PLANNING & DEVELOPMENT BOARD AGENDA DESIGN REVIEW BOARD

The regular meeting of the PLANNING & DEVELOPMENT BOARD will be held at 6:00 p.m. on JANUARY 28TH, 2020 in COMMON COUNCIL CHAMBERS, THIRD FLOOR, 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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<tr>
<th>AGENDA ITEM</th>
<th>Approx. Start Time</th>
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<tr>
<td>1 Agenda Review</td>
<td>6:00</td>
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<td>2 Privilege of the Floor</td>
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<td>3 Board Response to Public Comment</td>
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<td>4 Approval of Minutes: November 26, 2019</td>
<td>6:25</td>
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<td>5 Site Plan Review</td>
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<td>A Project: Student Apartments</td>
<td>Applicant Presentation 6:30</td>
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<td>Location: 238 Dryden Road</td>
<td>Board Q&amp;A 6:40</td>
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<td>Applicant: Todd Fox for Visum Development</td>
<td>Board Discussion 6:45</td>
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<td>Actions:</td>
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<td>- Public Hearing</td>
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<td>- Amendment to Negative Declaration of Environmental Significance</td>
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<td>- Recommendation to the BZA</td>
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<td>Project Description: The applicant is proposing to construct a four-story building with eight apartments and associated site improvements. The project site is in the CR-4 Collegetown Area Form District (CAFD) and had previous received Design Review. This has been determined to be an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act (“SEQRA”) for which the Lead Agency made a Negative Declaration of Environmental Significance on September 24, 2019. The applicant has revised the project and will be seeking design review, an amended negative declaration and site plan approval for the revised layout in January 2020.</td>
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<td>Project materials are available for download from the City website and are updated regularly:</td>
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<td><a href="https://www.cityofithaca.org/DocumentCenter/Index/1090">https://www.cityofithaca.org/DocumentCenter/Index/1090</a></td>
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<td>B Project: Carpenter Circle Project</td>
<td>Applicant Presentation 7:00</td>
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<td>Location: Carpenter Park Road</td>
<td>Board Q&amp;A 7:10</td>
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<td>Applicant: Andrew Bodewes for Park Grove Realty LLC</td>
<td>Board Discussion 7:15</td>
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<td>Actions:</td>
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<td>- Architecture (Medical Building)</td>
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<td>- Community Gardens</td>
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<td>Project Description: The project seeks to develop the existing 10.8-acre parcel located adjacent to Route 13 and off of Third Street. The parcel currently contains 2.1 acres of community gardens, an access road (Carpenter Circle Road), and one storage building to be removed. The proposal includes Building A, a 64,000 SF medical office building; Buildings B &amp; C, two mixed-use buildings which will include ground-level retail/restaurant/commercial uses of 23,810 SF, interior parking, 166 market-rate apartment units, and 4,652 SF of amenity space; and Building D, a residential building offering +/-42 residential units for residents earning 50-60% AMI. Site amenities will include public spaces for residents and visitors, bike parking, transit access for TCAT, open green space, a playground, and access to the Ithaca Community Gardens. The project includes 187 internal parking spaces within Buildings B and C, 349 surface parking spaces, and an internal</td>
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road network with sidewalks and street trees. The Project Sponsor is seeking a Break in Access from NYS DOT to install an access road off of Route 13. The property is located in the Market District; however, the applicant has applied to Common Council for a Planned Unit Development (PUD). The project will require subdivision into four lots to separate each program element, resulting in Lot 1 measuring 2.086 acres and containing Building A, Lot 2 measuring 5.758 acres and containing Buildings B & C, Lot 3 measuring 2.12 acres and containing the community gardens, and Lot 4 measuring .833 acres and containing Building D. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(d), (i), (k), and (B)(6) and (B)(a) and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(11).

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

Project Description: The applicant proposes to construct a six-story building with a 7,038 SF footprint, ground floor retail, and 56 student apartments on floors two through six. The project includes a partially

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covered outdoor plaza area on land partially owned by Cornell. Project development will require the removal of the existing four-story building known as the Chacona Block, as well as the existing outdoor patio and retaining walls. The parcel is in the MU-2 Collegetown Area Form District (CAFD) and requires Design Review. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(h)(4), (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(9).

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1101

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

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

F 120 E Green Street – Green Garage Redevelopment – Asteri – Sketch Plan 9:00

G 102 Willard Way – Chabad House Addition – Sketch Plan 9:15

7 Zoning Appeals 9:30

- # 3150 – 238 Dryden Road, Area Variance
- # 3151 – 214 Eddy Street, Area Variance

8 Old/New Business 9:40

- Waterfront Design Guidelines

9 Reports 9:50

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

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.

10 Adjournment 10:10

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Project Review Committee Notes for Thursday January 16, 2020

**Project Name: 126 College Ave – Student Housing**
Staff explained that the project had been approved in 2017 – but the approval had expired. Applicant described the changes to the project. The reason for the tree removal is 1) proximity to the proposed retaining wall and 2) proximity to the sewer line that runs through the backyard. The applicant said that there is was documentation about the poor health of the trees form the City Forester & an arborist. Committee members and staff are concerned about the loss of trees, particularly in Collegetown. Asked why the applicant cannot hook up to the new sewer line in College Ave – applicant responded it would require a pump system and be too expensive.

- Need documentation from City Forester & arborist about trees
- Staff to confirm that backyard sewer will not be phased out.

**Project Name: Mixed Use Student Housing for 411-415 College Ave**
Team went over outstanding items in FEAF Part 3.
- Need monitoring statement
- Need letter from Elwyn Palmer about need for monitoring and applicant’s intention to monitor.
- SWWPP narrative has been provided
- Bird mitigations - exact mitigation has not been finalized. Options to be presented. Will include film of patterning on glass. Applicant to submit list of options and document final choice at a later time.
- Construction impacts/transportation. Applicant not redesigning the intersection but willing to participate in the discussion at a later time. Staff noted that it is too bad that it can’t be done as part of this project since it has been wanted for an extended period of time.
- Applicant will submit final construction staging plan and work zone traffic plan reviewed by CU city & TCAT. Staff noted that TCAT has stated that they can manage the temporary road changes.
- Applicant stated that they may hold deliveries for in between classes.
- Contractor parking- applicant needs to demonstrate effort to provide a remote lot for all contractor parking.

**Project Name: 238 Dryden Road- Student Housing**
- One tree removed from previous landscape plan – added two ornamental trees
- Committee members felt that the balcony position is better in the revised proposal
- Committee members felt that the aesthetic changes are minor and therefore no new Design Review is needed.
- Engineering comment regarding the position of the retaining wall: wall was moved to the east based on PB comments that the entrance looked too driveway-like
- Want smaller address numbers – specify a size – 8-12” maximum
**Project Name: Carpenter Circle Mixed Use Development**

The project team went over the design of the medical office building (MOB) and showed material samples:

- Will provide and updated renderings of the building as seen from the west end of Cascadilla St. as well as night renderings.
- Need a roof plan & details of rooftop mechanicals- including screening – applicant will provide this.
- Discussion about vertical frosted -glass sunshades. Need more information to understand how these will look. Need to see a mock-up or similar visual
- Applicant explained the windows are designed to accommodate future renovation- and relocation.
- Lighting on the base not yet designed but will be limited
- Signage will be a discussion item
- There are some site changes and expanded landscaping related to MOB.

Team presented the garden layout:

- Will submit fence layout diagram color coded with types and gates
- Height of fence needed to deter deer
- Materials of fence needed deter groundhogs and rabbits
- Fence will be open mesh
- Existing chain link will be reused on the ground as a groundhog deterrent
- Will submit fence diagram showing locations of gates and types of fencing
- Final fence design has not been determined
- Translucent will look frosted need mock-up
- Questions were asked about potential programing associated with residential buildings. The applicant said they would advertise events to residents and that residents are free to apply for plots.
- Want to see more garden/landscape development of the space between the west gardens and the residential-only building. May be a garden compost drop site and house the master composting program.

Committee members asked that hard copies of the Design guidelines be made available at meetings.
WHEREAS: on September 24, 2019, the City of Ithaca Planning and Development Board determined that the proposed apartment building project “238 Dryden Road” — consisting of the site plan and variance — at 232-236 Dryden Road would 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 provisions of Part 617 of the State Environmental Quality Review Act, and

WHEREAS: the project consists of the construction of a four-story building with eight apartments and associated site improvements. The .777-acre project site contains two recently-completed apartment buildings. Site development requires the removal of existing landscaped areas and the removal, relocation, or upgrading of water and sewer lines within Summit Avenue. Site improvements will include retaining walls, landscaping, walkways, and exterior bike racks. Parking for bikes will be provided inside the buildings. The project site is in the CR-4 Collegetown Area Form District (CAFD) and requires Design Review. As no parking is proposed for the project, the applicant will submit a Transportation Demand Management Plan (TDMP) for approval by the Planning Board in accordance with district regulations. The project requires area variances, and

WHEREAS: this has been determined to be an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act and is subject to environmental review, and

WHEREAS: the City of Ithaca Planning and Development Board, being the local agency which has primary responsibility for approving and funding or carrying out the action, did on July 24 2019, declare itself Lead Agency for the environmental review of the project, and

WHEREAS: After filing of the Negative Declaration, the applicant was required to alter the design to address fire access. Changes include extending the paving at the southern end of Summit Avenue, altering the building footprint and exterior arrangement of building features, and making additional minor site adjustments to accommodate the new spatial arrangement. The new arrangement triggered a revised appeal for area variances and, as stated above, will require a routine variance from the Regional NYS Board of Code Review for fire access, and

WHEREAS: in accordance with §176-7 E. of CEQR and §617.7(e) of SEQRA, the City of Ithaca Planning and Development Board acting as Lead Agency has determined that (1) new information has been discovered and (2) a change in circumstances related to the project has arisen that was not previously considered, and the Lead Agency has determined that no significant adverse impact will occur, and

WHEREAS: the Board, acting as Lead Agency in environmental review, has on January 28, 2020 reviewed and accepted as adequate the new information consisting of: a revised Full Environmental Assessment Form (FEAF), Part1, submitted by the applicant and Parts 2 and 3, prepared by Planning staff; the following revised drawings: “Site Layout Plan (L101)” and “Planting Plan (L104)” dated 12-3-19, “Demo Plan (D100)” dated 12-18-19, “Site Perspective 1 (A1)” and “Site Perspective 2 (A2)”, “Elevation South (A201)”, elevation North (A202)”, “Elevation East (A203)” and “Elevation West (A204)” dated 12-4-19, and “Floor Plan (A101)” dated 12-20-19 and a;; prepared by Stream Collaborative, and other supporting materials, now therefore be it
RESOLVED: that the City of Ithaca Planning and Development Board does hereby amend the Negative Declaration issued on September 24, 2019 to include the above-mentioned information in the environmental record, and be it further

RESOLVED: that based on all supporting documentation, the City of Ithaca Planning and Development Board does hereby determine that the proposed apartments (238 Dryden Road) located at 232-236 Dryden Road 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 provisions of Part 617 of the State Environmental Quality Review Act.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
PROJECT DESCRIPTION
The applicant is proposing to construct a 4 story apartment building and associated site improvements on a vacant portion of a .777 acre (33,846 sf) lot shared with 2 other apartment buildings. The building will contain 8 dwelling units with 16 bedrooms. Site development requires the removal of existing landscaped areas and the removal, relocation, or upgrading of water and sewer lines within Summit Avenue. Site improvements will include retaining walls, landscaping, walkways, and exterior bike racks. Parking for bikes will be provided inside the buildings. The project site is in the CR-4 Collegetown Area Form District (CAFD) and requires Design Review. As no parking is proposed for the project, the applicant must submit a Transportation Demand Management Plan (TDMP) for approval by the Planning Board in accordance with district regulations. The project requires area variances for rear yard setback and lot coverage and greenspace requirements. The project will also require a routine variance from the Regional NYS Board of Code Review for fire access.

This has been determined to be an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act for which Planning Board, acting as Lead Agency, made a negative declaration of environmental significance on September 24, 2019.

After filing of the Negative Declaration, the applicant was required to alter the design to address fire access. Changes include extending the paving at the southern end of Summit Avenue, altering the building footprint and exterior arrangement of building features, and making additional minor site adjustments to accommodate the new spatial arrangement. The new arrangement triggered a revised appeal for area variances and, as stated above, will require a routine variance from the Regional NYS Board of Code Review for fire access.

In accordance with §176-7 E. of CEQR and §617.7(e) of SEQRA, the Lead Agency decided to amend this negative determination in order to consider the new information in the environmental review.

IMPACT ON LAND
The project is on a vacant portion of a .777 acre (33,846sf) site that contains two apartment buildings, landscaping walkways, a bioretention and other site amenities. The project will disturb approximately 10,600 SF and result in an increase of 2,500 SF 2,788 SF of impervious surface, an increase of 288 SF from the previously proposed design.

The applicant has submitted a letter/report to Noah Demarest of Stream Collaborative from Michael Palmer Ph.D. PE of Elwyn Palmer Consulting Engineers PLLC dated April 4, 2017 concerning subsurface exploration at 232-238 Dryden Road. The letter concludes the following:

...... While we had anticipated finding bedrock at shallower depths this was not the case. Based on the early findings of the exploration and the consistent findings that followed in the remainder of the borings we recommended to Mr. Fox the use a deep foundation system such as timber piles or 8 inch diameter steel pipe piles. The piles will bear in either the stiffer soil overlying the rock or on
the bedrock. Based on the proposed layout of the building we anticipate piles being in the 30-45 ft range for length. We believe this will be an economical solution and due to the loose consistency of the soil overlying the rock should be installed quickly and without much driving disturbance.

See Impacts to Noise and Odor for mitigations for foundation construction.

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

IMPACT ON SURFACE WATER
There is no surface water located on the site.

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

IMPACT ON GROUNDWATER
The applicant has submitted a letter/report to Noah Demarest of Stream Collaborative from Michael Palmer Ph.D. PE of Elwyn Palmer Consulting Engineers PLLC dated April 4, 2017 concerning subsurface exploration at 232-238 Dryden Road. Based on information provided in the letter depth to groundwater is 9-21’ below the surface. The letter states,

*Boring B4 noted soils as being wet at 4.5 ft but not saturated until 21.5 ft. There may be some perched water in this location. Based on the findings we don’t anticipate groundwater being an issue during construction but contractors should be prepared with groundwater control measures.*

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

IMPACT ON FLOODING
The project site is not located in a 100- or 500-year flood zone

The applicant has submitted a Basic Stormwater Pollution Prevention Plan (SWPPP) dated June 14, 2019 and prepared by T.G. Miller P.C. The report states that the project will disturb approximately 10,600 SF and result in an increase of impervious surface of approximately 2,500 SF, 2,788 SF of impervious surface over existing conditions, an increase of 288 SF from the previously proposed design.

Changes to the existing stormwater system to accommodate the new building will include removal of the bioretention area at the end of Summit Ave, a new storm service to pipe runoff to the City system, new inlets north of the building and a new buried sand filter practice to treat stormwater before release into the City stormwater system. Location and details of the on-site system are shown on drawings titled “Site
Utility Plan (C103)” and “Details (C202)” prepared by TG Miller P.C. and dated 6/14/19. Based on information provided by the applicant in materials dated 12-11-19, there are no expected changes to the utility layout as a result of project changes. The Lead Agency recognizes that approval and monitoring of the SWPPP is under the jurisdiction of the City Stormwater Management Officer.

The Lead Agency has determined that based on the information above and with adherence to stormwater practices in the approved SWPPP, no significant impact is anticipated.

**IMPACTS ON AIR**

According to information provided by the applicant, construction is projected to last approximately 12 months. Excavation and preparation of foundations additionally create the potential for increased airborne dust and dirt particles. Impacts to air quality will be limited to the period associated with construction 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;
- Requiring construction trucks to be covered; and
- Prohibiting burning of debris on site.

The Lead Agency has determined that with the mitigation measures during construction identified above, no significant impact to air is anticipated.

**IMPACT ON PLANTS AND ANIMALS**

Site development will require the removal of existing trees and shrubs on the slope as shown in the Demo Plan (D100) dated 9-3-19 and updated on 12-18-19 and prepared by Stream Collaborative. The applicant had proposed new landscaping including three shade trees and four ornamental trees as well as other plantings. The revised layout and fire access needs required replacement of the two previously proposed shade trees with two smaller ornamental trees as seen in the revised drawing titled “Planting Plan (L104)” dated 12-18-19.

Based on the information provided above, the Lead Agency has determined no significant impact to plants and animals is anticipated.
IMPACT ON AGRICULTURAL RESOURCES
The project site is not in or adjacent to an agricultural area.

Based on the information provided above, the Lead Agency has determined no significant impact to agricultural resources is anticipated.

IMPACT ON AESTHETIC RESOURCES
According to the Tompkins County Scenic Resource Views, there are no scenic resources located adjacent to or in vicinity of the Project Site. Additionally, there are no locally identified scenic resources located near the project site.

The project is in the CAFD and is subject to the Collegetown Design Guidelines and Design Review. Design Review was conducted at the August 27 meeting of the Planning Board. The Board reviewed elevations dated 8-16-19 and 8-21-19 and had the following comments and requests:

- Although corrugated metal is not a recommended building material, Board members approved its use because it is not extensive and is balanced by other materials such as wood and metal paneling.
- The applicant agreed that the ceiling of the balconies would have roofs similar to the other building on the site, and would not be exposed beams.
- The Board requested a visualization and sample of the material for the retaining walls on Dryden Road.
- The Board requested more information/visualizations of the front entry area to better understand its design and purpose.
- Applicant must verify if the rooftop mechanicals are visible from the street.

The applicant has submitted revised renderings and building elevations dated 12-4-19. New elevations show changes to the north, west and east building facades, including changes to the location of balconies at the rear of the building. As demonstrated in “Site Layout Plan (L101)” 12-3-19, the distance between the two retaining walls at the Dryden Road entrance to the building has been decreased to address Board concerns. Based on information provided by the applicant, no changes to building materials are proposed. After reviewing the above reference drawings, the Lead Agency has determined that the proposed changes are consistent with the Collegetown Design Guidelines and their previous Design Review. The Applicant has agreed to address the unsatisfied bullet points above and to limit the size of the building numbers to 8-12” tall.

Based on the information above, the Lead Agency has determined that no significant impacts to aesthetic resources is anticipated.
IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES
The site is not located within a historic district, and the existing site is not designated at the local or state level as an historic resource.

Based on the information provided above, the Lead Agency has determined no significant impact on historic and archaeological resources is anticipated.

IMPACT ON OPEN SPACE AND RECREATION
The project does not contain any public open space.

Based on the information above, the Lead Agency has determined that no significant impact to open space and recreation is anticipated.

IMPACT ON CRITICAL ENVIRONMENTAL AREAS
There are no critical environmental areas located within the City of Ithaca. However, Tompkins County identifies Unique Natural Areas ("UNAs") throughout the county, which are part of the landscape that has outstanding geological and environmental qualities, such as special natural communities, or plants and animals that are rare or scarce elsewhere in the county or region. A UNA is not a regulatory designation and does not provide legal protection for an area, but signals that special resources may exist that require project modification.

The closest UNA to the project site is UNA #136 - Cascadia Gorge, which is 200 feet from the northernmost boundary of the project site and 300 feet from the portion of the site proposed for new development. The project site slopes away from the UNA and the area between it and the UNA is highly developed with roads and buildings.

As a result of the information provided above the Lead Agency has determined no significant impact to Critical Environmental Areas is anticipated.

IMPACT ON TRANSPORTATION
Construction Impacts:
Construction is projected to last approximately 12 months. Approximately +/- 1,100 CY of material is expected to be excavated and hauled off the site as a result of excavating for the building foundations. Assuming the use of a 12 CY haul truck, this equates to about 92 truckloads.

The project is adjacent to the Cascadilla School, a day and boarding high school serving students grades nine through twelve. The campus consists of 3 buildings: one academic building with 9 classrooms and two dorms. Enrollment is approximately 50 students of which 30-50% are boarders. The school follows the New York State public school academic calendar.
The applicant has submitted a drawing titled “Construction Plan (G100)” dated 6-10-19 and prepared by Stream Collaborative showing a materials storage area at the end of Summit Ave behind the proposed building and adjacent to one of the recently built apartment buildings. The drawing also indicates that the sidewalk fronting Dryden Road will be fenced during construction and that the street frontage will be used for deliveries and unloading. This plan would minimize impacts to Cascadilla School as it separates construction activities from dorm and the school. Pedestrians would be impacted by closure of the sidewalk. The proposed arrangement is subject to approval by the Ithaca Fire Department and likely requires permission of adjacent property owners for use of Summit Ave.

The Lead Agency recognizes that all work in or affecting public rights of way will require a street permit from the City Engineering Department. The permit will dictate access requirements and repair or replacement of impacted city property. The Lead Agency has the following concerns:

- Maintenance of pedestrian access and potential road closures during excavation, shoring and construction.
- Traffic impacts resulting from excavation hauling.
- Construction deliveries and staging.
- Contractor parking. The majority of workers should be required to park at a remote off-site location outside of the Collegetown area. The applicant should provide documentation of this arrangement. Contractors should insure that workers will not impede Cascadilla School activities, particularly staff parking.

Project impacts (Non-construction related):

The project site is in the CR-4 Collegetown Area Form District (CAFD). District regulations state that if no parking is provided the applicant must either: (1) obtain a variance for relief of parking requirements; or (2) demonstrate full compliance with the NYS Building Code or Residential Code for new construction and implement a Transportation Demand Management Plan (TDMP) that is approved by the Planning Board. The applicant has provided a Transportation Demand Management Plan in application materials dated 9-4-19 that has the following components:

- There is no parking being constructed or bundled with the cost of the living unit.
- The building will have a bike storage room for residents, and outdoor bike parking for visitors in compliance with site plan review requirements.
- Every qualifying tenant will be provided with a membership to Ithaca Carshare as a part of their lease (subject to approval of each individual member by Carshare). There are multiple cars available directly in Collegetown and across the City of Ithaca.
- Tenants will be provided with information about where to park their car should they choose to own one while they are living in Ithaca.
- Tenants will be provided with information regarding the city’s policy for on-street parking and consequences for violations including ticketing, towing and booting.
In addition, the project maintains a needed pedestrian connection from Dryden Road to Summit Ave.

As a result of the information provided above, the Lead Agency has determined that no significant impact on traffic is anticipated.

**IMPACT ON ENERGY**

The applicant has submitted the following information regarding energy use and conformance to the Tompkins County Recommendations for New Construction (2018).

1. Energy Star.
   - The project will include water fixtures that meet EPA’s Water Sense requirements.
   - All permanent appliances will be Energy Star rated.

   - Air sourced heat pumps will be used throughout the building.
   - Electric water heaters will be used

3. Renewables.
   - Roof surfaces are solar receptive to the extent possible, however, we are not providing solar panels as part of this project due to cost constraints.

4. Energy-efficient building design.
   - The building has been designed with a window-to-wall ratio of less than 25%.
   - The overall building shape is simple.
   - The final R-value of the insulation has not been determined at this time, but it is our intent to achieve an increase in R-value over code.
   - Best practices will be used for air sealing to minimize infiltration and stack effects.

For buildings over 20 units: (Though only 8 units are proposed there are some items we intend to meet.)

5. Lighting controls and high-efficient lighting technology
   - LED lighting will be used throughout the project
   - Occupancy sensors will be used in common areas and photo sensors will be used for exterior lighting.

6. High-efficiency heating and cooling systems
   - Heating and cooling systems will be located in conditioned space.
Energy recovery ventilation will be used where required.
If ductwork is used for the heating/cooling system, it will be leak-tested and sealed as necessary.

7. Whole building energy modeling

Whole building modeling will not be completed. However, ComCheck will be performed to show code compliance with code energy requirements.

As a result of the information provided above, the Lead Agency has determined that no significant impact to energy is anticipated.

IMPACT ON NOISE, ODOR, AND LIGHT

Based on information provided by the applicant construction will last approximately 12 months and will include deep foundations. The project is in a densely developed residential area and is adjacent to the Cascadilla School, a day and boarding high school serving students grades nine through twelve. The campus consists of 3 buildings: one academic building with 9 classrooms and two dorms. Enrollment is approximately 50 students of which 30-50% are boarders. The school follows the New York State public school academic calendar.

Noise producing construction activities, especially foundation work, will temporarily affect residents in the immediate area.

The following is proposed to mitigate any potential impacts foundation work:

- Building condition surveys of adjacent properties prior to construction
- Continuous vibration monitoring during construction by an independent vibration monitoring engineer
- Surveys of existing adjacent construction for level control prior to and during construction
- Strict compliance with the City ordinance for construction operations, including allowable work days and work hours
- Noise monitoring during pile driving operations

The applicant has agreed to make every attempt to complete pile driving during school breaks and to limit noise producing construction activity to the hours of 7:30 A.M to 7:30 P.M. Monday through Friday, and Saturday 9:00 A.M. to 7:30 P.M. with prior notification of the Planning Director. Pile driving should be limited to the hours of 9:00 AM to 4:30 P.M. Monday through Friday.
IMPACT ON HUMAN HEALTH
The applicant submitted a Phase 1 Environmental Site Assessment dated April 2017 and prepared by GeoLogic NY Inc. The study found no evidence of recognized environmental conditions in connection with the Property.

As a result of the information and mitigation measures provided above, the Lead Agency has determined no significant impact to human health is anticipated.

