



CITY OF ITHACA

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DEPARTMENT OF PLANNING AND DEVELOPMENT

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

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

The Project Review Committee Meeting is scheduled to begin at 8:30 am. This is a virtual meeting and will be streamed at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg. Please call or email Anya Harris at 274-6550 or aharris@cityofithaca.org, for information.

8:30 Project: Special Permit for Neighborhood Commercial (Bed & Breakfast) in the R-2a District
Location: 228 Columbia St
Applicant: Kenneth Young
Anticipated Board Action(s) in March: Declaration of Lead Agency, Public Hearing, Determination of Environmental Significance & Consideration of Approval
Project Description: The applicant is proposing to renew the special permit for neighborhood commercial for a Bed & Breakfast Inn, Inn on Columbia located at 228 Columbia Street. The project is in the R-2A Zoning District, in which neighborhood commercial is allowed by special permit. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 and the State Environmental Quality Review Act (“SEQRA”) §617.4 and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1431>

8:50 Project: Sprint Football Modular Locker Rooms
Location: 141 Kite Kill Drive, Cornell University
Applicant: Michael Stewart, Project Manager, Cornell University
Anticipated Board Action(s) in March: Consideration of the Negative Declaration of Environmental Significance, Potential Preliminary & Final Site Plan Approval
Project Description: The applicant proposes to erect an 1,836 SF modular single-story locker room structure that will house lockers and changing space for approximately 50 players, as well as showers, restroom facilities, and a training taping area. The proposed modular structure will be fabricated offsite, transported to the project site, and placed on concrete pier foundations. Site amenities include an aluminum ramp and railing for ADA access, stairs, plantings including trees and large shrubs, a 4’ black, vinyl-coated chain link safety fence to replace a rusty chain-link fence, and lighting. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 and the State Environmental Quality Review Act (“SEQRA”) §617.4 and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1420>

9:10 Project: Valentine Place Site Plan Review & Minor Subdivision
Location: 109-111 Valentine Place
Applicant: Kathryn Wolf, TWMLA A Fisher Associates Landscape Architecture Studio
Anticipated Board Action(s) in March: Public Hearing, Detailed Presentation, Review of FEAF Part 2 & FEAF Part 3 Outline

Project Description: The applicant proposes to demolish two existing 2-story wood-frame houses and construct a 4-story 30-unit residential building, approximately 36,000 SF in area, as student housing. The project site is located in the R-3a Zoning District in which the maximum height for a building is 4 stories/40'. The project will require two area variances for minimum off-street parking and minimum lot size for quantity of units. The project includes a subdivision and parcel consolidation. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(k) and the State Environmental Quality Review Act ("SEQRA") §617.4 b.(11) and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1422>

9:30 Project: Auden II, Student Housing Complex and Minor Subdivision
Location: 261 Lake Street
Applicant: Yuanliu He, DMG Investments

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

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1407>

9:10 Project: Expansion of Religious Facility
Location: 102 Willard Way/107 Lake St
Applicant: Jason K Demarest for Chabad Center at Cornell

Anticipated Board Action(s) in March: Review Site Conditions, Potential Preliminary & Final Site Plan Approval
Project Description: The applicant is proposing to construct a two-story building with a footprint of approximately 5,000 SF as an expansion of the existing Chabad Center located at 102 Willard Way. The proposal requires the consolidation of the two lots to form a .549-acre (23,914 SF) project site and the removal of the existing house at 107 Lake Street. The new building will have ground floor parking and bike storage. The second floor will connect with the existing building and will house dining facilities, a kitchen, bathrooms, classrooms, and other facilities. Exterior site improvements and structures include a patio, an elevated courtyard, an access drive on Lake Street, landscaping, and walkways. The project is in the R-2a Zoning District and will require variances for lot coverage, front-, rear- and side-yards, and parking. This was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(n) and the State Environmental Quality Review Act ("SEQRA") §617.4 b.(11) for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on February 22, 2022.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1411>

9:30 Project: Catherine Commons
Location: Intersection of Catherine Street, Cook Street, and College Avenue
Applicant: Kathryn Wolf, TWMLA
Anticipated Board Action(s) in March: Review Site Conditions, Potential Preliminary Site Plan Approval
Project Description: The applicant proposes to demolish the existing (11) two-story wood frame houses and construct a primarily residential mixed-use development. The applicant proposes three multi-story buildings on the Catherine North Site and three multi-story buildings on the Catherine South Site (six buildings total) with a combined total gross floor area of 265,000 SF. The buildings will contain approximately 360 residential units, a 2,600-SF commercial space along College Avenue, a 1,600-SF private fitness center, and a small parking lot for ADA compliance and service vehicles. The project includes streetscape improvements, several ADA-compliant plaza spaces, pedestrian amenities, and public bus stop infrastructure. The project is in four Zoning Districts: the MU1, in which the maximum building height is five stories/70 feet; MU2, in which the maximum building height is six stories/80 feet; CR3, in which the maximum height is 35 feet; and CR4, in which the maximum height is 45 feet. The project will require several area variances including maximum building floors/height (two), minimum off-street parking, maximum street façade, doors and entries, recessed entry, chamfered corner, and rear yard setback (two). It is also subject to Collegetown Design Guidelines. The project involves 12 tax parcels totaling 1.45 acres, seven of which are located north of the Catherine Street /College Avenue intersection and four of which are to the south. Parcel consolidation will be required. This was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(h)[4], (k) & (n), and the State Environmental Quality Review Act (“SEQRA”) §617.4 (b)(5)[iii] for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on February 22, 2022.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1385>

9:50 Project: Apartments (39 Units)
Location: 228 Dryden Road
Applicant: 228 Dryden Rd LLC
Anticipated Board Action(s) in March: Design Updates, Potential New BZA Recommendation
Project Description: The applicant proposes to demolish the existing two-story structure and to construct an apartment building with 39 units on the .185-acre project site. The building will be four stories above average grade and one basement story below average grade for a total of five stories. The project includes other site amenities such as landscaping, walkways, and outdoor patios. The project site is in the CR-4 zoning district and requires several area variances. It is also subject to Collegetown Design Guidelines. This was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(k) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (9) for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on October 26, 2021.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1354>

10:10 Project: City Harbor
Location: 101 Pier Road
Applicant: Jessica Edger-Hillman
Anticipated Board Action(s) in March: Responses to Board Comments
Project Description: The Planning Board granted preliminary site plan approval to the overall project on May 26, 2020, and final approval of Phase 1 of this project on August 25, 2020. The applicant now seeks approval for changes to Phase 1 as well as final approval for Phase 2 which will be now constructed concurrently. Phase 1 included the rebuilding of Pier Road to include sidewalks, street trees, a fire engine turnaround, and additional and reorganized parking, all improvements on private property with the exception of the construction of Point East 2 Building (which will be used as greenspace and parking) and the temporary

relocation of the fueling dock and tank. The Phase I changes include: Point West & Point East buildings unit mix changing to more 1-bedroom units, ground level enclosed parking in both buildings, café in place of a restaurant in Point West, and expanded public spaces along the waterfront. Phase 2 of the project did include the construction of the Point East 2 Building, additional parking at the golf course, installation of the new fueling dock and tank, the 5,500 SF Newman Community Center, removal of the existing clubhouse and relocation of the ninth green. Phase II will now not include a new Newman Community Center in this project. The overall project was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(d), (h)(2), (i), (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(6)(iii) and (v), for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on May 26, 2020.

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

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

10:30 Agenda Review – March 22, 2022

10:40 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.