PLANNING & DEVELOPMENT BOARD AGENDA
DESIGN REVIEW BOARD

The regular meeting of the PLANNING & DEVELOPMENT BOARD will be held at **6:00 p.m.** on **FEBRUARY 25TH 2020** in COMMON COUNCIL CHAMBERS, THIRD FLOOR, City Hall, 108 E. Green Street, Ithaca, NY.

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<th>AGENDA ITEM</th>
<th>Approx. Start Time</th>
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<tr>
<td>1</td>
<td>Agenda Review 6:00</td>
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<td>2</td>
<td>Privilege of the Floor (3-minute maximum per person — if you will be speaking about a project with a scheduled PUBLIC HEARING below , you are highly encouraged to speak at that time) 6:05</td>
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<td>3</td>
<td>Board Response to Public Comment 6:15</td>
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<td>Approval of Minutes: 6:25</td>
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<td>5</td>
<td>Subdivision Approval</td>
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<td>5A</td>
<td>Project: Major Subdivision (3 lots) Applicant Presentation 6:30</td>
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<td>5B</td>
<td>Location: 320-330 W Buffalo St, Tax Parcel #60.-2-5 Board Q&amp;A 6:35</td>
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<td>5C</td>
<td>Applicant: Lynne Truame /Ithaca Neighborhood Housing Services Board Discussion 6:40</td>
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<tr>
<td>5D</td>
<td>Actions: ☐Public Hearing ☐Preliminary Subdivision Approval</td>
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**Project Description:** The applicant proposes to subdivide the 2.35-acre parcel into three lots: Parcel A measuring .301 acres (13,112 SF) with 192 feet of frontage on W. Court Street and containing a gymnasium; Parcel B measuring 1.892 acres (82,416SF) with 323 feet of frontage on N. Plain Street and 266 feet of frontage on W. Buffalo Street and containing three existing buildings to which will be added two new buildings and a major addition; and Parcel C measuring .150 acres (6,534 SF) and to contain four for-sale attached townhomes. The project site was formerly in the R-2b Zoning District and was rezoned in November 2019 to the Former Immaculate Conception School Planned Unit Development (FICS PUD). This subdivision is part of a larger development project which was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(k), (n), (B)(6), and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(11) and for which the Lead agency made a Negative Determination of Environmental Significance on September 24, 2019. Project materials are available for download from the City website and are updated regularly: [https://www.cityofithaca.org/DocumentCenter/Index/1133](https://www.cityofithaca.org/DocumentCenter/Index/1133)

| 6 | Site Plan Review  |
| 6A | Project: Student Apartments Applicant Presentation 6:45 |
| 6B | Location: 238 Dryden Road Board Q&A 6:50 |
| 6C | Applicant: Todd Fox for Visum Development Board Discussion 6:55 |
| 6D | Actions: ☐Consideration of Preliminary & Final Site Plan Approval ☐Approval of TDMP |

**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 (CAF D) 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”)
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B Project: Carpenter Circle Project
Location: Carpenter Park Road
Applicant: Andrew Bodewes for Park Grove Realty LLC
Actions: ☐ Transportation / Break in Access & Community Benefits

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

Project materials are available for download from the City website and are updated regularly:
https://www.cityofithaca.org/DocumentCenter/Index/1090

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C Project: City Harbor
Location: 101 Pier Road
Applicant: Jessica Edger-Hillman
Actions: ☐ Transportation Impacts & Mitigations

Project Description: The 10.35-acre project site consists of 8.33 acres of privately-owned land and 2.02 acres of adjacent City-owned parkland and road. The applicant proposes to redevelop the 8.33-acre project site and make improvements to 2.02 acres of adjacent City land. The project site consists of (3) privately-owned tax parcels. The building program will be a total of 316,280 SF consisting of (1) 60,000 SF medical office building, (2) five-story residential structures with a total of 172,980 GSF and 111 housing units, (1) five-story mixed-use building with 77,800 GFA with 45 housing units, 4,500 SF of ground floor commercial (expected to be a restaurant), and (1) 5,500 SF Community Building to support golf, boating, and other recreational activities associated with the adjacent City-owned Newman Golf Course. Phase 1 includes 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 Building (which will be used as greenspace and parking) and the temporary relocation of the fueling dock and tank. Phase 2 of the project will include the construction of the Point East Building, additional

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Completed
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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. Site improvements on private property to include a 1,570-foot publically-accessible promenade along Cascadilla Creek, including construction of a new seawall and replacement of existing docks, waterfront parks, a paddle park, internal circulation streets, bus stops, surface parking for 435 cars (in Phases 1 & 2), and landscaping. This has been 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).

Project materials are available for download from the City website and are updated regularly:
https://www.cityofithaca.org/DocumentCenter/Index/783

D  Project: Mixed-Use Student Apartments  Applicant Presentation 8:00
Location: 411-415 College Ave  Board Q&A 8:10
Applicant: Whitham Planning & Design for Student Agencies  Board Discussion 8:15
Actions: ☐ Consideration of Preliminary & Final Site Plan Approval

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 (CAF D) 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

E  Project: Student Apartments  Applicant Presentation 8:30
Location: 126 College Avenue  Board Q&A 8:35
Applicant: 126 C-Town LLC (Visum Development)  Board Discussion 8:40
Actions: ☐ Public Hearing ☐ Amended Negative Declaration of Environmental Significance ☐ Consideration of Preliminary & Final Site Plan Approval ☐ Approval of TDMP

Project Description: This project was approved on January 24, 2017. The project was not constructed, and the approval expired in January 2019. The applicant now seeks re-approval for the project with a few changes. The applicant is proposing to construct a four-story (with occupied basement) apartment building with a total of five units (one on each floor) and 27 bedrooms (28 originally proposed) on the .0908 acres (3,957 SF) project site. Site improvements include walkways, landscaping and a retaining wall with an upper terrace accessible from the basement apartment. All above-ground apartments will have a balcony facing College Avenue. Site development will require the removal of the existing house, with its associated retaining walls, driveway curbcut, and walkways. Four of the five mature trees in the rear of the property were originally retained but now all five are proposed for removal. The project site is in the CR-4 Collegetown Area Form District (CAF D) 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.
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Project materials are available for download from the City website and are updated regularly: [https://www.cityofithaca.org/DocumentCenter/Index/739](https://www.cityofithaca.org/DocumentCenter/Index/739)

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<td><strong>F</strong></td>
<td>261 Lake St – Student Housing – Sketch Plan</td>
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<td>215 E State Street – Mixed Use Apartments – Sketch Plan #2</td>
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**7 Zoning Appeals**
- # 3152 – 518 Stewart Ave, Area Variance
- # 3154 – 115 W Green Street, Sign Variance

**8 Old/New Business:**
- Planning Board recruitment
- Planning Board meeting organization

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

**10 Adjournment**

If you have a disability & would like specific accommodation to participate, please contact the City Clerk at 274-6570 by 12:00 p.m., 2-3 business days (not including weekends/holidays) before the meeting.
Project Name: Major Subdivision 320 W Buffalo St.
- Committee members have no concerns with the proposal
- INHS has gotten funding awards
- Applicant will provide a timeline update at the PB meeting

Project Name: Mixed Use Student Housing for 411-415 College Ave
- Applicant reported that they are finishing construction drawings and updating renderings. Will present these at the PB meeting.
- Applicant will be doing vibration monitoring & site survey monitoring. Will coordinate scopes and submit to staff. Committee members agreed that staff could forward this information to the Board by email.
- Bitner comment re light spillage: Applicants has contacted, sent email and provided photometrics showing no light spillage. Have also met with Cornell on site. Will forward emails to staff.
- Bird mitigation: working with construction manager. Considering vertical interior blinds and landscaping. Have rejected the idea of film due to durability.
- HABS- level report: Bero will be starting work soon. Will submit nomination narrative for history. Committee members agreed that staff could forward this information to the Board by email.
- Salvage documentation: Will submit letter from applicant listing organizations that were invited to remove materials
- Off-site contractor parking: Will combine with staging and submit plan
- Will submit renderings to show all design changes for PB meeting

Project Name: Carpenter Circle Mixed Use Development
Discussed traffic impacts and community benefits of the project. Will discuss further at PB meeting.
PROPOSED RESOLUTION
Preliminary Approval

Major or Subdivision
City of Ithaca Tax Parcel #60.-2-5
320-330 W Buffalo St
City of Ithaca Planning & Development Board
February 25, 2020

WHEREAS: an application has been submitted for review and approval by the City of Ithaca Planning and Development Board for a Major Subdivision of City of Ithaca Tax Parcel #60.-2-5, by Ithaca Neighborhood Housing Agency (INHS), and

WHEREAS the applicant proposes to subdivide the 2.35-acre parcel into three lots: Parcel A measuring .301 acres (13,112 SF) with 192 feet of frontage on W. Court Street and containing a gymnasium; Parcel B measuring 1.892 acres (82,416SF) with 323 feet of frontage on N. Plain Street and 266 feet of frontage on W. Buffalo Street and containing three existing buildings to which will be added two new buildings and a major addition; and Parcel C measuring .150 acres (6,534 SF) and to contain four for-sale attached townhomes. The project site was formerly in the R-2b Zoning District and was rezoned in November 2019 to the Former Immaculate Conception School Planned Unit Development (FICS PUD), and

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

WHEREAS this subdivision is part of a larger development project which was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(k), (n), (B)(6), and the State Environmental Quality Review Act ("SEQRA") §617.4(b)(11), and

WHEREAS: Common Council, NYS Department of Environmental Conservation, and the Tompkins County Department of Health potentially involved agencies in this action, all consented to the Planning Board acting as Lead Agency for this project, 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 June 25, 2019, declare itself Lead Agency for the environmental review of the project, and

WHEREAS: the City of Ithaca Planning and Development Board acting a Lead Agency, did, on September 24, 2019 make a Negative Determination of Environmental Significance, and