CONSISTENCY WITH COMMUNITY PLANS
The project requires area variances for rear yard setback and lot coverage and greenspace requirements. As stated below, the Lead Agency finds that the project is consistent with the goals of the Collegetown Plan and the CAFDs and is appropriate urban infill on a small site.

Based on information provided by the applicant in the project narrative dated 9/4/19, City water and sewer mains will be relocated and upgraded to accommodate the new building. The project has been reviewed by the City Fire Chief and will require approval by the Ithaca Fire Department to insure that it meets all life safety and requires a routine variance from the Regional NYS Board of Code Review for fire access before a Certificate of Occupancy will be issued.

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

CONSISTENCY WITH COMMUNITY CHARACTER
The project site is in a densely developed area near the central core of Collegetown. The immediate area is primarily residential, characterized by a large variety of predominantly older multi-family student residences as well as larger institutional buildings. The project site is in the CR-4 Collegetown Area Form District (CAFD). The CAFDs were created to produce a dynamic urban environment in which uses reinforce each other and promote an attractive, walkable neighborhood. The Lead agency has determined that the project meets the goals stated above.

Based on the information provided above, the Lead Agency has determined that no significant impact to community character is anticipated.

Prepared by: Lisa Nicholas, Deputy Director of Planning, AICP
Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project: 818 Dryden Road
Date: 9-4-19 1-28-20

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency’s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:
- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

### 1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1.D.1)

*If “Yes”, answer questions a - j. If “No”, move on to Section 2.*

<table>
<thead>
<tr>
<th>Relevant Part 1 Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may involve construction on land where depth to water table is less than 3 feet. E2d</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may involve construction on slopes of 15% or greater. E2f</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface. E2a</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material. D2a</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may involve construction that continues for more than one year or in multiple phases. D1e</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides). D2e, D2q</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed action is, or may be, located within a Coastal Erosion hazard area. B1i</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other impacts:</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
2. Impact on Geological Features
The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

If “Yes”, answer questions a - c. If “No”, move on to Section 3.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Identify the specific land form(s) attached: ___________________________</td>
<td>E2g</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: ___________________________</td>
<td>E3c</td>
<td>□</td>
</tr>
<tr>
<td>c. Other impacts: ___________________________</td>
<td></td>
<td>□</td>
</tr>
</tbody>
</table>

3. Impacts on Surface Water
The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

If “Yes”, answer questions a - l. If “No”, move on to Section 4.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may create a new water body.</td>
<td>D2b, D1h</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.</td>
<td>D2b</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.</td>
<td>D2a</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.</td>
<td>E2h</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.</td>
<td>D2a, D2h</td>
<td>□</td>
</tr>
<tr>
<td>f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.</td>
<td>D2c</td>
<td>□</td>
</tr>
<tr>
<td>g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).</td>
<td>D2d</td>
<td>□</td>
</tr>
<tr>
<td>h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.</td>
<td>D2e</td>
<td>□</td>
</tr>
<tr>
<td>i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.</td>
<td>E2h</td>
<td>□</td>
</tr>
<tr>
<td>j. The proposed action may involve the application of pesticides or herbicides in or around any water body.</td>
<td>D2q, E2h</td>
<td>□</td>
</tr>
<tr>
<td>k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.</td>
<td>D1a, D2d</td>
<td>□</td>
</tr>
</tbody>
</table>
4. **Impact on groundwater**

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

*If “Yes”, answer questions a - h. If “No”, move on to Section 5.*

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.</td>
<td>D2c</td>
<td></td>
</tr>
<tr>
<td>b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:</td>
<td>D2c</td>
<td></td>
</tr>
<tr>
<td>c. The proposed action may allow or result in residential uses in areas without water and sewer services.</td>
<td>D1a, D2c</td>
<td></td>
</tr>
<tr>
<td>d. The proposed action may include or require wastewater discharged to groundwater.</td>
<td>D2d, E2i</td>
<td></td>
</tr>
<tr>
<td>e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.</td>
<td>D2c, E1f, E1g, E1h</td>
<td></td>
</tr>
<tr>
<td>f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.</td>
<td>D2p, E2i</td>
<td></td>
</tr>
<tr>
<td>g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.</td>
<td>E2b, D2q, E2i, D2c</td>
<td></td>
</tr>
<tr>
<td>h. Other impacts:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5. **Impact on Flooding**

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

*If “Yes”, answer questions a - g. If “No”, move on to Section 6.*

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in development in a designated floodway.</td>
<td>E2i</td>
<td></td>
</tr>
<tr>
<td>b. The proposed action may result in development within a 100 year floodplain.</td>
<td>E2j</td>
<td></td>
</tr>
<tr>
<td>c. The proposed action may result in development within a 500 year floodplain.</td>
<td>E2k</td>
<td></td>
</tr>
<tr>
<td>d. The proposed action may result in, or require, modification of existing drainage patterns.</td>
<td>D2b, D2c</td>
<td></td>
</tr>
<tr>
<td>e. The proposed action may change flood water flows that contribute to flooding.</td>
<td>D2b, E2i, E2j, E2k</td>
<td></td>
</tr>
<tr>
<td>f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?</td>
<td>E1e</td>
<td></td>
</tr>
</tbody>
</table>
6. **Impacts on Air**

   The proposed action may include a state regulated air emission source.

   (See Part 1. D.2.f., D.2.h, D.2.g)

   If "Yes", answer questions a-f. If "No", move on to Section 7.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. More than 1000 tons/year of carbon dioxide (CO₂)</td>
<td>D2g</td>
<td>☑</td>
</tr>
<tr>
<td>ii. More than 3.5 tons/year of nitrous oxide (N₂O)</td>
<td>D2g</td>
<td>☑</td>
</tr>
<tr>
<td>iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)</td>
<td>D2g</td>
<td>☑</td>
</tr>
<tr>
<td>iv. More than .045 tons/year of sulfur hexafluoride (SF₆)</td>
<td>D2g</td>
<td>☑</td>
</tr>
<tr>
<td>v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions</td>
<td>D2g</td>
<td>☑</td>
</tr>
<tr>
<td>vi. 43 tons/year or more of methane</td>
<td>D2h</td>
<td>☑</td>
</tr>
<tr>
<td>b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.</td>
<td>D2g</td>
<td>☑</td>
</tr>
<tr>
<td>c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU’s per hour.</td>
<td>D2f, D2g</td>
<td>☑</td>
</tr>
<tr>
<td>d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.</td>
<td>D2g</td>
<td>☑</td>
</tr>
<tr>
<td>e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.</td>
<td>D2s</td>
<td>☑</td>
</tr>
<tr>
<td>f. Other impacts: Construction impacts only</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

7. **Impact on Plants and Animals**

   The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)

   If "Yes", answer questions a-f. If "No", move on to Section 8.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.</td>
<td>E2o</td>
<td>☑</td>
</tr>
<tr>
<td>b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.</td>
<td>E2o</td>
<td>☑</td>
</tr>
<tr>
<td>c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.</td>
<td>E2p</td>
<td>☑</td>
</tr>
<tr>
<td>d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.</td>
<td>E2p</td>
<td>☑</td>
</tr>
</tbody>
</table>
e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.

f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.

Source:

- E3c

- E2a

- E2m

- E1b

- D2q

- Other impacts: Existing vegetation including a retention area will be removed.

---

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)

If “Yes”, answer questions a - h. If “No”, move on to Section 9.

<table>
<thead>
<tr>
<th>Relevance</th>
<th>Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td>E2c, E3b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b.</td>
<td>E1a, E1b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c.</td>
<td>E3b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d.</td>
<td>E1b, E3a</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e.</td>
<td>E1a, E1b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>f.</td>
<td>C2c, C3, D2c, D2d</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>g.</td>
<td>C2c</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>h.</td>
<td>Other impacts:</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
9. **Impact on Aesthetic Resources**

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

*If "Yes", answer questions a - g. If "No", go to Section 10.*

<table>
<thead>
<tr>
<th>a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>E3h</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.

<table>
<thead>
<tr>
<th>b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>E3h, C2b</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

c. The proposed action may be visible from publicly accessible vantage points:

i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)

ii. Year round

<table>
<thead>
<tr>
<th>c. The proposed action may be visible from publicly accessible vantage points:</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round</td>
<td>E3b</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

d. The situation or activity in which viewers are engaged while viewing the proposed action is:

i. Routine travel by residents, including travel to and from work

ii. Recreational or tourism based activities

<table>
<thead>
<tr>
<th>d. The situation or activity in which viewers are engaged while viewing the proposed action is:</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities</td>
<td>E3h, E2q, E1o</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.

<table>
<thead>
<tr>
<th>e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>E3h</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

f. There are similar projects visible within the following distance of the proposed project:

- 0-1/2 mile
- 1/2-3 mile
- 3-5 mile
- 5+ mile

<table>
<thead>
<tr>
<th>f. There are similar projects visible within the following distance of the proposed project:</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>D1a, E1a, D1f, D1g</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

g. Other impacts:

<table>
<thead>
<tr>
<th>g. Other impacts:</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

10. **Impact on Historic and Archeological Resources**

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.c, f. and g.)

*If "Yes", answer questions a - e. If "No", go to Section 11.*

<table>
<thead>
<tr>
<th>a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>E3e</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office's (SHPO) archaeological site inventory.

<table>
<thead>
<tr>
<th>b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>E3f</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.

*Source:*

<table>
<thead>
<tr>
<th>c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>E3g</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
d. Other impacts:

If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:

i. The proposed action may result in the destruction or alteration of all or part of the site or property.

ii. The proposed action may result in the alteration of the property's setting or integrity.

iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.

<table>
<thead>
<tr>
<th></th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>E3e, E3g, E3f</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>E3e, E3f, E3g, E1a, E1b</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>E3e, E3f, E3g, E3b, C2, C3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

11. Impact on Open Space and Recreation
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

<table>
<thead>
<tr>
<th></th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>a. The proposed action may result in an impairment of natural functions, or &quot;ecosystem services&quot;, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.</td>
<td>D2e, E1b, E2h, E2m, E2o, E2n, E2p</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. The proposed action may result in the loss of a current or future recreational resource.</td>
<td>C2a, E1c, C2c, E2q</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c. The proposed action may eliminate open space or recreational resource in an area with few such resources.</td>
<td>C2a, C2c, E1c, E2q</td>
<td></td>
</tr>
<tr>
<td></td>
<td>d. The proposed action may result in loss of an area now used informally by the community as an open space resource.</td>
<td>C2c, E1c</td>
<td></td>
</tr>
<tr>
<td></td>
<td>e. Other impacts:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

12. Impact on Critical Environmental Areas
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

<table>
<thead>
<tr>
<th></th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.</td>
<td>E3d</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.</td>
<td>E3d</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c. Other impacts:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. (See Part 1. D.2.j)

*If “Yes”, answer questions a - f. If “No”, go to Section 14.*

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Projected traffic increase may exceed capacity of existing road network.</td>
<td>D2j</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.</td>
<td>D2j</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action will degrade existing transit access.</td>
<td>D2j</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action will degrade existing pedestrian or bicycle accommodations.</td>
<td>D2j</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action may alter the present pattern of movement of people or goods.</td>
<td>D2j</td>
<td>□</td>
</tr>
<tr>
<td>f. Other impacts:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>


The proposed action may cause an increase in the use of any form of energy. (See Part 1. D.2.k)

*If “Yes”, answer questions a - e. If “No”, go to Section 15.*

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action will require a new, or an upgrade to an existing, substation.</td>
<td>D2k</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.</td>
<td>D1f, D1g, D2k</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.</td>
<td>D2k</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.</td>
<td>D1g</td>
<td>□</td>
</tr>
<tr>
<td>e. Other Impacts:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. (See Part 1. D.2.m., n., and o.)

*If “Yes”, answer questions a - f. If “No”, go to Section 16.*

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may produce sound above noise levels established by local regulation.</td>
<td>D2m</td>
<td>✔</td>
</tr>
<tr>
<td>b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.</td>
<td>D2m, E1d</td>
<td>✔</td>
</tr>
<tr>
<td>c. The proposed action may result in routine odors for more than one hour per day.</td>
<td>D2o</td>
<td>✔</td>
</tr>
</tbody>
</table>
d. The proposed action may result in light shining onto adjoining properties. | D2n | ☒ | ☐

e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions. | D2n, E1a | ☒ | ☐

f. Other impacts: Temporary Construction impacts

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
</table>
| a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community. | E1d | ☒ | ☐
| b. The site of the proposed action is currently undergoing remediation. | E1g, E1h | ☒ | ☐
| c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action. | E1g, E1h | ☒ | ☐
| d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction). | E1g, E1h | ☒ | ☐
| e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health. | E1g, E1h | ☒ | ☐
| f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health. | D2t | ☒ | ☐
| g. The proposed action involves construction or modification of a solid waste management facility. | D2q, E1f | ☒ | ☐
| h. The proposed action may result in the unearthing of solid or hazardous waste. | D2q, E1f | ☒ | ☐
| i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste. | D2r, D2s | ☒ | ☐
| j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste. | E1f, E1g | ☒ | ☐
| k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures. | E1f, E1g | ☒ | ☐
| l. The proposed action may result in the release of contaminated leachate from the project site. | D2s, E1f, D2r | ☒ | ☐

m. Other impacts: ________________________________
17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1.C.1, C.2, and C.3.)

If “Yes”, answer questions a - h. If “No”, go to Section 18.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).</td>
<td>C2, C3, D1a, E1a, E1b</td>
<td>☑</td>
</tr>
<tr>
<td>b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.</td>
<td>C2</td>
<td>☑</td>
</tr>
<tr>
<td>c. The proposed action is inconsistent with local land use plans or zoning regulations.</td>
<td>C2, C2, C3</td>
<td>☑</td>
</tr>
<tr>
<td>d. The proposed action is inconsistent with any County plans, or other regional land use plans.</td>
<td>C2, C2</td>
<td>☑</td>
</tr>
<tr>
<td>e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.</td>
<td>C3, D1c, D1d, D1f, D1d, E1b</td>
<td>☑</td>
</tr>
<tr>
<td>f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.</td>
<td>C4, D2c, D2d, D2j</td>
<td>☑</td>
</tr>
<tr>
<td>g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)</td>
<td>C2a</td>
<td>☑</td>
</tr>
<tr>
<td>h. Other: Action requires area variances</td>
<td></td>
<td>☑</td>
</tr>
</tbody>
</table>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1.C.2, C.3, D.2, E.3)

If “Yes”, answer questions a - g. If “No”, proceed to Part 3.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.</td>
<td>E3e, E3f, E3g</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may create a demand for additional community services (e.g., schools, police and fire)</td>
<td>C4</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.</td>
<td>C2, C3, D1f, D1g, E1a</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.</td>
<td>C2, E3</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action is inconsistent with the predominant architectural scale and character.</td>
<td>C2, C3</td>
<td>☐</td>
</tr>
<tr>
<td>f. Proposed action is inconsistent with the character of the existing natural landscape.</td>
<td>C2, C3, E1a, E1b, E2g, E2h</td>
<td>☐</td>
</tr>
<tr>
<td>g. Other impacts:</td>
<td></td>
<td>☐</td>
</tr>
</tbody>
</table>
Instructions for Completing Part 1

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

### A. Project and Applicant/Sponsor Information.

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>238 Dryden Rd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a general location map):</td>
<td>South end of Summit Ave adjacent to Dryden Rd</td>
</tr>
<tr>
<td>Brief Description of Proposed Action (include purpose or need):</td>
<td>See attached project description</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Applicant/Sponsor:</th>
<th>Telephone: 607-269-7300</th>
</tr>
</thead>
<tbody>
<tr>
<td>Visum Development</td>
<td>E-Mail: <a href="mailto:Todd@visumdevelopment.com">Todd@visumdevelopment.com</a></td>
</tr>
<tr>
<td>Address: 119 S Cayuga St</td>
<td></td>
</tr>
<tr>
<td>City/PO: Ithaca</td>
<td>State: NY</td>
</tr>
<tr>
<td>Zip Code: 14850</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Contact (if not same as sponsor; give name and title/role):</th>
<th>Telephone:</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-Mail:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>City/PO:</td>
</tr>
<tr>
<td>State:</td>
</tr>
<tr>
<td>Zip Code:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner (if not same as sponsor):</th>
<th>Telephone:</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-Mail:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>City/PO:</td>
</tr>
<tr>
<td>State:</td>
</tr>
<tr>
<td>Zip Code:</td>
</tr>
</tbody>
</table>
### B. Government Approvals

#### B. Government Approvals, Funding, or Sponsorship.

(“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

<table>
<thead>
<tr>
<th>Government Entity</th>
<th>If Yes: Identify Agency and Approval(s) Required</th>
<th>Application Date (Actual or projected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. City Counsel, Town Board, or Village Board of Trustees</td>
<td>✔Yes ☐No</td>
<td></td>
</tr>
<tr>
<td>b. City, Town or Village Planning Board or Commission</td>
<td>✔Yes ☐No</td>
<td>Planning Board - Site Plan Approval, SEQR</td>
</tr>
<tr>
<td>c. City, Town or Village Zoning Board of Appeals</td>
<td>✔Yes ☐No</td>
<td>Variance- rear yard, lot coverage 12/20/19</td>
</tr>
<tr>
<td>d. Other local agencies</td>
<td>☐Yes ✔No</td>
<td>City Stormwater Office - Basic SWPPP</td>
</tr>
<tr>
<td>e. County agencies</td>
<td>☐Yes ✔No</td>
<td></td>
</tr>
<tr>
<td>f. Regional agencies</td>
<td>☐Yes ✔No</td>
<td></td>
</tr>
<tr>
<td>g. State agencies</td>
<td>☐Yes ✔No</td>
<td></td>
</tr>
<tr>
<td>h. Federal agencies</td>
<td>☐Yes ✔No</td>
<td></td>
</tr>
</tbody>
</table>
| i. Coastal Resources.  
  i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? | ☐Yes ✔No |  |
| ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? | ☐Yes ✔No |  |
| iii. Is the project site within a Coastal Erosion Hazard Area? | ☐Yes ✔No |  |

#### C. Planning and Zoning

##### C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part I

##### C.2. Adopted land use plans.

a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  
If Yes, identify the plan(s):  
________________________________________________________________________________________________________  
________________________________________________________________________________________________________  
________________________________________________________________________________________________________  

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  
If Yes, identify the plan(s):  
________________________________________________________________________________________________________  
________________________________________________________________________________________________________  
________________________________________________________________________________________________________  

C. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  
If Yes, identify the plan(s):  
________________________________________________________________________________________________________  
________________________________________________________________________________________________________  
________________________________________________________________________________________________________
C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?
CR-4 Collegetown

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No

If Yes,
i. What is the proposed new zoning for the site? ____________________________

C.4. Existing community services.

a. In what school district is the project site located? Ithaca City Schools

b. What police or other public protection forces serve the project site? Ithaca Police

c. Which fire protection and emergency medical services serve the project site? Ithaca Fire Department

d. What parks serve the project site? Ithaca City Parks, NYS Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? _______ acres

b. Total acreage to be physically disturbed? _______ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _______ acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 13% Units: 8

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No

If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☑ Yes ☐ No

iii. Number of lots proposed? ________

iv. Minimum and maximum proposed lot sizes? Minimum _______ Maximum _______

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No

i. If No, anticipated period of construction: _______ months

ii. If Yes:

• Total number of phases anticipated _______

• Anticipated commencement date of phase 1 (including demolition) _______ month _______ year

• Anticipated completion date of final phase _______ month _______ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: ____________________________________________________________

________________________________________________________________________

Page 3 of 13
f. Does the project include new residential uses?  
   If Yes, show numbers of units proposed. 
<table>
<thead>
<tr>
<th>One Family</th>
<th>Two Family</th>
<th>Three Family</th>
<th>Multiple Family (four or more)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial Phase</td>
<td>At completion of all phases</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

   g. Does the proposed action include new non-residential construction (including expansions)?  
   If Yes,
   i. Total number of structures
   ii. Dimensions (in feet) of largest proposed structure: height; width; and length
   iii. Approximate extent of building space to be heated or cooled: square feet

   h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  
   If Yes,
   i. Purpose of the impoundment:
   ii. If a water impoundment, the principal source of the water: Ground water □ Surface water streams □ Other specify:
   iii. If other than water, identify the type of impounded/contained liquids and their source.
   iv. Approximate size of the proposed impoundment. Volume: million gallons; surface area: acres
   v. Dimensions of the proposed dam or impounding structure: height; length
   vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  
   (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
   If Yes:
   i. What is the purpose of the excavation or dredging? Foundation excavation
   ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
      • Volume (specify tons or cubic yards): 1,100 C.Y.
      • Over what duration of time?
   iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
   iv. Will there be onsite dewatering or processing of excavated materials?  
      If yes, describe.
   v. What is the total area to be dredged or excavated? acres
   vi. What is the maximum area to be worked at any one time? acres
   vii. What would be the maximum depth of excavation or dredging? feet
   viii. Will the excavation require blasting?  
      If Yes:
   ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  
   If Yes:
   i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):
### iii. Will the proposed action cause or result in disturbance to bottom sediments?

- [ ] Yes
- [x] No

**If Yes, describe:**

### iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

- [ ] Yes
- [x] No

**If Yes:**
- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):

**proposed method of plant removal:**

**if chemical/herbicide treatment will be used, specify product(s):**

### v. Describe any proposed reclamation/mitigation following disturbance:

### c. Will the proposed action use, or create a new demand for water?

- [x] Yes
- [ ] No

**i. Total anticipated water usage/demand per day:**

- [ ] Yes
- [x] No

**If Yes:**
- Name of district or service area: Ithaca City
- Does the existing public water supply have capacity to serve the proposal?
  - [x] Yes
  - [ ] No
- Is the project site in the existing district?
  - [x] Yes
  - [ ] No
- Is expansion of the district needed?
  - [ ] Yes
  - [x] No
- Do existing lines serve the project site?
  - [ ] Yes
  - [x] No

**iii. Will line extension within an existing district be necessary to supply the project?**

- [x] Yes
- [ ] No

**If Yes:**
- Describe extensions or capacity expansions proposed to serve this project:
  - New supply lateral

**Source(s) of supply for the district:**

**iv. Is a new water supply district or service area proposed to be formed to serve the project site?**

- [ ] Yes
- [x] No

**If Yes:**
- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

**v. If a public water supply will not be used, describe plans to provide water supply for the project:**

**vi. If water supply will be from wells (public or private), what is the maximum pumping capacity:**

### d. Will the proposed action generate liquid wastes?

- [x] Yes
- [ ] No

**i. Total anticipated liquid waste generation per day:**

- [x] Yes
- [ ] No

**If Yes:**
- Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

**Sanitary Waste**

### iii. Will the proposed action use any existing public wastewater treatment facilities?

- [x] Yes
- [ ] No

**If Yes:**
- Name of wastewater treatment plant to be used: Ithaca Area Wastewater Treatment Center
- Name of district: Ithaca City
- Does the existing wastewater treatment plant have capacity to serve the project?
  - [x] Yes
  - [ ] No
- Is the project site in the existing district?
  - [x] Yes
  - [ ] No
- Is expansion of the district needed?
  - [ ] Yes
  - [x] No

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**Page 5 of 13**
To City storm sewer collection system. Existing bioretention filter practice to be replaced with buried sand filter practice and pretreatment basin.

New service to existing main. Removal of existing sewer main and new main to Oak Avenue.

### iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  
If Yes:
- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- What is the receiving water for the wastewater discharge?

### v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

### vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

### e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  
If Yes:
- How much impervious surface will the project create in relation to total size of project parcel?  
  - Square feet or ___ acres (impervious surface)  
  - Square feet or ____ acres (parcel size)
- Describe types of new point sources.

### iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
To City storm sewer collection system. Existing bioretention filter practice to be replaced with buried sand filter practice and pretreatment basin.

- If to surface waters, identify receiving water bodies or wetlands:
- Will stormwater runoff flow to adjacent properties?

### iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  

### f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  
If Yes, identify:
- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

### g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  
If Yes:
- Is the project site located in an Air quality non-attainment area?  (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)
- In addition to emissions as calculated in the application, the project will generate:
  - __________ Tons/year (short tons) of Carbon Dioxide (CO₂)
  - __________ Tons/year (short tons) of Nitrous Oxide (N₂O)
  - __________ Tons/year (short tons) of Perfluorocarbons (PFCs)
  - __________ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
  - __________ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
  - __________ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)
h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?
   □ Yes✔No
   i. Estimate methane generation in tons/year (metric):
   ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?
   □ Yes✔No
   If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?
   □ Yes✔No
   i. When is the peak traffic expected (Check all that apply): □ Morning □ Evening □ Weekend
      □ Randomly between hours of ____ to ____.
   ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

   iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
   iv. Does the proposed action include any shared use parking?
      □ Yes✔No
   v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

   vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?
   □ Yes✔No
   vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?
      □ Yes✔No
   viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?
      □ Yes✔No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?
   □ Yes✔No
   i. Estimate annual electricity demand during operation of the proposed action:
   166,000 kW/h. Based on 2017 national average usage per person (10,400kW/h) x 16
   ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
      NYSEG
   iii. Will the proposed action require a new, or an upgrade, to an existing substation?
      □ Yes✔No

l. Hours of operation. Answer all items which apply.
   i. During Construction:
      • Monday - Friday: 7am-3pm
      • Saturday:
      • Sunday:
      • Holidays:
   ii. During Operations:
      • Monday - Friday: 24
      • Saturday:
      • Sunday:
      • Holidays:

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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:
during construction: diesel generators, heavy equipment (M-F 7am-5pm, Saturday 7am-3pm)

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: trees/shrubs along Dryden Rd at the southern portion of the site for access and construction.

