PLANNING & DEVELOPMENT BOARD AGENDA

The regular meeting of the PLANNING & DEVELOPMENT BOARD will be held at 6:00 p.m. on Tuesday March 31st, 2020.

City Hall remains closed to the public.

The meeting will be lived streamed at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2lVCrDg

Instructions for commenting to the Planning Board
For Scheduled Public Hearings (refer to the agenda below for projects that have scheduled public hearings):

There are two options:

1. Submit comments by email no later than 4 pm on the day of the meeting (contacts below) and they will be read into the record. Each comment is limited to 3 minutes. Indicate in your email that the comment is for a public hearing.

2. There will be an opportunity to speak through your phone, computer, or other device. Follow the instructions for accessing the meeting through Zoom: The Chair will announce the beginning of the Public Hearing and will unmute you at the appropriate time.

You can join by phone or computer, smartphone or other similar device. The first time you join a Zoom meeting you will be prompted to download zoom client and will have the option to create a free Zoom account (not required to attend). After downloading, click the link provided again to join the meeting.

To join this meeting:
By computer, smartphone, or other device, go to https://zoom.us/j/419791171.
By phone call 1 646 558 8656 US (Meeting ID: 419 791 171).

For General and Project-Specific Comments:
As usual, all comments received will be forwarded it to the Planning Board for their consideration (contacts below). If you want your comment read aloud – please state that in your email and limit the comment to 3 minutes. We are allotting 15 minutes at the beginning to read comments and will accommodate as many as possible.

All comments and questions can be emailed to Anya Harris at aharris@cityofithaca.org or Lisa Nicholas at lnicholas@cityofithaca.org

AGENDA ITEM                                                                                     Approx. Start Time

1  Agenda Review                                                                                   6:00
2  Public Comments  (See instructions above)                                                        6:00
3  Board Response to Public Comment                                                                6:15
4  Approval of Minutes: November 26, 2019 & December 17, 2019.                                      6:25
5  Subdivision Approval

A  Project: Major Subdivision (3 lots)
Location: 320-330 W Buffalo St, Tax Parcel #60.-2-5
Applicant: Lynne Truame /Ithaca Neighborhood Housing Services
Actions: Final Subdivision Approval

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

B  Project: Major Subdivision (3 lots)
Location: 719-725 S Meadow St, Tax Parcel #103.-1-1.2
Applicant: Lone Ithaca Cattle LLC
Actions: Declaration of Lead Agency Public Hearing* Determination of Environmental Significance Recommendation to BZA Conditional Preliminary Subdivision Approval

Project Description: The applicant proposes to subdivide the 3.92-acre parcel into three lots: Parcel A measuring 2.08 acres (90,500 SF) with 52 feet of frontage on N. Meadow Street and containing a 26,000 SF building; Parcel B measuring .47 acres (20,250 SF) with 120 feet of frontage on N. Meadow Street and containing a 7,500 SF building; and Parcel C measuring 1.37 acres (59,500 SF) with 200 feet of frontage on N. Meadow Street and containing a 7,400 SF building and parking. The project site is in the SW-2 Zoning District and will require variances for loading and front yard setback. No physical changes are proposed. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act (“SEQRA”) 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/1154

6  Site Plan Review

A  Project: Carpenter Circle Project
Location: Carpenter Park Road
Applicant: Andrew Bodewes for Park Grove Realty LLC
Actions: Review FEA Part 3

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

Out of consideration for the health of other individuals, please try to refrain from using perfume/cologne and other scented personal care products at City of Ithaca meetings. Thank you for your cooperation and understanding.

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Project materials are available for download from the City website and are updated regularly:
https://www.cityofithaca.org/DocumentCenter/Index/1014

B  Project: City Harbor  Applicant Presentation  7:35
Location: 101 Pier Road  Board Q&A  7:40
Applicant: Jessica Edger-Hillman  Board Discussion  7:45
Actions: ☐ Review FEAF Part 3

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 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)(11).

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

Updated drawings are at:
https://www.cityofithaca.org/DocumentCenter/Index/1156

Updated transportation information & reports are at:
https://www.cityofithaca.org/DocumentCenter/Index/1157
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Cinemopolis Plaza will maintain the current public pedestrian passage between the Commons and Green Street. It will be rebuilt and enhanced with lighting, signage, art, and landscaping. The applicant is also requesting consideration of a City Hall Plaza in the area that currently contains a small parking lot between the project site and City Hall. This proposal would feature a large outdoor gathering spot with paving, lighting, landscaping, and furnishings, while retaining a limited number of parking spaces. The project is in the CBD-140 zoning district and would require area variances for rear yard setback and potentially, for height, and may require a subdivision or lot line adjustment. The project will require approval from Common Council for sale of the property. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (d), (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (5)(iii) and (9) 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/1143

7 Zoning Appeals
   • BZA #3153 – 504 S. Meadow Street (Sign Variance)
   • BZA #3156 – 719-725 S. Meadow Street (Area Variance)
   • BZA #3157 – 742-744 S. Meadow Street (Area Variance)

8 Old/New Business: 9:40

9 Reports 9:50
   A. Planning Board Chair
   B. BPW Liaison
   C. Director of Planning & Development

10 Adjournment 10:00

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.

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PROPOSED RESOLUTION
Final Approval

Major or Subdivision
City of Ithaca Tax Parcel #60.-2-5
320-330 W Buffalo St
City of Ithaca Planning & Development Board
March 31, 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, and

WHEREAS: the Planning Board did, on February 25, 2020, 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, now, therefore, be it
RESOLVED: the Planning Board does hereby grant Final 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
Declaration of Lead Agency

City of Ithaca Planning & Development Board
Major Subdivision
719-725 S Meadow St Tax Parcel #103.-1-1.2
March 31, 2019

WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, 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 the local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for subdivision approval at 719-725 S Meadow St by Lone Cattle Ithaca LLC, owner, and

WHEREAS: The applicant proposes to subdivide the 3.92-acre parcel into three lots: Parcel A measuring 2.08 acres (90,500 SF) with 52 feet of frontage on N. Meadow Street and containing a 26,000 SF building; Parcel B measuring .47 acres (20,250 SF) with 120 feet of frontage on N. Meadow Street and containing a 7,500 SF building; and Parcel C measuring 1.37 acres (59,500 SF) with 200 feet of frontage on N. Meadow Street and containing a 7,400 SF building and parking. The project site is in the SW-2 Zoning District and will require variances for loading and front yard setback. No physical changes are proposed, 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 is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act (“SEQRA”) and is subject to environmental review, now, therefore be it

RESOLVED: that the City of Ithaca Planning and Development Board does, by way of this resolution, declare itself Lead Agency in Environmental Review for the proposed project.

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>
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.

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 & Development Board

JoAnn Cornish

Name of Lead Agency

Date

Director of Planning & Development

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)
PROPOSED RESOLUTION
CEQR – Negative Declaration

WHEREAS: The City of Ithaca Planning and Development Board has one pending application for subdivision approval at 719-725 S Meadow St by Lone Cattle Ithaca LLC, owner, and

WHEREAS: The applicant proposes to subdivide the 3.92-acre parcel into three lots: Parcel A measuring 2.08 acres (90,500 SF) with 52 feet of frontage on N. Meadow Street and containing a 26,000 SF building; Parcel B measuring .47 acres (20,250 SF) with 120 feet of frontage on N. Meadow Street and containing a 7,500 SF building; and Parcel C measuring 1.37 acres (59,500 SF) with 200 feet of frontage on N. Meadow Street and containing a 7,400 SF building and parking. The project site is in the SW-2 Zoning District and will require variances for loading and front yard setback. No physical changes are proposed, and

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

WHEREAS: This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act (“SEQRA”) and is subject to 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 March 31, 2020, declare itself Lead Agency for the environmental review of the project, and

WHEREAS: this Board, acting as Lead Agency in Environmental Review, has on March 31, 2020, reviewed and accepted as adequate: a Full Environmental Assessment Form (FEAF), Part 1, submitted by the applicant, and Parts 2 prepared by Planning staff; an undated drawing titled: “ALTA/NSPS Land Survey, Texas Road House, 719-725 S. Meadow Street, Ithaca, NY 14850” prepared by Global Land Solutions and other application materials, 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, now, therefore, be it

RESOLVED: that the City of Ithaca Planning and Development Board determines the proposed project 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 Act.

Moved by: 
Seconded by: 

In favor: 
Against: 
Abstain: 
Absent: 
Vacancies: One
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for subdivision approval at 719-725 S Meadow St by Lone Cattle Ithaca LLC, owner, and

WHEREAS: The applicant proposes to subdivide the 3.92-acre parcel into three lots: Parcel A measuring 2.08 acres (90,500 SF) with 52 feet of frontage on N. Meadow Street and containing a 26,000 SF building; Parcel B measuring .47 acres (20,250 SF) with 120 feet of frontage on N. Meadow Street and containing a 7,500 SF building; and Parcel C measuring 1.37 acres (59,500 SF) with 200 feet of frontage on N. Meadow Street and containing a 7,400 SF building and parking. The project site is in the SW-2 Zoning District and will require variances for loading and front yard setback. No physical changes are proposed, and

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

WHEREAS: This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act (“SEQRA”) and is subject to 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 March 31, 2020, declare itself Lead Agency for the environmental review of the project, and

WHEREAS: this Board, acting as Lead Agency in Environmental Review, has on March 31, 2020, reviewed and accepted as adequate: a Full Environmental Assessment Form (FEAF), Part 1, submitted by the applicant, and Parts 2 prepared by Planning staff; an undated drawing titled: “ALTA/NSPS Land Survey, Texas Road House, 719-725 S Meadow Street, Ithaca, NY 14850” prepared by Global Land Solutions and other application materials, 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,

WHEREAS: the City of Ithaca Planning and Development Board acting a Lead Agency, did, on March 31, 2020, 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 March 31, 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 at 719-725 S Meadow St by Lone Cattle Ithaca LLC, subject to the following conditions:
i. Granting of the required variances by the Board of Zoning Appeals, and

ii. 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
FULL ENVIRONMENTAL ASSESSMENT FORM - Part III
Project Name: Carpenter Park Development Project
Created on October 16, 2019, Updated October 22, 2019, 2-21-20 & 3-24-20

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 D, 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 A, 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).

NOTE: All mitigations referenced in this document have been proposed by and/or agreed to by the applicant.

IMPACT ON LAND
Existing Conditions
The Project Site is currently largely vacant and contains one structure that will be demolished as part of the project. There is a roadway, Carpenter Circle which is a Cul-De-Sac extending south from Third Street. A large portion of the site, 3.7 acres is encumbered by overhead utility wires. Additionally, the site contains 2.1 acres of community gardens on both the east and west side of carpenter circle. The balance of the property is maintained ground cover.

Proposed Conditions
Project construction is expected to have 3 overlapping phases and last a total of approximately 24 months. The Project will alter 9.4 acres including the construction of four buildings, surface parking and vehicular access, new pedestrian paths, outdoor plazas, a reconfiguration of the community gardens and other landscape amenities. As the site is largely vacant development will result in a net increase of approximately six acres of impervious surfaces.

The applicant has submitted a report titled Geotechnical Engineering Report, Carpenter Park, Ithaca NY prepared by Terracon and dated 11/13/19.

Foundation Construction & Site Preparation
The Project involves the construction of four separate buildings between four and six stories, all with slab on grade construction, over a Project Site that has generally flat topography and subsurface conditions. Construction will last approximately 24 months. Site preparation and excavation is expected to a last approximately 18 months.

The foundation system for the four proposed buildings will include rigid inclusions and standard footings and slabs. Rigid inclusions include drilling a grid system in the existing soils and filling those areas with compacted aggregate. Once installed, the soil is improved to allow for the construction of a conventional foundation system.

The site has been designed to balance the earthwork and limit the amount of material which would have to be imported or hauled off site.

The Project also includes installation of a construction field office that will be in operation for the duration of the Project. The location of the field office and parking are shown in materials submitted by the applicant and dated 11-20-19.

Impacts and Mitigations
The following mitigations are proposed by Applicant to minimize potential impacts to land:

- A Stormwater Pollution Prevention Plan (“SWPPP”) has been prepared in compliance with NYS Department of Environmental Conservation’s (“DEC”) regulations for stormwater management. The SWPPP will require the installation of temporary practices to provide erosion and sediment controls during construction as well as permanent stormwater practices to treat and manage stormwater runoff following completion of the Project;
- The field office will be restored to its original condition at Project completion; and
- SWPPP inspections will be conducted by a qualified professional a minimum of once per week.
- Portions of the project not actively under construction will be seeded and stabilized.

The Lead Agency has determined that with the mitigations proposed by Applicant, no significant impacts to land are anticipated.

IMPACT ON GEOLOGIC FEATURES
There are no unique or unusual land forms on the Project Site that will be impacted as part of the Project. Accordingly, the Lead Agency has determined that no significant impact to geologic features is anticipated.

IMPACT ON SURFACE WATER
Existing Conditions
The Project Site is located approximately 300-400 feet east of the Cayuga Lake inlet with no direct adjacency. Runoff from the site enters an existing storm sewer system and drains west under the railroad tracks eventually discharging to the inlet. Currently, there is no stormwater management on site and the runoff discharges untreated. There are no surface waters or wetlands on the site.

Proposed Conditions
The Project includes the construction of four buildings, surface parking and vehicular access, new pedestrian paths, outdoor plazas, reorganization of the community gardens and other landscape amenities and results in a net increase of six acres of impervious surface.

Stormwater will be collected in a new private stormwater system which is comprised of surface green infrastructure (GI) practices, underground storage chambers and storm sewers. The GI practices include bioretention, dry swales, rain gardens and street trees. The water will continue to discharge at the same point as
existing conditions. Additionally, roof runoff from Building B will be directed to an underground fiberglass cistern which will serve the community gardens for irrigation.

Potable water will be provided to the site via an existing on site water main owned and maintained by the City of Ithaca. The site will not directly draw water from any existing water body.

Impacts and Mitigations

The project incorporates stormwater practices that have been designed to treat the runoff in accordance with the NYSDEC General Permit requirements for water quality and runoff reduction.

The following mitigations are proposed by the Applicant to minimize potential impacts to water:

- The SWPPP will require the installation of temporary practices to provide erosion and sediment controls during construction as well as permanent stormwater practices to treat and manage stormwater runoff following completion of the Project.
- The Applicant is proposing low flow fixtures and other water conservation features to minimize water usage.
- A cistern will be installed to collect runoff and provide irrigation for the community gardens.
- Organic filters, rain gardens and underground stormwater chambers will be installed to treat runoff.

Note: Pervious pavement was considered as a potential mitigation measure; however, due to the soil conditions which include an impervious shallow clay layer, it was determined that it would not be an appropriate application.

The Lead Agency has determined that with the mitigations proposed by Applicant, no significant impacts to surface water are anticipated.

IMPACT ON GROUNDWATER

The project site does not contain high groundwater and will not discharge contaminants into the soils. Additionally, there will not be any wells or intake to service the project. Accordingly, the Lead Agency has determined that no significant impact to groundwater is anticipated.

IMPACT ON FLOODING

Existing Conditions

The site is primarily flat and ranges in elevation from approximately 385 to 391. According to FEMA Firm map 3608500001B dated 9/29/1981 Portions of the site fall within Zone B – “Areas between the 100 year and 500 year floodplain”. The remaining areas of the site are within Zone C “Areas of minimum Flooding.

Proposed Conditions

The majority of the site will be constructed on fill or at an elevation higher than the existing grade. Building pad elevations range from 388 to 390.5 to ensure that all grades are above the 500 year floodplain level. All four of the proposed buildings will utilize slab on grade construction.

Stormwater management practices are designed to reduce the peak rate of stormwater runoff. During the 100 year storm event, there is a 37.72% reduction in the peak rate of flow.

Impacts and Mitigations

The following mitigations are proposed by the Applicant to minimize potential impacts to flooding:

- Buildings constructed above the 500 year floodplain level.
Site constructed on fill.
Slab on grade construction.
Implementation of stormwater management practices to reduce site discharge rates.

The Lead Agency has determined that with the mitigations proposed by Applicant, no significant impacts to flooding are anticipated.

IMPACT ON AIR
Existing Conditions
The site is currently vacant and does not include facilities that affect air quality.

Proposed Conditions
The project does not include uses that require air quality controls for safe operation. Construction is expected to last 24 months, during which time Site preparation activities has the potential to create airborne dust.

Impacts and Mitigations
The amount of construction-generated dust depends on several factors, including soil conditions, moisture content, amount of time soils are exposed to the wind and sun, weather-related factors, and construction practices. The Applicant will use dust-control measures, as needed, during construction as described in the stormwater pollution prevention plan.

The following mitigations are proposed by the Applicant to minimize potential impacts to air:
- Watering truck during dry periods.
- Seeding and stabilization of areas not actively involved in construction.
- Construction of stabilized entrance to limit dirt tracking onto adjacent roadways.
- Keeping roads clear of dust and debris;
- Requiring construction trucks to be covered; and
- Prohibiting burning of debris on site.

Based on the information above, the Lead Agency has determined that the Project does not involve activities that require air quality control permits. With adherence to dust control measures during the construction period, the Lead Agency has determined that no significant impact to air is anticipated.

IMPACT ON PLANTS AND ANIMALS
Existing Conditions
The Project site is 10.8 acres and currently consists of a paved cul-de-sac, and vegetated areas that are maintained groundcover (mowed grass) and 2.1 acres of active community gardens. The site currently contains numerous trees, including a large stand of mature canopy trees at the site entrance.

The open space and trees are likely habitat for birds, insects and small mammals. The EAF mapper has identified the site a potential habitat for the Gray Petaltail dragonfly. The New York Natural Heritage Program identifies the gray petaltail dragonfly as a species of “special concern,” in the area of the project site, indicating that it is at risk of becoming threatened. The general habitat of the gray petaltail can be described as hillside seeps and fens in areas of deciduous forest (Dunkle 2000). According to the New York Natural Heritage Program:

“In New York, all known populations are found at rocky gorges and glens with deciduous or mixed forests. Small shallow streams flow through the gorges and glens, and these streams are fed by hillside seepage areas, groundwater fed seepage streamlets or fens. The seepage areas represent
the larval habitat for these populations, while the adults use both the seepage areas and the stream courses.”

The project site is in a flat area of the city. It does not contain, nor is it near, the type of habitat described above. Therefore, it is reasonably concluded that development of this site does not impact gray petaltail habitat.

**Proposed Conditions**

Site preparation will affect 9.4 acres and will include removal of most areas of lawn and 56 trees as shown in a drawing titled “Tree Removal Plan (C101)” dated June 2019. Once construction of the project is complete, a significant amount of landscaping will be installed throughout the project. Notes on the above referenced drawing indicate that the landscaping plan will include 99 large-canopy trees, 120 small canopy trees and 86 evergreen trees. Other submitted information indicates that the proposed landscaping also includes screening, foundation planting, and landscaped stormwater treatment areas. Based on information provided by the applicant, the percentage of landscaping in the new development – not counting the Community Gardens- will be approximately 1.12 acres or 10 % of the site.

**Impacts and Mitigations**

Site development will result in a net reduction of six acres of landscape/pervious surface and the removal of 56 trees, including the large stand of mature canopy trees at the site entrance. 2.1 acres of community garden space will be retained and reorganized. Removal of the existing trees and landscaping may impact birds, insects and small mammals on the site.

The applicant proposes the following mitigations potential impact to plants and animals, including tree removal

- The permanent retention of 2.1 acres of community garden
- Landscape plans include a proposal for 305 new trees including 99 large canopy trees. The Landscape Plan will be further developed during site plan review to ensure a diverse and varied plant palette, including appropriate size and number of trees.

The Lead Agency has determined that with the mitigations proposed by Applicant, no significant impacts to plants and animals are anticipated.

**IMPACT ON AGRICULTURAL RESOURCES**

**Existing Conditions**

Approximately 2.1 acres of community gardens are located on the site on both the east and west side of Carpenter Circle. The gardens are actively used by members of the community and are an asset to the city residents.

**Proposed Conditions**

The project includes retaining and reorganizing the community gardens to better suit the overall development parcel. As part of the reorganization process, the community gardens will be improved with new soil, terraced grading, irrigation and fencing. The permanent retention and improvement of the community gardens is a positive impact to the site and the overall community.

Based on the information above, the Lead Agency has determined that no significant impact to agricultural resources is anticipated.
IMPACT ON AESTHETIC RESOURCES
According to the Tompkins County Scenic Resource Views, there are no scenic resources located adjacent to or in vicinity of the Project Site. Additionally, there are no locally identified scenic resources located near the project site. The site is in a prominent location of the City and is highly visible from the Route 13 Corridor.

Proposed Conditions
The project includes 4 buildings, 3 of which will be 6 stories high. The building will be highly visible from Rte 13 and will serve as somewhat of a northern gateway to the City. Additionally, due to the proximity of the site to the Cayuga Lake outlet, development on the site will be visible from the points on the flood control channel and Cass Park.