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

WHEREAS: the Planning and Development Board held the required Public Hearing on February 25, 2020, now, therefore, be it

RESOLVED: the Planning Board does hereby grant Preliminary Subdivision Approval to the proposed Major Subdivision of City of Ithaca Tax Parcel #60.-2-5, by Ithaca Neighborhood Housing Agency (INHS), subject to submission of three paper copies of the final approved plat, all having a raised seal and signature of a registered licensed surveyor.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: One
PROPOSED RESOLUTION
Transportation Demand Management Plan

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

WHEREAS: the project consists of the construction 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 (CAF D) 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, and

WHEREAS: as no parking is proposed for the project, the applicant submitted a Transportation Demand Management Plan (TDMP) for approval by the Planning Board in accordance with district regulations, and

WHEREAS: the Board has on February 25, 2020 reviewed and accepted as adequate a Transportation Demand Management Plan (TDMP), submitted in application materials dated 12-11-19 and prepared by Stream Collaborative, now therefore be it

RESOLVED: that the Planning Board does hereby approve the aforementioned revised TDMP for the project at 232-236 Dryden Road.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: One
PROPOSED RESOLUTION
Preliminary & Final Approval

Site Plan Review
238 Dryden Apartments (8 Units)
232-236 Dryden Road
Planning & Development Board
February 25, 2020

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

WHEREAS: the project consists of the construction 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 has submitted 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 was treated as a Type I Action for the purposes of 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 from the originally proposed project included 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 and 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 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 determined that no significant adverse impact would 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 the following drawing showing exterior building materials titled “East Elevation (A1)” and dated 8-21-19 and all prepared by Stream Collaborative, and other supporting materials, and
WHEREAS: City of Ithaca Planning and Development Board did, on January 28, 2020 determine that the changes to the building were consistent with the Collegetown Design Guidelines and the previous design review conducted on August 27, 2019, and

WHEREAS: City of Ithaca Planning and Development Board did, on January 28, 2020, amend the Negative Declaration issued on September 24, 2019 to include the above-mentioned information in the environmental record and determined that the proposed apartments (238 Dryden Road) located at 232-236 Dryden Road will result in no significant impact on the environment, and

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

WHEREAS: the Planning and Development Board held the required Public Hearing on September 24, 2019 and, due to project changes, held a second Public Hearing on January 28, 2020 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, and

WHEREAS: the Board of Zoning Appeals granted the required area variances on February 4, 2020, and

WHEREAS: the Board has on February 25, 2020 reviewed and accepted the following revised drawings: “Utility Demolition Plan (C102)”, “Site Utility Plan (C103)”, “Site Utility Profiles (C104)”, Foundation Drain Plans (C105)”, “Erosion and Sediment Control Plans (C106)” and “Details (C201 & C202)” all with a revision date of 1-30-20 and all prepared by Stream Collaborative, and other supporting materials, now therefore be it

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

i. Any changes to the approved project must be submitted to Planning Staff for review. Staff will determine if changes require Board approval and

ii. Submission to the Planning Board for review and approval of all site details including but not limited to exterior furnishings, walls, railings, bollards, paving, signage, lighting, etc., and

iii. Plans, drawings and/or visualizations showing all proposed exterior mechanicals and associated equipment including heat pumps, ventilation, etc including appropriate screening if necessary, and

iv. Noise producing construction activities will be limited to the hours between 7:30 A.M. and 5:30 P.M., Monday through Friday (or Saturday 9:00 A.M. to 5:30 P.M. with advance notification to and approval by the Director of Planning and Development).

v. Acceptance of the SWPPP by the City Stormwater Management Officer, and

vi. Confirmation from the City Transportation Engineer that all concerns have been addressed

vii. Receipt of the required routine variance from the Regional NYS Board of Code Review, and

viii. Bike racks must be installed before a certificate of occupancy is granted, and
ix. This site plan approval does not preclude any other permits required by City Code, such as sign, tree, or street permits.

Moved by:  
Seconded by:  
In favor:  
Against:  
Abstain:  
Absent:  
Vacancies: One
February 21, 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 – Materials for February 25 Planning Board Meeting

Dear Lisa:

Attached please find the following additional materials for the February 25 Planning Board meeting:

- 1-page summation of Traffic Impacts
- Traffic Impacts Intersection Map
- 1-page summation of Parking Strategies
- Additional Design Scope for the 5th Street Intersection
- Updated Pedestrian/Bicycle Circulation Diagram
- Construction Phasing Document

Please let us know if there is anything else the City requires before the February 25 Planning Board meeting.

Sincerely,

Yamila Fournier
The following is a summary of the full traffic study and impacts for areas surrounding Carpenter Park, due to west side development. All numbers were calculated through the use of an extensive database from the Institute of Transportation Engineers (ITE) and do not take into account the staggering of opening and closing times the Medical Office Building will be using to mitigate traffic. See attached map for specific locations of intersections listed.

**Carpenter Park Projected Traffic Impacts:**

1. **The proposed project is expected to generate approximately 168(166) entering/113(235) exiting new vehicle trips during the weekday AM(PM) peak hours respectively.**

2. **Impacts at the Meadow/Willow-Dey intersection are a direct result of a new Leading Pedestrian Interval (LPI) installed at the intersection by NYSDOT. The Carpenter Park development is expected to add 27(56) vehicles per hour (vph) northbound (NB) and 40(39) vph southbound (SB) during the AM(PM) peak hours.**

3. **Meadow St/3rd St**
   - Under Existing Access conditions, all of the Meadow St NB and SB movements are projected to operate at Level of Service (LOS) “F” during both the AM and PM peak hours.
   - Under West Side BIA conditions, the NB thru and right turn movements are expected to change from LOS “C” to “D” and the SB right turn movement is projected to decrease from LOS “C” to “E” during the PM peak hour.

4. **Other intersections experiencing decreases in LOS between Background and West Side Access conditions include:**
   - Meadow/Hancock – the westbound (WB) right turn movement changes from LOS “A” to "B"("C") during the AM(PM) peak hours under the West Side Access conditions.
   - Meadow/Court St – during the AM peak hour, the eastbound (EB) left turn and thru movements and the WB thru movement all change from LOS “C” to “D”.
   - Fulton/Spencer – the WB thru movement decreases from LOS “B” to “C” during the AM peak hour.
   - Fulton/W. State St – the EB right turn movement changes from LOS “C” to “D” with a corresponding increase in delay of approximately 8 seconds per vehicle during the PM peak hour.
   - Fulton/Green – the EB thru and right turn movements (from the existing commercial driveway) change from LOS “A” and “B” to “C” during the AM peak hour.
   - Fulton/Meadow/Clinton – the NB right turn movement changes from LOS “D” to “E” during the PM peak hour.
   - Taughannock/W. Buffalo – the EB right turn movement changes from LOS “D” to “E” during the AM peak hour.

5. **It is important to note that there are many positive impacts as well. Many locations actually improve in LOS and delay as a result of adding a new signal and better signal coordination and platooning/grouping of vehicles between signals.**

6. **Measures of Effectiveness (MOEs) are calculated for the entire study area by adding up the results for every vehicle that travels through every intersection in the study area during each peak hour. The study area MOEs exhibit the following impacts:**
   - Total overall delay increases from 193.0(401.8) hours under background conditions to 207.3(410.7) hours under West Side BIA conditions during the AM(PM) peak hours respectively.
   - Total delay per vehicle increases from 87.0(156.7) seconds under background conditions to 90.2(146.4) seconds under West Side BIA conditions during the AM(PM) peak hours respectively. This means that the average motorist will experience an additional 3.2 seconds of delay during the AM peak hour and a decrease in delay of approximately 10 seconds during the PM peak hour. Note that the total delay per vehicle during the PM peak hour actually decreases in this scenario as a result of signal coordination and better platooning/grouping of vehicles between signals.
   - Total travel time increases from 434.0(951.3) hours under background conditions to 500.7(884.5)* hours under West Side BIA conditions during the AM(PM) peak hours respectively. *Note that the total travel time actually decreases during the PM peak hour in this scenario as a result of signal coordination and better platooning/grouping of vehicles between signals.

Thursday, February 20, 2020
SRF Associates, D. P. C. and Passero Associates used standard demand calculators to get a baseline number. Understanding that the City of Ithaca is prioritizing moving away from encouraging vehicular use, we’ve minimized the parking to the smallest number we think the project can use and think this is feasible because of the following strategies to manage and reduce parking.

Section 1 - Parking Demands
- Parking demands are based upon standard Institute of Transportation Engineers (ITE) practice using the ITE Parking Generation Manual 5th Edition, information provided by the Applicant, and shared parking principles.
- A parking demand comparison between using building size and number of employees is as follows:
  - Building Size (±64,000 SF = 294 spaces)
  - Employees (150 employees = 300 spaces; 120 employees = 240 spaces)

Section 2 - Strategies to Manage and Reduce Parking
- Shared parking principles are inherent in the project, as the peak parking demands for various uses occur at different hours throughout the day. “In this situation, parking demand for both land uses may be able to utilize the same parking space at different times of the day. The end result can be a reduction in overall peak parking demand (ITE).”
- For a + 64,000 sf building the recommended spaces would be 288 – 294 spaces. Our plan is showing 84 spaces for the Medical Office Building, with 23 of them designated as shared parking spaces.
- Regarding the retail program, specific tenants are not known at this time; therefore, the parking supply allows for this flexibility. If the designated spaces are not needed, the Applicant will examine the feasibility of converting the spaces into flex spaces for use by different activities, such as extra bike parking or green infrastructure.
- TDM strategies are proposed to reduce on-site parking demands.
  - The Medical Office Building will employ staggered opening and closing times to reduce the demand at any one time.
  - The Medical Office Building expects to employ 150 people, with no more than 120 in the building at one time.
  - On-site transit facilities – TCAT is proposed to travel onto the site and south through the adjacent Green Star property.
  - Multi-modal connections to existing (and new) sidewalk networks – new sidewalks are proposed along Meadow. At the proposed intersection, a new crosswalk will connect users to Fifth Street extension.
  - Bicycle facilities, such as short-term (bike racks) and long-term (secured and sheltered) storage.
  - Unbundled parking – separating the cost of parking from apartment rents.
  - Promotion and Education of existing and future programs highlighting ways site users can reduce single occupancy vehicle (SOV) trips and reduce on-site parking needs.
Additional Scope of Work for the 5th Street Intersection

1. Complete topographic survey and locate ROW in lane modification areas as identified by SRF Associates, D.P.C. Our Drone will be utilized to obtain striping in pavement areas to limit the duration and fee for the survey. Scope of work includes the preparation of the Break In Access Survey to NYDOT standards.