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
wall mounted down lighting. Pole mounted down lighting

ii. Will the proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☑ Yes ☐ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☑ Yes ☐ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) ______________ per unit time ______________ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☑ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☑ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

   - Construction: _______________ 1 tons per _____________ week (unit of time)
   - Operation: _______________ 1/2 tons per _____________ month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

   - Construction:

   - Operation: residential recycling bins will be provided on site

iii. Proposed disposal methods/facilities for solid waste generated on-site:

   - Construction: 20 yd dumpsters picked up by truck as needed

   - Operation: weekly pickup
s. Does the proposed action include construction or modification of a solid waste management facility?  ☑ Yes ☐ No
If Yes:
  i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____________________________________________________________
  ii. Anticipated rate of disposal/processing:
      • ________ Tons/month, if transfer or other non-combustion/thermal treatment, or
      • ________ Tons/hour, if combustion or thermal treatment
  iii. If landfill, anticipated site life: ________________________________ years

  t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  ☑ Yes ☐ No
     If Yes:
      i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____________________________________________________________
      ii. Generally describe processes or activities involving hazardous wastes or constituents: _____________________________________________________________
      iii. Specify amount to be handled or generated _____ tons/month
      iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____________________________________________________________
      v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  ☑ Yes ☐ No
         If Yes: provide name and location of facility: _____________________________________________________________
         If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____________________________________________________________

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

  a. Existing land uses.
     i. Check all uses that occur on, adjoining and near the project site.
        ☑ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
        ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): __________________________________________
     ii. If mix of uses, generally describe:

     b. Land uses and covertypes on the project site.

<table>
<thead>
<tr>
<th>Land use or Covertype</th>
<th>Current Acreage</th>
<th>Acreage After Project Completion</th>
<th>Change (Acres +/-)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads, buildings, and other paved or impervious surfaces</td>
<td>0.499</td>
<td>0.563</td>
<td>0.064</td>
</tr>
<tr>
<td>Forested</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agricultural (includes active orchards, field, greenhouse etc.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surface water features (lakes, ponds, streams, rivers, etc.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wetlands (freshwater or tidal)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-vegetated (bare rock, earth or fill)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Other
  Describe: Landscaped                                      | 0.278           | 0.214                           | -0.064            |

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c. Is the project site presently used by members of the community for public recreation?  
   i. If Yes: explain: ____________________________________________________________

   Yes ☐ No ☑

   d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  
      If Yes,  
      i. Identify Facilities: __________________________________________________________

   Yes ☐ No ☑

   e. Does the project site contain an existing dam?  
      i. Dimensions of the dam and impoundment:  
         • Dam height: _________________________________ feet  
         • Dam length: _________________________________ feet  
         • Surface area: _________________________________ acres  
         • Volume impounded: ____________________________ gallons OR acre-feet  
   ii. Dam's existing hazard classification: ____________________________________________
   iii. Provide date and summarize results of last inspection: ____________________________

      Yes ☐ No ☑

   f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  
      If Yes:  
      i. Has the facility been formally closed?  
         • If yes, cite sources/documentation: ____________________________________________
      ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: ____________________________________________
      iii. Describe any development constraints due to the prior solid waste activities: ____________________________________________

      Yes ☐ No ☑

   g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  
      If Yes:  
      i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: ____________________________________________

      Yes ☐ No ☑

   h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  
      If Yes:  
      i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  
         ☐ Yes – Spills Incidents database  Provide DEC ID number(s): ____________________________
         ☐ Yes – Environmental Site Remediation database  Provide DEC ID number(s): ____________________________
      ii. If site has been subject of RCRA corrective activities, describe control measures: ____________________________________________
      iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  
         If yes, provide DEC ID number(s): ____________________________________________
      iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): ____________________________________________
v. Is the project site subject to an institutional control limiting property uses?  
   - Yes ☐ No ☑
   - If yes, DEC site ID number: ____________________________________________
   - Describe the type of institutional control (e.g., deed restriction or easement): ____________________________________________
   - Describe any use limitations: ____________________________________________
   - Describe any engineering controls: _______________________________________
   - Will the project affect the institutional or engineering controls in place?  
     - Yes ☐ No ☑
     - Explain: ____________________________________________________________________________________________

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site?  
   - 34'-48' feet

b. Are there bedrock outcroppings on the project site?  
   - Yes ☐ No ☑
   - If Yes, what proportion of the site is comprised of bedrock outcroppings? __________________________%

   Sandy __________________________  100%
   __________________________ %
   __________________________ %

c. Predominant soil type(s) present on project site:  
   - Sandy __________________________  100%
   - __________________________ %
   - __________________________ %

   If Yes, what proportion of the site is comprised of bedrock outcroppings? __________________________%

   Sandy __________________________  100%
   __________________________ %
   __________________________ %

d. What is the average depth to the water table on the project site?  
   - Average: 9'-21.5' feet

e. Drainage status of project site soils:  
   - Well Drained: 100% of site
   - Moderately Well Drained: __________________________ % of site
   - Poorly Drained: __________________________ % of site

g. Are there any unique geologic features on the project site?  
   - Yes ☐ No ☑
   - If Yes, describe: ____________________________________________________________________________________________

h. Surface water features.
   - Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  
     - Yes ☐ No ☑

   - Do any wetlands or other waterbodies adjoin the project site?  
     - Yes ☐ No ☑
   - If Yes to either i or ii, continue. If No, skip to E.2.i.

   - Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  
     - Yes ☐ No ☑

   - For each identified regulated wetland and waterbody on the project site, provide the following information:
     - Streams: Name __________________________ Classification __________________________
     - Lakes or Ponds: Name __________________________ Classification __________________________
     - Wetlands: Name __________________________ Approximate Size __________________________
   - Wetland No. (if regulated by DEC) __________________________

   - Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  
     - Yes ☐ No ☑

   - If yes, name of impaired water body/bodies and basis for listing as impaired: ____________________________________________
   - ____________________________________________
   - ____________________________________________

i. Is the project site in a designated Floodway?  
   - Yes ☐ No ☑

j. Is the project site in the 100-year Floodplain?  
   - Yes ☐ No ☑

k. Is the project site in the 500-year Floodplain?  
   - Yes ☐ No ☑

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  
   - Yes ☐ No ☑

   - If Yes:
     - Name of aquifer: ____________________________________________
m. Identify the predominant wildlife species that occupy or use the project site: ____________________________________________________________

n. Does the project site contain a designated significant natural community? ☐ Yes ✔ No

  i. Describe the habitat/community (composition, function, and basis for designation): ____________________________________________

  ii. Source(s) of description or evaluation: _________________________________________________________________

  iii. Extent of community/habitat:

      • Currently: _______________________ acres
      • Following completion of project as proposed: _______________________ acres
      • Gain or loss (indicate + or -): ______________________ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ✔ No

  i. Species and listing (endangered or threatened): ________________________________________________________________

  ii. Source(s) of description or evaluation: ________________________________________________________________

  iii. Extent of community/habitat:

      • Currently: _______________________ acres
      • Following completion of project as proposed: _______________________ acres
      • Gain or loss (indicate + or -): ______________________ acres

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ✔ No

  i. Species and listing: ________________________________________________________________

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ✔ No

  If yes, give a brief description of how the proposed action may affect that use: ____________________________________________

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ✔ No

  If Yes, provide county plus district name/number: ________________________________________________________________

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ✔ No

  i. If Yes: acreage(s) on project site? ______________________

  ii. Source(s) of soil rating(s): ________________________________________________________________

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ✔ No

  i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

  ii. Provide brief description of landmark, including values behind designation and approximate size/extent: ________________________________________________________________

  iii. Basis for designation: ________________________________________________________________

  iv. Designating agency and date: ________________________________________________________________

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ✔ No

  i. CEA name: ________________________________________________________________

  ii. Basis for designation: ________________________________________________________________

  iii. Designating agency and date: ________________________________________________________________
e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  
   - Yes  
   - No

   If Yes:
   i. Nature of historic/archaeological resource:  
      - Archaeological Site
      - Historic Building or District
   ii. Name:  
      - Eligible property: CHACONA BLOCK, Eligible property: No 9. Fire Station
   iii. Brief description of attributes on which listing is based:  

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  
   - Yes  
   - No

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  
   - Yes  
   - No

   If Yes:
   i. Describe possible resource(s):  
   ii. Basis for identification:  

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  
   - Yes  
   - No

   If Yes:
   i. Identify resource:  
      - Cayuga Lake, Buttermilk State Park, etc.
   ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):  
   iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  
   - Yes  
   - No

   If Yes:
   i. Identify the name of the river and its designation:  
   ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  
      - Yes  
      - No

F. Additional Information
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name  Todd Fox/ Visum Development  Date 12/18/19

Signature  

Title  Owner
The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

### B.i.i [Coastal or Waterfront Area]
No

### B.i.ii [Local Waterfront Revitalization Area]
No

### C.2.b. [Special Planning District]
Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

### E.1.h [DEC Spills or Remediation Site - Potential Contamination History]
Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

### E.1.h.i [DEC Spills or Remediation Site - Listed]
Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

### E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]
Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

### E.1.h.iii [Within 2,000' of DEC Remediation Site]
No

### E.2.g [Unique Geologic Features]
No

### E.2.h.i [Surface Water Features]
No

### E.2.h.ii [Surface Water Features]
Yes

### E.2.h.iii [Surface Water Features]
Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.

### E.2.h.v [Impaired Water Bodies]
No

### E.2.i. [Floodway]
Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

### E.2.j. [100 Year Floodplain]
Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

### E.2.k. [500 Year Floodplain]
Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

### E.2.l. [Aquifers]
No

### E.2.n. [Natural Communities]
No

### E.2.o. [Endangered or Threatened Species]
No
<table>
<thead>
<tr>
<th>Category</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>E.2.p. [Rare Plants or Animals]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.a. [Agricultural District]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.c. [National Natural Landmark]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.d [Critical Environmental Area]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.e. [National or State Register of Historic Places or State Eligible Sites]</td>
<td>Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.</td>
</tr>
<tr>
<td>E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]</td>
<td>Eligible property: CHACONA BLOCK, Eligible property: No 9. Fire Station</td>
</tr>
<tr>
<td>E.3.f. [Archeological Sites]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.i. [Designated River Corridor]</td>
<td>No</td>
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</tbody>
</table>
January 22, 2020

Lisa Nicholas  
Division of Planning and Economic Development, City of Ithaca  
108 E. Green Street, 3rd Floor  
Ithaca, N.Y. 14850

Re: Carpenter Park Site Plan Review – Additional Materials for January Planning Board Meeting

Dear Lisa:

Attached please find the following additional materials for the January 28 Planning Board meeting:

- Medical Office Building Alternative Dropoff Layout
- Roof Mechanical Plan with Visuals
- Sunshade details
  - Rendered view of sunshades
  - Representative photos of actual vertical glass sunshade installations
- Perspective Renderings
  - North Façade – day and night view
  - Route 13 Northeast – day and night view
  - West Façade – day and night view
  - Route 13 South – day and night view

Please let us know if there is anything else the City requires before the January 28 Planning Board meeting.

Sincerely,

Yamila Fournier
5. 23 N/F CARPENTER BUSINESS PARK

PROPOSED 24' WIDE ACCESS EASEMENT

LIGHT POLE AND FIXTURE (TYP.) SEE DETAIL.

PROPOSED WALL PACK LIGHT (TYP.) SEE DETAIL.
Note: Images to right are representative photos of actual vertical glass sun shade installation.
January 22, 2020

Lisa Nicholas
Division of Planning and Economic Development, City of Ithaca
108 E. Green Street, 3rd Floor
Ithaca, N.Y. 14850

Re: Carpenter Park Site Plan Review – Community Gardens Site Plan

Dear Lisa:

Attached please find the following materials for the January 28 Planning Board meeting:

- Community Gardens Site Plan
- Community Gardens Grading and Utility Plan
- Details of Built Structures
- Fence Layout Plan
- Fence Graphics
  - Opaque Fence
  - Truck Fence
  - Enhanced Fence
  - Basic Fence

Please let us know if there is anything else the City requires before the January 28 Planning Board meeting.

Sincerely,

Yamila Fournier
1. ENTRANCE GATE DESIGN - ELEVATION
   SCALE: 1/2"=1'-0"

   NOTES:
   1. BASED DESIGN IS SUBJECT TO CHANGE BUT WILL BE WITHIN THE ZONING DIMENSIONS AND GUIDELINES FOR THE CITY OF ITHACA.

2. GARDEN SHED
   SCALE: 1/2"=1'-0"

3. GARDEN SHED RENDERING
   NOTE TO SCALE

4. EVENT SPACE PAVILION
   SCALE: NOT TO SCALE

5. COMPOST BIN
   SCALE: 1"=1'-0"
Legend
- Opaque Fence
- Acoustic Fence
- Enhanced Fence
- Basic Fence
- Truck Gate

*Note: Final fence materials will be dependent on pricing.

Existing DOT galvanized chainlink fence to be buried for enhanced animal barrier.

More vulnerable section to groundhogs and rabbits.

Final door orientation to be determined.

All truck entrances to have either gravel road or paved surface to keep out burrowing grimmels.
CITY HARBOR PROJECT
CONCEPTUAL SECTION AA'

NOTE:
FURNISHINGS AS SHOWN ARE ILLUSTRATIVE. SEE MATERIAL SCHEDULE AND LANDSCAPE PLANS.

Whitham Planning & Design, PLLC

SCALE: 1/4"=1'-0"
DATE: 1/22/2020
DWG NO: L-1.0
CITY HARBOR PROJECT
CONCEPTUAL SECTION CC'

NOTES:
FURNISHINGS AS SHOWN ARE ILLUSTRATIVE. SEE MATERIAL SCHEDULE AND LANDSCAPE PLANS.
NOTES:
FURNISHINGS AS SHOWN ARE ILLUSTRATIVE. SEE MATERIAL SCHEDULE AND LANDSCAPE PLANS.
NOTES:
1. SEE CIVIL ENGINEERING DRAWINGS FOR GRADING.
3. SEE PLANTING DETAILS FOR SOILS SPECIFICATION.
<table>
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<tr>
<th>SYMBOL</th>
<th>DESCRIPTION</th>
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<tr>
<td>PAV01</td>
<td>MEDIUM DUTY CONCRETE Smooth finish, cut joints, dark grey concrete mix</td>
<td>SIDEWALK, PATHS**</td>
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<tr>
<td>PAV02</td>
<td>ASPHALT PAVING Stamped Asphalt - Hexagonal shape appx 6x6&quot; with Deduct Alternative of Non-Stamped Asphalt</td>
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<td>PAV03</td>
<td>SPECIALTY CONCRETE Very light grey stained, glass mix aggregate, scored concrete, final color TBD by Landscape Architects</td>
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<td>PAV04</td>
<td>HEAVY DUTY CONCRETE Smooth finish, cut joints, dark grey concrete mix</td>
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<td>WIDE STEPS Seneca Stone - Cut Stone Treads - Tread Depth 14&quot;, Riser Height 6&quot;</td>
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<td>FLUSH GRANITE CURB Syrstone - Flush Granite Curb</td>
<td>THE POINT PLAZA AND ENTRANCE WAY**</td>
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<td>CURB02</td>
<td>STREET CURB Concrete with add-alternative for granite</td>
<td>ALL STREETS</td>
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<td>CURB03</td>
<td>INTEGRAL CONCRETE CURB Concrete with add-alternative for granite</td>
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<td>FREESTANDING STONES Finger Lakes Stone - Landscape Boulder</td>
<td>POINT PLAZA, ENTRY</td>
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<td>BP</td>
<td>BIKE PARKING Narrow-U Bike Rack Heavy Duty - The Park and Facilities</td>
<td>THROUGHOUT SITE</td>
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<tr>
<td>F04</td>
<td>BENCH Anova 'Madison' 6' Thermory Contour Bench</td>
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<td>F03</td>
<td>FIREPLACE Fireplace Material TBD, 5' X 5' X 1.5'</td>
<td>CT #1 IN FRONT OF POINT WEST BUILDING</td>
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<td>F09</td>
<td>WASTE RECEPTACLES Anova 'Madison' 35 Gal Thermory Trash Receptacle, Open Top</td>
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<td>R1</td>
<td>RAILING Stair Supplies - Black Powder Coat Aluminum Surface Mount Universal Top Cable Post, 6001 IPE - Air Dried, Stainless Steel Cable Railings</td>
<td>THE POINT PLAZA STEPS AND ADA RAMPS</td>
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<td>MID-SIZED PEDESTRIAN PATH LIGHTING Landscape Forns - Torres Lighting - Single 14' Pole</td>
<td>WATERFRONT PROMENADE</td>
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<td>L02</td>
<td>PARKING LOT LIGHTING Landscape Forns - Torres Lighting - Staggered 25' Pole</td>
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<td>L03</td>
<td>LANDSCAPE LIGHTING Kichler Lighting - One Light Accent Lamp</td>
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<td>L04</td>
<td>IN-GROUND PLAZA LIGHTING BK Lighting Artistar Recessed Uplight UL-AR</td>
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<td>STAIR LIGHTING KLUS LED PDS 4-ALU B1718</td>
<td>282 LF (CT #12)</td>
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<td>Mulch</td>
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<td><strong>MISCELLANEOUS</strong></td>
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</table>
January 21, 2020

Lisa Nicholas  
Division of Planning and Economic Development, City of Ithaca  
108 E. Green Street, 3rd Floor  
Ithaca, N.Y. 14850  

Re: 411-415 College Avenue Site Plan Review – January Planning Board Updates  

Dear Lisa:  
On behalf of the project team, attached please find updates Site Plan Review materials for the 411-415 College Avenue project to supplement previously submitted materials, and as a response to discussions with the Board to date. In response to the current draft of the FEAF Part III form that has been circulated, please refer to the following responses on behalf of the Project Team. We discussed many of these during our recent PRC meeting on January 16.

- **Page 1 – Impact on Land**  
  - A statement prepared by Elwyn & Palmer Engineers is attached regarding the monitoring plans during construction.

- **Page 2 – Impact on Surface Water**  
  - The basic SWPPP narrative has been forwarded to City staff.

- **Page 3 – Impact on Plants and Animals**  
  - The owner has agreed to mitigate potential bird impacts, and the project design team is currently evaluating potential strategies. These include the use of patterned glass, interior shades, among others. Final selections will be provided to City staff as needed.

- **Page 6 – Impact on Historic and Archaeological Resources**  
  - P. 6, third bullet: The applicant has agreed to this mitigation and is coordinating with Bero Architecture, a Syracuse-based firm with over 40 years of experience providing HABS level architectural documentation services for comparable projects. The project team proposes that the HABS recordation be complete after a demolition permit is obtained.
  - P. 6, fourth bullet: Suggest striking the word "local" related to historic and material salvage organizations.
  - P. 6, fifth bullet: The project team confirms that the two historic lions heads will be installed on the College Avenue facade of the building and will install interpretive signage in a publicly accessible location. The location of the signage will be provided in site plan drawings provided to the Planning Board. The project team confirms the design of the signage will be undertaken by the project team and that the project team will consult with Mary Tomlan, the City Historian, regarding appropriate language to include in the signage.

- **Page 8 – Impact on Transportation**  
  - Under “Construction Traffic Routing Plan”, third bullet: suggest striking “proceed north and utilize Campus Drive back to a main highway”, per the current truck routing plans as prepared by the project team.

- **Page 10 – Impact on Transportation**  
  - The project construction team is preparing a plan for off-site contractor and subcontractor parking in nearby parking garages and/or parking lots, and is considering the use of a shuttle. When these plans are complete they will be provided to City staff as needed.

  - A copy of the work zone traffic plan as prepared by T.G. Miller is attached for reference.

  - P. 10, “Post Construction”: The project team is aware that the redesign of the adjacent College Avenue / Oak Avenue intersection would require the review and approval of the City of Ithaca, Cornell University, and TCAT bus service. The project team recognizes that improvements to this intersection could result in an improved public space and pedestrian safety experience on one of the busiest pedestrian intersections in the City. The project team understands that these improvements would be part of a separate coordination, design,
and construction effort outside the scope of this project. As has been discussed, the construction team proposes the replacement of the existing trees in the turnaround following the construction of the project.

• Page 12 – Impact on Human Health
  o The asbestos report prepared by Delta EAS has been provided to City Planning staff.

In addition to these notes regarding the FEAF Part III, the following is supplemental information requested by the Board:

• The attached architectural drawings and details demonstrate the proposed window shadow lines, depth, and brick patterning. This is in response to questions from the Board related to the appearance of windows on the façade.
• Lighting study – confirming that after performing a photometric study of the proposed building and site lighting, there is minimal to no light spillage toward the Cascadilla Creek corridor. This photometric study is attached for reference.

We look forward to continuing the public review process on what we feel is an exciting proposal.

Sincerely,

Kate Chesebrough
Senior Designer, Whitham Planning & Design
MEMO

To: HOLT Architects
Address: 619 West State Street
Ithaca, NY
Attn: Rob Shutts
Re: Student Agencies – 411-415 College Avenue Construction Monitoring
Date: January 20, 2020
From: David Elwyn, Joe Caza
Cc: Sara Hayes – Hayes Strategy

COMMENTS

Rob,

To monitor and document the effect of construction activities on adjacent properties, we will include in our bid specifications requirements similar to what has been used successfully on previous Ithaca projects, including:

- Building condition surveys of selected adjacent properties prior to construction,
- Continuous vibration monitoring during existing building demolition and foundation construction by an independent vibration monitoring engineer
- Surveys of existing adjacent construction for level control prior to and during construction
- Strict compliance with the City ordinance for construction operations, including allowable work days and work hours.

These measures are intended to protect the Owner against possible claims which may arise related to damage of existing adjacent properties or business operations during construction.

Please contact us if you have any questions on the above or if any additional information is required at this time.

Regards,

David L. Elwyn, P.E.
Elwyn & Palmer Consulting Engineers, PLLC
Owner: Student Agencies
Project Site: 411-415 College Avenue
Date: 1/14/2020

Construction Truck Routing Plan

The following Truck Routing Plans are proposed only, currently under review with the City, Cornell and TCAT:

18 Wheel Trucks
Incoming to the site
1. Pine Tree Road, right onto Maple Avenue, and then cross the intersection at 366 onto Oak Avenue
2. Rt. 366 to Dryden Rd, right on Elmwood Avenue and then a left on Oak Avenue

Leaving the site
1. North on College Avenue, right onto Campus Drive and then use either Hoy Rd or Judd Falls Road to route 366
2. North on College Avenue, left onto Campus Drive West and left on Stewart Street. Travel Stewart Street South to rt. 366 (Mitchell)

10 Wheel Trucks
Incoming to the site
1. College Avenue Northbound from rt. 366
2. If College Avenue is closed from Dryden Road to Mitchell, due to underground utility/DPW work occurring in 2020, 10-wheel trucks can utilize Dryden Road (and College Ave from Dryden Road North) in and out of the site. Other side streets may work for 10-wheel trucks as well
3. Pine Tree Road, right onto Maple Avenue, and then cross the intersection at rt. 366 onto Oak Avenue
4. Rt. 366 to Dryden Rd, right on Elmwood Avenue and then a left on Oak Avenue

Leaving the site
1. College Avenue Southbound to 366
2. If College Avenue is closed from Dryden Road to Mitchell, due to underground utility/DPW work occurring in 2020, 10-wheel trucks can utilize Dryden Road (and College Ave from Dryden Road North) in and out of the site. Other side streets may work for 10-wheel trucks as well
3. North on College Avenue, right onto Campus Drive and then use either Hoy Rd or Judd Falls Road to route 366
4. North on College Avenue, left onto Campus Drive West and left on Stewart Street. Travel Stewart Street South to route 366 (Mitchell)
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for Site Plan Review for a new mixed use apartment building located at 411-415 College Ave by Whitham Planning & Design for Student Agencies, owner, and

WHEREAS: The applicant proposes to construct a six-story building with a 7,038 SF footprint, ground floor retail, and 56 student apartments on floors two through six. The project includes a partially covered outdoor plaza area on land partially owned by Cornell. Project development will require the removal of the existing four-story building known as the Chacona Block, as well as the existing outdoor patio and retaining walls. The parcel is in the MU-2 Collegetown Area Form District (CAFD) and requires Design Review, and

WHEREAS: this has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(h)(4), (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(9), and

WHEREAS: the City of Ithaca Planning and Development Board, being the local agency which has primary responsibility for approving and funding or carrying out the action, did on September 24 2019, declare itself Lead Agency for the environmental review of the project, and

WHEREAS: this Board, acting as Lead Agency in Environmental Review, has on January 28, 2020, reviewed and accepted as adequate: a Full Environmental Assessment Form (FEAF), Part 1, submitted by the applicant, and Parts 2 & 3 prepared by Planning staff; drawings titled: “Boundary & Topographic Map No. 411-415 College Avenue, City of Ithaca, Tompkins County, New York” dated 3-21-17 and “Existing Site Conditions (C101)”, “Site Demolition Plan (C201)”, “Site Utility Demolition Plan (C202)”, ‘Site Layout Plan Alternative Curb Line (C301)”, “Grading and Drainage Plan (C302)”, “Site Utility Plan (C303)”, “Erosion and Sediment Control Plan (C401)”, and “Site Utility Details (C501)” all dated 11/18/19 and “Work Zone Traffic Controls (C601)” dated 12-20-19, and “Roof Plan” dated 10-22-19 and “Design Development Plan (L-1.0) dated 11-19-19, the following undated drawings labeled November Planning Board Updates “Site Plan”, ‘Stepback Perspective Comparison”, “5’ Stepback Plan View”, “7’ Stepback Plan View” and “12’Stepback Plan View” and the following undated drawings labeled December Planning Board Updates: “Street Level Perspective”, “Aerial Perspective”, “Aerial Perspective – Plaza Zoom In” “Site and Building Lighting Information’, “Blank Wall in Plaza”, “College Avenue Elevation”, “Oak Avenue Elevation”, “7’ Stepback Perspective”, “Perspectives of Oak Avenue” “Conceptual Sections”, and “Analysis of Building Height from Context” and “Design Development Plan” dated 11-19-19, “Conceptual Seating Studies” dated 12-4-19, “Site Plan” dated 10-22-19 and “Site Disturbance Plan” dated 9-3-19 all prepared by Holt Architecture et al., and other application materials, and

WHEREAS: the City of Ithaca Parks Recreation and Natural Resources Commission, and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered. now, therefore, be it

RESOLVED: that the City of Ithaca Planning and Development Board determines the proposed project 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 provisions of Part 617 of the State Environmental Quality Review Act

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies:  None
PROJECT DESCRIPTION
The applicant proposes to construct a six-story building with a 7,038 SF footprint, ground floor retail, and 56 student apartments on floors two through six. The project includes a partially-covered outdoor plaza area on land partially owned by Cornell. Project development will require the removal of the existing four-story building known as the Chacona Block, as well as the existing outdoor patio and retaining walls. The parcel is in the MU-2 Collegetown Area Form District (CAFD) and requires Design Review.