In application materials submitted for the September and December 2019 Planning Board meetings, the applicant provided numerous visualizations showing the development from various angles and viewpoint, including from the Inlet Island and point on the west side of the Flood Control Channel. In addition to this visual analysis which provides only basic massing of the buildings, the Applicant has also provided several renderings and detailed elevations of each building façade.

Impacts and Mitigations
The project introduces higher density mixed-use development to a vacant site in an area characterized by single story commercial and industrial buildings adjacent to a major transportation corridor. The project will be most visible from and across Rte 13. A high visibility development with urban character is consistent with the Waterfront Plan and is very appropriate for this site. The applicant has incorporated features in the building and site design that are consistent with the Waterfront Design Guidelines including the following:

- Using multiple methods of building articulation including inset balconies, wall offsets and color and materials changes
- Employing a varied palette of high quality exterior materials
- Incorporating interior parking decks with visual screening
- Created pedestrian-level interest with the incorporation of ground-floor retail
- Creating an landscape buffer along Rte 13
- Facing building toward the street

Visualizations provided by the applicant demonstrate that the project will be visible from the west, from any points along the waterfront. Visibility from these angles will be partly obscured by the installation of dense vegetation and landscaping along the western edge of the property.

Based on the information above, the Lead Agency has determined that no significant impacts to Aesthetic Resources are anticipated.

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES
The site is not located within a historic district, and the existing site is not designated at the local or state level as an historic resource. The closest designated historic resource is the Lehigh Valley Railroad Station on Inlet Island, approximately ¼ mile from the site.

The EAF Mapper identified this site as being in an archeologically sensitive area. This is likely due to the sites proximity to the waterfront. The site is currently vacant and has previously been disturbed for the installation of
powerlines, the construction of Carpenter Circle Road and associated infrastructure and the development of the community gardens.

Considering the site’s long history of disturbance and filling, it cannot be considered archeologically sensitive, therefore, the Lead Agency has determined that no significant impact to historic and archaeological is anticipated.

**IMPACT ON OPEN SPACE & RECREATION**

**Existing Conditions**
The Project Site does not contain public parks or public open spaces. However, the Project Site does contain a community garden that serves the community. Residents utilizing the community gardens will access the site via the existing Carpenter Circle infrastructure.

**Proposed Conditions**
The Project proposes to retain, reorganize and improve the community gardens to better utilize the site for the mixed use development. The acreage of the gardens will remain the same as current conditions and will be improved with imported soils, terraced grading, irrigation and fencing. Additionally, formalized parallel parking will be provided along the new internal roadway adjacent to the gardens.

The Lead Agency has determined that because the gardens will be retained and improved, there are no adverse impacts to Open Space and Recreation as a result of this Project.

**IMPACT ON CRITICAL ENVIRONMENTAL AREAS**

There are no critical environmental areas located within the City of Ithaca. However, Tompkins County identifies Unique Natural Areas (“UNAs”) throughout the county, which are part of the landscape that has outstanding geological and environmental qualities, such as special natural communities, or plants and animals that are rare or scarce elsewhere in the county or region. A UNA is not a regulatory designation and does not provide legal protection for an area, but signals that special resources may exist that require project modification.

There are several UNAs on or near the waterfront including the Biological Field Station (UNA 99), Fuertes Bird Sanctuary (UNA 100), and The Hog Hole (UNA 98), however the project site is not near or within any of these UNAs. The closest UNA to the project site is UNA# Octopus Cliffs, which is approximately 1/2 mile from the site and on the west side of the flood control channel. Due to the distance no impact is anticipated.

**IMPACT ON TRANSPORTATION**

**Existing Conditions**
The proposed development is located southwest of the intersection of North Meadow Street (NYS Routes 13) and Third Street in the City of Ithaca, Tompkins County, New York. The site is primarily vacant except for the 2 + acre Project Growing Hope community gardens. Bordering the project site is Third Street to the north, Rt 13 /N. Meadow Street to the east, commercial development to the south, and railroad tracks to the west. Vehicular access is currently off of Third Street.

The signalized intersection at Rt 13 and Third Street is the one point of vehicular access to the project area, which includes the project site, the Farmers Market, the Ithaca Area Water Treatment Plant, the DOT Facility, a grocery store a restaurant supply store. Third Street Extension to the west of the rail road tracks, connect the area to the IC and Cornell Boat houses.
NYS Rte 13 is a heavily traveled road and the City’s major north south transportation corridor. It is a two-way limited access divided highway from the northern City limit to north of Cascadilla Street – where it splits into the two one ways of Meadow and Fulton Streets. It then converges to a four lane street at S Meadow where it travels through the southwest commercial area and out of the city. A historical analysis of traffic indicates that volumes along Route 13 have been relatively consistent from 2006 to 2018. The 2018 ADT was 32,098 and the highest recorded volume was 32,731 in 2007.

The City’s vision for Rte 13, as described in the Comprehensive Plan, is for the eventual transformation of the limited access portion of Rte 13 into an Urban Boulevard. The City wants to reestablish a street grid connecting the growing west side and urbanized east side of Rte 13 by, among other things, slowing traffic, providing pedestrian and bike amenities and improved crossings, adding an intersection at fifth street, installing landscaping and sidewalks and encouraging new developments to face the street. The City submitted a Federal Build Grant in 2018 to fund the design and study needed to implement this idea and intends to resubmit in 2020. The City has also made significant improvements to pedestrian and bike infrastructure in the project area. In 2010 the city installed a segment of the Cayuga Waterfront Trail (a six mile trail connecting Stewart Park to Treman Marine Park and the Black Diamond Trail), including a bridge over Fall Creek in 2010. In 2015 the City improved the pedestrian crossings at the Rte 13 and Third Street intersection to better connect the project area and the CWT to the City core. The improvements included constructing an accessible sidewalk and adding a pedestrian crossing signal to the light.

Tompkins Consolidated Area Transit (TCAT) provides transit service to the greater study area. Route 13 provides service closest to the project site and operates Monday through Saturday on one-hour headways with stops at the adjacent Aldi grocery store.

Sidewalks are located at and adjacent the North Meadow/Third Street and North Meadow Street/Cascadilla Street intersections, as well as throughout the neighborhood to the southeast of the project site. No sidewalks are located along North Meadow Street between Cascadilla Street and Third Street due to NYSDOT prohibitions and “Without Access” designations. Pedestrian crosswalks and countdown signals (only at the signalized intersections) are present at the study intersections.

The project site is connected by sidewalk to the Cayuga Waterfront trail - a six-mile trail running from Stewart Park to Treman Marine Park and providing a pedestrian and bike connection to many waterfront destinations, goods and services including two supermarkets, the Ithaca Farmers’ Market, Ithaca High and Boynton Middle Schools, restaurants, athletic facilities, the Black Diamond trail, etc.

A capacity analysis (January 2020 Access Modification Justification Report for the proposed Carpenter Park Development) was performed at a number of intersections in the project area as noted in the Technical reports provided by SRF Associates. The following LOS results under existing conditions are noted:

- Most approaches operate at LOS “D” or better during both peak hours. The following intersections experience one or more movements with LOS “E” or worse: North Meadow Street/Dey Street & Willow Avenue, North Meadow Street/Third Street, North Fulton Street/West Buffalo Street, South Fulton Street/West State Street, South Fulton Street & South Meadow Street/West Clinton Street, Taughannock Boulevard/West Buffalo Street, and Taughannock Boulevard/West State Street.
- At the intersection of North Meadow Street/Dey Street & Willow Drive, all northbound movements operate at LOS “E” or worse during the PM peak hour.
- At the intersection of North Meadow Street/Third Street, both the northbound and southbound left movements operate at LOS “E” during the PM peak hour.
• At the intersection of North Fulton Street/West Buffalo Street, the westbound left turn movement operates at LOS “F” during the AM Peak hour and LOS “E” during the PM peak hour.

• At the intersection of South Fulton Street/West State Street, the westbound left turn movement operates at LOS “F” during the AM Peak hour and LOS “E” during the PM peak hour.

• At the intersection of South Fulton Street & South Meadow Street/West Clinton Street, both northbound movements operate at LOS “E” during the PM peak hour.

• At the intersection of Taughannock Boulevard/West Buffalo Street, the eastbound left and thru movements operate at LOS “F” during both peak hours. The westbound left movement during the PM peak hour operates at LOS “E”.

• At the intersection of Taughannock Boulevard/West State Street, the eastbound left and thru movements operate at LOS “F” during the PM peak hour.

**Proposed Conditions:**
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.

Access to the project site is proposed via Third Street and a new signalized intersection along North Meadow Street opposite an extension of Fifth Street. The proposed intersection will require a NYSDOT Break in Access to provide a new connection to NY Route 13. Two access scenarios were therefore analyzed in detail in the above referenced studies: 1) sole access via the existing Third Street connection to North Meadow Street and 2) access via both Third Street as well as the proposed new signalized roadway connection along North Meadow Street. It is noted that the proposed new signalized intersection will require a “Break In Access” from NYSDOT. The proposed break in access is addressed in the Access Modification Justification Report referenced above. A third alternative was also analyzed as a part of this study; this scenario adds a fourth leg to the proposed new intersection which would provide an extension of Fifth Street to connect to Rte 13. The proposed project will install sidewalks internally and along its frontage between Third Street and Cascadilla Street as well as a new pedestrian crossing of Rte 13 at the proposed new signalized intersection.

The TIS calculated that the Carpenter Park development is expected to generate approximately 174 entering/120 exiting vehicle trips during the weekday AM peak hour and 176 entering/245 exiting vehicle trips during the PM peak hour.

**Impacts and Mitigations**
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. These calculations use the peak hour trips noted in the paragraph above which account for a 15% reduction in trip resulting from implementation of TDM strategies. Additional mitigation includes replacement of the existing outdated traffic signal at Third St, a new traffic signal at the proposed new intersection, slight...
widening of Rte 13 to provide northbound and southbound exclusive left turn lanes on Rte 13, a new signalized pedestrian crossing at the new intersection, and on-site transit accommodations for TCAT.

The following impacts are anticipated as a result of the proposed Carpenter Park development along with the addition of the Fifth Street extension to Rte 13 and the NYSDOT installation of the new Leading Pedestrian Interval (LPI) at the Willow/Dey intersection. All noted Level of Service (LOS) changes are a comparison between Background conditions and Four-way intersection conditions with the proposed development. While the noted movements experience decreases in LOS, there are several movements at each intersection that improve as well.

1. 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. Specifically, the NB left turn movement drops from LOS “D” to “E”, the NB right turn drops from LOS “C” to “D”, and the SB thru drops from LOS “B” to “C” during the AM peak hour. During the PM peak hour the SB left, thru and right turn movements all decrease to LOS “E” or “F”. Overall intersection LOS remains unchanged during both peak hours.

2. Meadow St/3rd St
   The NB thru and right turn movements are expected to change to LOS “D” during the AM peak hour. During the PM peak hour, the NB left turn movement changes from “E” to “F”, the NB thru and right turn movements change from LOS “C” to “E”, and the southbound thru and right turn movements change from LOS “D” to “F”. The overall intersection remains LOS “B” during the AM peak hour and changes from LOS “D” to “F” during the PM peak hour.

3. Other intersections experiencing decreases in LOS include:
   - Meadow/Hancock - the westbound (WB) right turn movement changes from LOS "A" to "B" during the PM peak hour.
   - Meadow/Cascadilla – the eastbound (EB) thru movement changes from LOS “D” to “E” during the AM peak hour. During the PM peak hour, the EB left turn movement changes from LOS “D” to “E” and the westbound (WB) thru changes from “C” to “D”.
   - Fulton/Cascadilla – the SB left and thru movements on Fulton St all decrease to LOS “D”, “E”, and “F” during the PM peak hour. The overall intersection LOS changes from "D" to "E" during the PM peak hour.
   - Fulton/Court St – the SB thru on Fulton changes from LOS “D” to “E” and the overall intersection LOS changes from LOS “D” to “E” during the PM peak hour.
   - Fulton/Court – during the PM peak hour the SB thru changes from LOS “D” to “E” and the overall intersection LOS changes from LOS “D” to “E”.
   - Meadow/Court St – during the AM peak hour, the eastbound (EB) left turn and thru movements change from LOS "C" to "D".
   - Fulton/Seneca – the WB thru movement changes from LOS “C” to “D” during the PM peak hour.
   - Meadow/State – the WB thru movement changes from LOS “C” to “D” during the PM peak hour.
   - Fulton/W. State St - the SB right turn movement changes from LOS "A" to "B" during the PM peak hour.
Last updated: Thursday, March 26, 2020

- Fulton/Meadow/Clinton - the NB thru and right turn movements change from LOS “E” to “F” and “D” to “E” respectively during the PM peak hour.
- Taughannock/W. Buffalo - the EB right turn movement changes from LOS "E" to "F" and the overall intersection LOS changes from “D” to “E” during the PM peak hour.
- The proposed new Rte 13 intersection with 5th St is projected to operate at LOS “D” or better during the AM peak hour. During the PM peak hour, the intersection will operate at overall LOS “D” with many movements operating at LOS “E” or “F”.

4. 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 when compared between background and Four-way Intersection conditions:

- Total overall delay increases from 193.0(401.8) hours to 215.1(597.4) hours during the AM(PM) peak hours respectively.
- Total delay per vehicle increases from 87.0(156.7) seconds to 93.0(213.4) seconds during the AM (PM) peak hours respectively. This means that the average motorist will experience an additional 6 seconds of delay during the AM peak hour and 56.7 seconds of delay during the PM peak hour.
- Total travel time increases from 434.0(951.3) hours to 515.4(1459.1) hours during the AM(PM) peak hours respectively.

Mitigations

Mitigating Factors: (see description below)
- Existing Condition – location proximate to CWT
- Existing Condition- Site location walking/biking distance to two grocery stores, Ithaca Farmers Market
- Mixed Use development – locating jobs, housing and retail in the same location (see description below)

Mitigations to reduce Vehicular trips/Improve Ped Bike Access/Safety/Experience:
- TDM (see description below)
- Parking reduction/shared parking (see description below)
- Through bus access from Third to Cascadilla though Greenstar property (need verification and legal agreements)
- Sidewalks and landscaping on Rte 13 bordering project site
- Through Ped /Bike access from Third to Cascadilla
- Design of 4-way intersection
- Installation of a signalized pedestrian crossing with center refuge at new intersection

Mitigations to increase vehicular capacity:
- New light at Third Street will be installed after approval of the Break In Access and in conjunction with the new signal at the proposed new intersection.
- Optimizing signal coordination and offsets throughout the network. A review of signal optimization showed that the signals are currently optimized. NYSDOT will have ongoing review of signal timings and optimizations.
• Constructing additional travel/turn lanes (e.g., North Fulton Street/Buffalo Street, Taughannock Boulevard/Buffalo Street). This mitigation is not recommended by the City or DOT. It is in conflict with the City’s intention to transform the corridor into an urban boulevard. Intersection widening would have a negative impact on the urban fabric and pedestrian experience. Also constructing additional travel/turn lanes at intersections and along the corridor is challenging due to right-of-way constraints.

• Lane striping changes at North Fulton Street/Cascadilla Street and South Fulton Street/Seneca Street, consisting of restriping the southbound curbside right-turn only lanes to provide shared thru/right-turn lanes. Restriping alone is projected to provide a modest benefit during the critical PM peak hour. As with the comment directly above, this mitigation is not recommended by the City or DOT as it is in conflict with the City’s intention to transform the corridor into an urban boulevard.

• Some road widening may be required at the Cascadilla Street intersection to accommodate the recommended change in lane usage.

Details of Mitigations
The project location and program provide mitigations factors. The project site is connected by sidewalk to the existing pedestrian and bike infrastructure of the CWT. As the waterfront continues to develop, the CWT which is predominantly used for recreation, will continue to grow in importance as a means of transportation within the waterfront connecting people to centers of employment, housing, goods and services and recreation. The project site will also be connected by sidewalk to three signalized crossings of Rte 13 – the existing crossings at Third and Cascadilla Streets and the new crossing at Fifth St. (See Proposed Connectivity Diagram).

By design, mixed-use development has the potential to reduce car trips. The project will locate 208 new homes on the same site as approximately 150 jobs and medical services related to the MOB, extensive community gardens, and retail. In addition two grocery stores are immediately adjacent to the site. Increasing housing within the City will result in fewer daily in-commuters and while housing, jobs and services in one location will reduce the need for vehicle trips for the activities of daily living. The potential reduction has not been calculated in the TIS.

Transportation Demand Management (TDM) Plan
The project site is situated adjacent to one of the area’s most congested corridors. To address this challenge, the proposed project seeks, first, to reduce overall travel demand through a development plan that improves connections between the City of Ithaca and the waterfront. The project proposes improvement projects that enhance the nearby walking and bicycling network, and designs for on-site transit service.

The goal of this plan is to reduce SOV trips by 15% from baseline mode shares (in this case, nearly 100% SOV as a conservative approach) within two years of project site occupancy. Future transportation surveys, critical to the success of the TDM Plan, will ensure compliance and determine if adjustments are needed to maintain, if not exceed, the 15% reduction target.

TDM Strategies to which the project applicant is committed:
  • 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.
Parking Reduction/Shared Parking
Because the project is mixed-use in nature, a shared parking analysis was performed. Given the mix of uses and time-of-day factors for demand for each land use, shared parking synergies will occur. The applicant presented several site plans throughout the course of the environmental review. In each case, the number of surface parking spaces was reduced from the previous version.

The total baseline parking demand for the entire project site is 683 spaces, of which 260 spaces is attributable to the market-rate apartments. After complete utilization of the structured parking, there is a remaining baseline demand of 500 spaces. Compared to the surface parking supply of 349 spaces, there is a deficit of 151 spaces. However, the application of shared parking synergies results in a demand of 396 spaces, which still results in a deficit of 47 spaces. Therefore, it is critical that TDM strategies be implemented to reduce the travel and parking demands of the project site.

The applicant has based their parking demands on 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 (4.59 spaces/1,000 SF))
- Employees (150 employees = 300 spaces; 120 employees = 240 spaces (2 spaces/employee))

Parking demands generated by the remaining land uses are:
- Retail (±22,270 SF = 82 spaces (3.68 spaces/1,000 SF))
- Community Gardens (±71,000 SF = 14 spaces (0.2 spaces/1,000 SF))
- Residential (market-rate) (166 units = 251 spaces (1.51 spaces/unit))
- Residential (affordable) (42 units = 42 spaces (0.99 spaces/unit))

The applicant is proposing the following to manage and reduce parking for the MOB:

1. 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)."

2. 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.
3. 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.

4. TDM strategies are proposed to reduce on-site parking demands (see above)

**Through Bus Access from Third to Cascadilla Streets**
The applicant has worked closely with TCAT to secure a new transit route through the project site. It is anticipated that TCAT will enter (or exit) the site from Third street and travel south through the development area. TCAT will then enter the property and Greenstar before exiting (or entering) at Cascadilla Street. The southern connection to adjacent properties is designed to allow transit and pedestrian access but restrict vehicular access. Bus stops are proposed internal to the site and along the proposed transit route. These improvements will require agreements between the project sponsor and TCAT as well as between the project sponsor and the adjacent property owner.

**Pedestrian Connectivity**
The project proposes a number of pedestrian focused improvements including sidewalks along route 13, connectivity to properties to the north and south, namely Greenstar and the Public Market and an internal pedestrian grid of sidewalks. The installation of the intersection at Fifth Street will provide a new pedestrian crossing of Route 13 allowing residents to the south and east to access the properties to the west and the waterfront trail.

**Design of Four-Way Intersection**
- Ped bike crossing
- Urban boulevard
- Establishes grid/ connects neighborhood

**Proposed Corridor/Capacity Improvements**
The new intersection is designed to provide an exclusive northbound left turn lane for traffic entering the new roadway as well as two lanes for traffic exiting onto South Meadow Street. One lane entering the roadway is sufficient to accommodate the traffic entering without impeding traffic on South Meadow Street. In addition, the signal warrant analysis indicates that a new three-color traffic signal is warranted at this intersection.

The existing traffic signal at Rte 13/3rd Street will be completely replaced with up to date technology allowing NYSDOT to better manage traffic flow.

**Construction Impacts**
- need information about deliveries and hauling

**IMPACT ON ENERGY**

**Existing Conditions**
The site is currently vacant and therefore its development will result in an overall increase in energy usage.