2. Preliminary Design: Prepare drawings as requested by NYSDOT. Design to include survey from Item #1, dimensions and proposed lane striping for each of the mitigation areas including the 4-way intersection at the entrance to Carpenter Park.

3. NYSDOT Permit Drawings: Prepare detailed drawings and construction details in accordance with NYSDOT requirements. Scope of Work includes preparation of the necessary Highway Work Permit forms as well as facilitating the review and revisions with the NYSDOT.
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 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 10-28-19 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 and “Exterior Photometric Study (001)” dated 01-15-20, all prepared by Holt Architecture et al., and other application materials, and

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

WHEREAS: legal notice was published and property posted in accordance with Chapters 276-6 (B) (4) and 176-12 (A) (2) (c) of the City of Ithaca Code, and
WHEREAS: the Planning and Development Board held the required Public Hearing on November 26, 2019, and

WHEREAS: the City of Ithaca Planning and Development Board did on January 28, 2020, determine that the proposed project will result in no significant impact on the environment and issued a Negative Declaration of Environmental Significance, and, now therefore be it

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

i. Any changes to the approved project must be submitted to Planning Staff for review. Staff will determine if changes require Board approval and

ii. Submission to the Planning Board for review and approval of all site details including but not limited to exterior furnishings, walls, railings, bollards, paving, signage, lighting, etc., and

iii. Submission to Planning staff of colored and keyed building elevations of all facades with building materials samples sheet, and

iv. Submission of a final Landscape Plan with planting schedule & specifications, and

v. Submission of a revised Layout Plan showing the location and number of bike racks, and

vi. Plans, drawings and/or visualizations showing all proposed exterior mechanicals and associated equipment including heat pumps, ventilation, equipment vents, etc including appropriate screening if necessary, and

vii. The applicant will submit documentation of the final monitoring plan for adjacent buildings to the Planning staff, and

viii. The applicant will submit final selection of bird mitigation option, with documented efficacy to Planning staff for review and approval, and

ix. Before issuance of a building permit the applicant will complete and submit to Planning staff a Historic American Building Survey (HABS)-level recordation of 411 and 413-15 College Avenue by a historic preservation professional specializing in the documentation historic buildings. Documentation shall meet standards outlined in the National Park Services’ HABS Guidelines and include a history, photographs and drawings of the building, and

x. Before issuance of the building permit, the applicant will submit documentation off-site contractor parking outside of central Collegetown

xi. Applicant will offer Architectural and construction material salvage by qualified organizations, such as Historic Ithaca and Ithaca ReUse, and

xii. Submission to the Planning Board of final placement of the original lion heads as well as design and placement of interpretive signage.
xiii. Noise producing construction activities will be limited to the hours between 7:30 A.M. and 5:30 P.M., Monday through Friday (or Saturday 9:00 A.M. to 5:30 P.M. with advance notification to and approval by the Director of Planning and Development).

xiv. Documentation from Ithaca Fire Department emergency access issues have been satisfied, and

xv. Acceptance of the SWPPP by the City Stormwater Management Officer

xvi. Confirmation from the City Transportation Engineer that all concerns have been addressed

xvii. Bike racks must be installed before a certificate of occupancy is granted, and

xviii. This site plan approval does not preclude any other permit that is required by City Code, such as sign, tree or street permits.

Moved by:  
Seconded by:  
In favor:  
Against:  
Abstain:  
Absent:  
Vacancies: One
Dear Lisa and Planning Board Members:

As the proposed project at 411-415 College Avenue moves toward the preliminary and final site approval process, we would like to draw your attention to the discussion of on-site salvage. The project team asked for the striking of "local" on page 6 regarding historic and materials salvage organizations. We urge the Planning Board to reconsider the removal of this term and instead require the use of local historic and materials salvage organizations (either ReUse and Significant Elements OR both) for the following reasons:

- Both ReUse and Significant Elements are 501c3 non-profits dedicated to promoting reuse in our city and county and keeping goods out of the waste stream. Both organizations work to promote sustainable and green practices in building renovations and demolitions by finding new uses for materials.
- By specifying local historic and materials salvage organizations, the Planning Board would be making a sustainable choice in promoting local organizations and reducing the use of fossil fuels that would be expended by salvagers driving in from outside the region to the site and back out with the goods.
- By specifying local historic and materials salvage organizations, the Planning Board would be encouraging our local economy and making a small step to promoting the increasingly necessary "circular economy." [https://www.ellenmacarthurfoundation.org/circular-economy/concept](https://www.ellenmacarthurfoundation.org/circular-economy/concept)
- Moreover, by specifying local historic and materials salvage organizations, the Planning Board would be supporting many of the Green Building policy goals and Green New Deal policies to which the city aspires.

It would be a net positive to see Student Agencies, itself a local 501c3 non-profit, making a choice that results in a positive outcome for two other local 501c3 non-profits.

Thank you for your consideration,
-Susan

Susan Holland
Executive Director
Historic Ithaca
212 Center Street
Ithaca, NY 14850
607*273*6633
[www.historicithaca.org](http://www.historicithaca.org)
411- 415 College Avenue public comments

Todd Bittner [todd.bittner@cornell.edu]
Sent: Wednesday, February 19, 2020 3:00 PM
To: Anya Harris
Cc: Christopher P Dunn [cpd55@cornell.edu]; Stewart, Gary; Leslie Schill [leslie.schill@cornell.edu]

Dear Planning Board Members,

I am writing to express concerns about the proposed design for the 411-415 College Avenue redevelopment project.

The Cornell Botanic Gardens steward the iconic Cascadilla Gorge and its trails on behalf of Cornell University. The natural area and gorge trails are a beloved landscape for the City of Ithaca, are enjoyed and used by thousands of students and visitors daily, and are a major tourism and economic draw. In fact, the commuter trail that crosses Cascadilla Gorge via the Trolley Bridge and terminates at the junction of Oak and College Avenues across from 411-415 College Avenue sees over 5000 users daily.

Understanding, appreciating, and protecting the trail users experience should be a primary consideration for the project design. Unfortunately, despite the University directly sharing concerns to the project development team about the design in October and again in February, no changes have been made to address the identified concerns.

At issue is the large amount of glass – three entire floors from floor to ceiling – that face north towards the gorge. During the night, this lighted window-filled façade will visually encroach into the natural area and trail experience, particularly during the winter when deciduous trees will be leafless. This level of facade illumination from the extensive windows appears to be nearly equal the current Chacona Building’s north façade square footage. As such, the building will be out of character with the surrounding landscape and visually encroach into the natural area, negatively impacting user experience.

We ask that the Board vote against site plan approval, and recommend that the project redesign the north façade to address these impacts. Thank you.

Best regards,

Todd Bittner
Director of Natural Areas, Cornell Botanic Gardens
Lecturer, Horticulture Section, School of Integrative Plant Science
124 Comstock Knoll Drive, Ithaca, NY 14850
607.255.9638
cornellbotanicgardens.org
WHEREAS: on December 12, 2016, the City of Ithaca Planning and Development Board determined that the proposed apartment building project at 126 College Avenue 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 proposed project consisted of a four-story (with occupied basement) apartment building with a total of five units (one on each floor) and 28 bedrooms on the .0908 acres (3,957 SF) project site. The project is expected to attract primarily student tenants. Site improvements include walkways, landscaping, and a retaining wall with and upper terrace accessible from the basement apartment. All above-ground apartments will have a balcony facing College Ave. Site development will require the removal of the existing house, with its associated retaining walls, driveway curb cut, walkways, and one mature tree. Four mature trees in the rear of the property will be preserved. The project site is in the CR-4 Collegetown Area Form District (CAFD) and required 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, and

WHEREAS: This is a 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, and

WHEREAS: the Planning Board did, on January 21, 2017 grant the project Preliminary and Final Site Plan Approval and also approved the proposed TDMP, and

WHEREAS: the project was not built and the site plan approval expired on January 21, 2019, and

WHEREAS: the applicant now seeks re-approval for the project with 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). The building footprint has been altered slightly. Four of the five mature trees in the rear of the property were originally retained but now all five are proposed for removal. The retaining wall at the rear of the property has been changed from limestone quarry block to limestone Verti-block and now has a 3-foot 4-inch wooden fence atop. Seven windows have been added to the front façade, six windows removed from the north façade, and two windows added to the south façade. Sidewalks around the building have been shortened, and the entrance on the south façade has been moved. Grading has been changed around the building, and window wells have been added to the south façade. A trash room has also been created inside the building, 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 Planning Board, acting as Lead Agency in Environmental Review, has on February 25, 2020 reviewed and accepted as adequate a revised Full Environmental Assessment Form (FEAF), Part 1,
submitted by the applicant, and Parts 2 & 3, prepared by Planning staff and the following revised drawings: “Topographic & Boundary Map No. 126 College Ave, City of Ithaca, Tompkins County, New York” dated 8/23/18, “Existing Conditions Map (C101)”, “Utility Demolition Plan (C102)”, “Site Utility Plan (C103)”, “Erosion and Sediment Control Plan (C104)”, “Details (C201)” all dated 12-18-19 and prepared by TG Miller PC, and “Site Layout Plan (L102)”, “Grading Plans (L201)”, “Planting Details (L501)”, “Site Details (L502)”, “Basement Plan (A1)”, and “First Floor Area Plan (A2)”, “2nd-4th Area Plans (A3)” all dated 12-13-19 and “North Elevation (A2.2)”, “West Elevation (A2.3)”, “South Elevation (A2.4)” “Street Perspective (A9.1)” and “Street Elevation (A2.5)” all dated 12/19/19 and “East Elevation (A2.1)” showing building materials and “Planting Plan (L301)” both dated 2/11/20, all prepared by Stream Collaborative, and other application materials, now, therefore, be it