This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(h),(k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(9).

IMPACT ON LAND
The project site is in a densely developed urban area of the City. Construction will last approximately 14 months and will require demolition and removal of the existing building and plaza area before reconstruction.

The applicant has submitted a report titled “Subsurface Investigation Report for Proposed New Development 411 College Avenue, Ithaca, NY. Dated July 2019.” The report concludes that, based on information obtained from one soil boring, it is believed that the proposed structure can be supported on conventional shallow foundations and the proposed concrete slabs may be constructed as concrete slabs-on-grade with a number of considerations including the following:

- Footing are expected to be approximately 19 ft below the surface elevation of the boring. A review of the log reveals the presence of stiff gray clay at this level. This material can provide good bearing but is moisture sensitive and will lose strength and become soft if worked while wet.
- Groundwater will be a factor during the construction phase of this project and needs to be considered during the design phase. Contractor will need to include groundwater control operations for this project.
- Due to the proposed depth of construction, support of excavation will be required. These systems should be designed by an experienced licensed NYS professional engineer. We do not have information on the depth of foundations for the adjacent buildings. The support of excavation system will need to be designed to support those and the adjacent roadway.

The report also stated that monitoring of adjacent buildings may be needed during installation of the shoring. The applicant has submitted a memo dated January 20, 2020 from David Elwyn of Elwyn and Palmer PLLC to Holt Architects regarding construction monitoring. The memo outlines the types of specifications that will be included in bid documents to monitor and document the potential effect of construction on adjacent properties. The applicant will submit documentation of the final monitoring plan to the Planning Board.

IMPACT ON SURFACE WATER
The northernmost boundary of the project site is approximately 50 feet from the edge of UNA #136-Cascadilla Gorge. Construction, and site disturbance has the potential to wash sediments into the creek through the storm sewer system.
The applicant has submitted an Erosion and Sediment Control Plan (C302) dated 10-01-19 and prepared by Holt Architecture et.al. The drawing shows that the limits of construction extend into Oak Ave for utility construction. The drawing shows a silt fence around the perimeter of the site, a stabilized construction entrance and a concrete washout area. Drawing notes indicate that the project will be required to obtain a Basic Stormwater Pollution Prevention Plan (SWPPP) that will include the requirement that inlet protection will be installed and maintained on all inlets to all drainage structures, including those in the street.

The applicant has submitted a Basic Stormwater Pollution Prevention Plan (SWPPP) dated 12-1-19 and prepared by TG Miller PC describing existing and proposed stormwater management.

The report states that the majority of stormwater on the site will continue to be conveyed to the City stormwater system. Stormwater runoff from the streets and adjacent sidewalks north and west of the building will continue to flow overland to the curb lines and the City storm sewer drainage inlets on College and Oak Avenues. The existing curb bump-out on College Avenue will be relocated closer to the Oak Avenue and a new inlet in the street will be installed immediately south of the new bump-out. The new inlet will connect to the existing one, which will become a junction structure equipped with solid cover. As the elevation of the new ground floor level will be approximately 5 inches lower than existing which preclude overland flow of runoff from the plaza reaching the street. Given this condition, a pair of drainage inlets connected to the storm sewer on College Avenue will be installed within the improved plaza.

A pair of storm leaders connected to the storm sewer system on College Avenue will drain the roof areas of the new building. Given the elevation of the basement level of the new building, groundwater from the foundation drains will be pumped up from a sump below the basement floor to the new gravity storm leaders service lateral with connections inside the building.

Landscaped or pervious soil cover area on the site following completion of the project will decrease slightly to approximately 1,200 sf or 0.028 acres. Given the change in soil cover is very minor, the project is not expected to change the overall hydrology of the site.

The Lead Agency has determined that based on the information above, and with strict adherence to the SWPPP, no significant impact to surface water is anticipated.

**IMPACT ON GROUNDWATER**

Building operations do not include activities at come in contact with groundwater. The geotechnical repost stated that excavation for building foundation is likely to encounter groundwater. The contractor will need to consider groundwater control measures during construction.

Based on the information above, the Lead Agency has determined that no significant impact to groundwater is anticipated.
IMPACT ON FLOODING
The project site is not located in a 100- or 500-year flood zone, therefore the Lead Agency has determined that no significant impact on flooding is anticipated.

IMPACTS ON AIR
According to information provided by the applicant, construction is projected to last approximately 14 months. Excavation and preparation of foundations may create the potential for increased airborne dust and dirt particles. Impacts to air quality will be limited to the period associated with foundation construction activities, during which 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;
- Requiring construction trucks to be covered; and

The Lead Agency has determined that with the mitigation measures during construction identified above, no significant impact to air is anticipated.

IMPACT ON PLANTS AND ANIMALS
The northernmost boundary of the project site is approximately 50 feet from the edge of UNA #136-Cascadilla Gorge. The Tompkins County UNA Inventory, dated 2015, describes the UNA as follows:

The steep, rocky cliffs and forested slopes of Cascadilla Gorge forms a narrow natural corridor in an urban setting. There is a tremendous variety of forest and creek habitats (north- and south-facing slopes and older and younger forests) packed into a small area. The cool, shady, damp gorge bottom and north-facing slopes host hemlock, beech, sugar maple, and mountain maple, however, Norway maple is gradually taking over. There are ferns, mosses, lichens and liverworts on the rock faces. The upper ridges and the sunny south-facing slopes host vegetation adapted to dry conditions. Species, such as chestnut oak, scarlet oak, (Quercus coccinea), hickories, and shadbush (Amelanchier), are found there. Pitch pine (Pinus rigida), a locally scarce species, is found on ravine crests. The cliffs are also home to northern rough winged swallows (Stelgidopteryx serripennis), a locally scarce species. The gorge and creek bed are constantly changing. Where rocks and gravel have temporarily stabilized, tree species typical of floodplains, sycamore, cottonwood, and box elder have taken hold. Invasive exotics proliferate in the naturally disturbed conditions here. The site is noted for its aquatic caterpillars. It is also an important geological site.

The Lead Agency was concerned that the large expanse of glass on the building’s north façade may have a negative impact on birds due to its proximity to the UNA, its valuable bird habitat and the presence of a locally scarce bird species within it. The applicant has agreed to mitigate potential impacts to birds and is currently evaluating the use several options including patterned glass and interior shades. Final selection with documented efficacy will be submitted to Planning staff for review and approval.
With the mitigations proposed by the applicant, the Lead Agency has determined no significant impact to plants and animals is anticipated.

**IMPACT ON AGRICULTURAL RESOURCES**
The project site is not in or adjacent to an agricultural area, therefore the Lead Agency has determined no significant impact to agricultural resources is anticipated.

**IMPACT ON AESTHETIC RESOURCES**
According to the Tompkins County Scenic Resource Mapper there are two important views close to the project site, identified as V103 & V104. V103 is within Cascadilla Gorge and V104 is looks north toward the clock tower from the intersection of College Ave and Campus Road. The project site is not visible in either view.

The group of buildings in the 400 block of College Avenue were identified as an example of notable urban design in the 2009 *Collegetown Urban Plan and Conceptual Design Guidelines*. The reasons for the success of the block is described as such:

> The aesthetic harmony of this facade row is even more striking because two component structures are roughly a century old while the other three were built more recently. Each of these buildings has a well-designed facade in its own right, but here—unlike other areas of Collegetown—the interplay of old and new creates a unified streetscape whose aesthetic power is much greater than the sum of its (already attractive) parts.

> Numerous design elements visually relate the individual buildings in this row to each other and to the streetscape as a whole: (1) All five buildings present roughly the same height when viewed from College Avenue; (2) the four northernmost buildings are linked by a ground-floor horizontal “base” of consistent height and red-brick color, which is then carried up vertically by the red-brick Ciaschi Building at the Dryden Road corner; (3) the upper-story portion of each of the four northernmost buildings has a harmonious light earthtone color, and is separated from the other three (above the linked ground-floor “base”) by narrow slots which provide a visual rhythm to the series of facades; (4) the newer buildings, while contemporary in expression, display deliberate design references to the older buildings, so that horizontal elements (though varying in detail) are carried across all five buildings at the same height, basic rhythms of facade organization are found on all five buildings, and even decorative features of the older buildings are echoed by design elements of the newer buildings.

The applicant is proposing the following:

- Pertaining to #1 above: Maintaining the height on College Ave with a stepback and color change
- Pertaining to #2 above: Use of brick cladding on both the base and upper stories
- Pertaining to #3 above: This is not addressed in the design, the upper stories are brick and there is no separation between the buildings.
- Pertaining to #4 above: The basic rhythm of the buildings is continued through window size and placement on the College Ave - facing façade.
Also see Impacts on Historic and Archeological Resources (below).

Based on the information above and contained in Impact on Historic and Archeological Resources, the Lead Agency has determined that no significant impacts to aesthetic resources is anticipated.

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES
The site is not located within an historic district, and the existing site is not designated at the local or state level however, it is eligible for such designation and is considered a local historic resource

The building, known as the Chacona Block was first identified as an historic resources in a 2009 survey known as the Collegetown Historic Resources Worthy of Detailed Research: Icons of Collegetown, Individual Buildings, Architectural Ensembles and Landscape Features. Based on this document and recommendations in the Collegetown Urban Plan & Conceptual Design Guidelines, the Ithaca Landmark Preservation Commission (ILPC) conducted an intensive-level survey of 411-415 College Avenue to determine if it met eligibility requirements for local designation. In August 2017, the ILPC used information from its survey to recommend the designation of the Chacona Block as an individual local landmark, noting the resource met all five criteria outlined in the Landmarks Ordinance (Section 228 of the Municipal Code). As part of the designation review process, the New York State Historic Preservation Office (SHPO) also found that the building was eligible for listing in the State and National Registers of Historic Places. Common Council subsequently voted against the local landmark designation in November 2017.

Impacts and Mitigations
The project will require the removal and replacement of the existing historic resource. Therefore there is a potentially large impact to historic resources.

The applicant has previously proposed several mitigations. Before the above referenced Council vote was taken, Student Agencies Property Inc., the property owner, submitted a Memorandum of Commitment, executed by the Chief Executive Officer and the President of the organization. The memorandum resolved that, unless or until the City designates the site as a local landmark or establishes an historic district in which the site is located, Student Agencies makes the following commitments to the City:

1. Student Agencies commits to develop the Site in a way that includes an outdoor space that is comparable to the outdoor space that is currently located along the north side of the building located on the Site.
2. Student Agencies commits to develop the Site in a way that incorporates the following design elements, subject to all required municipal approvals and the requirements of applicable law:
   a. Continuation of the existing cornice line along the east side of the 400 block of College Avenue, including a setback for any floors above the cornice line.
   b. Maintenance of the strong street wall along the east side of the 400 block of College Avenue.
   c. Use of materials and colors on the street façade consistent with the existing structures along the east side of the 400 block of College Avenue.
   d. Reference to the fenestration pattern along the east side of the 400 block of College Avenue.
   e. Thoughtful integration of certain design elements from the current building (e.g. the lion's head and/or Greek cross medallions).
f. Creation and placement of a plaque on the new structure commemorating the history of the Site.

In addition to mitigations proposed by the applicant, the ILPC reviewed the proposal to provide advice on potential impacts and mitigations for the loss of the historic resource. The commission submitted the following comments based on drawings and project materials dated 9/3/19 and prepared by HOLT Architects and others. Resolution of these issues is in italics below.

- The 5’ stepback of the fifth and sixth stories does not adequately reduce the perceived size, scale, and massing of the upper stories. The stepback of these stories should be at least 15’;
  
The Board analyzed numerous visualizations prepared by the applicant including the following:
  “Setback Perspective Comparison”, “7’ Step Back Precedents (two sheets)”, “5’ Stepback Plan View”,
  “7’ stepback Plan View”, and “12’ Stepback Plan View” all dated November 2019 and “7’ Stepback
  Perspectives”, “Perspectives of Oak Avenue” and “Analysis of Building Height From Context” all
  dated December 2019. After reviewing all the materials, the Board determined that a 7’ stepback
  sufficiently achieves the desired result of reducing the perceived building mass on College Avenue.
  Due to the narrowness of College Ave, the upper stories are largely obscured from view at street
  level with a stepback of 7 feet.
- A meaningful break between the façades of 409 and 411-415 College Avenue is needed to
  maintain the architectural rhythm of this urban block;
  The Lead Agency finds that a break is not needed as the proposed design adequately maintains the
  rhythm of the urban block as it mirrors the building on the Corner of College and Dryden.
- The number of exterior cladding materials should be reduced to add design and material
  cohesivity to the west and north elevations as well as the lower and upper stories;
  The Lead Agency finds that the materials as proposed in the drawings dated December 2019 are sympathetic to the existing building on the block and are in line with the Collegetown Design
  Guidelines
- More articulation is needed on the first story to establish a pedestrian-scaled street level;
  The Lead Agency finds the building design has evolved since this comment was made and that
  current designs as of December 2019 demonstrate a welcoming pedestrian level experience.
- Architectural elements are needed on the north elevation to ground the upper stories of the
  building. When viewed from the north, the fifth and sixth stories appear to be floating above the
  glazed lower stories;
  The Lead Agency finds the building design has evolved since this comment was made and that
  current designs as of December 2019, showing dark brick on the upper stories, is both attractive and
  reduces the perceived mass of the building.
- More articulation is needed on the fifth and sixth stories to give the building a finished
  appearance.
  See comment directly above.

The ILPC also reviewed above referenced MOC Commitment (MOC) and recommends the following additional actions to adequately mitigate the loss of the historic resource. Resolution of these issues is in italics below.

- Historic American Building Survey (HABS)-level recodination of 411 and 413-15 College Avenue by
  a historic preservation professional specializing in the documentation historic buildings.
Documentation should meet the standards outlined in the National Park Services’ HABS Guidelines and include a history, photographs and drawings of the building.

The applicant has agreed to this mitigation and will provide the documentation before a demolition permit is issued.

• Architectural and construction material salvage by qualified local organizations, including Historic Ithaca and Ithaca ReUse.

The applicant has agreed to offer material salvage to qualified organizations.

• Physical representation of the history of the site on the new building, including the incorporation of salvaged (historic lions head and Greek cross medallions) and new elements in the building design and the installation of interpretative signage. The ILPC suggests installing the historic medallions and interpretative signage in a protected, publically accessible area on the north elevation. It also suggests installing contemporary interpretations of the historic medallions on the College Avenue façade, reflecting the original placements of these iconic features.

The applicant has agreed this mitigation. Final placement of the medallions as well as design and placement of interpretive signage will be reviewed and approved by the Planning Board during site plan review. The applicant has agreed to consult with Mary Tomlan, the City Historian regarding appropriate language for the signage.

• Binding peer design review to ensure the highest quality architecture for this significant and iconic site. The Commission recommends a peer design review committee consisting of members of the Planning and Development Board, ILPC, preservation community, and the general public.

The Lead Agency finds that peer design review is not needed. The Board contains several design professionals including two architects. Board members have seriously considered all comments pertaining to building design and have carefully weighed various design options.

In addition, the Board has received comments from Bryan McCracken, the City Historic Preservation Planner recommending that, as mitigation for the loss of the historic resource, the new building be five stories at the street, with a larger stepback at the sixth story. The Board will not pursue this recommendation since, as described above, the Lead Agency finds that the current proposal sufficiently reduces the perceived mass of the building.

With the implementation of the agreed-upon mitigations as described above, the Lead Agency has determined that the applicant has mitigated impacts on historic and archaeological resources to the greatest extent practicable.

**IMPACT ON OPEN SPACE AND RECREATION**

The northernmost boundary of the project site is approximately 50 feet from the edge of UNA #136-Cascadilla Gorge. The project does not alter the UNA and therefore will not impact the public’s access or enjoyment to this open space.

Though not a public open space, the existing plaza on the north side of the building, which serves as an outdoor dining area for the ground-floor restaurant, is highly valued by the community as a characteristic feature gathering space of College Avenue. The applicant proposes to retain and improve this feature.
Based on the information above, the Lead Agency has determined that no significant impact to open space and recreation is anticipated.

**IMPACT ON CRITICAL ENVIRONMENTAL AREAS**

There are no critical environmental areas located within the City of Ithaca. However, Tompkins County identifies Unique Natural Areas ("UNAs") throughout the county, which are part of the landscape that have outstanding geological and environmental qualities, such as special natural communities, or plants and animals that are rare or scarce elsewhere in the county or region. A UNA is not a regulatory designation and does not provide legal protection for an area, but signals that special resources may exist that require project modification.

The northernmost boundary of the project site is approximately 50 feet from the edge of UNA #136-Cascadilla Gorge. The project does not propose to alter the UNA and therefore will not impact the public’s access or enjoyment to this open space.

See Impacts to Plans and Animals for a discussion on the potential impacts to birds.

As a result of the information provided above and in discussions with the applicant, the Lead Agency has determined no significant impact to Critical Environmental Areas is anticipated.

**IMPACT ON TRANSPORTATION**

**Construction Impacts**

Construction is projected to last approximately 14 months and may be concurrent with several other construction projects in Collegetown. In addition to private construction projects upgrades to infrastructure are currently being implemented on College Ave south of Dryden Road. During the construction seasons of 2020-2021 utility upgrades and undergrounding as well as installation of streetscape improvements (which will include the 400 block) will continue to cause long-term road closures and other impediments to movement. The City is actively coordinating public, private and utility projects in Collegetown for the 2020-21 construction seasons.

The applicant has provided the following information about construction in materials dated 12-11-19:

**Construction Schedule:**

- 6/1/2020: abatement, duration 3 weeks
- 7/1/2020: demolition, duration 3 weeks
- Foundation and Building envelope: August 2020 – January 2021
- Certificate of Occupancy: 7/30/2021

A preliminary Construction Logistics Plan and Work Zone Traffic Control Plan were submitted to the City Planning and Engineering Departments during their regularly scheduled PCC on December 10th. Summary of the preliminary plan:
Road & Sidewalk Closures

- Oak Avenue Eastbound will be closed to traffic during the duration of the project
- Oak Avenue Westbound will remain open to traffic but will be diverted near the Roundabout into the parking lane by closing the first 4-5 parking spaces on the North side of Oak Ave
- Sidewalk closures along Oak Avenue and College Avenue will be proposed

Construction Traffic Routing Plan

- 18-wheel truck traffic plan
- 18-wheel truck deliveries will enter the jobsite via Oak Avenue Westbound from 366 (Potentially via Elmwood Avenue, to be coordinated with City scheduled projects)
- 18-wheel trucks will leave the site on College Avenue. Exiting path of 18-wheel vehicles on Campus Drive is under review and will be coordinated with TCAT, the City and Cornell
- Up to two 18-wheel trucks are anticipated per day
- 10-wheel trucks will utilize Dryden Road, College Avenue and other side streets to get to and from the site, to be coordinated with City scheduled projects and TCAT
- The project will provide detour signage as requested by the City

Construction Site Plan

- The southern portion of the roundabout and the island will be incorporated into the construction staging area for the duration of the project. The loading zone on College Ave will be utilized during construction and may be moved further South if needed by closing additional parking spaces
- Crane staging will be located within the construction site
- A combination of construction chain link fence, concrete barriers and wind screening will create the construction site barrier between local vehicular traffic and the work zone starting at the 409 building, heading North around the island and then Eastward up Oak Ave 12' off of the North curb line.
- Construction gate will be placed on East side of the site to accept incoming construction traffic and detour directly into the site. Exit construction gate will be placed on the West side of the site for trucks leaving the site. Contractors will take all efforts to minimize truck traffic staging outside of the construction site to minimize interference with pedestrians, vehicles, buses, etc.
- Flaggers will be provided to direct construction vehicles leaving the site
- Contractor parking will be offsite
- Contractor will utilize off site staging and just-in-time delivery methods to minimize the material staging area on site, hence minimizing the construction site footprint as much as possible

Pedestrian traffic issues will be mitigated as proposed:

- Provide a crosswalk and ADA ramps on Oak Avenue, north of the construction fence to divert pedestrians to the north side of Oak Avenue
• Provide a crosswalk and ADA ramps on College Avenue, south of the bridge to connect students utilizing the "Trolley Bridge Path" (thru the Cornell nature area to the Engineering Quad) back to the sidewalk on the west side of College Avenue. In response to Chief Parsons at the PCC meeting, a fence or guardrail will be installed on the north side of the roundabout to direct pedestrians using the "Trolley Bridge Path" to the temporary crosswalk on College Ave. This will prevent them from trying to cross the roundabout near the construction zone.

• Provide a crosswalk and ADA ramps adjacent to the 409 building, in the general vicinity of the sidewalk bump out on the west side of the College Avenue. This will help alleviate issues with pedestrians that continue toward the jobsite by allowing them to cross College Ave before they reach the Roundabout.

• Pedestrian signage will be utilized at the intersection of Dryden and College Ave, prompting thru traffic pedestrians to cross there instead of heading further North into the 400 block along the East side of College Ave.

• Overhead protection and egress will be installed and maintained at the 409 entrance when occupied

Coordination with City scheduled projects

• We are aware that there are several DPW street closures and other impacts occurring in College Town during the same timeframe as our project that will have an effect on our truck routing and logistics. The project will minimize traffic flow on College Ave to reduce interference with City projects planned for 2020 – 2021:
  o Water and Sewer Replacement on College Ave will take place in the Spring of 2020 for several months. Immediately following, NYSEG will be installing underground electrical duct banks and vaults on College Avenue from Mitchell to Dryden Road as they replace the OH lines with underground distribution. Then City sidewalks and curbs will be replaced on College Avenue as well. There will be continuous interruptions and closures on College Avenue during our entire project duration.
  o DPW Culvert replacement will be taking place on 366 between Hoy Rd and Oak Ave starting June 1st 2020, so the project will relocate truck traffic as necessary to Pine Tree Road and Maple Ave.

Coordination with Cornell and TCAT

• Meetings with the City, TCAT and Cornell University will be scheduled to review the proposed plans and coordinate with these organizations

• The City Engineering department will also provide general comments on the Work Zone Traffic Control Plan in the near future. Once these comments are received, the truck routing map and work zone traffic control plan will be revised including the City comments from the PCC meeting and submitted for final approval

The Lead Agency recognizes that all work in or affecting public rights of way will require a street permit from the City Engineering Department. The permit will dictate access requirements and repair or replacement of impacted city property. The Lead Agency has the following concerns:
Maintenance of pedestrian access and potential road closures during excavation, shoring and construction
Traffic impacts resulting from excavation hauling
Construction deliveries and staging
Contractor parking. The majority of workers should be required to park at a remote off-site location outside of the Collegetown area. The applicant should provide documentation of this arrangement.

Transportation Impacts – Post Construction
The project site is in central Collegetown and within walking distance to Cornell and downtown Ithaca. TCAT also operates multiple bus stops within walking distance of the proposed development. The applicant is not proposing to build any parking.

The Lead Agency has received the following comments regarding potential environmental impacts from City Engineering:

*We want to keep the circular intersection, and TCAT does use the turnaround heavily (as do many vehicles), but are open to a discussion of redesign. We talked a bit about designing it to be a standard roundabout, which might work, though the bus stop in the circle is awkward, and TCAT has always wanted a northbound bus stop opposite the CPAC stop. Certainly open to proposals to make it more pedestrian friendly. Would need to collaborate with Cornell since it seems to be partially their property.*

The applicant has made the following response to materials dated 1-21-20:

*The project team is aware that the redesign of the adjacent College Ave/Oak Ave intersection would require the review and approval of the City of Ithaca, Cornell University and TCAT. The project team recognizes that improvements to this intersection could result in an improved public space and pedestrian safety experience on one of the busiest pedestrian intersections in the City. The project team understands that these improvements would be part of a separate coordination, design and construction effort outside the scope of this project. As has been discussed, the construction team proposes the replacement of the existing trees in the turnaround following the construction of the project.*

Base on the information provided above, the Lead Agency has determined that there will be no significant long-term impact to traffic as a result of the project.