**Proposed Conditions**
While the addition of four buildings to this site will result in an increase in energy usage, the buildings will be designed for energy efficiency as described below.
All four buildings will be participating in a NYSERDA building energy efficiency program which will ensure that the buildings achieve at least 25% energy savings over a code baseline building. Whole building energy models will be developed for each building and will be used to evaluate building performance and energy usage. The buildings will be participating in the following NYSERDA programs:

- Building D – Medical Office Building: NYSERDA Commercial New Construction Program
- Building B and C – Mixed-Use Market Rate Apartment Buildings: NYSERDA Multifamily New Construction Program
- Building A – Affordable Apartment Building: NYSERDA Low Rise Residential New Construction Program

Key aspects of the design to reduce energy usage are as follows:

- Air source heat pumps will be used for heating and cooling at all four buildings. Air source heat pumps are 200% - 300% more efficient than electric resistance heat. Heat pumps selected for the apartments will be on the Northeast Energy Efficiency Partnership Cold Climate heat pump list. Utilizing electricity for heating and cooling is critical to reducing CO2 emissions. As the electric grid is transitioned to cleaner carbon free technologies, such as solar and wind, the project’s total CO2 emissions will also reduce over time.
- Building envelope components will be designed to prevent heat transfer, reduce overall energy usage and help limit energy demand during peak times of year.
- LED lighting will be used throughout the project to reduce electric demand and overall electricity usage. Lights will be carefully selected and placed to achieve a low lighting power density (LPD) while still meeting the needs of the facilities. Occupancy sensors and lighting controls will be used throughout to further reduce energy usage.
- All appliances in the apartments will be Energy Star rated and water fixtures will EPA WaterSense labeled.

Gas usage will be limited at the project site. While the final design is not yet complete the goal is to use gas for process loads only (such as commercial cooking and/or humidification for the medical office building).

The project is currently evaluating the feasibility of onsite solar PV including rooftop solar, ground mounted solar, and solar carports. There is an existing easement for the power transmission lines which will likely prevent the ability to install carports above the parking lot to the west of Buildings B and C. The project is also considering installing solar in an off-site remote location to help offset the usage onsite.

Compliance with the Ithaca Energy Code Supplement (proposed for the City of Ithaca) will be achieved as follows:

1. Building D – Medical Office Building: Easy Path with at least 6 points
2. Building B and C – Mixed-Use Market Rate Apartment Buildings: Easy Path with at least 6 points
3. Building A – Affordable Apartment Building: Compliance path not yet finalized but likely Whole-Building Path

Impacts and Mitigations
The addition of these four buildings to the project site will result in an increase in energy usage for this location and the City of Ithaca. However, as described above, many strategies are being taken to reduce onsite energy usage. In addition, limiting onsite gas usage is critical to reducing CO2 emissions now, and in the future. The location of, and facilities within, the project site will also help mitigate energy usage by reducing the need for transportation.

Based on the information above, and with the mitigations proposed by the applicant, the Lead Agency has determined that, no significant impacts to energy are anticipated as a result of this Project.
IMPACT ON NOISE, ODOR & LIGHT

Existing Conditions
The site is currently vacant, other than the community gardens and does not produce and noise, light or odors.

Proposed Conditions
Construction is expected to last approximately two years. During this time noise producing construction activities will be present from both building construction and the site work proposed for the Project Site.

Mechanical equipment serving the proposed buildings will include energy recovery units, air-handling units, make-up air handling units, exhaust fans, fan-coil units (interior to the buildings and serving interior spaces) and emergency generators.

Exterior lighting will include fixtures at parking lots and building entrances as well as Pedestrian-scale fixtures including light standards and bollards. Project Site lighting will be dark sky compliant LED fixtures that include cutoffs to focus lighting in needed areas and minimize light spillover onto adjacent areas. The lighting system will be designed to provide high quality lighting that is glare-free, flexible and easily adjusted for user comfort and ease of use. The lighting system will be designed including a color temperature of 3500K.

Impacts and Mitigations

Noise
The Applicant is proposing the following noise-control strategies be incorporated into the Project design as equipment selection and placement decisions are made:

- Selection of packaged air-handling units: sound-producing fans are internal to these units and shielded from exterior sound receptors by insulated panels that both reduce heat loss/gain and provide sound attenuation;
- Sound-attenuating enclosures on all emergency generators;
- Scheduling emergency generator testing between 7:30 AM and 9:00 PM;
- Locating rooftop equipment away from the roof edge. Doing so maximizes the shielding of residents from rooftop generated sound;

Noise resulting from normal construction practices is inevitable and will impact the surrounding area. There is currently no plan for blasting operations during construction. Construction noise will be muffled to the extent practical and will not exceed levels allowed by law.

In accordance with local noise ordinances construction activities that result in exterior noise will be limited to 7:00 AM to 7:00 PM M-F and, with prior approval by the Planning Director, Saturday 7 AM to 5 PM.

Light
The Applicant is proposing Dark-Sky compliant LED light fixtures for all exterior lighting.

The Lead Agency has determined that with the mitigations proposed by the Applicant as well as further refinement of lighting design during Site Plan review, no significant impacts to noise, odors or light are anticipated as a result of this Project.

IMPACT ON HUMAN HEALTH
The Project Site has no known history of potential contamination. Therefore, construction activities are not anticipated to involve the handling or transport of any hazardous materials.
Residential and commercial operations will not involve the generation, storage, handling or disposal of hazardous materials and will not store quantities of natural gas or other flammable liquids.

Medical facility operations will involve the production of medical waste, the handling and disposal of which will be in compliance with all State and Federal Laws regulating medical waste.

Solid waste will be stored in on-site dumpster enclosures with regularly scheduled pick up.

The Lead Agency has determined that, based on the information above, no significant impacts to human health are anticipated as a result of this Project.

**CONSISTENCY WITH COMMUNITY PLANS**

The development will also advance many of the general goals set forth in Plan Ithaca including:

- Dense mixed use development serving a variety of income levels
- Extension and improvements to the public transportation system
- Extension and connectivity of sidewalks to enhance the public experience
- Development of and investment in the waterfront
- Increased transportation choices
- Development of Energy efficient minimal fossil fuel buildings
- Reduction of Parking and reduced impervious surfaces
- Attractive landscaping and Green Infrastructure

The project site is in the Market District within the Waterfront Plan Area. The final draft of the Plan, which was adopted in late 2019, identifies the following characteristics for the Market District:

- **Encourage Mixed-Use Development** — Future development should include a mix of development types and uses, including commercial and residential uses.
- **Support Established Uses** — Future development should enhance/protect the existing uses, including retaining a space for the Ithaca Farmers Market and rowing and boating users.
- **Encourage Synergistic Uses** — This area could benefit by incorporating synergistic uses into planned projects, such as food production and community kitchens, which could enhance the Ithaca Farmers Market.

The applicant has applied for a Planned Unit Development (PUD) from Common Council. The proposed PUD has 3 subzones:

1. CCPUD-A-This sub area is intended to be predominantly used for community gardens and may contain small structures and parking areas that support the gardens. The subara has a maximum building height of 2 stories and 30’
2. CCPUD-B-This is a residential sub area with a maximum building height of 4 stories and 60’
3. CCPUD-C-This sub area is a mixed used district allowing for medical office, residential and small scale commercial uses with a maximum building height of 6 stories and 80’

The proposed uses are consistent with the Waterfront Plan. Proposed heights vary slightly from existing zoning and are need to accommodate structured interior parking.
The project also proposes transportation improvements that further overall City goals for the area and have significant benefits outside of the project boundaries. Carpenter Park will extend the urban fabric of downtown Ithaca through the implementation of a street grid system, pedestrian connectivity, a new traffic signal and improvements to the pedestrian network. The internal north-south road will provide pedestrian bike and TCAT access to Cascadilla Street, changes to Route 13 that will improve traffic flow, pedestrian and bike access and extend the urban grid into the waterfront area.

Based on the information above, the Lead Agency has found the project to be consistent with community plans and goals.

**CONSISTENCY WITH COMMUNITY CHARACTER**

As described extensively above, the project site is primarily vacant with established community gardens. In the 90's the City installed a road (Carpenter Circle) with granite curbs, drainage and sidewalks to encourage private development on the site. However, due to a combination of factors, a desirable development project was not, until this time, proposed for the site.

The project integrates several features that enhance community character. Including the following:

1. Retention and improvement of the Community Gardens assures continued access to a facility that is important to the community
2. The proposed project adds approximately 42 units of affordable housing in the emerging waterfront area.
3. There is no predominate architectural scale and character in the area but the project is consistent with the planned characteristics of the area. The project introduces residential and mixed use development on a long vacant site in a prime location with high visibility and proximity to goods, services and multimodal transportation.
4. The project will create new demand for City services, however this demand will be offset by the significant increase in tax revenue resulting from the project.

The applicant has submitted correspondence with City Water and Sewer between November–Dec 2019 that confirms the there is sufficient infrastructure and capacity to serve the project’s sewer, water and fire protection needs.

Based on the information above, the Lead Agency has found the project to be consistent with community character.
CITY OF ITHACA
108 E. Green St. — Third Floor  Ithaca, NY  14850-5690
DEPARTMENT OF PLANNING AND DEVELOPMENT
JoAnn Cornish, Director
Planning & Development – 607-274-6550  Community Development/IURA – 607-274-6565
E-Mail: dgrunder@cityofithaca.org

MEMO

To: Common Council
From: Lisa Nicholas, Deputy Director of Planning
Date: March 6, 2020
RE: Proposed Break-in-Access for Carpenter Circle Development

At the March 11, 2020 Special Meeting of Council, Planning & Engineering staff will be presenting information about the proposed new intersection on Rte 13 at Fifth Street related to the Carpenter Circle project. New intersections and other changes to NYS Department of Transportation (DOT) rights-of-way are described as Breaks-in-Access (BIAs).

Common Council has two main roles in the proposed BIA and the project in general. First, although permission for a BIA is granted by NYSDOT, it must be requested directly by the City rather than the project sponsor. This is because a BIA, though it can help a single project, must also have community-wide benefits that are of value to the greater public. Secondly, Common Council is an Involved Agency under SEQR for the environmental review of the project due to the BIA (as well as the PUD and negotiations regarding the community garden lease and land transfer). The goal of the presentation is to provide you with an understanding of the impacts, benefits and mitigations for this proposal to help you carry out these roles.

The presentation will last 10-15 minutes and will cover the following information:

1. BIA process and Council’s role
2. What is being proposed
3. Community Benefits
4. Impacts on vehicular travel in the corridor
5. Mitigations and mitigation factors

After the presentation we’d like a discussion on balancing the impacts to vehicular traffic with the benefits of the project, the implementation of the City’s vision for Rte. 13 and the transformation of the waterfront as described in the recently adopted Waterfront Plan and the 2015 Comprehensive Plan.

The following background information is available:

FEAF-Impact-on-Transportation---Draft
Carpenter-Park-BIA-Report-Revised-01-08-20
2018 Route13 Corridor City BUILD Grant Application
FIGURE 1 - SITE LOCATION AND STUDY AREA

Legend
- Existing Study Intersection
- Proposed Intersection

PROPOSED CARPENTER PARK DEVELOPMENT
CITY OF ITHACA, NY

0 500 1,000 2,000 Feet
### TABLE VI: CAPACITY ANALYSIS RESULTS

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March 25, 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 March 31 Planning Board Meeting

Dear Lisa:

Attached please find the following additional materials for the March 31 Planning Board meeting:

- Site Plan Revisions
  - 3-Way Intersection
    - Removal of teardrop turnaround
    - Development of Pedestrian Connection to 5th street
  - 4-Way Intersection
    - Removal of teardrop turnaround
    - Development of Pedestrian Connection to 5th street

Please let us know if there is anything else the City requires before the March 31 Planning Board meeting.

Sincerely,

Yamila Fournier
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 (MOB), (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 2 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 2 Building, additional parking at the golf course, installation of the new fueling dock and tank, the 5,500 Newman Community Center, removal of the existing clubhouse and relocation of the 9th green. Site improvements on private property to include a 1,570-foot publicly-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 425 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).

The project will require an agreement with Common Council to accept improvements on City Land, a long-term agreement through the Special Joint Committee (SJC) and the municipal owners of the IAWWTF (City of Ithaca, Town of Ithaca and Town of Dryden) as well as approval by NYSDEC to implement the effluent energy recovery system, zoning variances from the Board of Zoning Appeals and approval from NYSDOT for modifications to the intersection of Willow Ave and Route 13.

There are two concurrent projects happening on or adjacent to the site:

Dredging of Cascadilla Creek (this project is completed)
In response to notable sediment deposition that impairs boat navigation and fosters winter ice jams, the City of Ithaca is pursuing the mechanical dredging of Cascadilla Creek between the confluence with Cayuga Inlet and the pedestrian bridge adjacent to New York State Route 13 (N. Meadow Street). The length of the creek corridor to be impacted is approximately 1,700 feet and between 12,000 – 18,000 cubic yards of sediment may be dredged to restore navigation and minimize winter ice jam formations. The sediment will be temporarily placed on an adjacent site for dewatering and subsequently removed. To minimize the future deposition of these coarse aggregates in the dredged channel, the City is also proposing the installation of a sediment trap within the channelized segment of the creek that can be accessed by City forces on a permitted basis to remove captured sediments.
The project has received all required permits from NYSDEC and is scheduled to complete in late May 2020. The Project is funded by a $2,000,000 allocation from the New York State Capital Assistance Program (NYSCAP) through the sponsorship of State Assemblywoman Barbara Lifton. The project went through a SEQR Review and was issued a Negative Declaration on October 15, 2018.

**Sea Wall and Dock Reconstruction (This project is underway)**

Marina facilities at this location includes 64 docks with 127 berths, a fueling dock and a sewage pump out station. These docks are accessed from the north and eastern shorelines of Cascadilla Creek and Cayuga Inlet, respectively. The entire length of shoreline, approximately 1,570 feet, is retained by a sea wall constructed from multiple materials. Both the docks and sea wall are in varying states of disrepair. In conjunction with a larger real estate re-development plan at this site, City Harbor is proposing to remove and replace all of the existing docks and to install a new sea wall. Ultimately, the new sea wall will support a publicly accessible pedestrian promenade along the full length of shoreline.

Replacement docks will restore 110 berths and have lengths of 28 feet and 40 feet. The sea wall will be constructed with tight steel sheeting and include a poured-in-place concrete cap. Imported aggregate material will be placed on the landside of the wall and above the Ordinary High-Water Elevation to support the pedestrian promenade. The applicant has submitted a joint application for this project to NYSDEC and ACOE. As it is a replacement in kind, this project has been determined to be a Type 2 Action under SEQRA 6 CRR-NY 617.5(c)(1) under the jurisdiction the previously identified agencies and is not part of this environmental review.

**IMPACT ON LAND**

**Existing Conditions**

The privately owned portion of the project site has been extensively disturbed/developed since approximately 1906. The 1919 Sanborn Maps show a continuous line of small boathouses along the north bank of (what is now) Cascadilla Creek. The site is currently used for activities related to boating, including boat sales, storage, repair, and fueling and also contains a nightclub. There are several buildings on the site used for a variety of commercial and warehousing purposes. The City owned portion of the site had been parkland and associated road and infrastructure for many decades.

The topography of the site is nearly flat. The western portion of the site is in the 500-Year Floodplain. The site contains limited vegetation, predominately grass areas along Willow Ave. and Pier Road, however there are several large trees slated for removal including one large willow on City property. Current overall impervious surface is 5.42 acres or about 52% of the site.

**Proposed Conditions**

Project construction is expected to have two phases and last a total of approximately 36 months. Phase 1, the majority of the project, is expected to last 24 months. The overall project will disturb approximately 10.35 acres including the construction of five buildings, surface parking and vehicular access, new pedestrian paths, greenspaces, a publicly accessible waterfront promenade and other landscape amenities. Site development will result in a net increase of approximately 2.2 acres of impervious surfaces from 5.42
to 7.62 acres and from 52% to 73% of the site. Based on the Demolition Plan (C201) dated 3-3-20, site development will require the removal of all existing vegetation including 11 trees, 5 of which are on City property, including one of 3 large willows along the Cayuga Inlet.

Foundation Construction
Elwyn & Palmer, Consulting Engineers have completed designs of the building foundation systems for all 3 buildings proposed to be constructed in Phase 1. In conjunction with the preliminary designs, 45-foot long timber test piles were driven within the footprints of the Point West and Medical Office Buildings. Based on the results of load tests performed on these timber piles, it is their recommendation that 12” diameter by 100-foot long driven steel pipe piles be used for all building foundation systems. Approximately 200 piles will be installed for each of the three buildings constructed in Phase 1. Piles will be capped with reinforced concrete pile caps and grade beams. Exterior perimeter grade beam bottom elevation will be placed below local frost depth of 42”. To establish the first-floor elevation of the Point West and Point East buildings above the Base Flood Elevation, it will be necessary to import and place approximately 3,125 cubic yards of aggregate material on top of existing grade. **Need documentation**

Impacts and Mitigations
A noted concern with driven steel pipe piles is the noise and potential vibration from the pile driving process. The duration of pile driving for each building could be 4-6 weeks and the work would be performed sequentially, beginning with the MOB then progressing to the Point West and Point East 1 buildings. As this project site is not located within or adjacent to an existing residential area, disruption from pile driving is minimized. As the project site is within the City of Ithaca, pile driving, as well as all construction activity, will need to comply with the City Noise Ordinance which limits the hours of construction activity (see Impacts to Noise).

Project construction will require significant land disturbance and could potentially lead to increased erosion.

The applicant has agreed to the following mitigations:

- A Stormwater Pollution Prevention Plan (“SWPPP”) will been prepared in compliance with NYS Department of Environmental Conservation’s (“DEC”) regulations for stormwater management. The SWPPP will require the installation of temporary practices to provide erosion and sediment controls during construction as well as permanent stormwater practices to treat and manage stormwater runoff following completion of the Project;
- SWPPP inspections will be conducted by a qualified professional a minimum of once per week.
- Portions of the project not actively under construction will be seeded and stabilized

With all mitigations outlined above and strict compliance with the SWPPP, the Lead Agency has determined that no significant impact to land is anticipated.

**IMPACT ON GEOLOGIC FEATURES**
There are no unique or unusual land forms on the Project Site that will be impacted as part of the Project. Accordingly, the Lead Agency has determined that no significant impact to geologic features is anticipated.
IMPACT ON SURFACE WATER

Existing Conditions
Consistent with the former commercial uses of the parcels, the existing site cover condition is predominantly impervious with over 51% of the site comprised of building roofs and asphalt, concrete or gravel pavements. There is no formal storm sewer system within or adjacent to the development properties which infers surface runoff reaches Cascadilla Creek or the Cayuga Inlet by means of overland flow. As itemized in Table 1, the completion of the project will increase the impervious cover condition to approximately 73%.

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<th>Table 1: Existing and Proposed Site Cover</th>
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Proposed Conditions
The applicant has submitted a letter dated 1-13-20 to Scott Gibson, City Stormwater Management Officer from David Herrick, PE of TG Miller Engineers that describes the SWPPP concept. Based on information in the letter, soil disturbance associated with the Phase 1 building and site development will approach 10 acres. Given this extent of disturbance, the City Harbor Development is required to produce a Full Stormwater Pollution Prevention Plan (SWPPP) to include both temporary erosion controls and permanent stormwater management practices in conformance with the City of Ithaca Code, Chapter 282 and NYS Department of Environmental Conservation (NYSDEC) General Permit GP-0-20-001. Stormwater management objectives for the site include providing water quality treatment and controlling sediment and erosion during construction utilizing temporary practices. Water quantity controls are not anticipated given the sites proximity and direct connection to a fifth-order stream. To the extent practicable, runoff from drives and parking areas will be routed through permanent water quality treatment practices, such as bioretention filters and hydrodynamic separator units, before being directly discharged to Cascadilla Creek. Runoff from the promenade, adjacent pedestrian plazas and pocket parks will sheet flow directly to Cascadilla Creek. Conveyance systems will be sized for a 25-year, 24-hour duration design storm with surface grading to pass extreme precipitation events. Temporary erosion and sediment control practices utilized during the construction phase will include truck tracking pads, vacuum street sweeper, silt fence, sediment logs, sediment traps, seeding and mulching.
Due to separate ownership of the City Harbor and Guthrie parcels being developed, individual Stormwater Operation, Maintenance and Reporting Agreements (SOMRA) will be prepared for each landowner. Each SOMRA will set forth the long-term maintenance responsibilities for the permanent practices. Changes in cover conditions on City land associated with the Pier Road improvements will be offset by increased water quality treatment responsibility on the City Harbor and Guthrie parcels.

A kayak/canoe launch (Paddle Park) will be completed in Phase 2 along the north shore of Cascadilla Creek and approximately within the footprint of the existing nightclub building. Development of a sustainable shoreline to facilitate ease of launching kayaks and canoes could utilize natural stone, wood or steel sheeting retaining walls. A stone path with landings will connect the water’s edge to the adjacent promenade and parking spaces on the Guthrie parcel. The Paddle Park will include informational signage about the Cayuga Inlet and overall waterways to promote water-based recreation and tourism. Construction of the kayak/canoe launch will impact the Cascadilla Creek shoreline and streambank. Environmental permits will need to be obtained from NYSDEC and US Army Corps of Engineers for these disturbances.

Impacts and Mitigations

- A Stormwater Pollution Prevention Plan ("SWPPP") will be prepared in compliance with NYS Department of Environmental Conservation’s ("DEC") regulations for stormwater management. The SWPPP will require the installation of temporary practices to provide erosion and sediment controls during construction as well as permanent stormwater practices to treat and manage stormwater runoff following completion of the Project;
- SWPPP inspections will be conducted by a qualified professional a minimum of once per week.