RESOLVED: that the City of Ithaca Planning and Development Board does hereby amend the Negative Declaration issued on December 12, 2016 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 located at 126 College Ave 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

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: One
WHEREAS: an application has been submitted for review and approval by the City of Ithaca Planning and Development Board for a 5 unit apartment building by Visum Development Group, and

WHEREAS: the proposed project consisted of a four-story (with occupied basement) apartment building with a total of five units (one on each floor) and 28 bedrooms on the .908 acres (3,957 SF) project site. The project is expected to attract primarily student tenants. Site improvements include walkways, landscaping, and a retaining wall with and upper terrace accessible from the basement apartment. All above-ground apartments will have a balcony facing College Ave. Site development will require the removal of the existing house, with its associated retaining walls, driveway curb cut, walkways, and one mature tree. Four mature trees in the rear of the property will be preserved. The project site is in the CR-4 Collegetown Area Form District (CAFD) and required 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, and

WHEREAS: This is a 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, and

WHEREAS: the Planning Board did, on January 21, 2017 grant the project Preliminary and Final Site Plan Approval and also approved the proposed TDMP, and

WHEREAS: the project was not built and the site plan approval expired on January 21, 2019, and

WHEREAS: the applicant now seeks re-approval for the project with 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). The building footprint has been altered slightly. Four of the five mature trees in the rear of the property were originally retained but now all five are proposed for removal. The retaining wall at the rear of the property has been changed from limestone quarry block to limestone Verti-block and now has a 3-foot 4-inch wooden fence atop. Seven windows have been added to the front façade, six windows removed from the north façade, and two windows added to the south façade. Sidewalks around the building have been shortened, and the entrance on the south façade has been moved. Grading has been changed around the building, and window wells have been added to the south façade. A trash room has also been created inside the building, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, has on February 25, 2020 reviewed and accepted as adequate a revised Full Environmental Assessment Form (FEAF), Part 1, submitted by the applicant, and Parts 2 & 3, prepared by Planning staff and the following revised drawings: “Topographic & Boundary Map No. 126 College Ave, City of Ithaca, Tompkins County, New York” dated 8/23/18, “Existing Conditions Map (C101)”, “Utility Demolition Plan (C102)”, “Site Utility Plan (C103)”, “Erosion and Sediment Control Plan (C104)”, “Details (C201)” all dated 12-18-19 and prepared by TG Miller PC, and “Site Layout Plan (L102)”, “Grading Plans (L201)”, “Planting Details (L501)”, “Site Details (L502)”, “Basement Plan (A1)”, and “First Floor Area Plan (A2)”, “2nd-4th Area Plans (A3)” all dated 12-13-19 and “North Elevation (A2.2)”, “West Elevation (A2.3)”, “South Elevation (A2.4)” “Street Perspective (A9.1)” and “Street Elevation (A2.5)” all dated 12/19/19 and “East Elevation
(A2.1)” showing building materials and “Planting Plan (L301)” both dated 2/11/20, all prepared by Stream Collaborative, and other application materials, and

WHEREAS: that based on all supporting documentation, the City of Ithaca Planning and Development Board did on February 25, 2020 determine that the proposed apartments located at 126 College Ave will result in no significant impact on the environment and that an amended 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. now, therefore, be it

RESOLVED: that the City of Ithaca Planning and Development Board does hereby grant Preliminary and Final Site Plan Approval to the project subject to the following conditions:

i. Any changes to the approved project must be submitted to Planning Staff for review. Staff will determine if changes require Board approval and

ii. Submission to the Planning Board for review and approval of all site details including but not limited to exterior furnishings, walls, railings, bollards, paving, signage, lighting, etc., and

iii. Plans, drawings and/or visualizations showing all proposed exterior mechanicals and associated equipment including heat pumps, ventilation, etc including appropriate screening if necessary, and

iv. Noise producing construction activities will be limited to the hours between 7:30 A.M. and 5:30 P.M., Monday through Friday (or Saturday 9:00 A.M. to 5:30 P.M. with advance notification to and approval by the Director of Planning and Development).

v. Acceptance of the SWPPP by the City Stormwater Management Officer, and

vi. Confirmation from the City Transportation Engineer that all concerns have been addressed

vii. Receipt of the required routine variance from the Regional NYS Board of Code Review, and

viii. Bike racks must be installed before a certificate of occupancy is granted, and

ix. This site plan approval does not preclude any other permits required by City Code, such as sign, tree, or street permits, and be it further

RESOLVED: that the TDMP approved on January 12, 2017 has not been changed and remains valid.

Moved by:
Seconded by:
In favor:  
Against:  
Abstain:  
Absent:  
Vacancies:  One
**Short Environmental Assessment Form**

**Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

<table>
<thead>
<tr>
<th>Question</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>2. Will the proposed action result in a change in the use or intensity of use of land?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>3. Will the proposed action impair the character or quality of the existing community?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>7. Will the proposed action impact existing:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. public / private water supplies?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>b. public / private wastewater treatment utilities?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>11. Will the proposed action create a hazard to environmental resources or human health?</td>
<td>✔</td>
<td></td>
</tr>
</tbody>
</table>
Short Environmental Assessment Form  
Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See attached narrative

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Ithaca Planning Board  
2-25-20

Rober A Lewis  
Name of Lead Agency

Chair

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)
Amendment to Negative Declaration Issued on 12-20-16

City of Ithaca
FULL ENVIRONMENTAL ASSESSMENT FORM - Part III
Project Name: Apartments 126 College Ave
Date Created: 1-8-20

Any text differing from the 12-20-16 FEAF Part 3 is underlined

PROJECT DESCRIPTION
The applicant is proposing to construct a 4-story (with occupied basement) apartment building with a total of 5 units (one on each floor) and 28 bedrooms on the .0908 acres (3,957 SF) project site. The project is expected to attract primarily student tenants. Site improvements include walkways, landscaping and a retaining wall with and upper terrace accessible from the basement apartment. All above-ground apartments will have a balcony facing College Ave. Site development will require the removal of the existing house with its associated retaining walls, driveway curbcut, walkways and one mature tree. Four mature trees in the rear of the property will be preserved. The project site is in the CR-4 Collegetown Area Form District (CAFD). 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. It has received Design Review.

This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance ("CEQRO"), and the State Environmental Quality Review Act ("SEQRA"), for which the Planning Board acting as Lead Agency made a negative determination of environmental significance in 12-20-16.

The Planning Board granted site plan and TDMP approval in January 2017. The project was not constructed and the approval expired in January 2019. The applicant now seeks (re) approval for the project with a changes. The applicant is proposing to construct a 4-story (with occupied basement) apartment building with a total of 5 units (one on each floor) and 27 bedrooms (28 originally proposed). The building footprint has been altered slightly. Five mature trees in the rear of the property that were originally retained are now proposed for removal. The retaining wall at the rear of the property has been changed from limestone quarry block to limestone Verti-block and now has a 3’4” wooden fence atop. Seven windows have been added to the front façade, six windows removed from the north façade, and two windows added to the south façade. Sidewalks around the building have been shortened and the entrance on the south façade has been moved. Grading has been changed around the building and window wells have been added to the south façade. A trash room has also been created inside the building.

IMPACT ON LAND
Due to results of the Geotech Report, dated April 17, 2017 and prepared by Empire Geo Services Inc, and experience with soils at previously constructed 118 College Ave, the foundation for 126 College Ave will be a typical rebar embedded concrete spread footer with ICF basement wall construction. Due to the walk out basement in the existing structure, the amount of excavation and hauling of soil will be greatly reduced. We are estimating 170 yds of soil to be removed and hauled away at most. It is not expected that bedrock will be encountered during foundation preparation as it is 17.5’ below grade.

Based on the information provided above, the Lead Agency has determined that there are no significant impacts to land
IMPACT ON WATER
The project is not near surface water therefore the Lead Agency has determined that there are no significant impacts to water.

IMPACT ON DRAINAGE
The project will modestly increase lot coverage from existing conditions and will connect to the city storm sewer system, therefore, the Lead Agency has determined that there are no significant impacts to drainage.

IMPACT ON AIR
Project operation does not include activities that affect air quality, therefore the Lead Agency has determined that there are no significant impacts to air.

IMPACT ON PLANTS AND ANIMALS
Project construction now requires the removal of five mature trees: one 8”dbh spruce in the front yard and the following trees in the backyard: one 26”dbh spruce, one 14”dbh spruce, one 16’dbh spruce and one 24’dbh maple.

The applicant has submitted a landscape plan dated 12/13/19 that includes two columnar red maple in the front yard and nine green giant western arborvitae in the rear yard as replacement trees.

Based on the information provided above, the Lead Agency has determined that there are no significant impacts to plants and animals.