**IMPACT ON ENERGY**

The applicant has provided the following information about construction in materials dated 12-11-19:

The proposed redevelopment project at 411-415 College Ave has reviewed the 2020 Draft Energy Conservation Construction code of New York State as well as the City of Ithaca Draft Energy Code Supplement. Throughout the design of the project to date, the team has made several decisions that will reduce the overall carbon footprint of the building. A summary of those decisions can be found below.
• All exterior wall types exceed the 2020 Draft Energy Conservation Construction Code of NYS. The code minimum for the thermal envelope of a metal framed building in climate zone 6 is R13 in the wall cavity and R7.5 Continuous insulation. The designed assembly for the project contains R13 in the wall cavity and R11.4 Continuous insulation. This represents an improvement of 20% over the code minimum.
• Each of the 56 dwelling units will utilize a two pipe heat pump system for space heating and cooling (3 points per the August 2019 Ithaca Energy Code Supplement draft). The water supplied to these heat pumps will be from an electrically fired hot water Boiler. The heat rejection for the cooling system will be from electrically powered evaporative cooling tower and will not utilize fossil fuels.
• Domestic Hot water will be supplied by Electric water heaters and will not utilize fossil fuels. Heat pump style water heaters will not be utilized as the building is designed to supply domestic hot water from a centralized system and heat pump technology does not allow for this.
• The project will utilize energy recovery technology to pre-condition fresh outdoor ventilation air. An electric heating coil will be used for pre-heating of the outside air.
• Individual dwelling units will be supplied with Electric cook top stoves
• The building will not utilize natural gas for any of the heating and cooling loads. While the tenant for the first floor space has not yet been identified, there is an expectation that this tenant will provide a food service and will require a natural gas supply for a kitchen.
• Building utilizes an efficient shape. The overall building gross square footage is 52,928 and has a (wall+roof)/floor area ratio of .64. This qualifies for 1 point per the August 2019 Ithaca Energy Code Supplement draft
• The project is located within Collegetown which meets the criteria for a walkable site. This qualifies for 1 point per the August 2019 Ithaca Energy Code Supplement draft.
• The project will provide a density that exceeds 7 dwelling units in an acre. This qualifies for 1 point per the August 2019 Ithaca Energy Code Supplement draft
• The project will utilize highly efficient LED lighting throughout
• We have calculated the average square footage of the apartment units and compared it to table 3 in the August 2019 Ithaca Energy Code Supplement draft. 54 of the 56 apartment units in the project meet or exceed the square footages prescribed in table 3. A breakdown of those calculations can be found below.
  - The (26) studio apartments in the project have an average size of 383sf. This is less than the prescribed size for studio apartments in the “1 Point” Row of table 3 (410sf)
  - The (7) 1-Bedroom apartments in the project have an average size of 577sf. This is less than the prescribed size for 1-bedroom apartments in the “1 Point” row of table 3 (600sf)
  - The (21) 2-bedroom apartments in the project have an average size of 737sf. This is less than the prescribed size for 2-bedroom apartments in the “1 Point” row of table 3 (840sf)
The (2) 3-bedroom apartments in the project have an average size of 1029sf. This exceeds the prescribed size for 3-bedroom apartments in the “1 point” row of table 3 (990sf).

Based on the information above, the Lead Agency has determined that no impacts to energy are expected as a result of this project.

**IMPACT ON NOISE, ODOR, AND LIGHT**

The project is in a densely developed area in the core of Collegetown and surrounded by residential and commercial development. Building operations will not cause impacts, however construction impacts are expected to be significant but temporary particularly during the early phases of the project. Building demolition, foundation construction, building erection, and construction deliveries will cause general but temporary noise and lighting impacts.

The applicant proposes that construction working hours will be in accordance with City Noise Ordinance. Planned working hours will be 7:00am – 5pm weekdays, with loud work activities such as large equipment, saw cutting etc. not starting until 7:30am. Any weekend work will be a special request to the Director of Planning.

The applicant states that the contractor will provide shoring for perimeter of building foundations for excavation work that could affect surrounding properties. The applicant’s engineer will provide engineered shop drawings for shoring technique and the contractor will be responsible to damage caused to surrounding properties as a direct result of construction activities. The applicant should submit the monitoring plan for shoring to the Planning Board for review before final site plan approval is issued.

Temporary lighting will be provided by the contractor to maintain a safe and secure construction site. Contractor will take measures to minimize disruption to surrounding properties.

Based on the information above, the Lead Agency has determined that no significant impacts to light noise or odor are anticipated.

**IMPACT ON HUMAN HEALTH**

Project construction require the removal of the existing building which is likely to contain asbestos. An asbestos abatement plan will be prepared and submitted to the City Building Department to specify the methods, protections and monitoring commensurate with any required removal and all work will be done by a profession licensed in the state of New York to perform asbestos removal.

**CONSISTENCY WITH COMMUNITY PLANS**

The project is in the MU-2 Collegetown Area Form District (CAFD) and requires Design Review. The applicant submitted a Design Review application dated 12-11-19 and the Board conducted Design Review at the December 17, 2019 regular meeting. The Board found the project to be in substantial compliance with the Collegetown Design Guidelines.

**CONSISTENCY WITH COMMUNITY CHARACTER**
Based on information provided by the applicant in submission materials dated 9-3-19, the site utilities will be as upgraded as needed. Water service will be supplied by the City of Ithaca distribution system from their East Hill pressure grid. A new 6-inch ductile iron combined fire and domestic service main will connect to the City main in the street. In coordination with City DPW, the improvements are expected to include replacement of one fire hydrant near the street intersection and replacement of a relatively short section of the existing main near the northwest corner in the street. Sanitary sewer service will be evaluated to determine if the existing service can either be reused in its current condition or will require an upgrade. If the current service cannot be reused, a new service with exterior trap will be installed and connected to the existing sewer main on College Avenue to serve the proposed building.

Also see Impact to Historic Resources and Aesthetic Resources above.

Based on the above information and all mitigations provided by the applicant, the Lead Agency has determined that the project is consistent with community character.

**Prepared by:** Lisa Nicholas, Deputy Director of Planning, AICP
January 15, 2020

Planning Department and Board Members,

The following additional information for 126 College Ave can be found in this packet:
Updated FEAF (attached)
Response to the engineers comments (below)
Response to the TC Energy addendum (attached)

Sincerely,

Noah Demarest
Principal + CEO

cc:
Response to engineers comments:

- The project team is in the process of coordinating a meeting to discuss the construction schedule and how it works around already planned work in that area.

- We agree that the covered bike parking location is not ideal in some ways. But we do not foresee that many bikes actually being used on a regular basis. Most students walk to campus. Bikes being used more intermittently are being provided a much more secure storage location with this design, rather than a covered outdoor location. And there are additionally 4 spaces for biking parking outside the front entry for guests and tenants that may bike on a regular basis.
Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

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<th>Name of Action or Project:</th>
<th>Telephone: 607-269-7300</th>
</tr>
</thead>
<tbody>
<tr>
<td>126 College Ave</td>
<td>E-Mail: <a href="mailto:laura@visumdevelopment.com">laura@visumdevelopment.com</a></td>
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<th>Project Location (describe, and attach a general location map):</th>
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<tr>
<th>Brief Description of Proposed Action (include purpose or need):</th>
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<td>Demolition of existing house. New build of a 4 story, 5 unit, 27 bedroom facility</td>
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<tr>
<th>Name of Applicant/Sponsor:</th>
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<tbody>
<tr>
<td>126 C-Town LLC (Visum Development)</td>
<td></td>
</tr>
</tbody>
</table>

| Telephone: 607-216-8802, x711 |
| E-Mail: craig@streamcolab.com |

<table>
<thead>
<tr>
<th>Address: 119 S Cayuga Street, Suite 301</th>
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<tr>
<td>City/PO: Ithaca State: NY Zip Code: 14850</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Contact (if not same as sponsor; give name and title/role):</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>STREAM Collaborative- Craig Modisher</td>
<td></td>
</tr>
</tbody>
</table>

| Telephone: 607-216-8802, x711 |
| E-Mail: craig@streamcolab.com |

<table>
<thead>
<tr>
<th>Address: 108 W State Street, 2nd Floor</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>City/PO: Ithaca State: NY Zip Code: 14850</td>
<td></td>
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<table>
<thead>
<tr>
<th>Property Owner (if not same as sponsor):</th>
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<tbody>
<tr>
<td>Telephone:</td>
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<td>E-Mail:</td>
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<tr>
<td>City/PO:</td>
<td>State:</td>
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<td>Zip Code:</td>
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<tr>
<td>State:</td>
<td>Zip Code:</td>
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</table>

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## B. Government Approvals

**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

<table>
<thead>
<tr>
<th>Government Entity</th>
<th>If Yes: Identify Agency and Approval(s) Required</th>
<th>Application Date (Actual or projected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. City Counsel, Town Board, or Village Board of Trustees</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>b. City, Town or Village Planning Board or Commission</td>
<td>☑ Yes ☐ No</td>
<td>City of Ithaca Planning Board- Site Plan Review 12/20/19</td>
</tr>
<tr>
<td>c. City, Town or Village Zoning Board of Appeals</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>d. Other local agencies</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>e. County agencies</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>f. Regional agencies</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>g. State agencies</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>h. Federal agencies</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>i. Coastal Resources.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>iii. Is the project site within a Coastal Erosion Hazard Area?</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
</tbody>
</table>

## C. Planning and Zoning

### C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

### C.2. Adopted land use plans.

a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? 
   - **If Yes**, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?
   - **If Yes**, identify the plan(s):
   - if not, identify the plan(s):

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)
   - **If Yes**, identify the plan(s):
   - if not, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?
   - **If Yes**, identify the plan(s):
   - if not, identify the plan(s):
C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. 
   ✔ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? 
   ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? 
   ☐ Yes ☐ No

   i. What is the proposed new zoning for the site? ____________________________

C.4. Existing community services.

a. In what school district is the project site located? Ithaca City Public Schools

b. What police or other public protection forces serve the project site? 
   Ithaca Police Department

c. Which fire protection and emergency medical services serve the project site? 
   Ithaca Fire Department

d. What parks serve the project site? 
   none

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? 
   Residential

b. a. Total acreage of the site of the proposed action? 
   0.908 acres

   b. Total acreage to be physically disturbed? 
   0.08 acres

   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 
   0.908 acres

c. Is the proposed action an expansion of an existing project or use? 
   ☐ Yes ☐ No

   i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? 
   % __________________ Units: __________________

d. Is the proposed action a subdivision, or does it include a subdivision? 
   ☐ Yes ☐ No

   i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

   ii. Is a cluster/conservation layout proposed? 
   ☐ Yes ☐ No

   iii. Number of lots proposed? 
   ________

   iv. Minimum and maximum proposed lot sizes? Minimum ________ Maximum ________

e. Will the proposed action be constructed in multiple phases? 
   ☐ Yes ☐ No

   i. If No, anticipated period of construction: 
   ________ months

   ii. If Yes:
      • Total number of phases anticipated
      • Anticipated commencement date of phase 1 (including demolition) 
        _______ month _______ year
      • Anticipated completion date of final phase 
        _______ month _______ year
      • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

   ________
f. Does the project include new residential uses?  
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

If Yes, show numbers of units proposed.

<table>
<thead>
<tr>
<th>One Family</th>
<th>Two Family</th>
<th>Three Family</th>
<th>Multiple Family (four or more)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial Phase</td>
<td>At completion of all phases</td>
<td></td>
<td></td>
</tr>
<tr>
<td>__________</td>
<td>__________</td>
<td>__________</td>
<td>__________</td>
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</tbody>
</table>

g. Does the proposed action include new non-residential construction (including expansions)?  
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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</thead>
</table>

If Yes,

i. Total number of structures __________

ii. Dimensions (in feet) of largest proposed structure: ______ height; ______ width; and ______ length

iii. Approximate extent of building space to be heated or cooled: ____________ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
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</table>

If Yes,

i. Purpose of the impoundment:

ii. If a water impoundment, the principal source of the water:  
| Ground water | Surface water streams | Other specify |
|_____________|_____________________|______________|

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment.  
| Volume: ______ million gallons; surface area: ______ acres |

v. Dimensions of the proposed dam or impounding structure: ______ height; ______ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging?  

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): 300 +/- CY
- Over what duration of time? 2 weeks

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
top and sub soil

iv. Will there be onsite dewatering or processing of excavated materials?  
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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</table>

v. What is the total area to be dredged or excavated? ____________ acres

vi. What is the maximum area to be worked at any one time? ____________ acres

vii. What would be the maximum depth of excavation or dredging? ____________ feet

viii. Will the excavation require blasting?  
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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</thead>
</table>

ix. Summarize site reclamation goals and plan: ______________________

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  
<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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</table>

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): ______________________
ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?  
   □ Yes □ No

   If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  
   □ Yes □ No

   If Yes:
   - acres of aquatic vegetation proposed to be removed:
   - expected acreage of aquatic vegetation remaining after project completion:
   - purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):

   - proposed method of plant removal:
   - if chemical/herbicide treatment will be used, specify product(s):

   v. Describe any proposed reclamation/mitigation following disturbance:

   vi. Is a new water supply district or service area proposed to be formed to serve the project site?  
      □ Yes □ No

   i. Total anticipated water usage/demand per day: 2700 gallons/day

   ii. Will the proposed action obtain water from an existing public water supply?  
       □ Yes □ No

      If Yes:
      - Name of district or service area: City of Ithaca
      - Does the existing public water supply have capacity to serve the proposal?  
        □ Yes □ No
      - Is the project site in the existing district?  
        □ Yes □ No
      - Is expansion of the district needed?  
        □ Yes □ No
      - Do existing lines serve the project site?  
        □ Yes □ No

   iii. Will line extension within an existing district be necessary to supply the project?  
       □ Yes □ No

      If Yes:
      - Describe extensions or capacity expansions proposed to serve this project:

      - Source(s) of supply for the district:

   iv. Is a new water supply district or service area proposed to be formed to serve the project site?  
       □ Yes □ No

      If Yes:
      - Applicant/sponsor for new district:
      - Date application submitted or anticipated:
      - Proposed source(s) of supply for new district:

   v. If a public water supply will not be used, describe plans to provide water supply for the project:

   vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

   d. Will the proposed action generate liquid wastes?  
      □ Yes □ No

      i. Total anticipated liquid waste generation per day: 2700 gallons/day

      ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

   iii. Will the proposed action use any existing public wastewater treatment facilities?  
       □ Yes □ No

      If Yes:
      - Name of wastewater treatment plant to be used: City of Ithaca
      - Name of district: College Town
      - Does the existing wastewater treatment plant have capacity to serve the project?  
        □ Yes □ No
      - Is the project site in the existing district?  
        □ Yes □ No
      - Is expansion of the district needed?
• Do existing sewer lines serve the project site?  ✔Yes No
• Will a line extension within an existing district be necessary to serve the project?  ✔Yes No
  If Yes:
  • Describe extensions or capacity expansions proposed to serve this project: ____________________________________________

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  ✔Yes No
  If Yes:
  • Applicant/sponsor for new district: ____________________________________________
  • Date application submitted or anticipated: ______________________________________
  • What is the receiving water for the wastewater discharge? ____________________________________________

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

| __________________________________________________________________________ |
| __________________________________________________________________________ |
| __________________________________________________________________________ |

| e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No |
| i. How much impervious surface will the project create in relation to total size of project parcel? Square feet or acres (impervious surface) Square feet or acres (parcel size) |
| ii. Describe types of new point sources: ____________________________________________ |

| __________________________________________________________________________ |
| __________________________________________________________________________ |
| __________________________________________________________________________ |

| f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No |
| i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) |
| ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) generator and equipment during construction |
| iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) |

| __________________________________________________________________________ |
| __________________________________________________________________________ |
| __________________________________________________________________________ |

| g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No |
| i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No |
| ii. In addition to emissions as calculated in the application, the project will generate: |

  • ________ Tons/year (short tons) of Carbon Dioxide (CO₂) |
  • ________ Tons/year (short tons) of Nitrous Oxide (N₂O) |
  • ________ Tons/year (short tons) of Perfluorocarbons (PFCs) |
  • ________ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) |
  • ________ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) |
  • ________ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) |
h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?
   ☐ Yes ☐ No
   i. Estimate methane generation in tons/year (metric): ________________________________
   ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  
   ☐ Yes ☐ No
   If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  
   ☐ Yes ☐ No
   i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
   ☐ Randomly between hours of __________ to __________.
   ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

   iii. Parking spaces: Existing ________ Proposed _____ Net increase/decrease ________
   iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No
   v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No
vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  
   ☐ Yes ☐ No
   i. Estimate annual electricity demand during operation of the proposed action:
   ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
   iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No

l. Hours of operation. Answer all items which apply.
   i. During Construction:
      • Monday - Friday: 7-5
      • Saturday: ________________________________
      • Sunday: ________________________________
      • Holidays: ________________________________
   ii. During Operations:
      • Monday - Friday: ________________________________
      • Saturday: ________________________________
      • Sunday: ________________________________
      • Holidays: ________________________________
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:
   i. Provide details including sources, time of day and duration:
   
   typical tools such as saws and nail guns during regular operating hours

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe:

n. Will the proposed action have outdoor lighting? ☐ Yes ☑ No

If yes:
   i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
   
   sconces on the building, next the exterior doors, pointed down

   ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

   Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:
   i. Product(s) to be stored ____________________________

   ii. Volume(s) _______ per unit time ___________ (e.g., month, year)

   iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:
   i. Describe proposed treatment(s):

   ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☑ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:
   i. Describe any solid waste(s) to be generated during construction or operation of the facility:
   
   • Construction: ____________________________ tons per ___________ (unit of time)
   
   • Operation: ____________________________ tons per ___________ week (unit of time)
   
   • Operation: 4 cans week

   ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
   
   • Construction:

   • Operation: Tompkins County recycling program

   iii. Proposed disposal methods/facilities for solid waste generated on-site:
   
   • Construction:

   • Operation: trash pick up weekly

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s. Does the proposed action include construction or modification of a solid waste management facility? □ Yes □ No
If Yes:
  i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities):

ii. Anticipated rate of disposal/processing:
  • _______ Tons/month, if transfer or other non-combustion/thermal treatment, or
  • _______ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: ________________________________ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? □ Yes □ No
If Yes:
  i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility:

ii. Generally describe processes or activities involving hazardous wastes or constituents:

iii. Specify amount to be handled or generated _______ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? □ Yes □ No
If Yes: provide name and location of facility:

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
  i. Check all uses that occur on, adjoining and near the project site.
    ✔ Urban  □ Industrial  □ Commercial  □ Residential (suburban)  □ Rural (non-farm)
    □ Forest  □ Agriculture  □ Aquatic  □ Other (specify):
  ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

<table>
<thead>
<tr>
<th>Land use or Covertype</th>
<th>Current Acreage</th>
<th>Acreage After Project Completion</th>
<th>Change (Acres +/-)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads, buildings, and other paved or impervious surfaces</td>
<td>.0406</td>
<td>.0451</td>
<td>+.0045</td>
</tr>
<tr>
<td>Forested</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td>
<td>.0502</td>
<td>.0457</td>
<td>-.0045</td>
</tr>
<tr>
<td>Agricultural (includes active orchards, field, greenhouse etc.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surface water features (lakes, ponds, streams, rivers, etc.)</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Wetlands (freshwater or tidal)</td>
<td></td>
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<tr>
<td>Non-vegetated (bare rock, earth or fill)</td>
<td></td>
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</tr>
<tr>
<td>Other Describe: ___________________________________________________________</td>
<td></td>
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</tr>
</tbody>
</table>
c. Is the project site presently used by members of the community for public recreation?  
   i. If Yes: explain: __________________________________________________________________________________________

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  
   If Yes,  
   i. Identify Facilities:  

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  
   If Yes:  
   i. Has the facility been formally closed?  
      · If yes, cite sources/documentation: _______________________________________________________________________
   ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
   iii. Describe any development constraints due to the prior solid waste activities: __________________________________________  

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  
   If Yes:  
   i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  
      □ Yes – Spills Incidents database  Provide DEC ID number(s): ________________________________  
      □ Yes – Environmental Site Remediation database  Provide DEC ID number(s): ________________________________  
      □ Neither database  
   ii. If site has been subject of RCRA corrective activities, describe control measures:  
   iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  
      If yes, provide DEC ID number(s):  
      iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _______________________________________________________________________
- Describe the type of institutional control (e.g., deed restriction or easement): _______________________________________________________________________
- Describe any use limitations: _________________________________________________________________________
- Describe any engineering controls: _______________________________________________________________________
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: ___________________________________________________________________________________________

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _______ 10 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No
   If Yes, what proportion of the site is comprised of bedrock outcroppings? _______ %

c. Predominant soil type(s) present on project site:
   - unsurveyed area _______ %
   - _______ %
   - _______ %

d. What is the average depth to the water table on the project site? Average: not known feet

e. Drainage status of project site soils: ☐ Well Drained: _______ % of site
   ☐ Moderately Well Drained: 100 % of site
   ☐ Poorly Drained _______ % of site

f. Approximate proportion of proposed action site with slopes:
   - 0-10%: 30 % of site
   - 10-15%: 50 % of site
   - 15% or greater: 20 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☐ No
   If Yes, describe: _______________________________________________________________________________________

h. Surface water features.
   i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☐ No
   ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☐ No
   If Yes to either i or ii, continue. If No, skip to E.2.i.
   iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:
   - Streams: Name ____________________________ Classification
   - Lakes or Ponds: Name ____________________________ Classification
   - Wetlands: Name ____________________________ Approximate Size
   - Wetland No. (if regulated by DEC) ____________________________

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No
   If yes, name of impaired water body/bodies and basis for listing as impaired: ___________________________________________________________________________________________

i. Is the project site in a designated Floodway? ☐ Yes ☐ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☐ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☐ No
   If Yes:
   i. Name of aquifer: ____________________________
m. Identify the predominant wildlife species that occupy or use the project site:

________________________________________________________________________________________
________________________________________________________________________________________

n. Does the project site contain a designated significant natural community? □ Yes □ No
   If Yes:
   i. Describe the habitat/community (composition, function, and basis for designation):
   ______________________________________________________________________________________
   ii. Source(s) of description or evaluation:
   ______________________________________________________________________________________
   iii. Extent of community/habitat:
      • Currently: _______________ acres
      • Following completion of project as proposed: _______________ acres
      • Gain or loss (indicate + or -): ___________________ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  □ Yes □ No
   If Yes:
   i. Species and listing (endangered or threatened):
   ______________________________________________________________________________________

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? □ Yes □ No
   If Yes:
   i. Species and listing:
   ______________________________________________________________________________________

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? □ Yes □ No
   If yes, give a brief description of how the proposed action may affect that use:
   ______________________________________________________________________________________
   ______________________________________________________________________________________

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? □ Yes □ No
   If Yes, provide county plus district name/number: _____________________________________________

b. Are agricultural lands consisting of highly productive soils present? □ Yes □ No
   i. If Yes: acreage(s) on project site? __________________________________________________________
   ii. Source(s) of soil rating(s): ______________________________________________________________

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? □ Yes □ No
   If Yes:
   i. Nature of the natural landmark: □ Biological Community □ Geological Feature
      ii. Provide brief description of landmark, including values behind designation and approximate size/extent:
         ______________________________________________________________________________________
         ______________________________________________________________________________________

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? □ Yes □ No
   If Yes:
   i. CEA name: _____________________________________________________________
   ii. Basis for designation: _________________________________________________________________
   iii. Designating agency and date: __________________________________________________________
<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
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<tbody>
<tr>
<td>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?</td>
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<td>If Yes:</td>
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<tr>
<td>i. Nature of historic/archaeological resource:</td>
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<tr>
<td>☑ Archaeological Site</td>
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<td></td>
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<tr>
<td>☑ Historic Building or District</td>
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<tr>
<td>ii. Name: The East Hill Historic District is on Orchard Place, which is about a block from the site</td>
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<td>iii. Brief description of attributes on which listing is based:</td>
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<tr>
<td>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</td>
<td>☑</td>
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<tr>
<td>g. Have additional archaeological or historic site(s) or resources been identified on the project site?</td>
<td>☑</td>
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<tr>
<td>If Yes:</td>
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<td></td>
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<tr>
<td>i. Describe possible resource(s):</td>
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<tr>
<td>ii. Basis for identification:</td>
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<tr>
<td>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?</td>
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<td>If Yes:</td>
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<tr>
<td>i. Identify resource:</td>
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<tr>
<td>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):</td>
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<tr>
<td>iii. Distance between project and resource:___________________________</td>
<td></td>
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</tr>
<tr>
<td>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?</td>
<td>☑</td>
<td></td>
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<tr>
<td>If Yes:</td>
<td></td>
<td></td>
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<tr>
<td>i. Identify the name of the river and its designation:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?</td>
<td>☑</td>
<td></td>
</tr>
</tbody>
</table>

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name  Noah Demarest  Date  1/15/20

Signature  Title  Architect
126 College Ave

Conformance with Tompkins County Energy Recommendations for New Construction

1. Energy Star.
   - The project will include water fixtures that meet EPA’s Water Sense requirements.
   - All permanent appliances will be Energy Star rated.

   - Air sourced heat pumps will be used throughout the building.
   - Electric water heaters will be used.

3. Renewables.
   - Roof surfaces are capable of accommodating PV solar panels to the extent possible, however, we are not providing solar panels as part of this project due to cost constraints.

4. Energy-efficient building design.
   - The building has been designed with a window-to-wall ratio of less than 25%.
   - The overall building shape is simple, optimizing the efficiency of the building envelope.
   - Best practices will be used for air sealing to minimize infiltration and stack effects.

For buildings over 20 units:

(Though only 5 units are proposed there are some items we intend to meet.)