The Lead Agency that with strict compliance with the SWPPP, no significant impact to surface water is anticipated.

**IMPACT ON GROUNDWATER**

Static water levels as reported in the Stopen report were measured at a depth of 3.1 to 6.0 feet (elevation 380 to 383 feet). It is expected the ground water level is influenced by the water level in the adjacent waterbodies but may be slow to react to the seasonal fluctuations. The presence of groundwater will not impact building foundation systems but will create a need for temporary excavation dewatering to complete the installation of below grade utilities. The discharge from dewatering pumps must be directed into temporary sediment traps or ‘silt sacks’ and monitored in accordance with the SWPPP.

The Lead Agency has determined that based on the information above, no significant impact to groundwater is anticipated.

**IMPACT ON FLOODING**

**Existing Conditions**

The September 20, 1981 Flood Insurance Rate Map (FIRM) published by FEMA for the City of Ithaca delineates the approximate boundaries of special flood hazard areas ("A" zones) adjoining Cascadilla Creek and Cayuga
Inlet. FEMA also published a Floodway Map depicting the boundary edges of the regulatory floodways within Cascadilla Creek and Cayuga Inlet. The majority of the City Harbor Development site is depicted on the FIRM in Zone C “areas of minimal flooding”. The land surrounding the existing Johnson’s Boat Yard building is indicated to be in Zone B “areas between limits of the 100-year flood and 500-year flood”. The 100- and 500-year flood zones and boundaries are shown on the drawing titled “C101 Existing Conditions” dated XXX.

Proposed Conditions
Zone A4 on the FIRM pictorially overlaps a portion of the City Harbor site in close proximity to the proposed location of the Point West building. None of the City Harbor Development buildings will be encroaching into the Cascadilla Creek and Cayuga Inlet floodways.

Impacts and Mitigations
Given the nearness of the Point West building to FIRM Zone A4, and in respect of recent flood inundation data generated through the City’s Local Flood Hazard Analysis, the City Harbor Development is concurrently submitting a Floodplain Development Permit Application as prescribed by Chapter 186 of the City Code. Specific to the Point West building, the ground level floor elevation is being set at 388 feet (datum of NGVD29) to be 1 foot above the FIRM Base Flood Elevation of 387 feet (NGVD29).

The Lead Agency has determined that based on the information above, no significant impact on flooding is anticipated.

IMPACTS ON AIR

Existing Conditions
The site is currently does not include facilities that affect air quality.

Proposed Conditions
The project does not include uses that require air quality controls for safe operation. Construction is expected to last 24 - 36 months, during which time site preparation activities, including grading, importation of fill and foundation preparation has the potential to create airborne dust.

Impacts and Mitigations
The amount of construction-generated dust depends on several factors, including soil conditions, moisture content, amount of time soils are exposed to the wind and sun, weather-related factors, and construction practices. The Applicant will use dust-control measures, as needed, during construction as described in the stormwater pollution prevention plan.

The following mitigations are proposed by the Applicant to minimize potential impacts to air:

- Watering truck during dry periods.
- Seeding and stabilization of areas not actively involved in construction.
- Construction of stabilized entrance to limit dirt tracking onto adjacent roadways.
- Keeping roads clear of dust and debris;
- Requiring construction trucks to be covered; and
• Prohibiting burning of debris on site

The Lead Agency has determined that with the mitigation measures during construction identified above, no significant impact to air is anticipated.

**IMPACT ON PLANTS AND ANIMALS**

**Existing Conditions**

The project site approximately 10.35 acres. The privately owned 8. X acre portion of the site consist of six one story buildings and open areas used for boat storage connected by a network of asphalt and gravel drive aisles and parking areas. Undeveloped areas are mown grass and there are five trees scattered over the site. The City owned portion of the site includes portions of Pier Road, an existing clubhouse and parking area and portions of the Newman Golf Course. There are multiple trees on this part of the site, including street trees and a stand of large willows along the Flood Control Channel. The EAF mapper has identified the site a potential habitat Lake Sturgeon because the site is adjacent to Cascadilla Creek.

**Proposed Conditions**

Project construction is expected to have two phases and last a total of approximately 36 months. Phase 1, the majority of the project, is expected to last 24 months. The overall project will disturb approximately 10.35 acres including the construction of five buildings, surface parking and vehicular access, new pedestrian paths, greenspaces, a publicly accessible waterfront promenade and other landscape amenities. Site development will result in a net increase of approximately 2.2 acres of impervious surfaces from 5.42 to 7.62 acres and from 52% to 73% of the site. Based on the Demolition Plan (C201) dated 6-11-19, site development will require the removal of all existing vegetation including 11 trees, 5 of which are on City property including 1 of 3 large willow trees.

Jeanne Grace, the City Forester, has reviewed the applicant’s landscape plan and conducted a site visit on 1-28-20 to assess the health of tress proposed for removal. In an email to Lisa Nicholas, Deputy Director of Planning dated 1-28-20, she provided the following assessment:

Regarding the existing willows

They are proposing to remove the first one and retain the other two. If that area is likely to see more people I think the other two trees need to be closely inspected. None of them are in good shape and if we are inviting more people to be in the area under those trees we need to take a very close look at them. Without going down to look at them again and going on memory, I think the one that is on the property line should probably also be removed and we could keep the one closest to the water for now. It could be reassessed as we see how the new space is used.

Regarding impact on City plantings on Willow Ave:

There will be some trees removed to accommodate the changes and I suggested replanting sycamore where they are eliminating driveways. The rose bushes on the property side of the trail will be removed and replaced with their landscaping which is fine with me. Over time weedy trees and other aggressive invasive herbaceous plants have gotten into the beds and due to the thick growth and killer thrones it is hard to keep it maintained.
We also discussed taking this opportunity to think about removing the shrub willows. I think they were a poor choice, they get too big and we have to cut them back several times a year. They are infested with thistle and other weeds. They were supposed to be dwarf variety and I think they planted straight species. The ones across from driveways get mangled every year from snow being plowed into them. I don't know what we would replace them with (if anything) but we should consider removing some of all of them. The landscaping at the new building will be fresh and new and these shrubs will look even worse in comparison.

As seen in the drawing titled “Phase 1 (L1.1) dated 10-24-19, the project includes a significant amount of landscaping throughout the site including two parks, greenspaces/landscaping surrounding buildings, street trees and planting islands within the parking lots. The applicant describes the intended planting as follows in the submission materials dated July 19, 2019:

*The proposed site plan provides a generous amount of pervious, green areas for usable open space, stormwater treatment, visual buffering, and canopy coverage. Street trees along the complete streets and existing public streets create the desired neighborhood character and define the walkable block structure of the site.*

*The proposed parking areas each include a tree lawn between parking stalls, significantly increasing the proposed number of trees than would be possible in tree islands alone. This also allows for improved tree health with continuous soil volumes and serves as stormwater retention and shading of impervious areas. Ornamental plantings will include flowering trees and shrubs, evergreen plantings, and perennial grasses and flowers. These will provide seasonal interest throughout the year in the proposed open spaces.*

Impacts and Mitigations
A landscape plan will be fully developed during site plan review, including number, size and type of plants as well as planting specifications. It will include numerous large canopy trees to shade the site and provide habitat. **List landscape drawings that have been submitted.** Proposed street trees on City property will be evaluated to insure a balance of species diversity with visual interest and ease of maintenance.

Therefore, the Lead Agency has determined no significant impact to plants and animals is anticipated.

**IMPACT ON AGRICULTURAL RESOURCES**
The project site is not in or adjacent to an agricultural area. Based this information the Lead Agency has determined no significant impact to agricultural resources is anticipated.
City of Ithaca
FULL ENVIRONMENTAL ASSESSMENT FORM – Part III
Project Name: City Harbor
Date Created: 12-3-19 Updated 2-20-20

IMPACT ON AESTHETIC RESOURCES

Existing Conditions
According to the Tompkins County Scenic Resource Views, there are no scenic resources located adjacent to or in vicinity of the Project Site. Additionally, there are no locally identified scenic resources located near the project site.

The project site currently is surrounded by the municipal golf course, TCAT garages, and commercial industrial type uses to the north, Cascadilla Creek and the IAWWTF and Farmers’ Market to the south, and the Flood Control Channel to the west. The site itself contains a variety of marine-based businesses, light industrial/commercial uses and restaurant/entertainment venue. A large portion of the site has been used for winter boat storage. A portion of the project contains Pier Road and is within the golf course.

Proposed Conditions
The project will introduce higher-density housing, a restaurant and a medical office building to the waterfront new land uses and building types in this location, all of which are allowed in the City’s Newman District. The Point West building has ground floor commercial with four stories of residential above. The building features an expansive raised outdoor patio with wide steps leading down to the waterfront promenade. The Point East has five stories of residential use and some interior ground floor parking. The medical office building on Willow Ave is three stories.

Impacts and Mitigations
The project will be highly visible to users of Cass Park, Newman Golf Course, the southern end of Cayuga Lake, and portions of the Flood Control Channel. From all these vantage points, views of the site will be dramatically altered. The project will also be visible from limited vantage points on East and West Hills. The Waterfront Plan, adopted in December 2019 and previously adopted zoning, encourages mixed use and housing development in waterfront areas designed in such a way that enhances the character of the district. Therefore, visibility itself does not have a negative impact provided that architectural design enhances the character of the district. (Also see impact on Community Plans)

The applicant has proposed the following architectural and site features that enhance the character of the district and mitigate any aesthetic impact to the surrounding areas:

- The Point East & West Buildings contain significant architectural detail and variation and high quality materials. Upper stories are a darker color to reduce the apparent mass of the buildings
- The design of the MOB has evolved significantly over the last several months in response to the Lead Agency’s comments. Elevations of the building dated 12-17-19 show the following elements:
  - The entrance has been relocated as close as possible to Willow Avenue and a pedestrian plaza has been added to better connect the building to Willow Avenue and the CWT
  - The applicant has incorporated more varied materials and architectural detail to all building facades
  - The applicant has altered the interior layout of the building so that more windows can be placed on the ground floor of the façade facing Willow Avenue
• The project includes a publicly accessible waterfront promenade, a paddle park and other waterfront features that offers public views across the water that were not previously available to the public
• The project retains and expands upon water dependent activities including boat docking

Based on the information above, the Lead Agency has determined that no significant impacts to aesthetic resources is anticipated.

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

Existing Conditions
The site is not located within an historic district, and the existing site is not designated at the local or state level as an historic resource. The EAF Mapper identified the site as being within an archeologically sensitive area. The project site has been extensively disturbed/developed since approximately 1906. The 1919 Sanborn Maps show a continuous line of small boathouses along the north bank of (what is now) Cascadilla Creek. The site is currently used for activities related to boating, including boat sales, storage, repair, and fueling and also contains a nightclub. There are several buildings on the site used for a variety of commercial and warehousing purposes.

Proposed Conditions
The applicant proposes to redevelop the 8.33-acre project site and make improvements to 2.02 acres of adjacent City land. 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.

Impacts and Mitigations
The applicant submitted the project to the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) in April 2019 to obtain a ‘letter of no impact’. OPRHP determined that the project site is sensitive for Native American archaeological resources. OPRHP understands that although much of the project site has been disturbed, the central portion of the project site, where boats have been routinely stored, may have not been disturbed and warrants a Phase 1A archaeological survey. In response, field investigations needed for a Phase 1A archaeological assessment for the central portion of the site were conducted by the Public Archaeological Facility (PAF) at Binghamton University in mid-June. The PAF Phase 1A Cultural Resource Assessment (‘Assessment’) dated June 25, 2019 states “there is a low potential to find intact precontact archaeological site in the project area. Potential sites associated with map documented early 20th century boathouses have also been impacted by utility installation, creek channelizing, and subsequent development”. It was the recommendation from PAF that no further archaeological testing would be needed. The Assessment was submitted to OPRHP and subsequently a letter of ‘no impact’ dated July 10, 2019 was received from OPRHP.
Although a similar investigation was not done for the City-owned portion of the site, it is unlikely that intact archeological deposits would not be found in this area as it was previously disturbed during construction of the flood control channel and the golf course.

As a result of historic site use and based on the information provided above, the Lead Agency has determined no significant impact on historic and archaeological resources is anticipated.

**IMPACT ON OPEN SPACE AND RECREATION**

**Existing Conditions**
The private portion of the project site is adjacent to the publically owned Newman Golf Course and Cascadilla Creek while the City portion of the project is within the golf course and adjacent to the Flood Control Channel. It contains parking for the golf course and a small club house. The project site is contiguous to the 6-mile long CWT. The project site currently has 64 seasonal docks with 127 berths and a boat fueling station.

**Proposed Conditions**
The project will locate approximately 156 housing units, a 60,000 SF MOB and 15,743 SF of ground floor commercial (expected to be a restaurant) adjacent to the CWT. This can be expected to significantly increase use of the trail for both recreation and transportation.

The project incorporates the following features that expand recreational access as well as improving existing facilities.

- Publicly 1,500 + foot accessible waterfront promenade
- Point West Building patio & steps
- Paddle Park on Cascadilla Creek
- Two internal waterfront parks
- Street trees and sidewalks on Pier Road
- Parking for waterfront users
- Reconstruction of the existing seawall & docks
- Relocation and retention of a boat fueling station
- A new 5,500 SF clubhouse and marine center in Phase 2 of the project
- Improvements to Golf Course in Phase 2 of the project

**Impacts and Mitigations**
The overall project will positively impact users of open space and recreation both visually and in terms of access. During construction there will be temporary construction-related noise, odors, and circulation impacts that may affect users of the existing recreational facilities.

The project is expected to significantly increase use of the CWT, for both recreation and transportation.

Some concerns have been raised regarding the project’s potential impact to bike and pedestrian users of the CWT — both during construction and after the project is completed. These include the following issues addressed below:
Temporary closing of, or damage to, the CWT during construction: Two vehicular entrances into the site will cross the trail along Willow Avenue — one of which is at an existing curbcut. This will require temporary closing of these sections and rebuilding/repair after completion. The applicant intends to stage and perform all internal construction activities within the boundaries of the project site, however damage to the trail is possible due to the proximity of the construction activity.

Mitigations:
- The number of vehicular access points crossing the trail will be reduced from 4 to 2.
- The applicant will work with the City Engineer to insure that lines of sight are maintained and appropriate signage and pedestrian crossings are incorporated into the curb cuts across the CWT.
- The applicant shall submit documentation that public access to the promenade will be maintained.
- The applicant will coordinate with the City Transportation Engineer to provide appropriate signage and an alternate route for any proposed temporary CWT trail closure.
- Any damage done to the CWT and associated landscaping as a result of project construction activities, shall be corrected by the applicant to the satisfaction of the City Transportation Engineer and the City Forestry Technician, before a Certificate of Occupancy is granted.

Based on the information above, the Lead Agency has determined that no significant impact to open space and recreation is anticipated.

IMPACT ON CRITICAL ENVIRONMENTAL AREAS
There are no critical environmental areas located within the City of Ithaca. However, Tompkins County identifies Unique Natural Areas (“UNAs”) throughout the county, which are part of the landscape that has outstanding geological and environmental qualities, such as special natural communities, or plants and animals that are rare or scarce elsewhere in the county or region. A UNA is not a regulatory designation and does not provide legal protection for an area, but signals that special resources may exist that require project modification.

The closest UNAs to the project are UNA 98 - Hog Hole and UNA 99-Biological Station, both of which are more than ¼ of a mile from the project site.

As a result of the information provided above and in discussions with the applicant, the Lead Agency has determined no significant impact to Critical Environmental Areas is anticipated.

IMPACT ON TRANSPORTATION
Existing Conditions:
The project site fronts two City Streets- Pier Road and Willow Ave. Vehicular access to the site is currently via multiple curb cuts on Willow Ave and a driveway at the end of Pier Road. Phase 2 portions of the project include City property for which vehicular access and parking are in the City ROW of Pier Road. Parking on the site is currently scattered and disorganized.
The signalized intersection at Willow Ave/Dey St and NYS Route 13 is the one point of vehicular access to the project area (which includes all sites in the Newman District as well as the Newman Golf Course). The west side of the intersection (at Willow and Rte 13) also has a restricted railroad crossing. Traffic loads from this area currently affecting the intersection are generated by the golf course, the City’s Streets and Facilities operations, TCAT’s bus garage, and a variety of commercial uses including a nightclub, marina operation, a construction company and other smaller-scale retailers.

NYS Rte 13 is a heavily traveled road and the City’s major north south transportation corridor. It is a two-way limited access divided highway from the northern City limit to north of Cascadila Street – where it splits into the two one ways of Meadow and Fulton Streets. It then converges to a four lane street at S Meadow where it travels through the southwest commercial area and out of the city.

The applicant has submitted Technical Memo #1 (updated from July 11, 2019) dated 1-27-20 titled Multi Modal Impact Evaluation and Prepared by SFR Associates. Information in the study looks at the vehicular capacity and Level of Service (LOS) at a number of intersection with in the Rte 13 corridor under existing conditions, background growth conditions and full buildout. Under existing conditions, some turning movements at several intersections function at LOS below “C” during the am and pm peak hours. The Willow-Dey and Rte 13 intersection currently operates at an average Level of Service (LOS) “C” during the am peak hour and LOS “D” during the pm peak hour with some movements at LOS “E” and “F”. Under background growth conditions (projected growth, excluding the project) some intersections continue to decline slightly (see Table IX).

The City’s vision for Rte 13, as described in the Comprehensive Plan, is for the eventual transformation of the limited access portion of Rte 13 into an Urban Boulevard. The City wants to reestablish a street grid connecting the growing west side and urbanized east side of Rte 13 by, among other things, slowing traffic, providing pedestrian and bike amenities and improved crossings, adding an intersection at fifth street, installing landscaping and sidewalks and encouraging new developments to face the street. The City submitted a Federal Build Grant in 2018 to fund the design and study needed to implement this idea. The City has also made significant improvements to pedestrian and bike infrastructure in the project area. In 2010 the city installed a segment of the CWT (a six mile trail connecting Stewart Park to Treman Marine Park and the Black Diamond Trail), including a bridge over Fall Creek in 2010. In 2015 the City improved the pedestrian crossings at the Rte 13 and Willow-Dey intersection to better connect the project area and the CWT to the City core. The improvements included constructing an accessible sidewalk over the railroad tracks and adding a pedestrian crossing signal to the light. NYS DOT recently improved the intersection with a Lead Pedestrian Interval (LPI) on the existing light.

The project site is on the CWT- a six-mile trail running from Stewart Park to Treman Marine Park and providing a pedestrian and bike connection to many waterfront destinations, goods and services including two supermarkets, the Ithaca Farmers’ Market, Ithaca High and Boynton Middle Schools, restaurants, athletic facilities, the Black Diamond trail, etc.

**Proposed Conditions:**
The building program will be a total of 316,280 SF consisting of (1) 60,000 SF MOB, (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 parking at the golf course, installation of the new fueling dock and tank, the 5,500 Newman Community Center, removal of the existing clubhouse and relocation of the 9th 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.

The applicant has submitted a Traffic Analysis Technical Letter dated February 24, 2020 from David Kruse of SRF Associates to Eric Hathaway, City Transportation Engineer. The letter expands the previous traffic analysis to include Phase 1 building conditions using trip generation estimated based on the number of employees at the MOB in addition to the previously estimated generation based on the size of the MOB. Capacity analysis Tables 4 and 5 of the document compare capacity for Background Conditions, Phase 1 Buildout (without Mitigations) and Phase 1 Buildout with full mitigations for each scenario–

Impacts

Vehicular Impacts

Below is a summary of vehicular impacts. Most of the impacts are expected after full occupancy of Phase 1 of the project. 

1. The proposed project is expected to generate approximately 162 entering/100 exiting new vehicle trips during the weekday AM peak hour and 152 entering/205 exiting new vehicle trips during the PM peak hour using Institute of Transportation Engineers (ITE) data.

2. Impacts at the Meadow/Willow-Dey intersection are, in part, a direct result of a new Leading Pedestrian Interval (LPI) installed at the intersection by NYSDOT:
   a. Between Background and Full Build conditions, the eastbound (EB) (Willow Ave) left and thru movements change from Level of Service (LOS) “C” to “D” during both peak hours. The westbound (WB) (Dey St) left movement changes from LOS “D” to “E” during the PM peak hour. The overall LOS changes from LOS “C” to “D” during the AM peak hour.
   b. Under Full Build Conditions, all Meadow Street northbound (NB) and southbound (SB) movements are projected to operate at LOS “E” or better during both the AM and PM peak hours. The SB thru movement is projected to operate at LOS “E” during the PM peak hour.

3. Other intersections experiencing decreases in LOS between Background and Full Build conditions include:
a. Meadow/Third – the NB left movement changes from LOS “E” to “F” during the PM peak hour.
b. Meadow/Court – the WB right movement changes from LOS “B” to “C” during the PM peak hour while the EB left and thru movements change from LOS “C” to “D” during the AM peak hour.
c. Fulton/Buffalo – the WB thru and SB left movements change from LOS “B” to “C” during the AM peak hour.
d. Fulton/W. State St – the WB left movement increases in average delay of 8 seconds of delay per vehicle during the AM peak hour; an increase in average delay of nearly 12 seconds of delay per vehicle during the PM peak hour.
e. Fulton/Meadow/Clinton – the NB right movement changes from LOS “D” to “E” during the PM peak hour.
f. Taughannock/W. Buffalo – the WB left movement changes from LOS “D” to “E” during the AM peak hour. The EB left movement increases in average delay of 48.7 seconds of delay per vehicle during the PM peak hour.