IMPACT ON AESTHETIC RESOURCES
The applicant received the following comments and suggestions from the Design Review Committee on December 13, 2016:

- The retaining wall system should be more refined. Applicant has agreed to use a variety of smaller sized block.
- Retaining wall should include plantings (vines or other cascading vegetation)
- Rooftop equipment structure should be enhanced to add interest (made to abstractly reference “widow walk”)
- Control line or other architectural feature should be added at east end of north façade
- Need contextual elevation

The applicant has submitted revised elevations dated 12-19-19 and site plan dated 12-319 that address some of the concerns above. The retaining wall has been changed to a more refined materials and a contextual elevation has been submitted. Because many windows have been added, removed or relocated in comparison to the approved elevations, the Board should reviewed the entire design as a whole during Design Review on January 28, 2020. The Board found the project to be in conformance with the Collegetown Design Guidelines.

Based on the information provided above, the Lead Agency has determined that there are no significant impacts to aesthetic resources.

IMPACT ON HISTORIC RESOURCES
The project is not within a locally or national designated historic district nor is it adjacent to an historic landmark, therefore Lead Agency has determined that there are no significant impacts to historic resources.

IMPACT ON RECREATION AND OPEN SPACE
The project does not contain not impact any public open space therefore Lead Agency has determined that there are no significant impacts to open space and recreation.

IMPACT ON TRANSPORTATION
The applicant has submitted a Transportation Demand Management plan dated 12-15-16 that outlines the following components:

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.

The components of the TDMP have not changed since the plan was approved.

The Lead Agency has received the following comment from the Engineering Division regarding the proposed bike storage room: “The proposed bike room in the basement of the building appears to not be a good candidate for convenient storage and regular usage of bikes. Its location would require carrying bikes up/down a flight of stairs and through several doorways. This space will not be counted towards and bike parking requirements for the site”. The Planning Board has the jurisdiction to enforce the bike parking requirements and found that the storage room to be acceptable.

During 2020-2021 the City is planning to implement a streetscape plan (currently in development) for College Avenue that is likely to include relocation of the curb, planting of street trees, removal of some parking and improved pedestrian, bike and transit amenities. The applicant will submit a proposed final design of this portion of the project, for approval by the Planning Board at such time as Collegetown streetscape plans are finalized.

Construction Impacts
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 construction
- 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.
The Lead Agency has received the following comment from the Engineering Division regarding coordination with ongoing street construction on College Ave: “The project team must schedule a meeting with the City Engineering staff and NYSEG to identify potential conflicts with upcoming significant construction in the vicinity of the site. No street permits will be issued until this meeting takes place”.

Based on the information provided above, the Lead Agency has determined that there are no significant impacts to transportation.

**IMPACT ON ENERGY**

The applicant has provided the following information regarding energy sue and systems

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

2. **Heat Pumps.**
   - 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.

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

**IMPACT ON NOISE AND ODORS**

The applicant has agreed to limit noise producing construction to the hours between 7:30 A.M. and 5:30 P.M., Monday through Friday (or Saturday 9:00 A.M. to 5:30 P.M. with advance notification to and approval by the Director of Planning and Development).

This is a residential project in a densely developed residential area, therefore, aside from temporary construction impacts, the Lead Agency has determined that there are no significant impacts to noise and odors.

**IMPACT ON PUBLIC HEALTH**

Project construction will require the removal of the existing building, which likely contains 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.
IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD
The project will add a modest number of housing units to densely developed residential area, therefore the Lead Agency has determined that there are no significant impacts to community character.

Prepared by: Lisa Nicholas, AICP
February 18, 2020

Dear Members of the Planning & Development Board,

I’m writing to make comments on the following item on your agenda:

**Project:** Student Apartments **Location:** 126 College Ave; **Applicant:** 126 C-Town LLC (Visum Development)

**Building Design**
The Collegetown Design Guidelines specify that: “Buildings should be designed to sensitively “fit in” to an existing neighborhood by using compatible materials, or drawing on the basic characteristics of nearby buildings and neighborhoods.” (p47). I urge the board to ensure that this project “fits in” more sensitively than the project at 118 College Ave - by the same developer (see photo). The project shares little with the surrounding neighborhood - with the exception of the color scheme – which almost matches a nearby fire hydrant.

**Landscaping**
The Collegetown Design Guidelines call for developers to “Preserve existing trees wherever possible” (p38). I’m concerned that according to the latest project description “Five mature trees in the rear of the property that were originally retained are now proposed to be removed.” I urge the board to confirm why plans have changed and that it really is not feasible for these mature trees to be saved. Mature trees are essential for managing storm water, stabilizing slopes, reducing urban heat islands, improving urban air quality, providing natural habit and improving the visual environment.

At 118 College Ave – a project completed by the same developer the landscaping plan stated that “four trees will be planted in the rear yard along the rear property line.” Three small ginkos have been planted. These small trees provide little screening or improvement to the visual environment and it appears that one of trees has already died. I hope the board will insist that the developer take advice from the city forester in selecting more appropriate trees – preferably hardy evergreens. The south and west elevations show that such plantings will provide limited screening in their early years.

**Lighting**
The Collegetown Design Guidelines call for developers to “Minimize light spill onto adjacent properties and toward the sky.” (p42). Given the elevation of this site, which is well above residents on Blair St and Orchard Place I ask the board to ensure that “All light fixtures will be sharp cut-off and dark-sky compliant.” as claimed in the project description.
Transportation Demand Management (TDM) Plan
Given that public parking in Collegetown is very limited I urge the board to review recent data from the Dryden Rd garage and data collected from other recent projects in the area with TDMs to assess the impact on the surrounding neighborhood. The proposed project claims that: “Every tenant will be provided with a TCAT bus pass.” How is this monitored? It would be helpful to city residents to learn how effective these TDMs are in reducing vehicles and increasing use of public transport.

Thank you for your consideration in this matter.

Sincerely,

Graham S. Kerslick
February 14, 2020

Planning Department and Board Members,

The following additional information for 126 College Ave can be found in this packet:
Additional information for draft Part III (sent separately via email)
Revised elevation with minimized street numbers (attached)
Revised landscape plan (attached)

Sincerely,

[Signature]

Noah Demarest
Principal + CEO

cc:
NOTE:
SIDEWALK, CURBING AND PLANTINGS ARE SUBJECT TO CHANGE DEPENDENT UPON FUTURE IMPROVEMENTS TO COLLEGE AVE. BY CITY.
PLANTING SCHEDULE

<table>
<thead>
<tr>
<th>KEY</th>
<th>QTY.</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>INSTALLED SIZE</th>
<th>MATURE SIZE</th>
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<tr>
<td>SHRB - DECIDUOUS</td>
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<tr>
<td>CCO</td>
<td>3</td>
<td>Chamaecyparis obtusa 'Crippsii'</td>
<td>Crippsii Hinoki Falsecypress</td>
<td>#7 CONTAINER</td>
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<tr>
<td>SNS</td>
<td>11</td>
<td>Spirea nipponica 'Snowmound'</td>
<td>SNOWMOUND SPIREA</td>
<td>#5 CONTAINER</td>
<td>4' WIDE</td>
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<td>VPB</td>
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<td>BLACKHAW VIBURNUM</td>
<td>#5 CONTAINER</td>
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<tr>
<td>ASA</td>
<td>1</td>
<td>Acer saccharum</td>
<td>SUGAR MAPLE</td>
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<tr>
<td>CPM</td>
<td>2</td>
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<td>WASHINGTON HAWTHORN</td>
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<td>TRE - EVERGREEN</td>
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<td>COLUMNAR EASTERN WHITE PINE</td>
<td>6-8' tall</td>
<td>40' TALL</td>
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1. TYPICAL PERENNIAL PLANTING
   1/2" = 1'-0"

   2"-3" SINGLE GROUND HARDWOOD BARK MULCH
   PLANTING MIX - TOPSOIL (1 PART), COMPOST (1 PART), SAND (1 PART)
   4" TOPSOIL FOR LAWNS
   COMPACTED PLANTING MIX BENEATH ROOT BALL TO PREVENT SETTLING

2. TYPICAL TREE PLANTING
   1/2" = 1'-0"

   2" SINGLE GROUND HARDWOOD BARK MULCH
   PLANTING MIX - TOPSOIL (1 PART), COMPOST (1 PART), SAND (1 PART)
   COMPACTED PLANTING MIX BENEATH ROOT BALL TO PREVENT SETTLING

---

PRELIMINARY
NOT FOR CONSTRUCTION

STREAM
COLLABORATIVE

126 COLLEGE AVE
CITY OF ITHACA, NY

©STREAM Collaborative Architecture + Landscape Architecture DPC

p: 607.216.8802 | WWW.STREAMCOLAB.COM
BOARD OF ZONING APPEALS (BZA)

AGENDA & LEGAL NOTICE

CITY OF ITHACA BOARD OF ZONING APPEALS (BZA): Notice is hereby given, pursuant to Section 325-40. B. (2) (g) of City of Ithaca Zoning Ordinance, Public Hearings will be held Tuesday, March 3, 2020 at 6:00 PM in Common Council Chambers, City Hall, 108 E. Green St., Ithaca, NY, to consider the following appeals:

APPEAL # 3152

518 STEWART AVENUE

Appeal of Robert Poprawski on behalf of the owner RPSL Revocable Trust for area variance from Section 325-8, Column 4, Off-Street Parking, Column 6, Lot Area, and Column 13, Side Yard requirements of the Zoning Ordinance. The applicant proposes to construct an ADA compliant ramp on the front of the building located at 518 Stewart Avenue. The applicant recently renovated the building and the new ramp will improve the landing area at the front entry and provide accessibility to the building. The installation of the 137 SF ramp will cause an enlargement to the existing non-conforming structure, thereby requiring an area variance. The property has existing deficiencies in parking, lot area, and other side yard that will not be exacerbated by this proposal.

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.