5. Lighting controls and high-efficient lighting technology
   - LED lighting will be used throughout the project
   - Occupancy sensors will be used in common areas and photo sensors will be used for exterior lighting.
January 20, 2019

Planning Department and Board Members,

Attached are the additional materials that I heard being requested at the PRC:

communication from arborist regarding the trees
communication from Jeanne Grace regarding the trees- City Forester
communication from the neighbor regarding the trees (not requested but potentially helpful)
College Town design review form

Please see attached documentation.

Sincerely,

Noah Demarest  
AIA, RA, RLA, LEED AP  
Principal

noah@streamcolab.com  
607.216.8802
City of Ithaca
DESIGN REVIEW APPLICATION

APPLICANT:
Name: STREAM Collaborative
Title/Role: Architect
Address 1: 108 W State Street, 2nd floor
City, State, & Zip Code: Ithaca, NY 14850
Address 2:
Telephone: 607-216-8802
Cell Phone: 
E-Mail: noah@streamcolab.com

PROJECT DESCRIPTION
Project Title: 126 College Ave
Project Address: 126 College Ave
Project Type (check one): 
X Residential
□ Commercial
□ Industrial
□ Institutional
□ Mixed-Use
Project Location (check one): 
X Collegetown
□ Downtown
□ Historic District or Landmark
□ Other
Brief Project Description:
remove existing structure and build a new 4 story, 5 unit, 27 bedroom residential building.

— QUICK APPLICATION CHECKLIST —
Item
X Application Form (completely filled out and signed)
□ Colored Elevations Keyed to Building Materials
□ Landscape Plan – if relevant
□ Information about building materials (samples should be brought to the Design Review meeting)
□ Detail sheets and/or other materials that provide relevant design information

ELECTRONIC SUBMISSIONS: You must provide electronic versions of ALL submitted documents.
LARGE FILES: Incoming e-mails to the City must be under 10 MB in size (incl. message envelope), so please either provide a CD-ROM, flash/thumb drive, or use a free file-sharing web site, like: www.hightail.com, www.dropbox.com, www.google.com/drive, etc. You can also split documents into smaller parts and send multiple e-mails/files to: lnicholas@cityofithaca.org and aharris@cityofithaca.org.

Applicant's Signature: ________________________________ Date: 1 18 20
By signing this application form, the applicant acknowledges City staff may visit the site in order to fully understand the proposed development.

For properties within the Collegetown Design Guidelines Area, please continue to page 2.
For properties within the Downtown Design Guidelines Area, please skip to page 5.
Priority Guidelines

For properties within the Collegetown Design Guidelines Area, projects must satisfy each of the priority guidelines noted below. Please indicate how the project has met each of the priority guidelines. The design guidelines are available at [http://www.cityofithaca.org/DocumentCenter/Home/View/6923](http://www.cityofithaca.org/DocumentCenter/Home/View/6923)

**Site Design**

<table>
<thead>
<tr>
<th>Guideline #</th>
<th>Guideline</th>
<th>Met</th>
<th>Not Met</th>
<th>NA</th>
<th>Brief description of how the guideline is met or why it is not met:</th>
</tr>
</thead>
<tbody>
<tr>
<td>SD.1</td>
<td>Orient a building to the public realm.</td>
<td>X</td>
<td></td>
<td>NA</td>
<td>main entry and facade face the street</td>
</tr>
<tr>
<td>SD.2</td>
<td>Provide a physical pedestrian connection between the sigh and the public realm.</td>
<td>X</td>
<td></td>
<td>NA</td>
<td>landscaped walk connects the entry and the public sidewalk</td>
</tr>
<tr>
<td>SD.7</td>
<td>If a surface parking area is visible from a street, screen it from view.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SD.8</td>
<td>Minimize the number of vehicular access points to a site.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SD.10</td>
<td>Locate a service area so that it is not visible from the public street.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SD.17</td>
<td>Use landscaping to screen a sensitive edge.</td>
<td>X</td>
<td></td>
<td>NA</td>
<td>trees and shrubs help soften the sidewalk view of the entry</td>
</tr>
<tr>
<td>SD.29</td>
<td>Minimize light spill onto adjacent properties and toward the sky.</td>
<td>X</td>
<td></td>
<td>NA</td>
<td>&quot;dark skies&quot; lighting used on the exterior, pointed down</td>
</tr>
<tr>
<td>SD.31</td>
<td>Design a site to integrate with and take advantage of existing topography.</td>
<td>X</td>
<td></td>
<td>NA</td>
<td>the walk out lower level works with the natural slope of the property</td>
</tr>
<tr>
<td>SD.33</td>
<td>If in the Neighborhood Periphery, site a building to include side setbacks in the range of those used for nearby traditional homes.</td>
<td>X</td>
<td></td>
<td>NA</td>
<td>the building is positioned on the site similarly to the surrounding buildings</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Guideline #</th>
<th>Guideline</th>
<th>Met</th>
<th>Not Met</th>
<th>NA</th>
<th>Brief description of how the guideline is met or why it is not met:</th>
</tr>
</thead>
<tbody>
<tr>
<td>BD.1</td>
<td>Design the primary entrance to a building to be clearly identifiable.</td>
<td>✗</td>
<td></td>
<td></td>
<td>the primary entry is a bump in, with the walks going directly to it</td>
</tr>
<tr>
<td>BD.2</td>
<td>Use an authentic, functional entry on a street-facing façade.</td>
<td>✗</td>
<td></td>
<td></td>
<td>the main entry points are on the street facing facade, and are very clear</td>
</tr>
<tr>
<td>BD.5</td>
<td>Locate and space windows to express a traditional rhythm and create visual continuity.</td>
<td>✗</td>
<td></td>
<td></td>
<td>windows are stacked a uniformly located</td>
</tr>
<tr>
<td>BD.6</td>
<td>Place a window opening to correspond to an actual interior space.</td>
<td>✗</td>
<td></td>
<td></td>
<td>windows are placed appropriately</td>
</tr>
<tr>
<td>BD.7</td>
<td>Size and proportion a window to be in the range of heights and widths of nearby traditional windows.</td>
<td>✗</td>
<td></td>
<td></td>
<td>windows are sized within the context of the average dimensions in surrounding buildings</td>
</tr>
<tr>
<td>BD.8</td>
<td>Design a window to create depth and shadow on a façade.</td>
<td>✗</td>
<td></td>
<td></td>
<td>select windows have thicker and more developed trim work to break up the facade</td>
</tr>
<tr>
<td>BD.9</td>
<td>Design a roof to be architecturally consistent with the overall architectural design and detailing of the structure in terms of form and material.</td>
<td>✗</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BD.11</td>
<td>Use materials to convey a sense of human scale and visual interest.</td>
<td>✗</td>
<td></td>
<td></td>
<td>multiple materials are being used to help break up the facades and create interest and decrease the scale</td>
</tr>
<tr>
<td>BD.12</td>
<td>Use a material that is compatible with the surrounding context.</td>
<td>✗</td>
<td></td>
<td></td>
<td>clapboard siding is traditional and seen in many of the surrounding buildings</td>
</tr>
<tr>
<td>BD.13</td>
<td>Use a high quality material that is proven durable.</td>
<td>✗</td>
<td></td>
<td></td>
<td>fiber cement siding is durable and low maintenance</td>
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</tbody>
</table>
### Building Design (Continued)

<table>
<thead>
<tr>
<th>Guideline #</th>
<th>Guideline</th>
<th>Met</th>
<th>Not Met</th>
<th>NA</th>
<th>Brief description of how the guideline is met or why it is not met:</th>
</tr>
</thead>
<tbody>
<tr>
<td>BD.19</td>
<td>Consider including a building design feature that conserves energy.</td>
<td>✔</td>
<td></td>
<td></td>
<td>this building meets many of the goals of the Tompkins County Energy Recommendations</td>
</tr>
<tr>
<td>BD.24</td>
<td>Design a ground floor to engage the public realm and provide visual interest for pedestrians.</td>
<td>✔</td>
<td></td>
<td></td>
<td>the landscaping, materials, and articulation should create an interesting entry and ground floor</td>
</tr>
<tr>
<td>BD.25</td>
<td>Use a combination of “façade articulation” and “massing variation” methods to reduce the perceived and/or actual mass and scale of a building.</td>
<td>✔</td>
<td></td>
<td></td>
<td>the recess on the front facade, along with the multiple materials being used, help achieve these goals</td>
</tr>
</tbody>
</table>

### Secondary Guidelines

Secondary guidelines will also be used in the design review process, and while not all will be relevant to each project, secondary guidelines should be met, if applicable. Please indicate which secondary guidelines have been met by the project and how, and attach additional pages as necessary.

<table>
<thead>
<tr>
<th>Guideline #</th>
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4 of 7
November 21, 2019

This is an assessment of the spruce trees and Norway maple at 126 college ave. Based on my understanding of where the construction would be happening the trees would not survive. The stress to the root system would be more than is safe. The trees would decline and die over time becoming a risk to the college ave property and the lower neighbor. It is my recommendation that the trees be removed before construction begins.

Zach Fitterer
ISA Certified Arborist
Lisa,

Last week I met with Craig (cc'd) from STREAM to look at the proposed work for 126 College Ave. He said the Planning Board had expressed interest in preserving the row of spruce trees along the back of the property line. He got some advice from an arborist and asked me to take a look to consult on that advice.

I do agree with the comments from the arborist he spoke with. With the plans as drawn, retaining those trees would not be feasible. To preserve those trees I would suggest 16-20 feet of undisturbed area from the base of the tree. The construction of the retaining wall behind the new building will cause too much disturbance close to that row of trees. In addition, the sewer main is runs parallel near the row of trees (see attached screen shot) so there will be disturbance in connecting the new building to that line in addition to any other construction disturbance.

The only way to responsibly preserve these trees would be to have the new building not extend back much further than the existing building, with the creation of the retaining wall on top of the existing slope of the backyard. The sewer tie in would have to be done rather strategically too.

The row of spruce appeared to be in good condition, but to me don't seem to be significant enough to warrant changing the whole building design, unless preserving canopy in general is a very strong interest for the planning board in this area.

Craig also mentioned a row of poplar trees to replace the spruce. I am assuming he meant one of the columnar poplar varieties. I would urge you to ask them to consider an alternative species. The poplars do grow quickly but they tend to be very short lived, starting to decline with in 20-30 yrs of planting.

Jeanne
Hi Angie,

Thank you for meeting with me on Wednesday to discuss our project at 126 college ave. Based on our conversation, you would like to have the trees located next to your property removed and replaced with something that does not shed leaves, is low maintenance and will not grow as tall as the ones currently there. Or not replaced with anything at all. Can you please confirm we are on the same page with this?

Thanks,

Chris Petrillose
VP of Development & Operations, Visum Development Group
(607) 227-2040 | chris@visumdevelopment.com
www.visumdevelopment.com

Hi Angie,

I hope you had a great weekend. I wanted to touch base about the trees for 126 College Ave.

Thanks,
Hi Chris,

Yes, per our conversation you will remove the trees next to my property and replace them with low maintenance shrubs and/or ground covers. Please do address the issue of rain water run off from your slope when you design/build the retaining walls, drainage system and the landscaping.

I do appreciate that you will help to remove the one tree inside my property line.

Good luck on your project and please sent me a note when you start to remove the trees.

Best,
Angie

Sent from my iPhone

On Nov 25, 2019, at 1:20 PM, Chris Petrillose <chris@visumdevelopment.com> wrote:

Hi Angie,

I hope you had a great weekend. I wanted to touch base about the trees for 126 College Ave.

Thanks,

On Fri, Nov 22, 2019 at 10:12 AM Chris Petrillose <chris@visumdevelopment.com> wrote:

Hi Angie,

Thank you for meeting with me on Wednesday to discuss our project at 126 college ave. Based on our conversation, you would like to have the trees located next to your property removed and replaced with something that does not shed leaves, is low maintenance and will not grow as tall as the ones currently there. Or not replaced with anything at all. Can you please confirm we are on the same page with this?
APPEAL # 3150

232-236 DRYDEN ROAD

Appeal of STREAM Collaborative on behalf of the owner Lux Ithaca Holdings, LLC for area variance from Section 325-8, Column 10, Percentage of Lot Coverage by Buildings and Column 14/15, Rear Yard requirements of the Zoning Ordinance. The applicant proposes to construct a four story 8-unit apartment building at the property located at 232-236 Dryden Road. The property has two existing buildings on the parcel and the applicant would like to construct a third building on the eastern portion of land, between Dryden Road and Summit Avenue, to be known as 238 Dryden Road. The two existing buildings on the property occupy 48.7% of the lot coverage and adding the third building will increase the lot coverage by buildings to 55.29% of the 50% permitted by the ordinance. Due to the limited depth of this portion of the property, the new building will be deficient in the rear yard, having 10'-7" of the 20 feet required by the ordinance.

A variance was previously granted on October 1, 2019 for the percentage of lot coverage and rear yard requirements for the proposed building. However, the building has since been reconfigured to accommodate a Fire Department access area which encroaches into the rear yard. Therefore, the applicant now seeks new area variances for the reconfigured building.

The property is located in a CR-4 use district in which the proposed use is permitted. However, Section 325-38 requires that an area variance be granted before a building permit is issued.
City of Ithaca  

**Board of Zoning Appeals Worksheet**

<table>
<thead>
<tr>
<th>Column Number</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
<th>9</th>
<th>10</th>
<th>11</th>
<th>12</th>
<th>13</th>
<th>14/15</th>
<th>16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Column Title</td>
<td>Use</td>
<td>Accessory Use</td>
<td>Off-Street Parking</td>
<td>Lot Area (Sq. Feet)</td>
<td>Lot Width (Feet)</td>
<td>Number of Stories</td>
<td>Height in Feet</td>
<td>% of Lot Coverage</td>
<td>Front Yard</td>
<td>Side Yard</td>
<td>Other Side Yard</td>
<td>Minimum Building Height</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Condition and Use</td>
<td>2-Blds. Existing Condition</td>
<td></td>
<td>0</td>
<td>33864</td>
<td>132.19</td>
<td>4</td>
<td>40'-10&quot;</td>
<td>48.7%</td>
<td>10'</td>
<td>13.9'</td>
<td>10'</td>
<td>20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>District Regulations for Existing</td>
<td>Multiple</td>
<td>None Required</td>
<td>92</td>
<td>7,000</td>
<td>40</td>
<td>4</td>
<td>45</td>
<td>50% Bldg. 25% Green</td>
<td>10</td>
<td>Row House-0' All Others-5'</td>
<td>Row House-0' All Others-5'</td>
<td>20% or 20' whichever is less</td>
<td>20' Min. 2 Stories Min.</td>
<td></td>
</tr>
<tr>
<td>Non-Conforming Conditions Proposed</td>
<td>OK</td>
<td>N/A</td>
<td>TDMP-OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposed Condition and/or Use</td>
<td>8 Unit Multiple (3-Bldgs. Total)</td>
<td>None Required</td>
<td>0</td>
<td>33864</td>
<td>132.19</td>
<td>4</td>
<td>44'-4&quot;</td>
<td>55.29%</td>
<td>10'</td>
<td>5'</td>
<td>5'</td>
<td>10'-7&quot;</td>
<td>4</td>
<td></td>
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<tr>
<td>District Regulations for Proposed</td>
<td>Multiple</td>
<td>None Required</td>
<td>100</td>
<td>10,500</td>
<td>40</td>
<td>4</td>
<td>45</td>
<td>50% Bldg. 25% Green</td>
<td>10</td>
<td>Row House-0' All Others-5'</td>
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</tr>
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<td>Non-Conforming Conditions Proposed</td>
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<td>N/A</td>
<td>TDMP-OK</td>
<td>N/A</td>
<td>OK</td>
<td>OK</td>
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<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

**CR-4 FORM BASE REQUIREMENTS**

<table>
<thead>
<tr>
<th>Column Title</th>
<th>Structure Type</th>
<th>Doors &amp; Entries</th>
<th>Floor Height</th>
<th>Parking Setback</th>
<th>Primary Structure Spacing</th>
<th>Street Façade Length</th>
<th>Roof</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Condition and/or Use</td>
<td>Primary</td>
<td>1</td>
<td>10'-6&quot; 10'-6&quot;</td>
<td>Recessed entry</td>
<td>5'</td>
<td>39'</td>
<td>Flat</td>
</tr>
<tr>
<td>District Regulation for Proposed</td>
<td>Primary</td>
<td>Functioning entry: on street-facing façade 1 min. Corner lots: 1 functioning entry on street facing façade.</td>
<td>9' min. 9'min.</td>
<td>20' min. from front façade</td>
<td>Front Porch, Stoop or Recessed entry Required</td>
<td>5' Min. between primary structure on the same parcel</td>
<td>Row House: 100' All Other: 45' Blank Wall: 8' Max.</td>
</tr>
<tr>
<td>Non-Conforming Conditions Proposal</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
</tr>
</tbody>
</table>

* The Applicant was granted a variance for both % of Lot Coverage and Rear Yard in October 2019. However, the footprint of the building was modified to allow for better Fire Department access. The variance request for % lot coverage has increased slightly from the approved variance (55.1% in October 2019; 55.29% requested). The variance request for rear yard is now 10'-7", which is a smaller request than the approved 9' rear yard approved by variance in 2019.
BOAD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:
   [X] AREA VARIANCE
   [ ] SPECIAL PERMIT
   [ ] USE VARIANCE
   [ ] SIGN VARIANCE
   [ ] ACTION, DECISION, OR INTERPRETATION OF ZONING OFFICER

APPEAL #: 3150
HEARING DATE: 2/4/20
BUILDING PERMIT #: 38763
RECEIPT #: (REQUETED)

2. Property Address: 232-236 Dryden Rd, Ithaca, NY 14850
   Use District: CR-4

Owner’s Name: Lux Ithaca Holdings, LLC
Owner’s Address: 119 S. Cayuga St, Suite 301
City: Ithaca State: NY Zip: 14850

3. Appellant’s Name: Lux Ithaca Holdings, LLC
   Appellant’s Address: 119 S. Cayuga St, Suite 301

City: Ithaca State: NY Zip: 14850

Telephone: 607-269-7300
E-Mail: todd@visumdevelopment.com

4. Attach Reason for Appeal (see “Zoning Appeal Procedure Form”)

5. Appellant Certification: I certify the information submitted with the appeal is true to the best of my knowledge/belief; and I have read and am familiar with City of Ithaca Zoning Ordinance sections that apply to this appeal (incl. Section 325-40, describing the powers and duties of the Board of Zoning Appeals). I also acknowledge the Board of Zoning Appeals may visit the property and I specifically permit such visits.

[ ] I have met/discussed this application with Zoning Division staff prior to submission.

STATE OF NEW YORK
COUNTY OF TOMPKINS

Sworn to this 17 day of December, 2019

[Signature]
Notary Public

IMPORTANT: INCOMPLETE applications will be returned to the applicant and the applicant will have to reapply.

If ANOTHER CITY APPROVAL is required (e.g., Site Plan Review, Subdivision Review, Ithaca Landmarks Preservation Commission Review), this application will likely not be considered at the next scheduled BZA meeting date.

If an application is submitted and subsequent CHANGES are made to the proposal/project, a revised application will be required. The original application will not be considered a placeholder for the original BZA hearing date. Zoning Division staff will also not remove contents from earlier applications to complete a revised application. Applicants are responsible for ensuring all information necessary for processing a Zoning Appeal is submitted by the application deadline for a given BZA hearing date.
1. Ordinance Section(s) for the Appeal:

<table>
<thead>
<tr>
<th>Zoning Ordinance Section being Appealed</th>
<th>Sign Ordinance Section being Appealed</th>
</tr>
</thead>
<tbody>
<tr>
<td>• §325- 8 Column 10 and 14/15</td>
<td>• §272-</td>
</tr>
<tr>
<td>• §325-</td>
<td>• §272-</td>
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<td>• §325-</td>
<td>• §272-</td>
</tr>
<tr>
<td>• §325-</td>
<td>• §272-</td>
</tr>
</tbody>
</table>

2. Application of SEQR determination: _Type 1 _X Type 2 ___Unlisted

3. Environmental Assessment form used:

- _X_ Short Environmental Assessment Form
- ___ Long Environmental Form
- ___ Lead Agency
- ___ Determination of Significance
- ___ Completed by the Planning Division at preliminary hearing for SPR

4. A previous appeal _X_ has, ___ has not, been made for this proposal:

- Appeal No. 3136, dated 10/1/2019
- Appeal No. ________, dated ____________
- Appeal No. ________, dated ____________
- Appeal No. ________, dated ____________

5. Notes or Special Conditions:

Appeal #3136, area variance for % of Lot Coverage and Rear Yard, was granted by the BZA on 10/1/2019. However, the proposed building was reconfigured to provide better fire access. The applicant seeks a new variance for % of Lot Coverage and Rear Yard for the new layout of the building.
238 Dryden Rd  
City of Ithaca, New York  
Date: 12.11.2019

Project Description
The project involves the construction of a 4 story apartment building in the CR-4 Collegetown form district, on a vacant portion of a .777 acre (33,865sf) lot shared with 2 other apartment buildings. The building will contain 8 dwelling units with 16 bedrooms.

Site Improvements
The site is currently occupied by two newly completed four-story wood framed apartment buildings. The site plan for these was approved in June of 2017. There is additional open space and street frontage available on the property to place one small building along Dryden Road, filling a gap in the streetscape and maximizing the housing potential of the lot.

Zoning Compliance
Requirements:
The CR-4 form district has a 3500sf lot size minimum and 40’ lot width minimum for multi-family, and allows buildings to cover 50% of their lot. There is a 25% greenspace requirement. The height allowance is 4 stories and 45’ above grade plane. There is a 10’ front yard requirement, 5’ side yard requirement, and 20% or 20’, whichever is less, rear yard requirement.

The minimum floor to floor height is 9’ for residential uses, and upper floors must be 9’ floor to floor minimum. There is a 45’ facade length maximum, a requirement for one functional entry on each street facing facade, and a front porch or recessed entry required at each functional entry.

There is no automobile parking requirement for building code compliant structures when a TDM strategy is provided. The bike parking requirement is 1 per 5 bedrooms.

Proposed conditions:
The proposed building will be one of 3 structures on a 33,865sf lot with 132’ frontage on Dryden Road. When the 3rd building is completed, the three buildings will cover 55.2% of the lot (18598sf) which will require a variance of 5.2%. The required greenspace is 8,466sf, of which 75% (6,349.5sf) must be vegetative cover. Approximately 9,322sf of vegetative cover will be provided. The remainder of the site will be paved walkways or retaining wall. The average grade plane is USGS 789.30, allowing the building to top out at 834.30. The proposed building will be 4 stories in height with a flat roof and a building height of approximately 44’-8” above average grade plane. An architecturally integrated mechanical screen +/-6’ high will also be placed in the center of the roof. This is 3’ lower than the allowable 9’ screen height and meets all requirements of 325-45.2B(14b). The basement contains an amenity space for use by all residents of the 3-building complex. The basement is not considered a story per NYS building code (average distance between floor above basement and avg grade plane is 2.36’ and finished grade is 11.66’ below first floor at the highest point), and is not considered a story per City code (basement ceiling is .733’ below avg grade plane), a (see site plan and grade plane calculations). The building will comply with all required setbacks with one exception at the rear yard adjacent to Summit Ave. on the easterly portion of the site plan this area will need a variance for a 10’ setback for a 15’-6” wide portion of the proposed building.

Floor to floor heights will be 10’-6” from the 1st through 4th floors, and 11’-8” from 1st floor to basement. The facade length on the primary street (address side) will be 39’-2”. A functional entry accessing the amenity space will be provided on the Dryden Road facade. This entry is recessed 5’ into the facade for a width of 11’. An apartment entry will be provided at the first floor level on the west facade of the building.

Four (4) bike parking spaces are required (16/5 = 3.2). At least 4 spaces will be provided in a secure basement bike room, and 4 bike parking spaces will be provided outdoors at the Dryden Road amenity entry.
Program
The project proposes a total of 8 units in addition to those already approved: (8) 2-bedroom, 1 bath units for a total of 16 bedrooms. The mix of units and location will appeal primarily to student renters. The new building brings the total number of units on the site to 70, and total number of bedrooms to 223.

The basement level will have mail delivery, bike storage, a lounge, accessible restrooms and mechanical rooms. Trash will be accommodated at the existing screened dumpster area serving the 3-building complex.

Stormwater
The project has provided a Basic SWPPP to the City Stormwater Officer describing the proposed stormwater drainage and management improvements, and temporary erosion and sediment control measures in detail. In general, storm service for the new building will connect to the existing on-site storm sewer system which is connected to the City storm sewer collection system on Dryden Road. Runoff from Summit Avenue will drain to inlets north of the building and piped to a new buried sand filter practice to replace the existing bioretention filter practice on the site.

Landscape
A planting plan will be developed to address the street edge, side and rear yards such that these spaces are a lush experience with interest throughout the seasons. All plantings will be selected to be naturally drought tolerant with no irrigation installed, and manual watering only required during the period of initial plant establishment. Strong consideration will be given for native or naturalized plants. Landscaping will be integrated with the previously approved plans.

Several large trees and some brush exist on the slope where the building is proposed. These will be removed, however at least 3 new medium height decorative trees will be planted in the front yard along Dryden Road, and a larger shade tree will be planted on the north side of the building in a lawn area. (see landscape plan)

Site Lighting
Building mounted lighting will be installed at building entries to allow for safe access to the building and contribute to a friendly night-time streetscape. All light fixtures will be sharp cut-off and dark-sky compliant.