4. 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 (356.8) hours under Background conditions to 222.8 (383.7) hours under Full Build conditions during the AM (PM) peak hours, respectively.
   • Total delay per vehicle increases from 87.0 (135.2) seconds under Background conditions to 96.6 (140.1) seconds under Full Build conditions during the AM (PM) peak hours, respectively. This means that the average motorist will experience an additional 9.6 seconds of delay during the AM peak hour and an additional 4.9 seconds of delay during the PM peak hour.
   • Total travel time increases from 434.0 (871.2) hours under Background conditions to 475.2 (1002.9) hours under Full Build conditions during the AM (PM) peak hours, respectively.

Mitigations

Mitigating Factors: (see description below)
   • Existing Condition – location proximate to CWT
   • Existing Condition- Site location walking/biking distance to two grocery stores, Ithaca Farmers Market
   • Mixed Use development – locating jobs, housing and retail in the same location (see description below)

Mitigations to reduce peak hour vehicle trips:
   • Parking reduction/shared parking (see description below)
   • TMD Program (see description below)
   • Onsite Ped/Bike improvements (see description below)
   • Ped-bike safety improvements in Willow-Dey Rte 13 crossing (see description below)
   • Additional transit Stops (see description below)
   • Updated TIS after completion and occupancy of Phase 1 to determine if TDM is effective and estimated trips are accurate.

Mitigations to increase vehicular capacity:
• Widening of Willow Ave to accommodate a left turn and shared thru/right turn lane (see description below need updated drawing)
• Installing northbound and southbound right turn lanes on N Meadow/Rte 13. This mitigation conflicts with the City vision of transforming Rte 13 into an Urban Blvd because it widens the street.
• Installing a northbound right turn lane with a center island as pedestrian refuge (see description below)
• Lengthening the existing North bound left turn lane (does not require widening)
• Signal phasing for concurrent left-turn movements

Details of Mitigations

The project location and program provide mitigations factors. The project site is connected by sidewalk to the existing pedestrian and bike infrastructure of the CWT. As the waterfront continues to develop, the CWT which is predominantly used for recreation, will continue to grow in importance as a means of transportation within the waterfront connecting people to centers of employment, housing, goods and services and recreation. The project site will also be connected by sidewalk to three signalized crossings of Rte 13 – the existing crossings at Third and Cascadilla Streets and the new crossing at Fifth St. See attached connectivity diagram dated XXX

By design, mixed-use development has the potential to reduce car trips. The project will locate 208 new homes on the same site as approximately 150 jobs and medical services related to the MOB, retail and new and existing recreation facilities. In addition two grocery stores are within ½ mile of the site accessible by the CWT. Increasing housing within the City will result in fewer daily in-commuters and while housing, jobs and services in one location will reduce the need for vehicle trips for the activities of daily living. The potential reduction has not been calculated in the TIS.

Parking reduction/shared parking

Parking reductions over anticipated need (refer to previous totals):

• The applicant is provided one space per residential unit
• Insert explanation of shared parking

The applicant has also provided an updated and undated drawing titled “Shared Parking Diagram (G103)” showing how parking will be shared among users. The updated diagram includes 37 spaces, originally proposed for construction in Phase 1, which the applicant will bank for construction during Phase 2 after a parking utilization study determines if they are needed.

TMD Program

The applicant has submitted the following statement commitment in a letter dated 3-18-20 from David Kruse to Lisa Nicholas

"As stated in the January 2020 Tech Memo, the project applicant is committed to reducing the project site's travel and parking demands and will utilize a combination of the TDM strategies described"
within. The goal of this plan is to reduce SOV trips by 15% from baseline mode shares (in this case, nearly 100% SOV as a conservative approach) within two years of project site occupancy. The Tech Memo describes the measurable components for each TDM strategy chosen for this project. The applicant is committed to implementing the following TDM strategies:

- Promotion & education of existing and future programs highlighting ways site users can reduce SOV trips and reduce on-site parking needs.
- Transit facilities & accommodations will provide two on-site bus stops for use by TCAT.
- Roadway improvements to enhance pedestrian and bicycle connectivity and accessibility to the site, adjacent CWT, and neighborhoods across NYS-13.
- Car share to offer on-site fleet vehicles for use by site users.
- Bike share (Lime Bike share)
- Unbundled parking (and 1 space per unit) separating the cost of parking from apartment rents.
- Bike storage will be provided on-site in safe, convenient, and accessible places for all site users.
- Shower facilities for bicyclists

While some elements of the projects this plan are well defined, others such as car and bike sharing, educational programs, and employee incentive programs have yet to be identified and/or verified. A more detailed TDMP will be developed and approved by the Planning Board before certificate of Occupancy of Phase 1.

Onsite and Offsite Ped/Bike Improvements

The TDM plan will increase the need for and use of pedestrian and bike facilities. As the waterfront continues to develop the CWT, which is predominantly used for recreation, will continue to grow in importance as a means of transportation within the waterfront connecting people to centers of employment, housing, goods and services and recreation. The project provides the following improvements to the CWT:

- A 1,570 linear foot waterfront pedestrian walkway which will serve as a spur to the CWT
- Reduction in number of curb cuts on the waterfront trail will reduce the points of potential vehicular/ped-bike conflict. Raised crosswalks and signage will be provided at new curb cuts
- The medical building will interface with the CWT by means of a large plaza with bike parking, seating and landscaping.

The project provides the following new and improved bike and pedestrian facilities:

- Project will add sidewalks and a tree lawn on Pier Road - south of Willow Ave
- Pedestrian Lead Interval (PLI) signal will be/has been installed by DOT
- The applicant has provided schematic designs for the Installation of a median refuge/island of at least 10 feet wide in the center of Rte 13 (cite diagram) to improve pedestrian/bike safety and to further the City’s vision of Rte 13 as an urban boulevard:
After full occupancy of Phase 1 and before Phase 2 permitting, the applicant has agreed to submit an updated TIS and parking utilization survey to determine if TDM is effective and estimated trips are accurate.

Transit
The project will increase the need for and use of public transit. The applicant is proposing two new transit stops on the property (VERIFY & Document) – Linc and David to get letter from TCAT saying that they are willing to do this.

As a result of the information provided above, the Lead Agency has determined that the applicant has mitigated the impacts to transportation to the maximum extent practicable. Although there is added vehicular burden on the capacity of Rte 13, the applicant has proposed project features and provided mitigations that will increase the ability to travel safely to and from the site by bus, bike or walking. The applicant has also provided mitigations to increase vehicular capacity that do not conflict with pedestrian and bike comfort and safety. In addition, the project’s location on the CWT provides access to a bike and pedestrian network connecting the entire waterfront and beyond.

IMPACT ON ENERGY

Existing Conditions
The project site contains low density commercial uses. No information has been provided about current energy use.

Proposed Conditions
Based on information provided in the FEAF Part 1 submitted by the applicant, energy usage for the overall project is expected to be 1,900,000 KWH.

Impacts and Mitigations
The proposed City Harbor Development is situated directly adjacent to the outfall pipe from the Ithaca Area Waste Water Treatment Facility (IAWWTF). The 4-foot diameter outfall pipe returns treated effluent to Cayuga Lake. This effluent provides a source-sink energy medium where the temperature of the effluent is warmer than would be anticipated from a properly sized geothermal well field system in the winter months (50 degrees versus 40 degrees), and colder than a properly sized geothermal well field in the summer months (76 degrees versus 90 degrees). Water source heat pumps, energy efficient equipment that can heat and cool a building, are able to make use of any type of water and their efficiency is improved as the temperature of the source is increased in winter months and reduced in summer months. Recognizing there is a potential for reducing the carbon footprint of the proposed City Harbor Development, the owners of City Harbor, LLC commissioned Taitem Engineering, PC to complete a feasibility study to determine the viability of using the effluent water to heat and cool the proposed buildings within the City Harbor Development. Compared to a standard geothermal heat pump ground loop installation, the Taitem study suggests the effluent source can realize energy savings through increased heat pump efficiency. The savings in energy cost over time when weighed against the initial capital investment for the infrastructure support continued evaluation of the effluent water source. To this end, the City Harbor Development expects to pursue a long-term agreement through the Special Joint
Committee (SJC) and the municipal owners of the IAWWTF (City of Ithaca, Town of Ithaca and Town of Dryden). In addition to resolving the governance issues, the City Harbor design consultants will facilitate a dialogue with NYSDEC and the IAWWTF Operator to determine if the IAWWTF discharge permit will be impacted in any way as a result of tapping into the outfall pipe.

As a result from the information provided above, the Lead Agency has determined that no significant impact to energy is anticipated.

**IMPACT ON NOISE, ODOR, AND LIGHT**

**Proposed Conditions**

The proposed project introduces higher density residential, medical and commercial use and in a currently low density area. These uses will increase normal background noise in the area but are not expected to exceed the City’s noise ordinance. Construction activities, particularly foundation preparation is expected to last 4-5 months and will include trucking of fill and construction materials as well as pile driving. Completion of the building architecture and site improvements is expected to last an additional 12-13 months. See expanded description in Impact on Land.

Lighting of the proposed public waterfront promenade, complete streets, and parking areas will utilize LED fixtures mounted at heights of 14-25 feet and spaced appropriately to provide acceptable levels of illumination for an urban residential setting. The same style of poles and fixtures will be used consistently throughout the project site. Fixtures will cast zero up-light and be International Dark-Sky approved. Accent lighting elements within landscaped areas and outdoor gathering spaces will be ground mounted, low-voltage LED fixtures.

**Impacts and Mitigations**

The site is not proximate to any housing development, so disturbances to residential use are expected to be minimal. Any construction noise will mostly affect recreational users, Farmers Market patrons, commercial establishments, public, and TCAT workers. In accordance with City regulations: all noise producing construction activity will be limited to Monday through Saturday from 7:30 a.m. to 7:30 p.m.

When pile driving is in progress, applicant shall post signs along the CWT warning trail users of this unusually loud construction activity.

**IMPACT ON HUMAN HEALTH**

A Phase 1 Environmental Site Assessment was performed by Fagan Engineers and Land Surveyors, PC in September of 2017 for the lands currently owned by City Harbor, LLC and The Guthrie Clinic. As a boatyard and marina facility for over 100 years it was expected that petroleum underground storage tanks would have been used on the premises. Consistent with the NYSDEC Spills Incidents database, the assessment documented Historical Recognized Environmental Conditions (HREC). HREC are defined as a past release of any hazardous substances or petroleum products on or near the property. The following HREC associated with the City Harbor and Guthrie lands were identified:

- **“DEC Spill File #94-06303: In August of 1994, a tank was discovered in an excavation while utility lines were being installed. 25 gallons or product were released into the surface water and 5 gallons**
were recovered. Soil samples were collected from the excavation pit and the spill was closed on September 22, 2017.”

- “DEC Spill File:11-03494: In June of 2011, a tank test failure was the result if a breach of the interstitial lining of one of the onsite tanks. No product was released into the environment. The gasoline was removed from the tank and the tank has since been removed. The file was close in August 2011.”

- PBS number is 7-426784: In July of 2009, the site was cited for petroleum bulk storage tank violations during inspections conducted by the DEC. Violations were related to inventory records and color code and labeling requirements for the tanks. The owner at the time paid a fine and agreed to comply with the record keeping requirements.

A second Phase 1 ESA was performed by Fagan in February 2019 for the Haunt parcel at #702 Willow Avenue. The ESA revealed evidence that a gasoline tank was at one time located on the property and that no records of registration and approved ‘closure-removal’ were discovered. Subsequent to this finding, City Harbor, LLC initiated a site investigation to detect the presence of an underground tank. A buried 2,000-gallon steel tank was ultimately located using ground penetrating radar technology. NYSDEC was promptly notified and the site was assigned Spill No. 1812665. Removal of the tank and content disposal was completed and documented properly including soil sampling and laboratory analysis for VOCs, SVOCs and lead. NYSDEC assigned a ‘closed’ status on April 9, 2019.

Asbestos inspections were performed in October, 2017 by the LCP Group, Inc. in the existing buildings at #101 Pier Road, #708, #712, #714 and #720 Willow Avenue to identify and quantify the types of asbestos containing building materials (ACBM) present in the buildings prior to demolition. Two samples were obtained at each sampling location within each building. Asbestos samples all tested negative, except for samples obtained within the floor tile at 101 Pier Road, Mike’s Marina Service. An asbestos abatement plan will be prepared and submitted to the City Building Department to specify the methods, protections and monitoring commensurate with removing the floor tile and all work will be done by a profession licensed in the state of New York to perform asbestos removal.

As a result of the information and mitigation measures provided above, the Lead Agency has determined no significant impact to human health is anticipated.

CONSISTENCY WITH COMMUNITY PLANS
The project site is in the Newman District, identified in the 2019 Waterfront Plan as an area with both challenges and opportunities for new mixed-use development. Challenges include the predominance of public works facilities and a single point of access to cross the railroad tracks from Route 13. Opportunities include its prime location on the water and near waterfront parks as well as the presence of the CWT which connects the district to Stewart Park, the Ithaca Farmers Market, and other points beyond.

The project includes uses that promote the planned characteristics identified in the Waterfront Plan such as mixed-use housing with ground floor retail and/or restaurants water dependent uses, such as boating centers and docks and public recreational access along the waterfront.
The project will require area variances for the Point East and West Buildings from Newman District regulations that require a 12’ stepback above the third floor for all water-facing buildings. The Lead Agency has reviewed numerous visualizations (cite drawings) demonstrating the impact of the requested variance. The Lead Agency has determined that, with the proposed mitigations below, the buildings are consistent the intent to provide openness and access in waterfront development. Mitigations proposed by the applicant as mitigation for proposed step back:

- Color and material change on upper floors make upper floors appear to recede (reference drawings)
- Building are set back a larger distance from the top of bank than is required and are positioned at slight angles to provide increased openness along the waterfront.

Based on the information described above, the Lead Agency has determined that no significant impact to community plans is anticipated.

**CONSISTENCY WITH COMMUNITY CHARACTER**

**Existing Conditions**

**Water Service**
Properties on Willow Avenue and Pier Road are currently served by a single City water main consisting of 6-inch and 8-inch pipe extended from the east side of NYS Route 13. Static main pressure is 88 psi. The City distribution system east of NYS Route 13 is robust in main size, looping and fire flow capacity. The Willow Avenue main, however, has limited fire flow capacity and has no redundant network in the event of a main shutdown for routine or emergency repair. As confirmed from City test records and computer hydraulic modeling, fire hydrant flow at the intersection of Pier Road and Willow Avenue is in the range of 625-675 gpm.

**Sanitary Sewer**
Existing buildings fronting on Willow Avenue have been directly connected to the City’s gravity main installed beneath the street. The Johnson’s Boat Yard and Newman Golf Course Clubhouse drain to the City’s Pier Road Lift Station (Lift Station). Sewage is then pumped into the Willow Avenue gravity main using the City’s 8-inch force main under Pier Road. This force main also serves the City’s Cass Park Lift Station.

**Proposed Conditions**

**Water Service**
To improve fire hydrant flow and system redundancy the City Harbor Development is proposing to participate in the extension of a new municipal main between a City main north of the IAWWTF and the dead-end main on Pier Road. A total of 1,000 feet of 8-inch pipe will routed through the City Harbor Development and under Cascadilla Creek to the south side of the CWT. The crossing beneath Cascadilla Creek can be completed with directional drilling techniques to avoid stream disturbance. It is suggested that ultimate completion of the loop south of the CWT, roughly 250 feet will be sponsored by the City. Permanent easements to the City for the new main will be granted across the City Harbor and Guthrie...
parcels. Hydraulic modeling results predict that fire hydrant flows in the Willow Avenue/Pier Road distribution system will increase nearly three-fold to 1,750 gpm.

Sanitary Sewer
The proposed City Harbor buildings are all well distant from the Willow Avenue gravity main and the extension of conventional gravity pipe to serve these building is precluded. Instead, sewage from the City Harbor buildings, as well as the Clubhouse or future Newman Community Center, will be collected in private laterals and drained into the Lift Station wet well. The Lift Station is relatively aged and the wet well/pump system is only sized for minimal sewage loadings. The increase in average day sewage loadings will trigger a complete replacement of the Lift Station wet well, pumps and control system. Subject to City approval, this replacement work will be completed by the City Harbor Development. Ownership, operation and maintenance of the new Lift Station will remain with the City.

Impacts and Mitigations
Tom Parsons, City of Ithaca Fire Chief, as submitted a letter dated 2-13-20 to Lisa Nicholas regarding fire access for the City Harbor Development. Parsons expressed concerns about providing fire access to the project due to the low but real risk of train blockage at Willow Ave, the one means of access to the site. Parson concludes:

Using the guidance of the International Fire Code Section D106, I propose that the project can move forward under four conditions:

1. The number of dwelling units constructed west of the Willow Ave Railroad Crossing be limited to 100;
2. A plan is developed that provides a second access road for emergency services vehicles to use in the event that Willow Ave is obstructed. The additional access route can be a gated or a limited-access road. The Fire Chief shall approve the design;
3. If more than 100 dwelling units are constructed west of the Willow Ave Railroad crossing, a second access road for emergency services vehicles shall be provided; and
4. If more than 200 dwelling units are constructed west of the Willow Ave Railroad Crossing, a Fire Apparatus Access Road, compliant with the International Fire Code Section D106.2, shall be provided.

Phase 2 of the project will require resolution of chief Parson’s concerns.

Based on the information provided above, the Lead Agency has determined no significant impact on community character is anticipated.

Prepared by: Lisa Nicholas, Deputy Director of Planning, AICP
WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, 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 City of Ithaca Planning and Development Board has one pending application for site plan approval a mixed use project at 902 Taber & 120-140 Brindley St by Jason K Demarest for Ithaca Aeroplane Factory, Project Sponsor, and

WHEREAS: the applicant is proposing to build a four-story mixed use building with a footprint of approximately 3,582 SF (GFA 14,328 SF). The 1.55-acre project site contains (2) one-story and (1) two-story commercial buildings, as well as parking, landscaping, and some out-buildings. The new building will contain office and retail on the first floor, office and residential on the second and third floors, and residential on the fourth floor for a total of five apartments, 1,100 SF of new commercial and approximately 6,000 SF of new office space. Site improvements will include two new curb cuts, an outdoor patio, landscaping, and a sidewalk and tree lawn along Taber Street. Phase 2 will include a 2,000 SF addition on the building closest to Taber Street. As part of the project, the property line on Taber Street will be moved to the north and property to the south will be incorporated into the street right-of-way to allow for a consistent width of 55 feet, and

WHEREAS: This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B. (1)(h) [2] and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (11) and is subject to environmental review, and

WHEREAS: NYS Department of Environmental Conservation, and the Tompkins County Department of Health, both potentially involved agencies in this action, have consented to the Planning Board acting as Lead Agency for this project, now, therefore be it

RESOLVED: that the City of Ithaca Planning and Development Board does, by way of this resolution, declare itself Lead Agency in Environmental Review for the proposed project.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent: One
Vacancies: None
Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency’s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:
- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

### 1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

If “Yes”, answer questions a - j. If “No”, move on to Section 2.

