fulton Street and the railroad tracks owned by Norfolk Southern Corporation. In September of 2018, a portion of Agway’s storage building, located west of the railroad tracks off Fulton Street, was destroyed by fire. The applicant proposes to replace the damaged portion of the building and add approximately 700 S.F. of additional storage space. The property is located in the West End Water Front zone which requires new construction to be a minimum of 24 feet in height and have a minimum of two stories. The applicant proposed to construct a one story addition with a pitched roof that has an average height of 12'-6". The new storage space will be used for Agway’s product inventory that needs to be at ground level to access the products. A two story building would result in unusable space and not serve the needs of the business. The storage building has existing deficiencies in side yard, other side yard and rear yard that will not be exacerbated by the prospered addition.

The property is located in a West End/Water Front use district where the proposed use is permitted. However, Section 325-38 requires that an area variance be granted before a building permit is issued.

The Planning Board does not identify any long term planning impacts and supports this appeal. The minimum two story requirement was intended to improve/impact the street level experience. This building is towards the rear of the property and not highly visible from the public way, and therefore has no street presence.

APPEAL # 3115  109-111 HOMESTEAD ROAD
Area Variance (Existing side yard deficiency)
Appeal of Katrina Morse for an Area Variance from Section 325-8, Column 11, Front Yard requirements of the Zoning Ordinance. The applicant proposes to subdivide the existing parcel into two lots at the property located at 109-111 Homestead Road. The existing single family home will be located on Parcel A and Parcel B will be a buildable lot that the applicant would like to sell. In order to subdivide the parcel, the applicant is requesting a variance for an existing front yard deficiency for the 109-111 Homestead Road dwelling. The existing front yard is 24.6 feet of the 25 feet required by the ordinance.
The property is located in an R-1a residential use district in which the proposed use is permitted. However, City Code Section 290-8 requires that; subdivision applications conform to the General City Law and Section 33 which states that a subdivided plat must comply with a municipality’s zoning ordinance. Therefore, an area variance for the Front Yard deficiency on Parcel A, is necessary for compliance.

*The Planning Board does not identify any long term planning impacts and supports this appeal as it does not change existing conditions.*

**APPEAL # 3116**

661 SPENCER ROAD

Area Variance (Sign variance)

Appeal of Larry Foor on behalf of the owner Tompkins Community Action for a Sign variance from Section 272-6 B (1), Size and Number of permitted signs. The applicant proposes to install two additional signs on the newly constructed childcare center located at 661 Spencer Road. One sign will be placed on the front of the building facing Spencer Road and the second sign will be placed above the main entrance on the south side of the building. The property is located in a residential zone district where the sign ordinance permits buildings to only have one sign with a maximum of 12 square feet in area. The applicant has received a permit for one 10 SF sign and is requesting a variance for the two additional signs. The sign facing Spencer Road is 94 SF and the second sign facing south is 10 SF. The two additional signs have a total of 104 SF. The sign ordinance allows only one sign with a maximum of 12 square feet.

The property at 611 Spencer Road is an R-2a Zoning District where business signs are allowed, however the Sign Ordinance, Section 272-18 requires that variances be granted before a sign permit is issued.
Dear staff and various board and committee members of the City of Ithaca and Tompkins County,

As members of the City of Ithaca Planning and Development Board, and in response to the current North Campus Residential Expansion project before us, we find ourselves in need of more tangible and stringent energy code requirements at the City and County level. Our current CEQR requirements seem ambiguous and unable to address our specific goals to reduce greenhouse gas emissions, make our building stock more energy efficient, reduce embodied energy and energy transit, and address upstream energy sourcing.

We see the following guidelines available to us now as helpful but not comprehensive or consolidated enough when it comes to the Planning and Development Board’s CEQR process:

- Ithaca Green Building Policy
- City of Ithaca Energy Action Plan
- Tompkins County Energy Roadmap
- DEC Guidance
- Tompkins County 239

What we believe to be missing is legislative material that is enforceable by the City. We think that the City’s goal to phase out fossil fuel use by 2050 needs to be more aggressive and also rooted in strict implementation through the City Building Code, Site Plan Review, and tax incentive programs. We believe that Common Council, the Planning and Development Board, the Board of Public Works, the City Building Department, the Community Investment Incentive Tax Abatement Program, the Ithaca Urban Renewal Agency, the Planning and Economic Development Committee, the County, and the public all have a vested interested in this issue. As such, we feel strongly that an energy reduction working group should be created with members of all of these entities, and that all of these bodies must uphold whatever standard is created by this working group.

The Planning and Development Board would be happy to provide additional resources and ideas to this working group, including but not limited to the following:

- https://aceee.org/local-policy/city-scorecard
- http://www.homeenergy.org/show/blog/nav/blog/id/1158

As has been noted by the public through the NCRE application process, it is imperative that we take action to reduce greenhouse gas emissions now. The measures we take to achieve this must be thoughtful and incorporate the expertise and needs of multiple parties. Without these energy reduction requirements, the Planning and Development Board is unable to address the needs of the community as a whole. We require new fossil fuel reduction standards that are able to be upheld by various bodies, are easy to understand for the public and members of board and committees from various backgrounds, and will live in perpetuity within City code.

Sincerely,
The City of Ithaca Planning and Development Board