Utilities and Energy
Water–
A section of existing 6-inch City water main on the site, which is partially located within the footprint of the proposed building, will be removed and replaced with a new 8-inch ductile iron main. The new main will be routed around the west side of the building and will reconnect to the existing 12-inch main on Dryden Road. Water service to the building will be provided by a new 4-inch ductile iron service main connected to the new 8-inch main and will enter the building at the north end of the building. Improvements will include a new fire hydrant to be located near the northeast corner of 112 Summit Ave. Improvements with the Dryden right-of-way will be installed by the City DPW at cost to the project.

The system is supplied by the City of Ithaca distribution system from their East Hill pressure grid. Normal static water pressure service connection to the new main is approximately 65 psi.

The average daily water demand for the new building is estimated to be approximately 800 gpd based on 16 proposed bedrooms and an estimated water use of 50 gallons per day per bedroom. The existing distribution system is believed to be more than adequate to supply the estimated domestic water demands. The available fire flows and residual pressures for the City system need to be determined but are expected to be adequate to serve the building.

Sanitary Sewer –
A section of existing 8-inch PVC City sanitary main, which currently serves 114 Summit Ave and 109 Summit Avenue and connects to the existing main on Dryden Road, is partially located within the footprint of the proposed building and will need to be removed and replaced. The main will be disconnected upstream of the first existing manhole off Dryden Road and disconnected downstream of the third manhole off Dryden Road. Disconnection will be made as directed by the City.
The existing manhole between these 2 points will be removed and the piping removed or abandoned in place.

Sanitary service for the new building will be provided by a new 6-inch PVC service with trap connecting to the first existing manhole off Dryden Road utilizing the existing entrance for the main to be removed. The sanitary service for 112 Summit Ave is also connected to the first manhole and will remain undisturbed.

Service piping for 114 Summit Ave and 109 Summit Avenue are currently connected to a third manhole on the site. To provide service to these two buildings, a new 8-inch PVC main will be installed starting at the third manhole and extending to the north where it will connect to a new manhole to be installed on an existing main on Oak Avenue at the Summit Avenue intersection.

Upstream of the third manhole, a fourth existing manhole and sections of piping within the Summit Avenue right-of-way, which currently serve only 109 Summit Avenue, will also be removed. Replacement will include a cleanout at the right-of-way line and new 4" PVC lateral connecting to the new 8-inch main north of the third manhole.

The sanitary work will be sequenced to prevent loss of service to 114 Summit Ave and 109 Summit Avenue. The new 8-inch main will be installed prior to disconnection and removal of the existing main. Short-term pumping of the sanitary waste will also be required. Improvements within the City rights-of-way on Dryden Road and Oak Avenue, and within the private Summit Avenue rights-of-way outside the project property, will be installed by the City DPW at cost to the project.

Treatment of all sewage is provided by the Ithaca Area Wastewater Treatment Facility (IAWWTF) on Third Street. The capacity of the collection system and treatment plant to accept the increases in sewage flows from the project is believed adequate based on conversations with the City DPW Water and Sewer Department.

**Electric and Telecommunications**

Improvements to provide electric and telecom services to the new building will be determined by the respective utility companies and coordinated with the project. These services are expected to be below grade in conduit from existing conduits and electrical transformer located to the west of 112 Summit Ave.

**Gas**

Gas service to the new building is not expected to be needed. An existing low-pressure NYSEG gas main located at the east edge of the site will be disconnected and removed prior to excavation for the new building. The main will be replaced if determined necessary by NYSEG.

**Traffic**

The impact on automobile traffic of the new units is expected to be negligible. The site is well served by TCAT, offering access to Cornell, Downtown and other prime destinations. As such, residents are likely to make fewer than the average number of car trips. There is no parking requirement for code compliant buildings implementing TDM, and as such no parking will be provided. This will discourage car ownership among residents. The building will have a bike storage room for residents, and outdoor bike parking for visitors in compliance with site plan review requirements.

**Transportation Demand Management Plan**

Projects developed within the CR-4 district are required to submit strategies to reduce the impact of single occupancy vehicle use on the area and the city in general as part of the City's ongoing Transportation Demand Management Plan.

The impact on automobile traffic of the proposed new units is expected to be negligible. There is no parking requirement for code compliant buildings contributing to the City's TDM plan, and as such no off-street parking will be provided for this project. Avoiding the construction of new parking will discourage car ownership among residents.

---

5 Parking Management and Parking Pricing from the Federal Highway Administration Policy: How parking is supplied, managed, and paid for varies in the US, but typically localities require developers to provide a minimum number of spaces per development type, in accordance with a formula related to the size of the development. The costs for those spaces are most often "bundled" with other development costs such that parking appears to be supplied free to drivers. This encourages driving. However, a suite of new ideas and technologies has emerged to change this paradigm, such as reducing the amount of parking and making parking more expensive. These strategies could reduce the
The population of students is not expected to change significantly. With new housing being provided it is anticipated that this will encourage more students to live in the core of Collegetown without owning a car simply based on the fact that parking is not being bundled with the cost of the apartment and the added expense of paying for parking will deter some (albeit not all) students from owning a car. Building living units for students without building parking will have an overall net reduction of students owning cars in Collegetown.

The site is well served by TCAT, offering access to Cornell, Downtown, regional shopping centers and other prime destinations. As such, residents are likely to make far fewer than the average number of car trips for city residents.

Components of the plan

1. There is no parking being constructed or bundled with the cost of the living unit.
2. The building will have a bike storage room for residents, and outdoor bike parking for visitors in compliance with site plan review requirements.
3. Every qualifying tenant will be provided with a membership to Ithaca Carshare as a part of their lease (subject to approval of each individual member by Carshare). There are multiple cars available directly in Collegetown and across the City of Ithaca.
4. Tenants will be provided with information about where to park their car should they choose to own one while they are living in Ithaca.
5. Tenants will be provided with information regarding the city’s policy for on-street parking and consequences for violations including ticketing, towing and booting.

City Parking Garage Permits

The following information is taken from the City of Ithaca website at http://www.cityofithaca.org/159/Parking-Garage-Permits and will be provided to each tenant.

The city sells parking permits for three garages; the Dryden Road Garage on the corner of Dryden Road and College Avenue; the Green Street Garage, which is the upper leveled garage entered from the 100 block of East Green Street; and the Seneca Street Garage, which is on the corner of Seneca Street and Tioga Street (a permit is required for overnight parking except for occasional visitor use.

All permits are sold for flexible 30 day periods (generally expire 30 days after purchase). Weekly permits and overnight only permits may also be purchased (Call or stop by the Chamberlain’s Office for details and limitations).

New permits are subject to a one time charge of $10 to cover the cost of the pass card that activates the garage gates. Replacement pass cards are $10.

Restrictions

Patrons who purchase parking permits in the city parking facilities are required to move their vehicles every 24 hours. If your vehicle has not moved in 72 hours, it may be subject to additional fees, and your vehicle may be considered abandoned and subject to towing at your expense.

Dryden Road Garage
Permit Fee

Monthly: Recommended for Collegetown residents $200.00

City Long-Term Parking

Long-term parking is offered by the Cayuga Street Garage located between Green Street and Clinton Street in downtown Ithaca.

A special rate is available to provide all students, staff and faculty the opportunity to enjoy convenient, secure and affordable long-term parking.

number of driving trips and/or encourage the use of alternative modes, and many of these strategies are actually more equitable than those currently used most frequently.
https://www.fhwa.dot.gov/environment/climate_change/mitigation/publications/reference_sourcebook/page05.cfm#s2
Visit or call the garage manager today to enjoy this special rate. Call Terry at 607-256-7275 or visit Allpro Parking.

- Ideal for semester breaks and vacations
- No need to move your car every 24 hours
- Easy access to campus shuttles and bus transportation
- Quick walk to the Ithaca Commons

Parking on Campus

Students also have the option of purchasing a parking permit to park in the B or SC lots. The following information is taken from Cornell’s parking website. [https://ipp.cornell.edu/content/parking-students](https://ipp.cornell.edu/content/parking-students)

Students living off-campus can purchase an annual commuter parking permit:
- B Commuter Permit – 2018 Annual Rate $359.85.; The B permit is valid all times in the B lot near the Vet College, and in the north campus A lot after 2:30 pm.;
- SC Commuter Permit – 2018 Annual Rate $752.86.; The SC permit is valid in designated lots located along Campus Road, Route 366, B Lot, CISER on Pine Tree Road, the north campus CC lot, and A lot after 2:30 pm.
Site Photos

Figure 1: View of site from Dryden Ave.

Figure 2: View of site from Summit Ave.
Figure 3: Google Earth view of site.
APPROVED RESOLUTION
CEQR—Negative Declaration

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for Site Plan Review for apartments located at 232-236 Dryden Road by Todd Fox for Visum Development Group, applicant and owner, and

WHEREAS: The applicant is proposing to construct a four-story building with eight apartments and associated site improvements. The .777-acre project site contains two recently-completed apartment buildings. Site development requires the removal of existing landscaped areas and the removal, relocation, or upgrading of water and sewer lines within Summit Avenue. Site improvements will include retaining walls, landscaping, walkways, and exterior bike racks. Parking for bikes will be provided inside the buildings. The project site is in the CR-4 Collegetown Area Form District (CAFD) and requires Design Review. As no parking is proposed for the project, the applicant will submit a Transportation Demand Management Plan (TDMP) for approval by the Planning Board in accordance with district regulations. The project requires area variances, and

WHEREAS: this has been determined to be an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act and is subject to environmental review, and

WHEREAS: the City of Ithaca Planning and Development Board, being the local agency which has primary responsibility for approving and funding or carrying out the action, did on July 24, 2019, declare itself Lead Agency for the environmental review of the project, and

WHEREAS: this Board, acting as Lead Agency in Environmental Review, has on September 24, 2019, reviewed and accepted as adequate: a Full Environmental Assessment Form (FEAF), Part 1, submitted by the applicant, and Parts 2 & 3 prepared by Planning staff; drawings titled: “232-238 Dryden Road, City of Ithaca, Tompkins County, New York” dated 11-27-18 and “Existing Site Conditions (C101)”, “Utility Demolition Plan (C102)”, “Site Utility Plan (C103)”, “Site Utility Plan Profiles (C103)”, “Foundation Drains Plan (C105)”, “Erosion and Sediment Control Plan (C106)”, and “Details (C201 & C202)” dated 6-14-19 and prepared by TG Miller PC; and “Site Layout Plan (L101)”, “Planting Plan (L104)”, Site Elevations (L201), “Pavement Details (L501)”, “Site Details (L502)” and “Construction Plan (G100)” dated 6-10-19, and “Floor Plans (A101, 102 & 103)”, “Elevation (south) (A201)”, Elevations (north) (A202), “Elevation (east) (A203)”, Elevations (west) (A204)”, dated 8-16-19 and a sheet showing exterior materials dated 8-21-19 and “Demo Plan (D100)” dated 9-3-19 all prepared by Stream Collaborative, and other application materials, and

WHEREAS: the City of Ithaca Parks Recreation and Natural Resources Commission, and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered, now, therefore, be it

RESOLVED: that the City of Ithaca Planning and Development Board determines the proposed project 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 provisions of Part 617 of the State Environmental Quality Review Act.

Moved by: Johnston
Seconded by: Glass

In favor: Blalock, Elliott, Glass, Johnston, Jones, Lewis, Petrina
Against: None
Abstain: None
Absent: None
Vacancies: None
OWNER'S AUTHORIZATION FORM

ZONING APPEAL #: 3150

DATE: 12/11/19

TO: BOARD OF ZONING APPEALS (Ithaca, NY):

I (We) Lux Ithaca Holdings, LLC

(Name)

of

119 S. Cayuga St, Suite 301

(Street Address)

Ithaca

City/Municipality)

NY 14850

(State & Zip Code)

Owner of the property at

232-236 Summit Ave, Ithaca, NY 14850

(Street & Number)

[X] I am the sole owner of the above-mentioned property.

☐ This property is also owned by

and I have a Power of Attorney to authorize this appeal (attach POA).

I do hereby authorize STREAM Collaborative to appeal or request a Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the 2/4/20 meeting of the Board of Zoning Appeals.

(Date)

(Signature)

STATE OF NEW YORK)
COUNTY OF TOMPKINS)

Sworn to this ___ day of

December, 2019

Notary Public

Note to those signing this form:

(1) Owners authorizing another to present an appeal on their behalf should be aware the Board may, in granting relief, add reasonable conditions which then become binding on the property.

(2) Especially where a Variance is being sought, the owner may be the only person with detailed information about the property that is essential to the appeal. In such a case, authorizing another person to appeal may be detrimental to the appeal, unless the owner is either present at the hearing or sends another person fully prepared to answer questions about the property and the feasibility of using it consistent with the Zoning Ordinance.
— NOTICE OF APPEAL —

REGARDING ZONING OR SIGN ORDINANCE

CITY OF ITHACA, NEW YORK

APPEAL NO. 3150

TO: Owners of Property within 200 feet of 232-236 DRYDEN RD, Ithaca, NY 14850 and others interested.

FROM: Lux Ithaca Holdings, LLC applicable to property named above, in a(n) CR-4 zone.

REGARDING: (check appropriate box)

- [X] Area Variance
- [ ] Special Permit
- [ ] Use Variance
- [ ] Sign Variance
- [ ] Action, Decision, or Interpretation of Zoning Officer

City regulations require you be notified of this appeal to the Board of Zoning Appeals (BZA), as described in the attached letter and provide the opportunity for you to comment on it and/or attend the meetings listed below. Anyone considered an interested party may speak for or against the appeal at the meetings listed below, or submit a written statement to the BZA before its designated meeting. There is a time limit of three (3) minutes for each interested party to address the BZA during the Public Hearing portion of the meeting.

The Board of Zoning Appeals bases its decision primarily on the written evidence submitted and presented to it, the testimony of interested parties, and zoning and legal considerations. The written case record will be available for review at the Zoning Division, City Hall, 108 E. Green St., Third Floor, beginning one week before the scheduled BZA meeting. This case has also been referred to the City’s Planning and Development Board that will advise the BZA, if granting the relief sought by the appellant will affect long-term planning objectives. The date of the Planning Board’s meeting regarding this appeal is also listed below.

The PLANNING BOARD will consider this case on 1/28/20 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

The BOARD OF ZONING APPEALS will consider this case on 2/4/20 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

Signature of Appellant

119 S. Cayuga St, Suite 301

1/20/20

Date
Jan 17, 2020

Memo

To: Board of Zoning Appeals and Property Owners within 200 feet of 238 Dryden Rd. (112-114 Summit Ave), Ithaca NY 14850

Reason for Appeal

On behalf of “Lux Ithaca Holdings LLC”, we are requesting zoning variances to allow for the construction of a new 8 unit residential complex at the address above.

Please see the attached Reason for Appeal for more information on the required variances.

Sincerely,

Noah Demarest
AIA, RA, RLA, LEED AP
Principal

noah@streamcolab.com
607.216.8802
238 Dryden Rd (232-236 Dryden Rd)

Reason for Zoning Appeal #3150

1. Request for rear yard setback modification to 10'-7" for a portion of the building 15'-6" wide in lieu of the required 20 feet. The setback variance does not create a condition of encroachment on another building or public right of way.

2. Request for a lot coverage variance of an additional 5.2%. The current allowed coverage is 50% and we are proposing 55.2%.

Both requests made above are similar to the ones previously granted on October 1, 2019. The reason for the new request is to accommodate a request by the fire dept. for better access. The building footprint has been updated to do so.
<table>
<thead>
<tr>
<th>ZIP</th>
<th>TYPE</th>
<th>NAME1</th>
<th>NAME2</th>
<th>STREET</th>
<th>CITY</th>
<th>STATE</th>
<th>ZIP</th>
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</thead>
<tbody>
<tr>
<td>500700</td>
<td>64.-8-11</td>
<td>301 Bryant Avenue, LLC</td>
<td></td>
<td>301 Bryant Avenue, LLC</td>
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<td>NY</td>
<td>14851</td>
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<td>500700</td>
<td>64.-8-2</td>
<td>Lower, William L</td>
<td>Lower, Patricia M</td>
<td>433 Floral Ave</td>
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<tr>
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<td>Red Door Rentals, LLC</td>
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<td>500700</td>
<td>31.-1-1.2</td>
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<td></td>
<td>PO Box DH</td>
<td>Ithaca</td>
<td>NY</td>
<td>14853</td>
</tr>
</tbody>
</table>
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

I, Todd Fox, affirm all property owners within two hundred (200) feet of the boundaries of the lot(s) under consideration have been mailed a copy of the enclosed notice on or before 1/21/2020. I affirm the notice was mailed to the property owners at the addresses shown on the attached list of owners, by depositing the copy in a post-paid properly addressed envelope, in a post office or an official depository under the exclusive care and custody of the United States Post Office. I further affirm the names and addresses of the property owners are the same as the most recent assessment roll.

(Appellant's Signature)

PLEASE SUBMIT THIS FORM TO:
City of Ithaca Zoning Division
108 E. Green St., 3rd Fl.
Ithaca, NY 14850

Phone: (607) 274-6550
Fax: (607) 274-6558
January 10, 2020

Aaron O. Lavine, Esq.
Ithaca City Attorney
108 E. Green Street
Ithaca, New York 14850

Gino Leonardi
City of Ithaca
Zoning Administrator
108 E. Green Street, 3rd Floor

Mike Niechwiadowicz
Director of Code Enforcement
108 E. Green Street
Ithaca, New York 14850

JoAnn Cornish
City of Ithaca
Director of Planning and Development
108 E. Green Street, 3rd Floor
Ithaca, New York 14850

Re: Continuing Rights of Adjacent Land Owners and the Public in and to Summit Avenue

Dear Attorney Lavine, et al.


Initially, be advised that ENP Associates disputes the validity of—and has taken an appeal from—the Court’s December 23, 2019 Decision and Order, and, relatedly, will continue to challenge the Board of Zoning Appeals’ findings and decision with respect to the 238 Dryden Road Appeal in ENP Associates, LP v City of Ithaca Board of Zoning Appeals, et al. (Index No. EF2019-0715).

In any case, a careful review of the Court’s Decision and Order shows that it significantly limits the rights of 232 Dryden Road, LLC, Lux Ithaca Holdings, LLC,
and/or Visum to the southern bed of Summit Avenue, and it fails to resolve key material issues with respect to the parking spaces claimed by defendants Barbara and Chi-Kay Cheung.

Specifically, although the Court held that Summit Avenue is “not a public highway” it also found:

(1) that Summit Avenue is "privately owned with collective easements granted for use in common of the adjoining property owners” (D&O, 10); and

(2) that there is vehicular access to and from Oak Avenue in the north; and "southern access to Dryden Road is via a walking path with stairs due to an incline that is undeveloped" (D&O, pp. 3-4).

Thus, the Court upheld both the continued rights of adjacent land owners to their collective easements in and along Summit Avenue, and the public as well to the long-time pedestrian access from Summit Avenue to Dryden Road through the southern bed of Summit Avenue.

Notably, the Decision and Order made no specific findings with respect to 232’s ownership, or lack thereof (or that of any of the 232/Lux/Visum entities), of the southern bed of Summit Avenue.

Further, although the Court held that defendants’ Cheung established adverse possession to their claimed 11 parking spots, as noted above, it did not define the extent of those rights, and nevertheless upheld the rights and interests of adjacent land owners to the collective easements in and to Summit Avenue (D&O, 10). Moreover, given that the City has been “interestingly quiet” during the Summit Avenue Litigation, the Court declined to comment on ENP Associate’s claims concerning the illegality of the Cheungs’ claimed parking spacings under the City Code.

The bottom line is that the Cheungs’ use of their claimed parking spaces unequivocally violates the City’s Parking, Building and Fire Codes as developed in the relevant testimony of Fire Chief Thomas Parsons and City employees Mike Niechwiadowicz and Robert Ripa in the Summit Avenue Litigation. Accordingly, even if the Cheungs have acquired by prescription the land where the 11 spaces were located (which ENP disputes), the use of those spaces for parking violates the City Zoning Code as well as the relevant provisions of the Fire Code that already reserve that area for a necessary, unobstructed fire lane.
The overall point of this letter is that there still are unresolved critical issues that preclude both any development of the Southern end of Summit Avenue and any actual parking by the Cheungs—or anyone else—in the bed of Summit Avenue.

Based on the foregoing, the City cannot authorize any further progress on the 238 Dryden Road project, including the issuance of any planning, building, or zoning permits, variances, etc. Nor may the Cheungs park in the 11 spaces at issue; nor may anyone else park in the bed of Summit Avenue.

Respectfully yours,

RAYMOND M. SCHLATHER

RMS/mvf

cc:  
William Troy, Esq.  
Barney, Grossman, Dubow & Troy, LLP  
Attorneys for Defendant Cascadilla School  
120 East Buffalo Street  
Ithaca, New York 14850

Edward Y. Crossmore, Esq.  
The Crossmore Law Office  
Attorneys for Defendants Chi-Kay and Barbara Cheung  
115 West Green Street  
Ithaca, New York, 14850

Sharon M. Sulimowicz, Esq.  
The Law Office of Sharon M. Sulimowicz  
Attorneys for Defendant 232 Dryden Road, LLC  
118 North Tioga Street, Suite 202  
Ithaca, New York 14850

John A. Mancuso  
Weaver, Mancuso, Frame, PLLC  
Attorneys for Lux Ithaca Holdings  
95 Allens Creek Road  
Building 1, Ste 318  
Rochester, New York 14618
January 16, 2020

Via Hand Delivery

Aaron O. Lavine, Esq.  
Ithaca City Attorney  
108 East Green Street  
Ithaca, New York 14850

Gino Leonardi  
Zoning Administrator  
108 East Green Street, 3rd Floor  
Ithaca, New York 14850

Mike Niechwiadowicz  
Director of Code Enforcement  
108 E. Green Street  
Ithaca, New York 14850

JoAnn Cornish  
Director of Planning & Development  
108 E. Green Street, 3rd Floor  
Ithaca, New York 14850

Index Number: EF2017-0225

Dear Attorney Lavine, et al.:

I am in receipt of Attorney Schlather’s correspondence dated January 10, 2020, wherein he contends that the Court “made no specific findings with respect to 232’s ownership, or lack thereof . . . of the southern bed of Summit Avenue.” This is misleading at best, if not downright inaccurate.

To be clear, in its decisions, the Court in the litigation involving 232 Dryden Road, LLC, (Index No. EF2017-0225), has upheld 232’s rights in and to the southern bed of Summit Avenue. Initially, in its first decision dismissing all of Plaintiffs’ claims except whether Summit Avenue was a City-owned street, the Court expressly considered 232’s chain of title and ruled that “[b]ased on the documentary evidence regarding the conveyances and chains of title herein, the Court concludes that Plaintiffs’ (sic) do not have a right of way, or any other interest, in the southern portion of Summit Avenue. . . . Plaintiffs have no rights to the southern part of Summit Avenue.” (emphasis supplied). The Court did not address whether any of the other adjacent property owners had rights as that issue was not before the
Court. As far as I know, none of the other adjoining property owners have asserted any rights to the southern portion of Summit. If they were going to assert such rights, they should have done so in a cross-claim as part of that litigation, and their rights to do so now are foreclosed. Neither Cascadilla School nor the Cheungs have asserted any rights to the southerly portion of Summit Avenue and I don’t believe they intend to now, even if they could.

In its more recent decision dismissing Plaintiffs’ remaining claim, the Court ruled that Summit Avenue is not a public street.

What is crystal clear is that neither the City nor the Plaintiffs have rights to the southern bed of Summit Avenue—that much is clear. Therefore, I don’t see how the Plaintiffs or their attorney can dictate whether and to what extent the City may or may not authorize further progress on the 238 Dryden Road project since they clearly have no rights in and to the property, and therefore, no standing to object on that basis.

Thank you for your time and attention to the above.

Very truly yours,

Sharon M. Sulimowicz

SM5:kss

c: Ray Schlather
   Krin Flaherty, Esq.
   Edward Y. Crossmore, Esq.
   William J. Troy, Esq.
C1/ Lot 2

114 SUMMIT

Fire Lane

33,694 sf

Lot coverage:

Lot area includes areas A & B

Proposed basements, laundries, building service areas, and basements

Lot coverage (includes area A & B)

17,730 x 0.396 = 6,425 sf

33,694 sf

Green space:

Soft spaces include areas A & B

Soft space area proposed (includes areas A & B)

Yard area (at least 10% of total area)

Soft space area (6,249 sf required)

Yard area

67,383 sf

57,924 sf

6,456 sf

6,425 sf

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City of Ithaca, NY - 750 Foot Buffer for Parcel - Final Tax Roll

LEGEND

- Tax Parcels w/ Related Historic Property
- City Owned Property
- Historic District
- All Historic Properties
- Parking Lots and Garages
- Buildings
- Railroad
- Parcel
- Border
- Park
- Impervious Surfaces
- Pavement/Driveway or Private Road
- Pavement/Path
- Gated Property/Public Road
- Unpaved Drive or Path or Before
- Waterway

Data contained on this map was provided or derived from data developed or compiled by the City of Ithaca, and is the best available to date. The originators do not warrant the accuracy or completeness of the information portrayed by the data.
Appeal of John Barradas on behalf of the owner Gregory and Matoula Halkiopoulos for area variance from Section 325-8, Column 6, Lot Area, and Column 14/15, Rear Yard requirements of the Zoning Ordinance. The applicant proposes to convert the existing carriage barn located at 214 Eddy Street to a 3 bedroom house. The property is located in the East Hill Historic district and the applicant proposes to restore the carriage barn to its historic condition and create a two story dwelling. The proposed conversion of the barn was approved by the Ithaca Landmarks Preservation Commission.