<table>
<thead>
<tr>
<th>Question</th>
<th>Relevant Part I Question(s)</th>
<th>Yes</th>
<th>Moderate to large impact may occur</th>
<th>No, or small impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may involve construction on land where depth to water table is less than 3 feet.</td>
<td>E2d</td>
<td>✔</td>
<td>✔</td>
<td>🔔</td>
</tr>
<tr>
<td>b. The proposed action may involve construction on slopes of 15% or greater.</td>
<td>E2f</td>
<td>✔</td>
<td>✔</td>
<td>🔔</td>
</tr>
<tr>
<td>c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.</td>
<td>E2a</td>
<td>✔</td>
<td>✔</td>
<td>🔔</td>
</tr>
<tr>
<td>d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.</td>
<td>D2a</td>
<td>✔</td>
<td>✔</td>
<td>🔔</td>
</tr>
<tr>
<td>e. The proposed action may involve construction that continues for more than one year or in multiple phases.</td>
<td>D1e</td>
<td>✔</td>
<td>✔</td>
<td>🔔</td>
</tr>
<tr>
<td>f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).</td>
<td>D2e, D2q</td>
<td>✔</td>
<td>✔</td>
<td>🔔</td>
</tr>
<tr>
<td>g. The proposed action is, or may be, located within a Coastal Erosion hazard area.</td>
<td>Bli</td>
<td>✔</td>
<td>✔</td>
<td>🔔</td>
</tr>
<tr>
<td>h. Other impacts: Need Limits of Disturbance, demo Plan etc</td>
<td></td>
<td></td>
<td></td>
<td>⬜</td>
</tr>
</tbody>
</table>
2. Impact on Geological Features
The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) If “Yes”, answer questions a - c. If “No”, move on to Section 3.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Identify the specific land form(s) attached: ________________________________</td>
<td>E2g</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: ________________________________</td>
<td>E3c</td>
<td>☐</td>
</tr>
<tr>
<td>c. Other impacts: ____________________________________________________________</td>
<td></td>
<td>☐</td>
</tr>
</tbody>
</table>

3. Impacts on Surface Water
The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) If “Yes”, answer questions a - l. If “No”, move on to Section 4.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may create a new water body.</td>
<td>D2b, D1h</td>
<td>☑</td>
</tr>
<tr>
<td>b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.</td>
<td>D2b</td>
<td>☑</td>
</tr>
<tr>
<td>c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.</td>
<td>D2a</td>
<td>☑</td>
</tr>
<tr>
<td>d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.</td>
<td>E2h</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.</td>
<td>D2a, D2h</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.</td>
<td>D2c</td>
<td>☑</td>
</tr>
<tr>
<td>g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).</td>
<td>D2d</td>
<td>☑</td>
</tr>
<tr>
<td>h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.</td>
<td>D2e</td>
<td>☐</td>
</tr>
<tr>
<td>i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.</td>
<td>E2h</td>
<td>☐</td>
</tr>
<tr>
<td>j. The proposed action may involve the application of pesticides or herbicides in or around any water body.</td>
<td>D2q, E2h</td>
<td>☑</td>
</tr>
<tr>
<td>k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.</td>
<td>D1a, D2d</td>
<td>☑</td>
</tr>
</tbody>
</table>
4. **Impact on groundwater**

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

*If “Yes”, answer questions a - h. If “No”, move on to Section 5.*

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a.</strong> The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.</td>
<td>D2c</td>
<td>☐</td>
</tr>
<tr>
<td><strong>b.</strong> Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer.</td>
<td>D2c</td>
<td>☐</td>
</tr>
<tr>
<td>Cite Source:</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>c.</strong> The proposed action may allow or result in residential uses in areas without water and sewer services.</td>
<td>D1a, D2c</td>
<td>☐</td>
</tr>
<tr>
<td><strong>d.</strong> The proposed action may include or require wastewater discharged to groundwater.</td>
<td>D2d, E2l</td>
<td>☐</td>
</tr>
<tr>
<td><strong>e.</strong> The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.</td>
<td>D2c, E1f, E1g, E1h</td>
<td>☐</td>
</tr>
<tr>
<td><strong>f.</strong> The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.</td>
<td>D2p, E2l</td>
<td>☐</td>
</tr>
<tr>
<td><strong>g.</strong> The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.</td>
<td>E2h, D2q, E2l, D2c</td>
<td>☐</td>
</tr>
<tr>
<td><strong>h.</strong> Other impacts: ____________________________________________________________</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5. **Impact on Flooding**

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

*If “Yes”, answer questions a - g. If “No”, move on to Section 6.*

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a.</strong> The proposed action may result in development in a designated floodway.</td>
<td>E2i</td>
<td>☐</td>
</tr>
<tr>
<td><strong>b.</strong> The proposed action may result in development within a 100 year floodplain.</td>
<td>E2j</td>
<td>☐</td>
</tr>
<tr>
<td><strong>c.</strong> The proposed action may result in development within a 500 year floodplain.</td>
<td>E2k</td>
<td>☐</td>
</tr>
<tr>
<td><strong>d.</strong> The proposed action may result in, or require, modification of existing drainage patterns.</td>
<td>D2b, D2e</td>
<td>☐</td>
</tr>
<tr>
<td><strong>e.</strong> The proposed action may change flood water flows that contribute to flooding.</td>
<td>D2b, E2i, E2j, E2k</td>
<td>☐</td>
</tr>
<tr>
<td><strong>f.</strong> If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?</td>
<td>E1e</td>
<td>☐</td>
</tr>
</tbody>
</table>
6. **Impacts on Air**

The proposed action may include a state regulated air emission source.

(See Part 1. D.2.f., D.2.h, D.2.g)

*If “Yes”, answer questions a - f. If “No”, move on to Section 7.*

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:</td>
<td>D2g, D2g, D2g, D2g, D2g, D2h</td>
<td>□</td>
</tr>
<tr>
<td>i. More than 1000 tons/year of carbon dioxide (CO₂)</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>ii. More than 3.5 tons/year of nitrous oxide (N₂O)</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>iv. More than .045 tons/year of sulfur hexafluoride (SF₆)</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>vi. 43 tons/year or more of methane</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.</td>
<td>D2g</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU’s per hour.</td>
<td>D2f, D2g</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.</td>
<td>D2g</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.</td>
<td>D2s</td>
<td>□</td>
</tr>
<tr>
<td>f. Other impacts: Construction impacts only</td>
<td>✔</td>
<td>□</td>
</tr>
</tbody>
</table>
e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.  

f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.  

Source: ____________________________________________________________

g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.  

h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.  

Habitat type & information source: ______________________________________

i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.

j. Other impacts: ____________________________

<table>
<thead>
<tr>
<th>8. Impact on Agricultural Resources</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.</td>
<td>E2c, E3b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).</td>
<td>E1a, E1b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.</td>
<td>E3b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.</td>
<td>E1b, E3a</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may disrupt or prevent installation of an agricultural land management system.</td>
<td>E1a, E1b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.</td>
<td>C2c, C3, D2c, D2d</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.</td>
<td>C2c</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other impacts: Existing vegetation i will be removed. Need more information</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
9. **Impact on Aesthetic Resources**
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

*If “Yes”, answer questions a - g. If “No”, go to Section 10.*  

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.</td>
<td>E3h</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.</td>
<td>E3h, C2b</td>
<td>☐</td>
</tr>
</tbody>
</table>
| c. The proposed action may be visible from publicly accessible vantage points:  
  i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)  
  ii. Year round | E3h | ☐ | ☐ |
| d. The situation or activity in which viewers are engaged while viewing the proposed action is:  
  i. Routine travel by residents, including travel to and from work  
  ii. Recreational or tourism based activities | E3h, E2q, E1c | ☐ | ☐ |
| e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource. | E3h | ☐ | ☐ |
| f. There are similar projects visible within the following distance of the proposed project:  
  0-1/2 mile  
  1/2 -3 mile  
  3-5 mile  
  5+ mile | D1a, E1a, D1f, D1g | ☐ | ☐ |
| g. Other impacts: ______________________________________________________ | ☐ | ☐ |

10. **Impact on Historic and Archeological Resources**
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

*If “Yes”, answer questions a - e. If “No”, go to Section 11.*

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.</td>
<td>E3e</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.</td>
<td>E3f</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: ______________________________________________________</td>
<td>E3g</td>
<td>☐</td>
</tr>
</tbody>
</table>
### d. Other impacts:

If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:

**i.** The proposed action may result in the destruction or alteration of all or part of the site or property.

**ii.** The proposed action may result in the alteration of the property’s setting or integrity.

**iii.** The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.

### 11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.)

*If “Yes”, answer questions a - e. If “No”, go to Section 12.*

<table>
<thead>
<tr>
<th>Question</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.</td>
<td>D2e, E1b E2h, E2m, E2o, E2n, E2p</td>
<td>✔</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in the loss of a current or future recreational resource.</td>
<td>C2a, E1c, C2c, E2q</td>
<td>✔</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may eliminate open space or recreational resource in an area with few such resources.</td>
<td>C2a, C2c E1c, E2q</td>
<td>✔</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may result in loss of an area now used informally by the community as an open space resource.</td>
<td>C2c, E1c</td>
<td>✔</td>
<td>☐</td>
</tr>
<tr>
<td>e. Other impacts: Project is adjacent to Open Space resources</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)

*If “Yes”, answer questions a - c. If “No”, go to Section 13.*

<table>
<thead>
<tr>
<th>Question</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.</td>
<td>E3d</td>
<td>✔</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.</td>
<td>E3d</td>
<td>✔</td>
<td>☐</td>
</tr>
<tr>
<td>c. Other impacts: Project is adjacent to natural areas</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 13. Impact on Transportation
The proposed action may result in a change to existing transportation systems.  
(See Part 1. D.2.j)  
*If “Yes”, answer questions a-f. If “No”, go to Section 14.*

<table>
<thead>
<tr>
<th>Question</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Projected traffic increase may exceed capacity of existing road network.</td>
<td>D2j</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.</td>
<td>D2j</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action will degrade existing transit access.</td>
<td>D2j</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action will degrade existing pedestrian or bicycle accommodations.</td>
<td>D2j</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may alter the present pattern of movement of people or goods.</td>
<td>D2j</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>f. Other impacts: ______________________________________________________</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

The proposed action may cause an increase in the use of any form of energy.  
(See Part 1. D.2.k)  
*If “Yes”, answer questions a-e. If “No”, go to Section 15.*

<table>
<thead>
<tr>
<th>Question</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action will require a new, or an upgrade to an existing, substation.</td>
<td>D2k</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.</td>
<td>D1f, D1q, D2k</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.</td>
<td>D2k</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.</td>
<td>D1g</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e. Other Impacts: ______________________________________________________</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

### 15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting.  
(See Part 1. D.2.m., n., and o.)  
*If “Yes”, answer questions a-f. If “No”, go to Section 16.*

<table>
<thead>
<tr>
<th>Question</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may produce sound above noise levels established by local regulation.</td>
<td>D2m</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.</td>
<td>D2m, E1d</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may result in routine odors for more than one hour per day.</td>
<td>D2o</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
d. The proposed action may result in light shining onto adjoining properties.  

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>D2n</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.  

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>D2n, E1a</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

f. Other impacts: Temporary Construction impacts  

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>E1d</td>
<td>☑</td>
<td>☐</td>
</tr>
</tbody>
</table>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) If “Yes”, answer questions a - m. If “No”, go to Section 17.

| a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community. | E1d | ☑ | ☐ |
| b. The site of the proposed action is currently undergoing remediation. | E1g, E1h | ☑ | ☐ |
| c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action. | E1g, E1h | ☑ | ☐ |
| d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction). | E1g, E1h | ☑ | ☐ |
| e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health. | E1g, E1h | ☑ | ☐ |
| f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health. | D2t | ☑ | ☐ |
| g. The proposed action involves construction or modification of a solid waste management facility. | D2q, E1f | ☑ | ☐ |
| h. The proposed action may result in the unearthing of solid or hazardous waste. | D2q, E1f | ☑ | ☐ |
| i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste. | D2r, D2s | ☑ | ☐ |
| j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste. | E1f, E1g E1h | ☑ | ☐ |
| k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures. | E1f, E1g | ☑ | ☐ |
| l. The proposed action may result in the release of contaminated leachate from the project site. | D2s, E1f, D2r | ☑ | ☐ |

m. Other impacts:  

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>E1d</td>
<td>☑</td>
<td>☐</td>
</tr>
</tbody>
</table>

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### 17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.

(See Part 1. C.1, C.2. and C.3.)

If “Yes”, answer questions a - h. If “No”, go to Section 18.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).</td>
<td>C2, C3, D1a, E1a, E1b</td>
<td>✓</td>
</tr>
<tr>
<td>b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.</td>
<td>C2</td>
<td>✓</td>
</tr>
<tr>
<td>c. The proposed action is inconsistent with local land use plans or zoning regulations.</td>
<td>C2, C2, C3</td>
<td>✓</td>
</tr>
<tr>
<td>d. The proposed action is inconsistent with any County plans, or other regional land use plans.</td>
<td>C2, C2</td>
<td>✓</td>
</tr>
<tr>
<td>e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.</td>
<td>C3, D1c, D1d, D1f, D1d, E1b</td>
<td>✓</td>
</tr>
<tr>
<td>f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.</td>
<td>C4, D2c, D2d, D2j</td>
<td>✓</td>
</tr>
<tr>
<td>g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)</td>
<td>C2a</td>
<td>✓</td>
</tr>
<tr>
<td>h. Other: Action requires area variances</td>
<td></td>
<td>✓</td>
</tr>
</tbody>
</table>

### 18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.

(See Part 1. C.2, C.3, D.2, E.3)

If “Yes”, answer questions a - g. If “No”, proceed to Part 3.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.</td>
<td>E3e, E3f, E3g</td>
<td>✓</td>
</tr>
<tr>
<td>b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)</td>
<td>C4</td>
<td>✓</td>
</tr>
<tr>
<td>c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.</td>
<td>C2, C3, D1f, D1g, E1a</td>
<td>✓</td>
</tr>
<tr>
<td>d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.</td>
<td>C2, E3</td>
<td>✓</td>
</tr>
<tr>
<td>e. The proposed action is inconsistent with the predominant architectural scale and character.</td>
<td>C2, C3</td>
<td>✓</td>
</tr>
<tr>
<td>f. Proposed action is inconsistent with the character of the existing natural landscape.</td>
<td>C2, C3, E1a, E1b, E2g, E2h</td>
<td>✓</td>
</tr>
<tr>
<td>g. Other impacts:</td>
<td></td>
<td>□</td>
</tr>
</tbody>
</table>
PROPOSED RESOLUTION
Declaration of Lead Agency

City of Ithaca Planning & Development Board

Expansion of Religious Facility
102 Willard Way/107 Lake Street
March 31, 2020

WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of
the City Code, Environmental Quality Review, 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 City of Ithaca Planning and Development Board has one pending application for site
plan approval for the expansion of a religious facility at 102 Willard Way / 107 Lake Street by Jason K
Demarest for Chabad Center at Cornell, Project Sponsor, and

WHEREAS: 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, and

WHEREAS: This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance
§176-4 B.(1)(n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b.(11) and is
subject to environmental review, and

WHEREAS: NYS Department of Environmental Conservation, and the Tompkins County Department of
Health, both potentially involved agencies in this action, have consented to the Planning Board acting as
Lead Agency for this project, now, therefore be it

RESOLVED: that the City of Ithaca Planning and Development Board does, by way of this resolution,
declare itself Lead Agency in Environmental Review for the proposed project.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:
- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
   Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
   If “Yes”, answer questions a - j. If “No”, move on to Section 2.

   □ NO  ✔ YES

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may involve construction on land where depth to water table is less than 3 feet.</td>
<td>E2d</td>
<td>☑</td>
</tr>
<tr>
<td>b. The proposed action may involve construction on slopes of 15% or greater.</td>
<td>E2f</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.</td>
<td>E2a</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.</td>
<td>D2a</td>
<td>☑</td>
</tr>
<tr>
<td>e. The proposed action may involve construction that continues for more than one year or in multiple phases.</td>
<td>D1e</td>
<td>☑</td>
</tr>
<tr>
<td>f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).</td>
<td>D2e, D2q</td>
<td>☑</td>
</tr>
<tr>
<td>g. The proposed action is, or may be, located within a Coastal Erosion hazard area.</td>
<td>B1i</td>
<td>☑</td>
</tr>
<tr>
<td>h. Other impacts: Need Limits of Disturbance, demo Plan Geotechnical Report etc</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
2. Impact on Geological Features
The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

If “Yes”, answer questions a - c. If “No”, move on to Section 3.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Identify the specific land form(s) attached: ________________________________</td>
<td>E2g</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: ________________________________</td>
<td>E3c</td>
<td>□</td>
</tr>
<tr>
<td>c. Other impacts: ________________________________</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. Impacts on Surface Water
The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

If “Yes”, answer questions a - l. If “No”, move on to Section 4.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may create a new water body.</td>
<td>D2b, D1h</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.</td>
<td>D2b</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.</td>
<td>D2a</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.</td>
<td>E2h</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.</td>
<td>D2a, D2h</td>
<td>□</td>
</tr>
<tr>
<td>f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.</td>
<td>D2c</td>
<td>□</td>
</tr>
<tr>
<td>g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).</td>
<td>D2d</td>
<td>□</td>
</tr>
<tr>
<td>h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.</td>
<td>D2e</td>
<td>□</td>
</tr>
<tr>
<td>i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.</td>
<td>E2h</td>
<td>□</td>
</tr>
<tr>
<td>j. The proposed action may involve the application of pesticides or herbicides in or around any water body.</td>
<td>D2q, E2h</td>
<td>□</td>
</tr>
<tr>
<td>k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.</td>
<td>D1a, D2d</td>
<td>□</td>
</tr>
</tbody>
</table>
4. Impact on groundwater
The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If “Yes”, answer questions a - h. If “No”, move on to Section 5.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.</td>
<td>D2c</td>
<td>☐</td>
</tr>
<tr>
<td>b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer.</td>
<td>D2c</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may allow or result in residential uses in areas without water and sewer services.</td>
<td>D1a, D2c</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may include or require wastewater discharged to groundwater.</td>
<td>D2d, E2l</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.</td>
<td>D2c, E1f, E1g, E1h</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.</td>
<td>D2p, E2l</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.</td>
<td>E2h, D2q, E2l, D2c</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other impacts: ______________________________________________________</td>
<td></td>
<td>☐</td>
</tr>
</tbody>
</table>

5. Impact on Flooding
The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)
If “Yes”, answer questions a - g. If “No”, move on to Section 6.

<table>
<thead>
<tr>
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<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in development in a designated floodway.</td>
<td>E2i</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in development within a 100 year floodplain.</td>
<td>E2j</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may result in development within a 500 year floodplain.</td>
<td>E2k</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may result in, or require, modification of existing drainage patterns.</td>
<td>D2b, D2e</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may change flood water flows that contribute to flooding.</td>
<td>D2b, E2l, E2j, E2k</td>
<td>☐</td>
</tr>
<tr>
<td>f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?</td>
<td>E1e</td>
<td>☐</td>
</tr>
</tbody>
</table>
### 6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g)

*If “Yes”, answer questions a - f. If “No”, move on to Section 7.*

<table>
<thead>
<tr>
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<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. More than 1000 tons/year of carbon dioxide (CO₂)</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>ii. More than 3.5 tons/year of nitrous oxide (N₂O)</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>iv. More than .045 tons/year of sulfur hexafluoride (SF₆)</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions</td>
<td>D2h</td>
<td></td>
</tr>
<tr>
<td>vi. 43 tons/year or more of methane</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU’s per hour.</td>
<td>D2f, D2g</td>
<td></td>
</tr>
<tr>
<td>d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.</td>
<td>D2g</td>
<td></td>
</tr>
<tr>
<td>e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.</td>
<td>D2s</td>
<td></td>
</tr>
<tr>
<td>f. Other impacts: Construction impacts only</td>
<td></td>
<td>✔</td>
</tr>
</tbody>
</table>

### 7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)

*If “Yes”, answer questions a - f. If “No”, move on to Section 8.*

<table>
<thead>
<tr>
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<th>No, or small impact may occur</th>
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</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.</td>
<td>E2o</td>
<td>✔</td>
</tr>
<tr>
<td>b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.</td>
<td>E2o</td>
<td>✔</td>
</tr>
<tr>
<td>c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.</td>
<td>E2p</td>
<td>✔</td>
</tr>
<tr>
<td>d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.</td>
<td>E2p</td>
<td>✔</td>
</tr>
</tbody>
</table>
e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.

f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.

Source: ____________________________

g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.

h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.

Habitat type & information source: ____________________________________________

i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.

j. Other impacts: Existing vegetation i will be removed. Need more information

<table>
<thead>
<tr>
<th>8. Impact on Agricultural Resources</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.</td>
<td>E2c, E3b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).</td>
<td>E1a, E1b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.</td>
<td>E3b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.</td>
<td>E1b, E3a</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may disrupt or prevent installation of an agricultural land management system.</td>
<td>E1a, E1b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.</td>
<td>C2c, C3, D2c, D2d</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.</td>
<td>C2c</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other impacts:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
9. Impact on Aesthetic Resources
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) If “Yes”, answer questions a - g. If “No”, go to Section 10.

<table>
<thead>
<tr>
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<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
| c. The proposed action may be visible from publicly accessible vantage points:  
  i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)  
  ii. Year round | ☐ | ☐ |
| d. The situation or activity in which viewers are engaged while viewing the proposed action is:  
  i. Routine travel by residents, including travel to and from work  
  ii. Recreational or tourism based activities | ☐ | ☐ |
| e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource. | ☐ | ☐ |
| f. There are similar projects visible within the following distance of the proposed project:  
  0-1/2 mile  
  ½ -3 mile  
  3-5 mile  
  5+ mile | ☐ | ☐ |
| g. Other impacts: ______________________________________________________ | ☑ | ☐ |

10. Impact on Historic and Archeological Resources
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) If “Yes”, answer questions a - e. If “No”, go to Section 11.

<table>
<thead>
<tr>
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<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: ______________________________________________________</td>
<td>☑</td>
<td>☐</td>
</tr>
</tbody>
</table>
d. Other impacts: Project is in a neighborhood that contains historic houses and include the removal of an un-designated historic house

If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:

i. The proposed action may result in the destruction or alteration of all or part of the site or property.

ii. The proposed action may result in the alteration of the property’s setting or integrity.

iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.