APPEAL # 3154

115 WEST GREEN STREET

Appeal of Laura Larson of Odyssey Books for a sign variance from Section 272-6 B (2), Number of Permitted Signs in a Commercial Zone. The applicant proposes to install a freestanding sign at the property located at 115 W. Green Street. The freestanding metal sign will be positioned in front of the building and will meet the required 10 foot setback from the front property line. The applicant previously received a permit for an awning sign and adding the new freestanding sign will exceed the allowable number of signs permitted by the ordinance. The sign ordinance permits either one freestanding sign or two building signs for the business.

The property is located in a B-2d use district in which the proposed use is permitted. However, the Sign Ordinance, Section 272-18, requires that the variance be granted before a sign permit is issued.

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

Gino Leonardi, Zoning Administrator
Secretary to the Board of Zoning Appeals

CITY OF ITHACA

Board of Zoning Appeals — Notice of Appeal

APPEAL # 3152

518 STEWART AVENUE

Appeal of Robert Poprawski on behalf of the owner RPSL Revocable Trust for area variance from Section 325-8, Column 4, Off-Street Parking, Column 6, Lot Area, and Column 13, Side Yard requirements of the Zoning Ordinance. The applicant proposes to construct an ADA compliant ramp on the front of the building located at 518 Stewart Avenue. The applicant recently renovated the building and the new ramp will improve the landing area at the front entry and provide accessibility to the building. The installation of the 137 SF ramp will cause an enlargement to the existing non-conforming structure, thereby requiring an area variance. The property has existing deficiencies in parking, lot area, and other side yard that will not be exacerbated by this proposal.

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>
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<th>Appeal Number</th>
<th>Use District</th>
<th>Applicant</th>
<th>Owner</th>
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<td>Robert Poprawski</td>
<td>RPSL Revocable Trust</td>
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<td>Rear Yard % of depth or number of feet, whichever is less</td>
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<td>OK</td>
<td>*** Def.</td>
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<td></td>
</tr>
</tbody>
</table>

Notes:
* The property originally contained one 4-bedroom apartment, one 2-bedroom apartment, and 30 rooms to rent requiring 33 parking spaces. The current alterations have reduced the overall parking requirement by having two studio apartments and 29 rooms to rent, requiring a total of 31 parking spaces.
** As a result of the reduction in rooms to rent, the required lot area has been reduced from 22,000 SF to 21,500 SF.
*** The side yard deficiency is an existing deficiency.
BOARD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:
   [X] AREA VARIANCE

   APPEAL #: 3152  (FILLED IN BY STAFF)

   HEARING DATE: 3/3/20

   BUILDING PERMIT #: 39261  (REQUIRED)

   RECEIPT #: 61989  (FILLED IN BY STAFF)

2. Property Address: 518 Stewart Ave, Ithaca, NY, 14850
   Use District: R3a

   Owner's Name: Rob Poprawski, RPSL Revocable Trust
   Owner's Address: 1041 Cayuga Heights Rd

   City: Ithaca
   State: NY
   Zip: 14850

3. Appellant's Name: ____________________________
   Appellant's Address: ____________________________

   City: Ithaca
   State: NY
   Zip: 14850

   Telephone: ____________________________
   E-Mail: ____________________________

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.

   Appellant Signature: ____________________________

STATE OF NEW YORK
COUNTY OF TOMPKINS

Sworn to this 15th day of

Jan ury 2020

Notary Public

JULIE COMLEY HOLCOMB
Notary Public, State of New York
No. 4975598
Qualified in Tioga County
Term expires Dec. 31, 2022

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>
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<tbody>
<tr>
<td>• §325- 8 Column 4, 6, and 13</td>
<td>• §272-</td>
</tr>
<tr>
<td>• §325-</td>
<td>• §272-</td>
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<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 □ 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:

   ____________________________________________
   ____________________________________________
   ____________________________________________
   ____________________________________________
   ____________________________________________
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>Name of Action or Project: The Dorm Hotel Remodel</td>
</tr>
<tr>
<td>Project Location (describe, and attach a location map): 518 Stewart Avenue.</td>
</tr>
<tr>
<td>Brief Description of Proposed Action: Project consists of the complete remodel of the actual Hillside Inn and to make it a more modern and up to code hotel. I order to have proper accessibility at the front door a concrete ramp is proposed to provide access from the sidewalk and front parking area at the entry level.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Applicant or Sponsor: Gary R Bush</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone: 607 227 4886</td>
</tr>
<tr>
<td>E-Mail: <a href="mailto:gbush@specconsulting.com">gbush@specconsulting.com</a></td>
</tr>
<tr>
<td>Address: 838 Peruville Rd</td>
</tr>
<tr>
<td>City/PO: Groton</td>
</tr>
<tr>
<td>State: NY</td>
</tr>
<tr>
<td>Zip Code: 13073</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: City Of Ithaca. Building permit #35261

3. a. Total acreage of the site of the proposed action? 0.221 acres
   b. Total acreage to be physically disturbed? 0.0011708 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.221 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
   - [ ] Urban
   - [ ] Rural (non-agriculture)
   - [ ] Industrial
   - [ ] Commercial
   - [ ] Residential (suburban)
   - [ ] Forest
   - [ ] Agriculture
   - [ ] Aquatic
   - [ ] Other (specify): ________________________________
   - [ ] Parkland

Page 1 of 3
5. Is the proposed action,
   a. A permitted use under the zoning regulations? [☑ N/A]
   b. Consistent with the adopted comprehensive plan? [☐ ☑]

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? [☐ ☑]

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: [☐ ☑]

8. a. Will the proposed action result in a substantial increase in traffic above present levels? [☐ ☑]
    b. Are public transportation service(s) available at or near the site of the proposed action? [☑ ☑]
    c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? [☐ ☑]

9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:
   Up to code insulation, heat [☐ ☑]

10. Will the proposed action connect to an existing public/private water supply? [☐ ☑]
    If No, describe method for providing potable water: 

11. Will the proposed action connect to existing wastewater utilities? [☐ ☑]
    If No, describe method for providing wastewater treatment:

12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? [☐ X]
    b. Is the proposed action located in an archeological sensitive area?

13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? [☑ ☑]
    b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
   - Shoreline
   - Forest
   - Agricultural/grasslands
   - Early mid-successional
   - Wetland
   - Urban
   - Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? [☑ ☑]

16. Is the project site located in the 100 year flood plain? [☑ ☑]

17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,
   a. Will storm water discharges flow to adjacent properties? [☑ YES]
   b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:
   New gutters and downspouts will be connected to the existing storm water system of the building [☑ YES]
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)?
   If Yes, explain purpose and size:

   [YES] [NO]

---

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
   If Yes, describe:

   [YES] [NO]

---

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
   If Yes, describe:

   [NO] [YES]

---

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: [Signature]
Date: 10/23/2019
Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

<table>
<thead>
<tr>
<th>Question</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>2. Will the proposed action result in a change in the use or intensity of use of land?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>3. Will the proposed action impair the character or quality of the existing community?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>7. Will the proposed action impact existing:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. public / private water supplies?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>b. public / private wastewater treatment utilities?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>11. Will the proposed action create a hazard to environmental resources or human health?</td>
<td>✓</td>
<td></td>
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</table>
Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The applicant is seeking a variance from off-street parking, lot area, and side yard setback requirements of the City code. The variances for off-street parking and lot area are relatively substantial requests; however, these are existing deficiencies that have existing for many years. The granting of these variances will not exacerbate those deficiencies and as such do not create new or additional environmental impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Ithaca Board of Zoning Appeals

Name of Lead Agency

Steven Beer

Print or Type Name of Responsible Officer in Lead Agency

2/19/2020

Date

Chair

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)
Approval of Zoning Appeal 3152, Area Variance for 518 Stewart Avenue – Declaration of Lead Agency for Environmental Review

WHEREAS, State Law and Section 176-6 of the City Code require that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

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

WHEREAS, the proposed approval of zoning appeal 3152, area variance for 518 Stewart Avenue, is an “Unlisted” Action under the City of Ithaca Environmental Quality Review Ordinance, and the State Environmental Quality Review Act and is subject to environmental review; now, therefore, be it

RESOLVED, that the Board of Zoning Appeals of the City of Ithaca does hereby declare itself lead agency for the environmental review of the approval of zoning appeal 3152, area variance for 518 Stewart Avenue.

Moved by:
Seconded by:
In Favor:
Opposed:
Abstain:
Proposed Resolution
Board of Zoning Appeals
March 3, 2020

Approval Zoning Appeal 3152, Area Variance for 518 Stewart Avenue – Determination of Environmental Significance

WHEREAS, Robert Poprawski, on behalf of owner RPSL Revocable Trust, has applied for an area variance from Section 325-8, Column 4, Off-Street Parking, Column 6, Lot Area, and Column 13, Side Yard requirements of the Zoning Ordinance, and

WHEREAS, appropriate environmental review has been conducted including the preparation of a Short Environmental Assessment Form (SEAF), dated February 19, 2020, and

WHEREAS, the proposed action is an “Unlisted” Action under the City Environmental Quality Review Ordinance and the State Environmental Quality Review Act, and

WHEREAS, the Board of Zoning Appeals of the City of Ithaca, acting as lead agency, has reviewed the SEAF prepared by the applicant and the Zoning Administrator; now, therefore, be it

RESOLVED, that this Board of Zoning Appeals as lead agency in this matter, hereby adopts as its own the findings and conclusions more fully set forth in the Short Environmental Assessment Form, dated February 19, 2020, and be it further

RESOLVED, that this Board of Zoning Appeals, as lead agency in this matter, hereby determines that the proposed action at issue will not have a significant effect on the environment, and that further environmental review is unnecessary, and be it further

RESOLVED, that this resolution constitutes notice of this negative declaration and that the City Clerk is hereby directed to file a copy of the same, together with any attachments, in the City Clerk’s Office, and forward the same to any other parties as required by law.

Moved by:
Seconded by:
In Favor:
Opposed:
Abstain:
NOTICE OF APPEAL — REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. 3152

TO: Owners of Property within 200 feet of 518 Stewart Avenue and others interested.

