



CITY OF ITHACA

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DEPARTMENT OF PLANNING AND DEVELOPMENT

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

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Acting Director of Planning and Development
DATE: February 7, 2022
SUBJECT: **Agenda for Project Review Committee Meeting: FRIDAY, FEBRUARY 11, 2022**

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 Anya Harris at 274-6550 or aharris@cityofithaca.org, for information.

8:30 Project: Special Permit for Neighborhood Commercial (Music Studio) in the R-2b District
Location: 105 Wood Street
Applicant: Russell Posegate
Anticipated Board Action(s) in February: Declaration of Lead Agency, Public Hearing, Determination of Environmental Significance & Consideration of Approval
Project Description: The applicant is proposing to construct a new building, including a two-car garage on the first floor and a music instruction studio on the second floor. The project is in the R-2B Zoning District, in which neighborhood commercial is allowed by special permit. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 and the State Environmental Quality Review Act (“SEQRA”) §617.4 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/1423>

8:50 Project: Auden II, Student Housing Complex and Minor Subdivision
Location: 261 Lake Street
Applicant: Yuanliu He, DMG Investments
Anticipated Board Action(s) in February: Public Hearing, Responses to Board Comments
Project Description: The applicant proposes constructing a four-story building, approximately 18,400 SF in area, as a new student housing complex that will contain 71 residential units with 211 beds. The development is proposed as an extension of the existing Auden student housing complex located across Lake Street and will share amenities including a shuttle service, outdoor spaces, and parking lot and spaces. The project includes landscaping elements such as street trees, ornamental and slope stabilization plantings, and indoor amenities such as a common game room and gym. The project site is in the R-3a Zoning District in which the maximum height for a building is four stories/40 feet. The project will require an area variance for minimum off-street parking. The project includes a subdivision and parcel consolidation. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(h)[2 & 4], (k) & B(2), and the State Environmental Quality Review Act (“SEQRA”) §617.4 (b)(10) 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/1407>

- 9:10 Project:** Expansion of Religious Facility
Location: 102 Willard Way/107 Lake St
Applicant: Jason K Demarest for Chabad Center at Cornell
Anticipated Board Action(s) in February: Review of FEAF Part 3, Consideration of the Negative Declaration of Environmental Significance, Potential Recommendation to BZA
Project Description: The applicant is proposing to construct a two-story building with a footprint of approximately 5,000 SF as an expansion of the existing Chabad Center located at 102 Willard Way. The proposal requires the consolidation of the two lots to form a .549-acre (23,914 SF) project site and the removal of the existing house at 107 Lake Street. The new building will have ground floor parking and bike storage. The second floor will connect with the existing building and will house dining facilities, a kitchen, bathrooms, classrooms, and other facilities. Exterior site improvements and structures include a patio, an elevated courtyard, an access drive on Lake Street, landscaping, and walkways. The project is in the R-2a Zoning District and will require variances for lot coverage, front-, rear- and side-yards, and parking. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(n) 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/1411>
- 9:30 Project:** Ithaca Farmers' Market – Major Site Improvements & New Building
Location: Steamboat Landing – 545 Third Street
Applicant: David Stern for Ithaca Farmers' Market
Anticipated Board Action(s) in February: Consideration of Preliminary Site Plan Approval & Review of Conditions
Project Description: The applicant is proposing to construct a new two-story market building to allow for year-round commerce and programing, to reconfigure and pave the existing parking area and drive lanes, to create outdoor amenity space for dining and gathering, to install shoreline stabilization, and to make other site improvements. The project requires the demolition of most site features, relocation of the Cayuga Waterfront Trail, removal of numerous trees, and installation of enhanced stormwater infrastructure. The project is on City-owned land and requires approvals from Common Council, the Special Joint Committee of the Ithaca Area Water Treatment Plant, NYS DEC, and the Army Corps of Engineers. The project site is in the Market District and is subject to Design Review. This project was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (h)[2] and (i) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (10) and (11) and is subject to environmental review. The Lead Agency made a Negative Declaration of Environmental Significance on January 25, 2022.
Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1380>
- 9:50 Project:** City Harbor
Location: 101 Pier Road
Applicant: Jessica Edger-Hillman
Anticipated Board Action(s) in February: Responses to Board Comments
Project Description: The Planning Board granted preliminary site plan approval to the overall project on May 26, 2020, and final approval of Phase 1 of this project on August 25, 2020. The applicant now seeks approval for changes to Phase 1 as well as final approval for Phase 2 which will be now constructed concurrently. Phase 1 included the rebuilding of Pier Road to include sidewalks, street trees, a fire engine turnaround, and additional and reorganized parking, all improvements on private property with the exception of the construction of Point East 2 Building (which will be used as greenspace and parking) and the temporary relocation of the fueling dock and tank. The Phase I changes include: Point West & Point East buildings unit mix changing to more 1-bedroom units, ground level enclosed parking in both buildings, café in place of a restaurant in Point West, and expanded public spaces along the waterfront. Phase 2 of the project did include the construction of the Point East 2 Building, additional parking at the golf course, installation of the new

fueling dock and tank, the 5,500 SF Newman Community Center, removal of the existing clubhouse and relocation of the ninth green. Phase II will now not include a new Newman Community Center in this project. The overall project was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(d), (h)(2), (i), (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(6)(iii) and (v), for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on May 26, 2020.

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

<https://www.cityofithaca.org/DocumentCenter/Index/783>

10:10 Agenda Review – February 22, 2022

10:20 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.