11. Impact on Open Space and Recreation
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.)

If “Yes”, answer questions a - e. If “No”, go to Section 12.

Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur
--- | --- | ---
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat. | ✓ | ❑
b. The proposed action may result in the loss of a current or future recreational resource. | ✓ | ❑
c. The proposed action may eliminate open space or recreational resource in an area with few such resources. | ✓ | ❑
d. The proposed action may result in loss of an area now used informally by the community as an open space resource. | ✓ | ❑
e. Other impacts: Project is adjacent to Open Space resources

12. Impact on Critical Environmental Areas
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)

If “Yes”, answer questions a - c. If “No”, go to Section 13.

Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur
--- | --- | ---
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA. | ✓ | ❑
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA. | ✓ | ❑
c. Other impacts: Project is near a natural area

Page 7 of 10
13. Impact on Transportation
The proposed action may result in a change to existing transportation systems.  
(See Part 1. D.2.j)

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Projected traffic increase may exceed capacity of existing road network.</td>
<td>D2j</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.</td>
<td>D2j</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action will degrade existing transit access.</td>
<td>D2j</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action will degrade existing pedestrian or bicycle accommodations.</td>
<td>D2j</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may alter the present pattern of movement of people or goods.</td>
<td>D2j</td>
<td>☐</td>
</tr>
<tr>
<td>f. Other impacts: _______________________________________________________</td>
<td></td>
<td>☐</td>
</tr>
</tbody>
</table>

If “Yes”, answer questions a - f. If “No”, go to Section 14.

The proposed action may cause an increase in the use of any form of energy.  
(See Part 1. D.2.k)

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action will require a new, or an upgrade to an existing, substation.</td>
<td>D2k</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.</td>
<td>D1f, D1q, D2k</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.</td>
<td>D2k</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.</td>
<td>D1g</td>
<td>☐</td>
</tr>
<tr>
<td>e. Other Impacts: _______________________________________________________</td>
<td></td>
<td>☐</td>
</tr>
</tbody>
</table>

If “Yes”, answer questions a - e. If “No”, go to Section 15.

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting.  
(See Part 1. D.2.m., n., and o.)

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may produce sound above noise levels established by local regulation.</td>
<td>D2m</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.</td>
<td>D2m, E1d</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may result in routine odors for more than one hour per day.</td>
<td>D2o</td>
<td>☐</td>
</tr>
</tbody>
</table>

If “Yes”, answer questions a - f. If “No”, go to Section 16.
d. The proposed action may result in light shining onto adjoining properties. | D2n | ☐ | ☐

e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions. | D2n, E1a | ☐ | ☐

f. Other impacts: Temporary Construction impacts - in a residential neighborhood | ✓ | ☐

<table>
<thead>
<tr>
<th>16. Impact on Human Health</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1.d.f.g. and h.)</td>
<td>☑ NO ☑ YES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If “Yes”, answer questions a - m. If “No”, go to Section 17.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community. | E1d | ✓ | ☐
| b. The site of the proposed action is currently undergoing remediation. | E1g, E1h | ✓ | ☐
| c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action. | E1g, E1h | ✓ | ☐
| d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction). | E1g, E1h | ✓ | ☐
| e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health. | E1g, E1h | ✓ | ☐
| f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health. | D2t | ✓ | ☐
| g. The proposed action involves construction or modification of a solid waste management facility. | D2q, E1f | ✓ | ☐
| h. The proposed action may result in the unearthing of solid or hazardous waste. | D2q, E1f | ✓ | ☐
| i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste. | D2r, D2s | ✓ | ☐
| j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste. | E1f, E1g, E1h | ✓ | ☐
| k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures. | E1f, E1g | ✓ | ☐
| l. The proposed action may result in the release of contaminated leachate from the project site. | D2s, E1f, D2r | ✓ | ☐
| m. Other impacts: Need Phase 1 ESA, Near a contaminated site | | | |
### 17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. 
(See Part 1. C.1, C.2, and C.3.)

If “Yes”, answer questions a - h. If “No”, go to Section 18.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).</td>
<td>C2, C3, D1a, E1a, E1b</td>
<td>✔</td>
</tr>
<tr>
<td>b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.</td>
<td>C2</td>
<td>✔</td>
</tr>
<tr>
<td>c. The proposed action is inconsistent with local land use plans or zoning regulations.</td>
<td>C2, C2, C3</td>
<td>✔</td>
</tr>
<tr>
<td>d. The proposed action is inconsistent with any County plans, or other regional land use plans.</td>
<td>C2, C2</td>
<td>✔</td>
</tr>
<tr>
<td>e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.</td>
<td>C3, D1c, D1d, D1f, D1j, E1b</td>
<td>✔</td>
</tr>
<tr>
<td>f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.</td>
<td>C4, D2c, D2d, D2j</td>
<td>✔</td>
</tr>
<tr>
<td>g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action).</td>
<td>C2a</td>
<td>✔</td>
</tr>
<tr>
<td>h. Other: Action requires area variances. Large non-residential facility in a residential neighborhood.</td>
<td></td>
<td>☐</td>
</tr>
</tbody>
</table>

### 18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. 
(See Part 1. C.2, C.3, D.2, E.3)

If “Yes”, answer questions a - g. If “No”, proceed to Part 3.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.</td>
<td>E3e, E3f, E3g</td>
<td>✔</td>
</tr>
<tr>
<td>b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)</td>
<td>C4</td>
<td>✔</td>
</tr>
<tr>
<td>c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.</td>
<td>C2, C3, D1f, D1g, E1a</td>
<td>✔</td>
</tr>
<tr>
<td>d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.</td>
<td>C2, E3</td>
<td>✔</td>
</tr>
<tr>
<td>e. The proposed action is inconsistent with the predominant architectural scale and character.</td>
<td>C2, C3</td>
<td>☐</td>
</tr>
<tr>
<td>f. Proposed action is inconsistent with the character of the existing natural landscape.</td>
<td>C2, C3, E1a, E1b, E2g, E2h</td>
<td>✔</td>
</tr>
<tr>
<td>g. Other impacts:</td>
<td></td>
<td>☐</td>
</tr>
</tbody>
</table>
WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, 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 City of Ithaca Planning and Development Board has one pending application for site plan approval for a mixed use project by Whitham Planning & Design for Vecino Group LLC, Project Sponsor, and

WHEREAS: the applicant is proposing to demolish the western and center sections of the existing garage and helix to build 1) an 11-story building with a 22,120 SF footprint and 2) rebuild and expand the center section of the parking garage with a total of seven levels of parking and an increase of 241 spaces. The parking decks will be connected to the building by bridges on the second and seventh floors. The building will contain 218 permanently affordable apartments on the fourth through eleventh floors in a U-shaped configuration. The first through third floors will have building amenities, and either a conference center, or small scale retail and 55 additional apartments. The applicant is also proposing two outdoor spaces. The Cinemopolis Plaza will maintain the current public pedestrian passage between the Commons and Green Street. It will be rebuilt and enhanced with lighting, signage, art, and landscaping. The applicant is also requesting consideration of a City Hall Plaza in the area that currently contains a small parking lot between the project site and City Hall. The project is in the CBD-140 zoning district and would require area variances for rear yard setback, and potentially, for height, and may require a subdivision or lot line adjustment. The project will require approval from Common Council for sale of the property, and

WHEREAS: This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (d), (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (5)(iii) and (9) and is subject to environmental review, and

WHEREAS: Common Council, the NYS Department of Transportation, the Tompkins County Department of Health, the Tompkins County Department of Planning & Sustainability, the Tompkins County Industrial Development Agency, and NYS Homes and Community Renewal, all potentially involved agencies in this action, have all consented to the Planning Board acting as Lead Agency for this project, now, therefore be it

RESOLVED: that the City of Ithaca Planning and Development Board does, by way of this resolution, declare itself Lead Agency in Environmental Review for the proposed project.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
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, April 7, 2020 at 6:00 PM online via Zoom (see below), to consider the following appeals:

APPEAL # 3153
504 S. MEADOW STREET

Appeal of John Snyder Architects on behalf of the owner, Maguire Family Limited Partnership, LLC for a sign variance from Section 272-7 A, Permitted Signs in the SW Zone, and Section 272-7 C, Sign Exception for a building facing more than one street. The applicant proposes to remove an existing pole sign and install a new pole sign at the property located at 504 S. Meadow Street. The property, known as Maguire Ford, is undergoing building renovations for the Ford-Lincoln franchise. As part of the required sign package, a new pole sign is proposed for the Lincoln dealership. The property currently contains two pole signs that were approved by the Board of Zoning Appeals in 2002. The applicant would like to remove the existing Nissan sign and install the newly designed Lincoln sign. Section 272-7 A, allows only one freestanding sign for the business. The ordinance also limits the square footage of both freestanding and building signs to a total of 250 square feet. The proposed two freestanding signs and six building signs will exceed the total allowable sign area having 300.64 SF of the 250 SF maximum. In addition, section 272-7 C permits only one sign on the face of the structure that has additional frontage on more than one public street. The applicant proposes to install three signs on the Cecil Malone side of the building.

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

APPEAL # 3156
719-725 S. MEADOW STREET

Appeal of Lone Cattle Ithaca, LLC for an Area Variance from Section 325-8, Column 5, Off-Street Loading, Column 11 and 325-29.2 B (2), Front Yard setback for the SW-2 zone. The applicant proposes to subdivide the parcel located at 719-725 S. Meadow Street into three separate parcels. The proposed parcels will be known as 719, 723, and 725 S. Meadow Street. In order to subdivide the parcel, the resulting parcels must comply with the current zoning requirements for the SW-2 zone district. The building located at 719 S. Meadow Street, is deficient in the required number of loading spaces, having 0 of the 1 space required by the ordinance. 719 S. Meadow Street is also deficient in the required front yard setback from the curb. In the SW-2 zone, buildings are required to be setback 15-34 feet from the curb, the existing building setback is 40.58 feet from the curb. The building at 723 S. Meadow Street is deficient in loading spaces having 1 of the 3 loading spaces required. The parcel addressed 725 S. Meadow Street was issued a Certificate of Occupancy in 2016 and is compliant with the zoning regulations.
The property is located in an SW-2 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 # 3157**

**742-744 S. MEADOW STREET**

Appeal of Jennifer Wolfe on behalf of Old Navy for a sign variance from Section 272-4 A (1), Requirements for Projecting Signs. The applicant proposes to install two blade signs on the front façade of the proposed Old Navy store (former Hobby Lobby), located at 742-744 S. Meadow Street. One blade sign will be located at each side of the storefront and will project 3’-6” from the front facade. The Sign Ordinance allows signs to project a maximum of 18” from the wall and the sign projection exceeds this dimension. The applicant previously received a permit for two wall signs that meet the requirement of the Sign Ordinance.

The property is located in a SW-2 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.

---

**MEETING ACCESS:** In response to the COVID-19 pandemic, all City facilities are closed to the public and this meeting will be conducted remotely via Zoom. You can join by phone, computer, smartphone, or other similar device (instructions below). You do not need a Zoom account to join a meeting but can register for a free account and download the meetings client at zoom.us.

To join the meeting by computer, smartphone or other device, go to https://zoom.us/j/123534688. If you have not done so already, you will be prompted to download the Zoom client. After downloading, click the link again to join the meeting.

To join by telephone: call (646) 558-8656 (Meeting ID: 123 534 688).

If you prefer to submit comments before the meeting please email them to zoningdivision@cityofithaca.org.

---

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

**Publication Dates:** April 1, 2020 and April 3, 2020.
CITY OF ITHACA

Board of Zoning Appeals — Notice of Appeal

APPEAL # 3153

504 S. MEADOW STREET

Appeal of John Snyder Architects on behalf of the owner, Maguire Family Limited Partnership, LLC for a sign variance from Section 272-7 A, Permitted Signs in the SW Zone, and Section 272-7 C, Sign Exception for a building facing more than one street. The applicant proposes to remove an existing pole sign and install a new pole sign at the property located at 504 S. Meadow Street. The property, known as Maguire Ford, is undergoing building renovations for the Ford-Lincoln franchise. As part of the required sign package, a new pole sign is proposed for the Lincoln dealership. The property currently contains two pole signs that were approved by the Board of Zoning Appeals in 2002. The applicant would like to remove the existing Nissan sign and install the newly designed Lincoln sign. Section 272-7 A, allows only one freestanding sign for the business. The ordinance also limits the square footage of both freestanding and building signs to a total of 250 square feet. The proposed two freestanding signs and six building signs will exceed the total allowable sign area having 300.64 SF of the 250 SF maximum. In addition, section 272-7 C permits only one sign on the face of the structure that has additional frontage on more than one public street. The applicant proposes to install three signs on the Cecil Malone side of the building.

The property is located in an SW-2 use district in which the proposed use is permitted. However, the Sign Ordinance, Section 272-18 requires that variances be granted before a sign permit is issued.
### City of Ithaca

<table>
<thead>
<tr>
<th>Appeal Number</th>
<th>BZA-3153</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use District</td>
<td>SW-2</td>
</tr>
<tr>
<td>Applicant</td>
<td>John Snyder Architects</td>
</tr>
<tr>
<td>Application Type</td>
<td>Sign Variance</td>
</tr>
</tbody>
</table>

### Board of Zoning Appeals Worksheet

<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>Signs 1-6 (Permit issued)</td>
<td>Wall Signs</td>
<td>185.3 SF Total</td>
<td></td>
<td></td>
<td>One Sign Permitted on Secondary Street Face</td>
</tr>
<tr>
<td>Existing Pole Sign (FORD)</td>
<td>Pole Sign</td>
<td>72.5 SF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposed Lincoln Sign</td>
<td>Pole Sign</td>
<td>42.84 SF</td>
<td>10'-8 7/8&quot;</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Regulations

One Pole Sign Permitted

250 SF Permitted (300.64 SF Proposed)

### Note Non-conforming Conditions

One Additional Pole Sign

* Exceeds Allowable SF by 50.64 SF

OK

** Def.- Three signs are proposed.

### Notes:

* Section 272-7 A allows freestanding businesses to have one freestanding sign (75 SF Max.) and wall signs for a maximum sign area of 250 SF.

**NOTE:** This section also allows a setback bonus for one wall sign (see: 272-6B(2)(a)) if the sign is setback over 150 linear feet from the center of the public street. The applicant did not propose to use the square footage sign bonus for the Cecil Malone side of the building. Therefore, per Section 272-7 A, the building is limited to 250 SF of total signage.

** Section 272-7C, allows only one sign on the secondary street front.

<table>
<thead>
<tr>
<th>Bldg. Frontage</th>
<th>Calculated Sign Area</th>
<th>Limitation</th>
</tr>
</thead>
<tbody>
<tr>
<td>S. Meadow Street side</td>
<td>195.5 LF</td>
<td>292.5 SF</td>
</tr>
<tr>
<td>Cecil Malone (setback @ 227.92')</td>
<td>150 LF</td>
<td>225 SF</td>
</tr>
<tr>
<td></td>
<td>Total Allowable SF</td>
<td>250 SF Max.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>250 SF</td>
</tr>
</tbody>
</table>
BOARD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:
   - [ ] AREA Variance
   - [ ] Special Permit
   - [x] Use Variance
   - [ ] Sign Variance
   - [ ] Action, Decision, or Interpretation of Zoning Officer

   APPEAL #: 3153 (FILLED IN BY STAFF)
   HEARING DATE: April 7, 2020
   BUILDING PERMIT #: 38012 (REQUIRED)
   RECEIPT #: 62028 (FILLED IN BY STAFF)

2. Property Address: 504 South Meadow Street
   Use District: SW2

3. Owner’s Name: Maguire Family Limited Partnership LLC
   Owner’s Address: 318 Elmira Road

4. Appellant’s Name: John Snyder Architects, PLLC
   Appellant’s Address: 700 Cascadilla Street Suite 203
   Telephone: 607-273-3565 E-Mail: john@js-architects.com

5. Attach Reason for Appeal (see “Zoning Appeal Procedure Form”)

6. 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.

   Appellant Signature

STATE OF NEW YORK
COUNTY OF TOMPKINS

Sworn to this 11 day of Feb, 2020

Mary C Fratamico
Notary Public

MARY C FRATAMICO
NOTARY PUBLIC STATE OF NEW YORK
QUALIFIED IN CORTLAND CO. NO. 01FR332056
COMMISSION EXPIRES OCTOBER 26, 2023

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>• §272-7 A and 272-7 C</td>
</tr>
<tr>
<td>• §325-</td>
<td>• §272-</td>
</tr>
<tr>
<td>• §325-</td>
<td>• §272-</td>
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<tr>
<td>• §325-</td>
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</tr>
<tr>
<td>• §325-</td>
<td>• §272-</td>
</tr>
<tr>
<td>• §325-</td>
<td>• §272-</td>
</tr>
</tbody>
</table>

2. Application of SEQR determination: ☑ Type 1 ☐ Type 2 ☑ Unlisted

3. Environmental Assessment form used:

- ☑ Short Environmental Assessment Form (SEAF)
- ☐ Full Environmental Assessment Form (FEAF)
- ☐ Lead Agency
- ☐ Determination of Significance
- ☐ Completed by Planning Division at preliminary hearing for Site Plan Review

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:
Variance # 2549, was issued on September 5, 2002 for the two pole signs.
September 23, 2002

John Vella
Color Ad Sign Corp.
615 Lansing Street
Utica, NY 13601

RE: Board of Zoning Appeals meeting of September 5, 2002
Sign Appeal Number 2549

Dear Mr. Vella:

The Board of Zoning Appeals considered your request for a variance from the Sign Ordinance on behalf of Maguire Ford/Lincoln/Mercury/Nissan. Proposed is the installation of two new wall signs and two new pole signs, bringing the total signs on the property to four freestanding signs and four wall signs. The decision of the Board was as follows:

Resolved, that the Board of Zoning Appeals grant the variance requested in Sign Appeal Number 2549 for the property at 504 South Meadow Street, with the following modifications and findings of fact:

1. The property is located in a SW-2 business use district.

2. Proposed is a new signage program that entails two pylon signs and four building signs, with a total of 250 square feet.

3. This is a reasonable compromise given the various contingencies and requirements of the various corporations that are represented as well as the needs of the community.

4. The City Board of Planning & Development recommends that the existing Sign Ordinance be adhered to.

5. The proposed signage is a reasonable expression of their needs within the preservation of the property values on the lot.

6. It does not unduly detract from the visual environment given the contingencies mentioned.

7. It is noted that the applicant has made significant effort to reduce the area of signage and square feet below what his
companies would normally require and also that he has undertaken significant tree planting programs to enhance the lot.

8. There were no expressions of either support or objection from affected neighboring property owners.

9. In granting this variance we are going to allow for new building signs facing Cecile A. Malone Drive, an aggregate of 43 square feet broken down as 15 square feet for a Maguire sign and 28 square feet for a Nissan sign; a new pylon Nissan sign of 36 square feet, the Lincoln/Mercury logo which will be a building sign of 10 square feet; a Ford oval sign of 60 square feet; and the 10 square foot Ford sign is an existing building sign facing South Meadow Street.

11. This variance is conditioned on removing the Rent-A-Car sign.

12. Therefore, the total of 250 square feet includes existing building signs of 10 square feet and 87 square feet for Ford and Maguire respectively.

Vote: 3 yes votes, 1 no vote; Appeal granted.

Sincerely,

Phyllis Radke, Secretary
Board of Zoning Appeals

PR/kb
cc: Tim Maguire

NOTE 1: The date of this letter is the date of filing for the purposes of appeal of this decision. There is a statute of limitations on the filing of an Article 78 appeal of thirty (30) days from the filing of this decision.

NOTE 2: A sign permit must be obtained. Enclosed is an application form.
## 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.

### Part 1 - Project and Sponsor Information

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Maguire Family of Enterprises</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a location map):</td>
<td>504 S Meadow St., Ithaca NY 14850</td>
</tr>
<tr>
<td>Brief Description of Proposed Action:</td>
<td>メニューの具体性</td>
</tr>
<tr>
<td>Name of Applicant or Sponsor:</td>
<td>John Snyder</td>
</tr>
<tr>
<td>Address:</td>
<td>700 Cascadilla St., Suite 203</td>
</tr>
<tr>
<td>City/PO:</td>
<td>Ithaca</td>
</tr>
<tr>
<td>State:</td>
<td>NY</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>14850</td>
</tr>
</tbody>
</table>

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? **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? **YES**

   If Yes, list agency(s) name and permit or approval:

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.