FROM: RPSL Revocable Trust, applicable to property named above, in a(n) R-3a zone.

REGARDING:

☐ 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 2/25/2020 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 3/3/2020 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

Signature of Appellant

Address

Date
518 Stewart Ave.
Area Variance Application Project Narrative
1/16/2020

We, Robert Poprawski and Susan Lin are sole owners of RPSL Revocable Trust which is the holding entity for the Hillside Inn located at 518 Stewart Ave. We are applying for an area variance to permit the addition of a handicap ramp measuring approximately 137 square feet at the front of the inn. The addition of the ramp increases net lot coverage by 99 square feet after small footprint reductions in other areas. The new ramp would allow access for 2 handicap parking spaces at the front of the building, and ADA-compliant entry to the building. The Hillside Inn did not have any Accessible entrances when we purchased it.

Site Deficiencies

The Inn has several existing deficiencies which will not change, and some will actually improve with the proposed changes. Please see the attached Board of Zoning Appeals Worksheet for a summary of the existing vs. proposed site conditions.

Site deficiencies include:

Other Side Yard
- The “Other Side Yard” is currently 4.5 ft instead of the required 5 ft.
- This is an existing condition and is not changing, however the wall construction of the wall near this North property line is being changed to 1-hour, fire-rated construction, improving the safety of this building and the neighboring building.

Parking
- The property is deficient on parking with 15 spaces.
- The number of spaces is not changing; however, by lowering room count from 33 to 31 units, the required number of spaces for a “multiple Residence” in this zone reduces from 33 spaces to 31 spaces, making the proposed condition less deficient than existing conditions.

Lot Area
- The property is deficient on lot area.
- The proposed reduction in rooms reduces the requirement from 22,000 square feet to 21,500 square feet.
- Since the Minimum Lot Area is reducing with the proposed condition and the site size is staying the same, the proposed condition is less deficient than existing conditions.

Other Areas of Concern
Some other areas of concern related to adding the handicap ramp include the Lot Coverage and the Front Yard depth, however both of these are currently conforming and remain conforming with the proposed ramp and larger front stoop.
Lot Coverage

- The Lot Coverage calculation includes the building and any elevated structures around the building.
- Although we are proposing the addition of a ramp and larger front stoop (in order to meet ADA access requirements), we are also proposing a reduction of the building’s size in other areas:
  - The Emergency Exit Stair on the South side of the building is getting longer in order to meet stair rise and run requirements, making the building safer. As part of this change, the landing at the top of that stair is being reduced in size, reducing the lot coverage in that area.
  - There is an existing bump-out at the top of the stair mentioned above that is also being eliminated, further reducing lot coverage in that area.
- The handicap ramp and increased front stoop size, combined with the building size reduction noted above, result in a net increase in Lot Coverage of 99 SF (from 3,118 SF to 3,217 SF).
- However, the Lot Coverage only increases from 32.38% (existing) to 33.42% (proposed), both of which are conforming.

Front Yard Depth

- The existing Front Yard Depth for the site is 18’-3”.
- The proposed Front Yard Depth is 16’-3”, due to the increased size of the front stoop required for ADA access.
- The low, North end of the ramp is 17’-4” from the front lot line, which is greater than the 16’-3” at the front stoop.
- The required Front Yard Depth is 10’ for this zone, so both the existing and proposed Front Yard Depths are conforming.

Summary

Although we are increasing the footprint of the building slightly, all of the proposed changes to the building improve its safety, reduce its non-conformance, and provide ADA-accessibility to the building.

We are requesting an area variance to allow us to build a safer, accessible entrance for handicap guests, as required by code. We hope you do not object to these proposed safety and accessibility improvements.

Kind regards,

Robert and Susan
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

Zoning Appeal # 3152

I, Rob Poprawski, RPSL Revocable Trust, 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 2/18/2020. 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
Existing Elevations

Existing South Elevation

Existing East Elevation

Existing West Elevation
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 origins do not warrant the accuracy or completeness of the information portrayed by the data.
APPEAL # 3154

115 WEST GREEN STREET

Appeal of Laura Larson of Odyssey Books for a sign variance from Section 272-6 B (2), Number of Permitted Signs in a Commercial Zone. The applicant proposes to install a freestanding sign at the property located at 115 W. Green Street. The freestanding metal sign will be positioned in front of the building and will meet the required 10 foot setback from the front property line. The applicant previously received a permit for an awning sign and adding the new freestanding sign will exceed the allowable number of signs permitted by the ordinance. The sign ordinance permits either one freestanding sign or two building signs for the business.

The property is located in a B-2d use district in which the proposed use is permitted. However, the Sign Ordinance, Section 272-18, requires that the variance be granted before a sign permit is issued.
# Board of Zoning Appeals Worksheet

<table>
<thead>
<tr>
<th>Appeal Number</th>
<th>Use District</th>
<th>Applicant</th>
<th>Application Type</th>
<th>Address:</th>
<th>Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>BZA-3154</td>
<td>B-2d</td>
<td>Laura Larson</td>
<td>Sign Variance</td>
<td>115 W. Green Street</td>
<td>March 3, 2020</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sign</th>
<th>Type</th>
<th>Area</th>
<th>Setback</th>
<th>Projection</th>
<th>Other Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Odyssey Bookstore Awning Sign*</td>
<td>Awning</td>
<td>1.4 SQ FT</td>
<td>N/A</td>
<td>N/A</td>
<td>Approved by ILPC</td>
</tr>
<tr>
<td>Odyssey Bookstore Freestanding Sign</td>
<td>Freestanding</td>
<td>5 SQ FT</td>
<td>10'</td>
<td>N/A</td>
<td>Approved by ILPC; 7' high</td>
</tr>
</tbody>
</table>

## Regulations
- 1 freestanding or 2 building signs
- 1.5 SQ FT for every linear foot of building frontage; 79.5 SQ FT permitted
- 10' setback from public right of way
- ILPC approval required; maximum height of freestanding sign - 22'

## Note Non-conforming Conditions
- Def. -1 freestanding and 1 building sign
  - OK
  - OK
  - OK

## Notes:
- Awning sign meets the requirements of the Sign Ordinance and no variance is required. A sign permit for the awning sign only was issued on February 4, 2020.
BOARD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:

☐ AREA VARIANCE
☐ SPECIAL PERMIT
☐ USE VARIANCE
☐ SIGN VARIANCE
☒ ACTION, DECISION, OR INTERPRETATION OF ZONING OFFICER

APPEAL #: 3154 (FILLED IN BY STAFF)
HEARING DATE: 3/3/2020
BUILDING PERMIT #: 39972 (REQUIRED)
RECEIPT #: 62284 (FILLED IN BY STAFF)

2. Property Address: 115 W. Green St.

Owner’s Name: Eda Deena Crossman
Owner’s Address: 115 W. Green St.

City: Ithaca
State: NY
Zip: 14850

Use District: B2D

3. Appellant’s Name: Laura Larson

Appellant’s Address: 1149 Taughannock Blvd.

City: Ithaca
State: NY
Zip: 14850

Telephone: 425-465-5317
E-Mail: laura.a.larson@outlook.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 3rd day of
February 2020

[Signature]

Notary Public available at City Hall.

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-</td>
<td>• §272- 6B(2)</td>
</tr>
<tr>
<td>• §325-</td>
<td>• §272-</td>
</tr>
<tr>
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<tr>
<td>• §325-</td>
<td>• §272-</td>
</tr>
</tbody>
</table>

2. Application of SEQR determination: _Type 1 _ Type 2 _X_ Unlisted

3. Environmental Assessment form used:

   _X_ Short Environmental Assessment Form
   ___ Long Environmental Form
   ___ Completed by the Planning and Development Board

4. A previous appeal _☐_ has, _☒_ has not, been made for this proposal:

   Appeal No. ________, dated __________
   Appeal No. ________, dated __________
   Appeal No. ________, dated __________
   Appeal No. ________, dated __________

5. Notes or Special Conditions:
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.

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1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?
   - [ ] NO
   - [ ] YES

2. Does the proposed action require a permit, approval or funding from any other governmental Agency?
   - [ ] NO
   - [ ] YES

3. 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

4. Check all land uses that occur on, adjoining and near the proposed action.
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   - [ ] Rural (non-agriculture)
   - [ ] Industrial
   - [ ] Commercial
   - [ ] Residential (suburban)
   - [ ] Forest
   - [ ] Agriculture
   - [ ] Aquatic
   - [ ] Other (specify): Commercial

Page 1 of 3
5. Is the proposed action,  
   a. A permitted use under the zoning regulations?  
   □ NO  □ YES  □ N/A  
   b. Consistent with the adopted comprehensive plan?  