The property at 214 Eddy Street currently contains a three story multiple dwelling. This building is classified as an 11 bedroom rooming house which requires 7,000 SF of lot area. With the conversion of the carriage barn to a single family dwelling, an additional 5,000 SF of lot area is required to meet the zoning ordinance. The property is deficient having 10,787 SF of the 12,000 SF of lot area required by the ordinance. As part of the project, the applicant proposes to move the existing barn approximately five feet to the east to meet the NYS Residential Code for the required fire distance separations. This will provide 6 feet from the rear property line to meet the NYS Code but will be deficient to meet the zoning ordinance. The zoning ordinance requires a 20% of the lot depth for a rear yard. The carriage barn will have 6 feet of the 26.4 feet required by the ordinance.

The property is located in an R-3a use district in which the proposed use is permitted. However, Section 325-38 requires that an area variance be granted before a building permit is issued.
**City of Ithaca**  
**Board of Zoning Appeals Worksheet**

<table>
<thead>
<tr>
<th>Column Number</th>
<th>Use</th>
<th>Accessory Use</th>
<th>Off-Street Parking (Sq. Feet)</th>
<th>Off-Street Loading (Feet)</th>
<th>Lot Area (Sq. Feet)</th>
<th>Lot Width (Feet)</th>
<th>Number of Stories</th>
<th>Height in Feet</th>
<th>% of Lot Coverage</th>
<th>Rear Yard: % of depth or number of feet, whichever is less</th>
<th>Minimum Building Height</th>
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<tr>
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<td>OK</td>
<td>N/A</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
</tr>
<tr>
<td><strong>District Regulations for Existing</strong></td>
<td>Multiple Dwellings</td>
<td>6</td>
<td>10,787</td>
<td>82'</td>
<td>3</td>
<td>35±</td>
<td>21.80%</td>
<td>17.1'</td>
<td>18.1'</td>
<td>24.2'</td>
<td>65' or 49.2%</td>
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<tr>
<td><strong>Note Non-Conforming Conditions</strong></td>
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<td>N/A</td>
<td>OK</td>
<td>N/A</td>
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<tr>
<td><strong>Proposed Condition and/or Use</strong></td>
<td>1 Family Plus Multiple</td>
<td>6</td>
<td>10,787</td>
<td>82'</td>
<td>3</td>
<td>35±</td>
<td>21.80%</td>
<td>17.1'</td>
<td>18.1'</td>
<td>5' (1')</td>
<td>6' or .045%</td>
</tr>
<tr>
<td><strong>District Regulation for Proposed</strong></td>
<td>Multiple Dwellings</td>
<td>6</td>
<td>(7,000) (5,000) 12,000</td>
<td>50'</td>
<td>4</td>
<td>40</td>
<td>35%</td>
<td>10</td>
<td>10</td>
<td>5</td>
<td>20% or 50' but not less than 20'</td>
</tr>
</tbody>
</table>

**Notes:**  
* The existing building is classified as one unit multiple dwelling with 11 bedroom which requires 7,000 SF of lot area. The proposed conversion of the garage to a single family dwelling requires 5,000 SF of lot area. The total lot area required for the two dwellings is 12,000 SF.  
** The applicant proposes to have a lot line adjustment to meet the 5 foot side setback requirement. The current setback of the existing garage is 1 foot.  
*** The applicant proposes to position the building 5 feet from the rear property line in order to meet the NYS Building Code for interior lot line fire distance separation.
1. TYPE OF APPEAL:
- [X] AREA VARIANCE
- [ ] SPECIAL PERMIT
- [ ] USE VARIANCE
- [ ] SIGN VARIANCE
- [ ] ACTION, DECISION, OR INTERPRETATION OF ZONING OFFICER

**APPEAL #: **3151 *(FILLED IN BY STAFF)*

**HEARING DATE:** 1/28/20

**BUILDING PERMIT #: **39462 *(REQUIRED)*

**RECEIPT #: **61980 *(FILLED IN BY STAFF)*

2. Property Address: 214 Eddy Street  
   Use District: R3a

   **Owner's Name:** Greg Halkiopoulos  
   **Owner's Address:** 155 Westview Lane  
   **City:** Ithaca  
   **State:** Ithaca  
   **Zip:** 14850

3. **Appellant's Name:** John Barradas, architect  
   **Appellant's Address:** 404 East Seneca Street  
   **City:** Ithaca  
   **State:** NY  
   **Zip:** 14850

   **Telephone:** 607-277-2756  
   **E-Mail:** jb@barradasandpartners.com

4. Attach Reason for Appeal (see “Zoning Appeal Procedure Form”)

5. **Appellant Certification:** I certify the information submitted with the appeal is true to the best of my knowledge/belief; and I have read and am familiar with City of Ithaca Zoning Ordinance sections that apply to this appeal (incl. Section 325-40, describing the powers and duties of the Board of Zoning Appeals). I also acknowledge the Board of Zoning Appeals may visit the property and I specifically permit such visits.

- [X] I have met/discussed this application with Zoning Division staff prior to submission.

**STATE OF NEW YORK**  
**COUNTY OF TOMPKINS**

Sworn to this 7 day of January 2020

[Stamp] Notary Public

**IMPORTANT:** INCOMPLETE applications will be returned to the applicant and the applicant will have to reapply.

If ANOTHER CITY APPROVAL is required (e.g., Site Plan Review, Subdivision Review, Ithaca Landmarks Preservation Commission Review), this application will likely not be considered at the next scheduled BZA meeting date.

If an application is submitted and subsequent CHANGES are made to the proposal/project, a revised application will be required. The original application will not be considered a placeholder for the original BZA hearing date. Zoning Division staff will also not remove contents from earlier applications to complete a revised application. Applicants are responsible for ensuring all information necessary for processing a Zoning Appeal is submitted by the application deadline for a given BZA hearing date.
1. Ordinance Section(s) for the Appeal:

<table>
<thead>
<tr>
<th>Zoning Ordinance Section being Appealed</th>
<th>Sign Ordinance Section being Appealed</th>
</tr>
</thead>
<tbody>
<tr>
<td>§325-8 Column 6 and 14/15</td>
<td>§272-</td>
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<tr>
<td>§325-</td>
<td>§272-</td>
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<td>§272-</td>
</tr>
<tr>
<td>§325-</td>
<td>§272-</td>
</tr>
</tbody>
</table>

2. Application of SEQR determination: _ Type 1 _ Type 2 _Unlisted

3. Environmental Assessment form used:

- [X] Short Environmental Assessment Form
- ___ Long Environmental Form
- ___ Lead Agency
- ___ Determination of Significance
- ___ Completed by the Planning Division at preliminary hearing for SPR

4. A previous appeal [ ] has, [X] has not, been made for this proposal:

   Appeal No. ________, dated ____________
   Appeal No. ________, dated ____________
   Appeal No. ________, dated ____________
   Appeal No. ________, dated ____________
   Appeal No. ________, dated ____________

5. Notes or Special Conditions:
OWNER'S AUTHORIZATION FORM

ZONING APPEAL #: 3151

DATE: 1/2/2020

TO: BOARD OF ZONING APPEALS (Ithaca, NY):

I (We) Greg Halkiopoulos of 155 Westview Lane
Ithaca, NY 14850

(Name)

City of Ithaca, NY 14850

(City/Municipality) (State & Zip Code)

Owner of the property at 214 Eddy Street

(Street & Number)

☑️ I am the sole owner of the above-mentioned property.

☐ This property is also owned by ____________________________

and I have a Power of Attorney to authorize this appeal (attach POA).

I do hereby authorize John Barradas, AIA to appeal or request a Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the 1/28/20 at 6:00 P.M. in Common Council Chambers, City Hall, meeting of the Board of Zoning Appeals.

(Date)

(Signature)

STATE OF NEW YORK
COUNTY OF TOMPKINS

Sworn to this ______ day of ____________, 2020

Notary Public

Note to those signing this form:

(1) Owners authorizing another to present an appeal on their behalf should be aware the Board may, in granting relief, add reasonable conditions which then become binding on the property.

(2) Especially where a Variance is being sought, the owner may be the only person with detailed information about the property that is essential to the appeal. In such a case, authorizing another person to appeal may be detrimental to the appeal, unless the owner is either present at the hearing or sends another person fully prepared to answer questions about the property and the feasibility of using it consistent with the Zoning Ordinance.
Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<table>
<thead>
<tr>
<th>Part 1 - Project and Sponsor Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name of Action or Project:</strong> 214 Eddy Street Barn Renovation</td>
</tr>
<tr>
<td><strong>Project Location (describe, and attach a location map):</strong> 214 Eddy Street in back of the existing house</td>
</tr>
<tr>
<td><strong>Brief Description of Proposed Action:</strong> Convert a barn into a 3 bedroom single family unit.</td>
</tr>
<tr>
<td><strong>Name of Applicant or Sponsor:</strong> John Barradas</td>
</tr>
<tr>
<td><strong>Telephone:</strong> 607-277-2756</td>
</tr>
<tr>
<td><strong>E-Mail:</strong> <a href="mailto:jb@barradasandpartners.com">jb@barradasandpartners.com</a></td>
</tr>
<tr>
<td><strong>Address:</strong> 404 East Seneca Street</td>
</tr>
<tr>
<td><strong>City/PO:</strong> Ithaca</td>
</tr>
<tr>
<td><strong>State:</strong> NY</td>
</tr>
<tr>
<td><strong>Zip Code:</strong> 14850</td>
</tr>
</tbody>
</table>

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?
   - **NO** YES
   - If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

2. Does the proposed action require a permit, approval or funding from any other governmental Agency?
   - **NO** YES
   - If Yes, list agency(s) name and permit or approval:

3. a. Total acreage of the site of the proposed action? 0.248 acres
   - b. Total acreage to be physically disturbed? 0.028 acres
   - c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.248 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
   - [x] Urban  [ ] Rural (non-agriculture)  [ ] Industrial  [ ] Commercial  [ ] Residential (suburban)
   - [ ] Forest  [ ] Agriculture  [ ] Aquatic  [ ] Other (specify): 
   - [ ] Parkland
<table>
<thead>
<tr>
<th>Question</th>
<th>NO</th>
<th>YES</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>5. Is the proposed action,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. A permitted use under the zoning regulations?</td>
<td>![Yes]</td>
<td>![No]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>b. Consistent with the adopted comprehensive plan?</td>
<td>![Yes]</td>
<td>![No]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>6. Is the proposed action consistent with the predominant character of</td>
<td>![No]</td>
<td>![Yes]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>the existing built or natural landscape?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. Is the site of the proposed action located in, or does it adjoin, a</td>
<td>![No]</td>
<td>![Yes]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>state listed Critical Environmental Area?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If Yes, identify:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. a. Will the proposed action result in a substantial increase in</td>
<td>![No]</td>
<td>![Yes]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>traffic above present levels?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Are public transportation service(s) available at or near the site</td>
<td>![Yes]</td>
<td>![No]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>of the proposed action?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Are any pedestrian accommodations or bicycle routes available on or</td>
<td>![Yes]</td>
<td>![No]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>near site of the proposed action?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. Does the proposed action meet or exceed the state energy code</td>
<td>![No]</td>
<td>![Yes]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>requirements?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If the proposed action will exceed requirements, describe design</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>features and technologies:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. Will the proposed action connect to an existing public/private</td>
<td>![No]</td>
<td>![Yes]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>water supply?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If No, describe method for providing potable water:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11. Will the proposed action connect to existing wastewater utilities?</td>
<td>![No]</td>
<td>![Yes]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>If No, describe method for providing wastewater treatment:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12. a. Does the site contain a structure that is listed on either the</td>
<td>![No]</td>
<td>![Yes]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>State or National Register of Historic Places?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Is the proposed action located in an archeological sensitive area?</td>
<td>![Yes]</td>
<td>![No]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>13. a. Does any portion of the site of the proposed action, or lands</td>
<td>![No]</td>
<td>![Yes]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>adjoining the proposed action, contain wetlands or other waterbodies</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>regulated by a federal, state or local agency?</td>
<td>![Yes]</td>
<td>![No]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>b. Would the proposed action physically alter, or encroach into, any</td>
<td>![Yes]</td>
<td>![No]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>existing wetland or waterbody?</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>If Yes, identify the wetland or waterbody and extent of alterations in</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>square feet or acres:</td>
<td></td>
<td></td>
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<tr>
<td>14. Identify the typical habitat types that occur on, or are likely to</td>
<td>![Shoreline]</td>
<td>![Forest]</td>
<td>![Agricultural/grasslands]</td>
</tr>
<tr>
<td>be found on the project site. Check all that apply:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>15. Does the site of the proposed action contain any species of animal,</td>
<td>![Yes]</td>
<td>![No]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>or associated habitats, listed by the State or Federal government as</td>
<td></td>
<td></td>
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<tr>
<td>threatened or endangered?</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>16. Is the project site located in the 100 year flood plain?</td>
<td>![Yes]</td>
<td>![No]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>17. Will the proposed action create storm water discharge, either from</td>
<td>![No]</td>
<td>![Yes]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>point or non-point sources?</td>
<td></td>
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<tr>
<td>If Yes,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Will storm water discharges flow to adjacent properties?</td>
<td>![Yes]</td>
<td>![No]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>b. Will storm water discharges be directed to established conveyance</td>
<td>![Yes]</td>
<td>![No]</td>
<td>![N/A]</td>
</tr>
<tr>
<td>systems (runoff and storm drains)?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If Yes, briefly describe:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City storm water is on surface street.</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?

<table>
<thead>
<tr>
<th></th>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

If Yes, explain purpose and size:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

<table>
<thead>
<tr>
<th></th>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

If Yes, describe:

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

<table>
<thead>
<tr>
<th></th>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

If Yes, describe:

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Applicant/sponsor name: [Signature]

Date: 12/20/19
NOTICE OF APPEAL
REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. 3151

TO: Owners of Property within 200 feet of 214 Eddy Street and others interested.

FROM: John Barradas on behalf of Greg Halkioupolus applicable to property named above, in a(n) R3a zone.

REGARDING: (check appropriate box)

☑ Area Variance
☐ Special Permit
☐ Use Variance
☐ Sign Variance
☐ Action, Decision, or Interpretation of Zoning Officer

City regulations require you be notified of this appeal to the Board of Zoning Appeals (BZA), as described in the attached letter and provide the opportunity for you to comment on it and/or attend the meetings listed below. Anyone considered an interested party may speak for or against the appeal at the meetings listed below, or submit a written statement to the BZA before its designated meeting. There is a time limit of three (3) minutes for each interested party to address the BZA during the Public Hearing portion of the meeting.

The Board of Zoning Appeals bases its decision primarily on the written evidence submitted and presented to it, the testimony of interested parties, and zoning and legal considerations. The written case record will be available for review at the Zoning Division, City Hall, 108 E. Green St., Third Floor, beginning one week before the scheduled BZA meeting. This case has also been referred to the City’s Planning and Development Board that will advise the BZA, if granting the relief sought by the appellant will affect long-term planning objectives. The date of the Planning Board’s meeting regarding this appeal is also listed below.

The PLANNING BOARD will consider this case on 1/28/20 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

The BOARD OF ZONING APPEALS will consider this case on 2/4/20 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

John Barradas

Signature of Appellant

404 East Seneca Street

Address

1/2/20

Date
Greg Halkiopoulos  
Matoula Halkiopoulos  
155 Westview Lane  
Ithaca, NY 14850  

2, January 2020

Dear Neighbors,

Re: 214 Eddy Street Barn Renovation

We propose to convert the storage barn that is located in back of the main house, to a 3-bedroom unit. Ithaca Landmarks Preservation Commission has approved the design but there are two deficiencies that require a variance from the Board of Zoning Appeals. As part of the project we will be moving the building 5 feet easterly to provide a 6 foot rear yard. The zoning ordinance requires 20% or 26.4 feet of the lot depth for the rear yard. The other deficiency is in lot area. The lot has 10,787 SF and the ordinance requires 12,000 SF of lot area.

Sincerely,

Greg Halkiopoulos  
Matoula Halkiopoulos

Owner of  
Matoula's Houses  
214 Eddy Street Barn Renovation
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lossing, Janine</td>
<td>50 Eddy St</td>
<td>Ithaca</td>
<td>NY</td>
<td>14850</td>
</tr>
<tr>
<td>Lossing, Howard</td>
<td>11730 Split Tree Cir</td>
<td>Potomac MD</td>
<td>MD</td>
<td>20854</td>
</tr>
<tr>
<td>ME Prop LLC</td>
<td>711 E Seneca St LLC</td>
<td>Ithaca</td>
<td>NY</td>
<td>14850</td>
</tr>
<tr>
<td>Lambrou, Nicholas</td>
<td>405 Eddy St</td>
<td>Ithaca</td>
<td>NY</td>
<td>14850</td>
</tr>
<tr>
<td>Lambrou, Sharon</td>
<td>405 Eddy St</td>
<td>Ithaca</td>
<td>NY</td>
<td>14850</td>
</tr>
<tr>
<td>Cornell University</td>
<td>PO Box DH</td>
<td>Ithaca</td>
<td>NY</td>
<td>14853</td>
</tr>
<tr>
<td>Papachryssanthou, Peter</td>
<td>826 Cayuga Heights Rd</td>
<td>Ithaca</td>
<td>NY</td>
<td>14850</td>
</tr>
<tr>
<td>Kaske, Richard</td>
<td>121 Quarry St N</td>
<td>Ithaca</td>
<td>NY</td>
<td>14850</td>
</tr>
<tr>
<td>O'Connor, Kristie</td>
<td>701 The Parkway</td>
<td>Ithaca</td>
<td>NY</td>
<td>14850</td>
</tr>
<tr>
<td>Halkiopoulos, Gregory</td>
<td>155 Westview Lane</td>
<td>Ithaca</td>
<td>NY</td>
<td>14850</td>
</tr>
<tr>
<td>Halkiopoulos, Matoula</td>
<td>155 Westview Lane</td>
<td>Ithaca</td>
<td>NY</td>
<td>14850</td>
</tr>
<tr>
<td>106 Catherine St/Ithaca, LLC</td>
<td>619 Cayuga Hgts Rd</td>
<td>Ithaca</td>
<td>NY</td>
<td>14850</td>
</tr>
<tr>
<td>Alt, Theresa F</td>
<td>206 Eddy St</td>
<td>Ithaca</td>
<td>NY</td>
<td>14850</td>
</tr>
<tr>
<td>Rosa Family Trust</td>
<td>1115 Manasota Beach Rd</td>
<td>Englewood FL</td>
<td>FL</td>
<td>34223</td>
</tr>
<tr>
<td>Cope, Edward</td>
<td>116 W Buffalo St, Ste 1A</td>
<td>Ithaca</td>
<td>NY</td>
<td>14850</td>
</tr>
<tr>
<td>Palitz, Carole S</td>
<td>16 Edgewater Commons Ln</td>
<td>Westport CT</td>
<td>CT</td>
<td>06880</td>
</tr>
<tr>
<td>EnP Associates, L.P.</td>
<td>405 Eddy St</td>
<td>Ithaca</td>
<td>NY</td>
<td>14850</td>
</tr>
</tbody>
</table>
Carpenter, Carl T
Carpenter, Elizabeth
241 Elm St
Ithaca NY 14850
VARIANCE NEEDED FOR REAR YARD WITH CONVERSION OF STORAGE BARN TO RESIDENTIAL ONE-FAMILY

H CONFIRM LOCATION OF SEWER LINE WITH ITHACA WATER DEPARTMENT TO HOUSE SANITARY SEWER AND CONNECT TO IT.

G CONTRACT LIMIT LINE

F 25' REAR YARD SETBACK

E BIO SWALE

D 10' SETBACK

C NOTE: NOT AN INSTRUMENT SURVEY

B TRIM 20% OF EXISTING BRANCHES TO NOT OVERHANG BUILDING

A FILL WITH SOIL AS REQUIRED TO DRAIN SOUTH

SECTION AT DRIVE
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals
Zoning Appeal #3151

I, John Barradas, AIA, affirm all property owners within two hundred (200) feet of the boundaries of the lot(s) under consideration have been mailed a copy of the enclosed notice on or before 1/21/20. I affirm the notice was mailed to the property owners at the addresses shown on the attached list of owners, by depositing the copy in a post-paid properly addressed envelope, in a post office or an official depository under the exclusive care and custody of the United States Post Office. I further affirm the names and addresses of the property owners are the same as the most recent assessment roll.

(Appellant’s Signature)

PLEASE SUBMIT THIS FORM TO:
City of Ithaca Zoning Division
108 E. Green St., 3rd Fl.
Ithaca, NY 14850

Phone: (607) 274-6550
Fax: (607) 274-6558
Re.: Building Permit #TBD

At the regular monthly meeting held on July 9, 2019, the Ithaca Landmarks Preservation Commission approved the following work at 214 Eddy Street, as more particularly described in the attached resolution:

- moving the carriage barn 5' east, raising its elevation 2', and placing it on a formed concrete foundation;
- repairing or replacing in-kind localized areas of deteriorated board-and-batten siding;
- replacing the deteriorated asphalt shingle and corrugated metal roofing with architectural-style asphalt shingle roofing;
- on the east elevation alterations include replacing the doors in the first-story south bay with three, six-panel, wood doors, replacing the doors in the first-story north bay with three, four-light wood doors, and the insertion of four, four-light windows, two each in the second and attic stories;
- on south elevation alterations include the insertion of two three-quarter-glazed, four-light wood doors in the first story, the insertion of two four-light wood window in the second story, and the insertion of two skylights in the roof slope;
- on the west elevation alterations include the insertion of six four-light windows, two each in the first, second and attic stories;
- on the north elevation alterations include the insertion of two three-quarter-glazed, four-light wood doors in the first story, the construction of a stoop at the door in the east bay, the insertion of two four-light wood windows in the second story, and the insertion of two skylights in the roof slope, and

Conditions of approval (if any):

- The exposed sections of formed concrete foundation shall have a natural stone veneer, with the specific stone product to be reviewed by ILPC staff;
- The carriage barn shall not be moved 5' to the north; and
- All exterior design changes, including those resulting from subsequent building code, site plan, and zoning reviews, shall be submitted to the ILPC for review.

The Ithaca Landmarks Preservation Commission appreciates your efforts to preserve the historic and architectural character of East Hill Historic District.

Please note the work approved under this Certificate of Appropriateness must be completed within twenty-four months of the date of the meeting at which the work was approved.

Bryan McCracken
Historic Preservation Planner
Secretary to the Commission
HISTORIC DISTRICT - EXISTING
R-3A
- OFF STREET PARKING - 1 FOR FIRST 3, 2 FOR 5 BEDROOMS
- LOT SIZE 10,781 SF FOR MULTIPLE DWELLING
- MAXIMUM LOT COVERAGE 35%
- BUILDING HEIGHT 4 STORIES
- SET BACKS - FRONT 10', SIDE 10' OTHER SIDE 5' REAR
- EXISTING LOT IS 767 SF

HISTORIC DISTRICT - PROPOSED
R-3A
- VARIANCES PROJECTED:
  - MULTIPLE DWELLING ZONING CONDITIONS:
    - LOT SIZE 7,000 SF FOR 1 BED + 500 SF
    - 12,000 SF FOR EXISTING 11 BED SINGLE FAMILY
      AND ADDITIONAL 3 BEDROOM UNIT.
  - NEW REAR YARD SET BACK IS 7'6" AND 9'-1" AS PROPOSED

Drawing list:
C-100  COVER SPECIFICATIONS
S-100  SITE CONDITIONS
B-100  FOUNDATION PLAN & DETAILS
A-101  FIRST FLOOR, SECTION AND DETAILS
A-201  SECOND FLOOR PLAN, SETION AND ROOF
A-301  ELEVATIONS, DOOR AND WINDOW SCHEDULES
M-100  MECHANICAL
E-100  ELECTRICAL REFLECTED CEILING PLAN

GENERAL NOTE: ABS IN-LINE VENT VENTS FOR FAUCETS
ARE NOT ALLOWED. USE A VENT TREE: see 1/A/101
ELECTRICAL NOTES

SERVICE - 200 AMP OVERLOAD

ELECTRICAL REQUIREMENTS

APPLICABILITY

The provisions of Chapter 33 through 42 shall establish the general scope of the electrical system and equipment requirements of the residential code of Chapter 33 through 42 to cover those wiring methods and materials not commonly encountered in the construction of one and two-family dwellings. The existing code of NY is considered for a level-one renovation. Other wiring methods, materials, and subject matter covered in the NFA 70 are also allowed by this code.

FLOOR AND LIGHTING DISTRIBUTION

RECEPTACLE OUTLETS

GENERAL

RECEPTACLE OUTLETS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODE. RECEPTACLE OUTLETS SHALL BE PROVIDED AS PART OF THE WALL SPACE UTILIZED BY SUCH PERMANENTLY INSTALLED ELECTRIC BASEBOARD HEATERS. FACTORY-INSTALLED RECEPTACLE OUTLETS, OR OUTLETS PROVIDE AS A SEPARATE ASSEMBLY FOR THE BASEBOARD MANUFACTURER SHALL BE PERMITTED AS THE REQUIRED OUTLET OR OUTLETS FOR THE WALL SPACE UTILIZED BY SUCH PERMANENTLY INSTALLED HEATERS. SUCH RECEPTACLE OUTLETS SHALL NOT BE CONNECTED TO THE HEATER CIRCUIT.

SECOND FLOOR

FIRST FLOOR

BASEMENT CRAWL

PLANS

E-100