



CITY OF ITHACA

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DEPARTMENT OF PLANNING AND DEVELOPMENT

Lisa Nicholas, Director

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**PLANNING & DEVELOPMENT BOARD Project Review
NOTICE OF MEETING & AGENDA**

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Director of Planning and Development
DATE: February 6, 2023
SUBJECT: **Agenda for Project Review Committee Meeting: FRIDAY, FEBRUARY 10, 2023**

The Project Review Committee Meeting is scheduled to begin at 8:30 am. This is a virtual meeting and will be streamed at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg. Please call or email Nikki Cerra at 274-6516 or ncerra@cityofithaca.org, for information.

8:30 Project: Alpha Phi Alpha Residential House Renovations
Location: 105 Westbourne Lane
Applicant: Tony Ewing
Anticipated Board Action(s) in February: CEQR Determination
Project Description: The applicant proposes to renovate and restore the existing building, demolish the existing lower-level addition, expand the building footprint by 275 SF with a 1120 SF replacement addition, and modify the site to accommodate new ADA compliant parking. Site improvements include a regraded entry drive lane for ADA accessibility, permeable grass pavers, a 1500 SF rain garden, and landscaping. The project is located in the R-U zoning district and will require variances. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[4], and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (11) and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1526>

8:50 Project: The Citizen
Location: 602 W Buffalo Street
Applicant: Visum Development Group, LLC
Anticipated Board Action(s) in February: Potential Preliminary and Final Approval
Project Description: The applicant proposes to demolish an existing 2-story restaurant building and a paved parking lot to allow for the construction of a new 5-story apartment building approximately 80,000 SF gross floor area. The building will contain 80 residential units, a residential lobby, bike storage, 2,560 sq ft of retail, and a ground floor parking area with 29 parking spaces. The project is located in the WEDZ-1a zoning district and is expected to not require any variances. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(k), (l), and (n) for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on January 31, 2023.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1486>

9:10 Project: Breeze Apartments
Location: 121-125 Lake Street
Applicant: Todd Fox, 121-125 Lake Street LLC

Anticipated Board Action(s) in February: Deem Recreational River Permit Application Complete, Set Public Hearing

Project Description: The applicant proposes to build an 83,160 GSF, four story apartment building and associated site improvements on the former Gun Hill Factory site. The 77-unit with approximately 109 beds, market-rate apartment building will be a mix of studios, one- and two-bedroom units and includes 77 parking spaces (47 surface spaces and +/-30 covered spaces under the building). Site improvements include stone dust walkways, bike racks, benches, a bioretention filter to treat the parking areas and rooftop stormwater, native and adaptive plant species, and meadow areas to restore edges of the site. The building will be constructed on the east parcel of the Former Ithaca Gun Factory Site which is currently in the New York State Brownfield Cleanup Program (BCP). Before site development can occur, the applicant is required to remediate the site based on a soil cleanup objective for restricted residential use. A remedial investigation (RI) was recently completed at the site and was submitted to NYSDEC in April 2021. The project is in the R-3a Zoning District and requires multiple variances. This is determined to be a Type I Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) §176-4 B(1) (h)[2], (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617-4 (b) (11) for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on December 20, 2022.

Project materials are available for download from the City website and are updated regularly: <https://www.cityofithaca.org/DocumentCenter/Index/852>

9:30 Agenda Review – February 28, 2023

9:45 Adjourn

ACCESSING ONLINE DOCUMENTS

Site Plan Review & Subdivision Application Documents

Site Plan Review application documents are accessible electronically via the “Document Center” on the City web site (<http://www.cityofithaca.org/DocumentCenter>), under “Planning & Development” > “Site Plan Review Project Applications,” and in the relevant street address folder. Subdivision application materials can be similarly located, but in the “Subdivision Applications” folder.