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?  
   □ NO  □ YES  □ N/A  

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?  
   If Yes, identify:  

8. a. Will the proposed action result in a substantial increase in traffic above present levels?  
   □ NO  □ YES  
   b. Are public transportation service(s) available at or near the site of the proposed action?  
   □ NO  □ YES  □ N/A  
   c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?  
   □ NO  □ YES  □ N/A  

9. Does the proposed action meet or exceed the state energy code requirements?  
   If the proposed action will exceed requirements, describe design features and technologies:  

10. Will the proposed action connect to an existing public/private water supply?  
    If No, describe method for providing potable water:  

11. Will the proposed action connect to existing wastewater utilities?  
    If No, describe method for providing wastewater treatment:  

12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  
    □ NO  □ YES  □ N/A  
    b. Is the proposed action located in an archeological sensitive area?  
    □ NO  □ YES  □ N/A  

13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  
    □ NO  □ YES  □ N/A  
    b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  
    If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:  

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:  
   □ Shoreline   □ Forest   □ Agricultural/grasslands   □ Early mid-successional  
   □ Wetland   □ Urban   □ Suburban  

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?  
   □ NO  □ YES  □ N/A  

16. Is the project site located in the 100 year flood plain?  
   □ NO  □ YES  □ N/A  

17. Will the proposed action create storm water discharge, either from point or non-point sources?  
   If Yes,  
   a. Will storm water discharges flow to adjacent properties?  
      □ NO  □ YES  
   b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
      If Yes, briefly describe:  
      □ NO  □ YES
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)?
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?
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?
If Yes, describe: 

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Laura Larson 
Signature: 

Date: Jan 30, 2020
Short Environmental Assessment Form  
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

<table>
<thead>
<tr>
<th>Question</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>2. Will the proposed action result in a change in the use or intensity of use of land?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>3. Will the proposed action impair the character or quality of the existing community?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>7. Will the proposed action impact existing:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. public / private water supplies?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>b. public / private wastewater treatment utilities?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>11. Will the proposed action create a hazard to environmental resources or human health?</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>
Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Part 3 not applicable to BZA #3154 - Sign Variance for 115 West Green Street.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Ithaca Board of Zoning Appeals

Name of Lead Agency

Steven Beer

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Megan Wilson

Signature of Preparer (if different from Responsible Officer)

PRINT FORM
Proposed Resolution
Board of Zoning Appeals
April 7, 2020

Approval of Zoning Appeal 3154, Sign Variance for 115 W. Green Street – Declaration of Lead Agency for Environmental Review

WHEREAS, State Law and Section 176-6 of the City Code require that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

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

WHEREAS, the proposed approval of zoning appeal 3154, sign variance for 115 W. Green Street, is an “Unlisted” Action under the City of Ithaca Environmental Quality Review Ordinance, and the State Environmental Quality Review Act and is subject to environmental review; now, therefore, be it

RESOLVED, that the Board of Zoning Appeals of the City of Ithaca does hereby declare itself lead agency for the environmental review of the approval of zoning appeal 3154, sign variance for 115 W. Green Street.

Moved by:
Seconded by:
In Favor:
Opposed:
Abstain:
Proposed Resolution
Board of Zoning Appeals
April 7, 2020

Approval of Zoning Appeal 3154, Sign Variance for 115 W. Green Street – Determination of Environmental Significance

WHEREAS, Laura Larson has applied for a sign variance from 272-6B(2), Number of Permitted Signs in a Commercial Zone, of the sign ordinance, and

WHEREAS, appropriate environmental review has been conducted including the preparation of a Short Environmental Assessment Form (SEAF), dated February 18, 2020, and

WHEREAS, the proposed action is an "Unlisted" Action under the City Environmental Quality Review Ordinance and the State Environmental Quality Review Act, and

WHEREAS, the Board of Zoning Appeals of the City of Ithaca, acting as lead agency, has reviewed the SEAF prepared by the applicant and the Zoning Administrator; now, therefore, be it

RESOLVED, that this Board of Zoning Appeals as lead agency in this matter, hereby adopts as its own the findings and conclusions more fully set forth in the Short Environmental Assessment Form, dated February 18, 2020, and be it further

RESOLVED, that this Board of Zoning Appeals, as lead agency in this matter, hereby determines that the proposed action at issue will not have a significant effect on the environment, and that further environmental review is unnecessary, and be it further

RESOLVED, that this resolution constitutes notice of this negative declaration and that the City Clerk is hereby directed to file a copy of the same, together with any attachments, in the City Clerk’s Office, and forward the same to any other parties as required by law.

Moved by:
Seconded by:
In Favor:
Opposed:
Abstain:
ONLY SUBMIT THIS FORM IF ZONING APPEAL APPLICATION IS BEING SUBMITTED/SIGNED BY SOMEONE OTHER THAN CURRENT RECORD PROPERTY OWNER.

OWNER'S AUTHORIZATION FORM

ZONING APPEAL #: 3154

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

I (We) Ed Crossmore/Deena Cross of 115 W. Green St.

Ithaca, NY 14850

Owner of the property at 115 W. Green St., Ithaca, NY 14850

☐ 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 Laura Larson to appeal or request a Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the __________ meeting of the Board of Zoning Appeals.

(Date)

(Signature)

STATE OF NEW YORK) COUNTY OF TOMPKINS)

Sworn to this __________ day of __________, 2020

RUTH CITOTO

Notary Public- State of New York

(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. 3154

TO: Owners of Property within 200 feet of 115 W. Green Street and others interested.

FROM: Laura Larson applicable to property named above, in a(n) B2d 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 2/25/2020 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 3/3/2020 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

Signature of Appellant

115 W. Green St. Address

1/30/20 Date
Stiehl, Dawn R
Stiehl, Ronald L
120 S Cayuga St
Ithaca NY 14850

G & S Properties of Ithaca LLC
4102 Nutcracker Trail
Liverpool NY 13090

Family & Childrens Svcs of Ith
127 W State St, Fl 1
Ithaca NY 14850

State Theatre of Ithaca, Inc
117 W State St
Ithaca NY 14850

Urban Core, LLC
127 W State St, Fl 1
Ithaca NY 14850

Urban Core, LLC
127 W State St, Fl 1
Ithaca NY 14850

Urban Core, LLC
123 W State St
Ithaca NY 14850

Lenroc, LP
609 Dingens St
Buffalo NY 14206

Anshah, Awaara-Abena
208 S Geneva St
Ithaca NY 14850

Monagan, Susan
216 Geneva St S
Ithaca NY 14850

Minnick, David
Minnick, Deborah
225 Geneva St S
Ithaca NY 14850

Ladies Union Benevolent Soc
701 McGraw House
Ithaca NY 14850

Taggart, Harry A Jr
107 Tudor Rd
Ithaca NY 14850

Stavropoulos, Stavros
131 Haller Blvd
Ithaca NY 14850

ALLily LLC
PO Box 143
Freeville NY 13068

Ladies Union Benevolent Soc
701 McGraw House
Ithaca NY 14850
Dear Neighbor,

My name is Laura Larson and I am in the process of opening a bookstore in the daylight basement of 115 W. Green St. I am requesting a variance from the sign ordinance which would limit me to one sign. I am in compliance regarding the allowable square footage for signs as well as set back requirements. I would like to have 2 signs consisting of: 1. The name of the bookstore in lettering along the edge of an awning over the door, and 2. An iron work sign approx. 2.5’ in diameter that will be mounted on a pole that is 4” in diameter. The sign will be 7’ high to be placed near the north east corner of the property between the walkway and the fence (east of the walkway, west of the fence) and 10’ from the north edge of the property line (street side).

I have enclosed notice of the meeting where I will be requesting the variance.

Please let me know if you have any questions or concerns.

Best wishes, Laura Larson, owner, Odyssey Bookstore
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

Zoning Appeal #3154

I, [Name], 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 [Date]. 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
Odyssey Book Store - 115 W. Green Street
Proposed Sign Location
RESOLUTION: Moved by K. Olson, seconded by D. Kramer.

WHEREAS, 115 West Green Street is located within the Henry St. John Historic District, as designated under Section 228-3 of the City of Ithaca Municipal Code in 2013, and

WHEREAS, as set forth in Section 228-6 of the Municipal Code, an Application for a Certificate of Appropriateness for the construction of an accessible ramp to a basement entrance in the landscape along the east side of property’s north elevation was approved at the regular Ithaca Landmarks Preservation Commission (ILPC) meeting on July 9, 2019, and

WHEREAS, a condition was placed on that Certificate of Appropriateness requiring the applicant to submit design and/or shop drawings illustrating the proposed metal handrails... to the ILPC for review and approval, and

WHEREAS, the ILPC has received a submission from Noah Demarest, dated October 1, 2019, illustrating the proposed handrail and a few minor alterations to the approved ramp layout, and

WHEREAS, the ILPC has reviewed this submission for the purpose of evaluating the impacts of the proposal on the subject property and surrounding properties, now therefore be it

RESOLVED, that the ILPC finds that the railings and minor site alterations are compatible with the architectural features of the property and its environment and are approved for use, and

RESOLVED, that, with the submission of shop drawings and their approval by ILPC staff, the original condition placed on the project’s Certificate of Appropriateness will be satisfied, and be it further

RESOLVED, that the following conditions placed on the original Certificate of Appropriateness remain unresolved:

- The applicant shall submit... design specifications for the proposed wood door and associated door surround modifications to the ILPC for review and approval.

RECORD OF VOTE:

Moved by: K. Olson
Seconded by: D. Kramer
In Favor: S. Stein, D. Kramer E. Finegan, A. Smith, K. Olson, S. Gibian
Against: 0
Abstain: 0
Absent: M.M. McDonald
Vacancies: 0

Notice: Failure on the part of the owner or the owner's representative to bring to the attention of the ILPC staff any deviation from the approved plans, including but not limited to changes required by other involved agencies or that result from unforeseen circumstances as construction progresses, may result in the issuance by the Building Department of a stop work order or revocation of the building permit.
## CITY OF ITHACA

108 East Green Street  Ithaca, New York 14850-5690
BUILDING DIVISION - 4TH Floor
Telephone: 607.274-6508  Fax: 607.274-6521

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**2/18/2020**

**Receipt #62284**

BZA 3154 - 115 W. Green Street
Sign Variance for Odyssey Books

<table>
<thead>
<tr>
<th>Code</th>
<th>Qty</th>
<th>Description</th>
<th>Permit #</th>
<th>Price</th>
<th>Extended Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>A8020-2110</td>
<td>1</td>
<td>Area Variance (Multiple/Comm.)</td>
<td></td>
<td>$150.00</td>
<td>$150.00</td>
</tr>
</tbody>
</table>

**Total Price**

$150.00

<table>
<thead>
<tr>
<th>Date</th>
<th>Check #</th>
<th>Payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>2/18/2020</td>
<td>1473</td>
<td>$150.00</td>
</tr>
</tbody>
</table>

**Total Payment**

$150.00

**Balance Due**

$150.00