



CITY OF ITHACA

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DEPARTMENT OF PLANNING AND DEVELOPMENT

Lisa Nicholas, Director

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

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Director of Planning and Development
DATE: March 7, 2023
SUBJECT: **Agenda for Project Review Committee Meeting: FRIDAY, MARCH 10, 2023**

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

8:30 Project: Alpha Phi Alpha Residential House Renovations
Location: 105 Westbourne Lane
Applicant: Tony Ewing
Anticipated Board Action(s) in March: Potential Preliminary and Final Site Plan Review
Project Description: The applicant proposes to renovate and restore the existing building, demolish the existing lower-level addition, expand the building footprint by 275 SF with a 1120 SF replacement addition, and modify the site to accommodate new ADA compliant parking. Site improvements include a regraded entry drive lane for ADA accessibility, permeable grass pavers, a 1500 SF rain garden, and landscaping. The project is located in the R-U zoning district and will require variances. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[4], and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (11) for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on February 28, 2023.

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

8:45 Project: Cliff Street Retreat
Location: 407 Cliff Street
Applicant: Linc Morse
Anticipated Board Action(s) in March: Public Hearing and Review CEQR
Project Description: The Planning Board granted preliminary and final approval of this project on October 26, 2021. The applicant now seeks approval for a redesign on the north end of the parcel where instead of two conceptual cottages previously proposed, the applicants now propose a 3-story multi-family building, approximately 4966 SF. The building has a total of 6 units including two hotel units and four apartments. The proposed building complies with all of the zoning requirements created in the PUD process. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[3] for which the Lead Agency made a Negative Determination of Environmental Significance on September 28, 2021.

Project materials are available for download from the City website and are updated regularly: <https://www.cityofithaca.org/DocumentCenter/Index/1359>

9:00 Project: Commercial Infill (7,000 SF)

Location: 736-744 S. Meadow Street

Applicant: James Bogliolo for Benderson Development Corp.

Anticipated Board Action(s) in March: Public Hearing, Review CEQR and Preliminary and Final Site Plan Approval

Project Description: The applicant is proposing to construct a 7,000 SF building within an existing parking area at the corner of Fairgrounds Memorial Parkway and an internal circulation road that connects to Route 13. The project also includes lighting, landscaping, walkways, and other amenities. The applicant submitted a trip generation report prepared by TYLIN International and dated April 24, 2018, that demonstrates that the traffic counts for the proposed new retail is consistent with the findings of the 2000 Generic Environmental Impact Statement (GEIS) for the Southwest Area Land Use Plan and therefore no additional environmental review is required.

Project materials are available for download from the City website and are updated regularly: <https://www.cityofithaca.org/DocumentCenter/Index/1224>

9:15 **Agenda Review – March 28, 2023**

9:30 **Adjourn**

ACCESSING ONLINE DOCUMENTS

Site Plan Review & Subdivision Application Documents

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