   - [ ] Urban
   - [ ] Rural (non-agriculture)
   - [ ] Industrial
   - [X] Commercial
   - [ ] Residential (suburban)
   - [ ] Forest
   - [ ] Agriculture
   - [ ] Aquatic
   - [ ] Other (specify): __________________________
   - [ ] Parkland
<table>
<thead>
<tr>
<th>Question</th>
<th>NO</th>
<th>YES</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>5. Is the proposed action,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. A permitted use under the zoning regulations?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Consistent with the adopted comprehensive plan?</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If Yes, identify:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Are public transportation service(s) available at or near the site of the proposed action?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. Does the proposed action meet or exceed the state energy code requirements?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If the proposed action will exceed requirements, describe design features and technologies:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. Will the proposed action connect to an existing public/private water supply?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If No, describe method for providing potable water:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11. Will the proposed action connect to existing wastewater utilities?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If No, describe method for providing wastewater treatment:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Is the proposed action located in an archeological sensitive area?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>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:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shoreline</td>
<td></td>
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<tr>
<td>Forest</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Agricultural/grasslands</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Early mid-successional</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Wetland</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Urban</td>
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<tr>
<td>Suburban</td>
<td></td>
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<tr>
<td>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?</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>16. Is the project site located in the 100 year flood plain?</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Will storm water discharges flow to adjacent properties?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Question</td>
<td>NO</td>
<td>YES</td>
<td></td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
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<td></td>
</tr>
<tr>
<td>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)?</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>If Yes, explain purpose and size:</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</td>
<td>✓</td>
<td></td>
<td></td>
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<tr>
<td>If Yes, describe:</td>
<td></td>
<td></td>
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<tr>
<td>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</td>
<td>✓</td>
<td></td>
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</tr>
<tr>
<td>If Yes, describe:</td>
<td></td>
<td></td>
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<tr>
<td>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Applicant/sponsor name:</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Signature:</td>
<td></td>
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</tr>
</tbody>
</table>

Date: 2/7/2020
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 for BZA 3153 - 504 S. Meadow 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

Steven Beer

Print or Type Name of Responsible Officer in Lead Agency

Name of Lead Agency

4/7/2020

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 3153, Sign Variance for 504 S. Meadow 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 3153, sign variance for 504 S. Meadow 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 3153, sign variance for 504 S. Meadow Street.

Moved by:
Seconded by:
In Favor: 
Opposed: 
Abstain:
Approval of Zoning Appeal 3153, Sign Variance for 504 S. Meadow Street – Determination of Environmental Significance

WHEREAS, property owner Maguire Family Limited Partnership, LLC has applied for a sign variance from 272-7A, requirements for the number of permitted freestanding signs, and 272-7C, Sign Exception for buildings facing more than one public street, of the Sign Ordinance, and

WHEREAS, appropriate environmental review has been conducted including the preparation of a Short Environmental Assessment Form (SEAF), dated March 11, 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 March 11, 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 #: _SW2 3153_ DATE: _February 6, 2020_

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

I (We) _Maguire Family Limited Partnership LLC_ of ____318 Elmira Road____
(Name)
____Ithaca____, ________________________________ New York 14850
(City/Municipality) (State & Zip Code)

Owner of the property at __504 South Meadow Street____
(Street & Number)

☒ 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 ____John Snyder Architects, PLLC___ to appeal or request a Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the __March 3, 2020__ meeting of the Board of Zoning Appeals.

(Date)

(Signature)

(Notary Public available at City Hall)

STATE OF NEW YORK) COUNTY OF TOMPKINS)

Sworn to this ___11___ day of
_Feb._ 2020

Notary Public

Note to those signing this form:

(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. 3153

TO: Owners of Property within 200 feet of 504 South Meadow St. and others interested.

FROM: John Snyder Architects, PLLC

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 3/24/2020 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 4/7/2020 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

Signature of Appellant 700 Cascadilla Street, Suite 203 Address February 6, 2020 Date
February 11, 2020

Whom It May Concern | Owner
South Meadow Street Prop Inc
529 South Meadow Street
Ithaca, NY 14850

Re. Notice of Appeal – Regarding Zoning or Sign Ordinance

To Whom It May Concern:

The Maguire Family of Dealerships is undergoing a renovation to the current facility located at 504 South Meadow Street in Ithaca NY. This renovation includes a new Ford-Lincoln required sign package for the redesigned dealership Lincoln pylon sign. There have been 2 freestanding signs in the past, but a variance is needed because this is a new sign.

Sincerely,

John Snyder, AIA, NCIDQ, LEEP AP
President and Design Principal

CC: Phil Maguire | Maguire Family of Dealerships
<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Location</th>
<th>Owner(s)</th>
<th>Mailing Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>79.-10-1</td>
<td>400 Meadow St S</td>
<td>Sarvoday LLC</td>
<td>512 Commons Lane Saugerties NY 12477</td>
</tr>
<tr>
<td>94.-1-1</td>
<td>501-07 Meadow St S</td>
<td>CFCU</td>
<td>1030-1050 Craft Road Ithaca NY 14850</td>
</tr>
<tr>
<td>94.-1-22</td>
<td>529 Meadow St S</td>
<td>South Meadow St Prop Inc</td>
<td>529 S Meadow St Ithaca NY 14850</td>
</tr>
<tr>
<td>95.-1-1.1</td>
<td>504 Meadow St S</td>
<td>Maguire Fam Lmtd Partnership</td>
<td>504 S Meadow St Ithaca NY 14850</td>
</tr>
</tbody>
</table>

* This report shows selected parcels - Please verify list if using the "buffer tool" to select parcels within the 200 foot area, and mark main parcel being buffered.

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Location</th>
<th>Owner(s)</th>
<th>Mailing Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>95.1-1.2</td>
<td>500 Meadow St S</td>
<td>Wegmans Enterprises Inc</td>
<td>PO Box 24470</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Rochester</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>NY, 14624</td>
</tr>
</tbody>
</table>

City of Ithaca, NY
108 Green Street, Ithaca, New York, 14850

Tax Parcel Record; Final Tax Roll

Printed: 2/11/2020

* This report shows selected parcels - Please verify list if using the "buffer tool" to select parcels within the 200 foot area, and mark main parcel being buffered.

ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals
Zoning Appeal # 3/53

I, ____John Snyder______, 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 ___March 17, 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
Maguire Ford Lincoln
Site Plan

Date: 04.03.2018
City / State / Zip: Ithaca, NY 14850

For communication of design intent only. Local architect must verify for code compliance. These drawings are not scaled or intended for construction or fabrication. Information and all rights therein are confidential and remain the property of Ford Motor Company.

Additional Project/Typical Drawings and Details for the Ford Trustmark Facility Design can be found at www.fordtrustmarkdesign.com

Legend

<table>
<thead>
<tr>
<th>Existing Facility</th>
<th>21,022 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Addition</td>
<td>5,518 SF</td>
</tr>
<tr>
<td>Total</td>
<td>26,540 SF</td>
</tr>
</tbody>
</table>

Total Ford PV: 280
Total Lincoln PV: 65

Total PV: 325

General Notes:

Site circulation & landscape areas are not included in net usable land. Any existing site (if it) to be relocated, including the brand sign(s), must be processed through the Ford Retail C.D. Program.

Local architect to verify in field all existing building conditions and identify any potential issues of concern with Ford land, if design is effected.
ELECTRICAL REQUIREMENTS:

* Sign requires one (1) dedicated 120 volt, 20-amp circuit.
* Conduit & wire size based on NEC guidelines or other local requirements.

Title: L8-40 P16  
Customer: Ford  
Date: 6/12/14  
Customer Rep: N/A  
Scale: 3/8"=1'
B-8-40 SIGN INSTALLATION
16'-0" MOUNTING HEIGHT

SECTION

INSTALLATION GUIDELINES:
1. B-8-40 INSTALLATION IS AN ENSURE FOR ELECTRIC AND ELECTRONIC WIRE AND FORMATION MOST DURABLE AS NO. 14.
2. PROVIDE UNDERSIDE MOUNT FOR THE SIGN AT THE MOUNTING HEIGHT TO ACCORDANCE WITH ELECTRONIC WIRE AND FORMATION MOST DURABLE AS NO. 14.
3. INSTALL PROPER I/O BEAM TO ATTACH OR MOUNT WIRE FORMATION MOST DURABLE AS NO. 14.
4. ATTACH PROPER I/O BEAM TO ATTACH OR MOUNT WIRE FORMATION MOST DURABLE AS NO. 14.
5. DO NOT WAVE, BUMP, OR DRAG THE WIRE FORMATION MOST DURABLE AS NO. 14.
6. CUT THE EXISTING HOLE IN THE COLUMN WHERE THE COLUMN IS MOUNTED AND CLEAR OF ALL CONCRETE AND WITH A SHIM TO PROPER MOUNTING HEIGHT.
8. USE THE MOUNTING HEIGHT TO ATTACH OR MOUNT WIRE FORMATION MOST DURABLE AS NO. 14.
9. USE THE MOUNTING HEIGHT TO ATTACH OR MOUNT WIRE FORMATION MOST DURABLE AS NO. 14.
10. USE THE MOUNTING HEIGHT TO ATTACH OR MOUNT WIRE FORMATION MOST DURABLE AS NO. 14.

DEALER IDENTIFICATION PROGRAM

FORD MOTOR COMPANY
DEALERSHIP REAL ESTATE OFFICE
SEARBORNE, MICHIGAN

INSTALLATION DATE:
36-0 MOUNTING HEIGHT

DEALER IDENTIFICATION PROGRAM

FORD MOTOR COMPANY
SEARBORNE, MICHIGAN

INSTALLATION DATE:
36-0 MOUNTING HEIGHT

15520 LINCOLN
Code Path for Setback Bonus

§ 272-7 Signs permitted in the SW-1, SW-2, SW-3, WEDZ-1a, B-5 and I-1 Zones.
In districts zoned SW-1, SW-2, SW-3, WEDZ-1a, B-5, or I-1 by the Zoning Ordinance of the City of Ithaca, New York, no signs shall be erected or maintained, except as follows:

A. Freestanding businesses may have one freestanding sign not to exceed .5 square foot to every one linear foot of the building frontage occupied by the business and not to exceed 75 square feet in area, a width of 12 feet, and not to exceed a maximum height of 22 feet, including the framework. In addition, the freestanding business may have building signs not to exceed 1.5 square feet of sign area to every one linear foot of building frontage or of building frontage occupied by each business conducted on the premises, the total of both freestanding and building signs not to exceed a total area of 250 square feet. See below for setback bonus information. (also see 272-7C and 272-6B(2)(a))

APPLICABLE?

(1) Wall sign setback bonus: Wall signs that are set back from the public street right-of-way over 150 feet can increase the maximum primary wall signage size by 25%, and increase it an additional 25% for every additional 100 feet of setback, up to a maximum of 200% of the allowed sign area at 450 feet. The setback shall be measured from the center point of the building frontage perpendicular to the center line of the public right-of-way.

(a) Over 150 linear feet setback: 125% of allowed sign area, or a maximum of 312.50 square feet, whichever is less.
(b) Over 250 linear feet setback: 150% of allowed sign area, or a maximum of 375 square feet, whichever is less.
(c) Over 350 linear feet setback: 175% of allowed sign area, or a maximum of 437.50 square feet, whichever is less.
(d) Over 450 linear feet setback: 200% of allowed sign area, or a maximum of 500 square feet, whichever is less, [Note: Under no circumstances shall the primary wall signage exceed 500 square feet, regardless of wall size or increased setbacks, nor shall any one wall sign exceed a total of 250 square feet.]

APPLICABLE

272-7 C. Exception. Where a structure or building has frontage on more than one public or private street, highway or waterway, one sign attached, painted on or applied to the front or face of said structure or building shall be permitted facing each street, highway or waterway frontage, as provided in § 272-6B(2)(a) above.

APPLICABLE

272-6 B (2) (a) Exception. In all districts except residential, where a structure or building has frontage on more than one street, public highway or waterway, one sign attached, painted on or applied to the front or face of said structure or building shall be permitted facing each street, public highway or waterway frontage, within the overall allowance for number of signs and total sign area for the zoning district and use type as specified in this chapter, which maximums shall apply to the premises as a whole.
### Maguire Family Limited Partnership

Katherine Maguire  
504 S Meadow St  
Ithaca NY 14850

---

**Receipt#62028**

**BZA #3153 - Sign Variance for 504 S. Meadow Street**

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<tr>
<th>Code</th>
<th>Qty</th>
<th>Description</th>
<th>Permit #</th>
<th>Price</th>
<th>Extended Price</th>
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<td>Area Variance (Multiple/Comm.)</td>
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<td>$150.00</td>
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</table>

**Total Price**  
$150.00

**Date**  
1/21/2020

**Check #**  
5027

**Payment**  
$150.00

**Total Payment**  
$150.00

**Balance Due**  
$150.00
APPEAL # 3156

719-725 S. MEADOW STREET

Appeal of Lone Cattle Ithaca, LLC for an Area Variance from Section 325-8, Column 5, Off-Street Loading, Column 11 and 325-29.2 B (2), Front Yard setback for the SW-2 zone. The applicant proposes to subdivide the parcel located at 719-725 S. Meadow Street into three separate parcels. The proposed parcels will be known as 719, 723, and 725 S. Meadow Street. In order to subdivide the parcel, the resulting parcels must comply with the current zoning requirements for the SW-2 zone district. The building located at 719 S. Meadow Street, is deficient in the required number of loading spaces, having 0 of the 1 space required by the ordinance. 719 S. Meadow Street is also deficient in the required front yard setback from the curb. In the SW-2 zone, buildings are required to be setback 15-34 feet from the curb, the existing building setback is 40.58 feet from the curb. The building at 723 S. Meadow Street is deficient in loading spaces having 1 of the 3 loading spaces required. The parcel addressed 725 S. Meadow Street was issued a Certificate of Occupancy in 2016 and is compliant with the zoning regulations.

The property is located in an SW-2 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>
<tr>
<th>Column Number</th>
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<th>11</th>
<th>12</th>
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<tbody>
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<td>Column Title</td>
<td>Use</td>
<td>Accessory Use</td>
<td>Off-Street Parking</td>
<td>Off-Street Loading</td>
<td>Lot Area (Sq. Feet)</td>
<td>Lot Width (Feet)</td>
<td>Number of Stories</td>
<td>Height in Feet</td>
<td>% of Lot Coverage</td>
<td>Front Yard</td>
<td>Side Yard</td>
<td>Other Side Yard</td>
<td>Rear Yard: % of depth or number of feet, whichever is less</td>
<td>Minimum Building Height</td>
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<tr>
<td>Existing Condition and Use</td>
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<td>Note Non-Conforming Conditions</td>
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<td>Def.</td>
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<td>OK (58%)</td>
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<td>* Def. (Setback)</td>
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**Notes:** * 719 S. Meadow Street was constructed in 1998. The zone district at that time was B-2b.
City of Ithaca  
Board of Zoning Appeals Worksheet

<table>
<thead>
<tr>
<th>Appeal Number</th>
<th>BZA 3156</th>
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<tbody>
<tr>
<td>Use District</td>
<td>SW-2</td>
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<tr>
<td>Applicant</td>
<td>Mitch Phillips &amp; Jordan Gray</td>
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<tr>
<td>Owner</td>
<td>Lone Castle Ithaca, LLC</td>
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<tr>
<td>Application Type</td>
<td>Area Variance</td>
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<td>Setback 308.7' (Per 325-29.2 B (4))</td>
<td>77'</td>
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</tbody>
</table>

Notes:  
* 723 S. Meadow Street was constructed in 1999. The zone district at that time was B-2b.
BOARD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:
   - [X] AREA VARIANCE
   - [ ] SPECIAL PERMIT
   - [ ] USE VARIANCE
   - [ ] SIGN VARIANCE
   - [ ] ACTION, DECISION, OR INTERPRETATION OF ZONING OFFICER

   APPEAL #: 3156 (FILLED IN BY STAFF)
   HEARING DATE: 4/7/2020
   BUILDING PERMIT #: N/A (REQUIRED)
   RECEIPT #: G2357 (FILLED IN BY STAFF)

2. Property Address: 719-725 South Meadow Street, Ithaca, NY 14850
   Use District: SW-2

   Owner’s Name: Lone Cattle Ithaca LLC
   Owner’s Address: C/O Mitch Phillips & Jordan Gray
                   123 N. Wacker Dr., Ste. 1600
   City: Chicago
   State: IL
   Zip: 60606

3. Appellant’s Name: Lone Cattle Ithaca LLC
                   C/O Mitch Phillips & Jordan Gray
                   123 N. Wacker Dr., Ste. 1600
   City: Chicago
   State: IL
   Zip: 60606

   Telephone: 312-801-8747
   E-Mail: mphillips@dubinsinger.com & jgray@dubinsinger.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.

   [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 20 day of February, 2020

   Notary Public

   RICHARD M DUBIN
   Official Seal
   Notary Public - State of Illinois
   My Commission Expires Dec 26, 2021

   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- 8 Column 5, 11</td>
<td>• §272-</td>
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<tr>
<td>• §325- 29.2 B (2)</td>
<td>• §272-</td>
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<td>• §272-</td>
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<td>• §325-</td>
<td>• §272-</td>
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</tbody>
</table>

2. Application of SEQR determination: □ Type 1  □ Type 2  □ Unlisted

3. Environmental Assessment form used:
   - □ 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,  □ has not, been made for this proposal:
   - Appeal No. ________, dated ____________
   - Appeal No. ________, dated ____________
   - Appeal No. ________, dated ____________
   - Appeal No. ________, dated ____________

5. Notes or Special Conditions:
   ______________________________________________________
   ______________________________________________________
   ______________________________________________________
   ______________________________________________________
CERTIFICATE OF OCCUPANCY
NEW BUILDING

City of Ithaca, N.Y. Building Division

THIS IS TO CERTIFY that the work completed under Building Permit # 32437 issued 10/23/2015 is in conformity with the applicable requirements for location and use under the provisions of the Zoning Ordinance of the City of Ithaca and with the applicable requirements of the 2010 New York State Uniform Fire Prevention and Building Code, or other applicable code.

LOCATION ___________________________________________ 719-25 South Meadow Street _____________________________ Ithaca, New York

Tax Map Number ___________________________ 104.-1-1 _______________________________________

Zoning Use District _______________ SW-2 _______________________________________

Building Owner ___________________________ Texas Roadhouse Holdings LLC _______________ 

Construction Classification _______________ V-b _______________________________________

Occupancy ___________________________ Restaurant _______________________________________

Assembly Posted Occupancy _______________ 326 _______________________________________

Occupancy Class _______________ A-2 _______________________________________

Maximum Floor Area _______________ 7163 _______________________________________

Location of work ___________________________ South East corner of lot _______________

Building Height: Feet _______________ 27 Stories _______________ 1 ___________________

Variances Granted: Sprinkler System: Required ___ Not Required ___ None ___

N.Y.S. Dept. of State Variance _______________ NA _______________________________________

Board of Zoning Appeals # _______________ NA _______________________________________

Local Building Code Board of Appeals # _______________ NA _______________________________________

Variances Granted: Sprinkler System: Required ___ Not Required ___ None ___

N.Y.S. Dept. of State Variance _______________ NA _______________________________________

Board of Zoning Appeals # _______________ NA _______________________________________

Local Building Code Board of Appeals # _______________ NA _______________________________________

Date Issued: ___________________________ May 18, 2016 ___________________________ By: ___________________________

For the Building Division

Signature: ___________________________
OWNER'S AUTHORIZATION FORM

ZONING APPEAL #: 3156  DATE: 3/10/20

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

I (We) Lone Cattle Ithaca LLC  Name)
of 123 North Wacker Drive, Suite 1600
Chicago  Illinois 60606
(City/Municipality) (State & Zip Code)

Owner of the property at 719–725 South Meadow Street, Ithaca, NY 14850
(Street & Number)

☐ 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 Randall Marcus and any other attorney with Marcus Orkin & Tesi LLP to appeal or request a Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the 7/17/20 meeting of the Board of Zoning Appeals.

(Lone Cattle Ithaca LLC)

By: Mitch Phillips (Signature)
Its: Manager

Note to those signing this form:

(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. 3156

TO: Owners of Property within 200 feet of 719-725 South Meadow St., Ithaca, NY 14850 and others interested.

FROM: Lone Cattle Ithaca LLC applicable to property named above, in a(n) SW-2 zone.

REGARDING: (check appropriate box)

- [x] 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 3/24/2020 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 4/7/2020 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

123 N. Wacker Dr., Ste. 1600, Chicago, IL 60606

Signature of Appellant  Date
Board of Zoning Appeals Application
Notice of Appeal – Letter to Neighbors

• What work is proposed and the location.

Lone Cattle Ithaca LLC ("Applicant") recently acquired that certain property commonly known as 719 – 725 South Meadow Street, Ithaca, NY ("Property"). The Property is currently developed with (i) a 7,400 square foot building occupied by a Texas Roadhouse commonly known as 725 South Meadow Street, Ithaca, NY ("TRH Building"), (ii) a 26,633 square foot building occupied by Ollie’s Bargain Outlet commonly known as 723 South Meadow Street, Ithaca, NY ("Ollie’s Building"), and (iii) a 7,488 square foot building occupied by FedEx and Vitamin Shoppe commonly known as 719 South Meadow Street, Ithaca, NY ("Multi-Tenant Building"). The Applicant does not intend to make any changes to the current use or development of the Property. The Applicant has proposed a subdivision of the Property to create separate legal and tax parcels for each of the above referenced buildings and their occupants ("Subdivision"). If granted, the Subdivision will create a more orderly operation of the development for the owner and the occupants.

• How it differs from the present conditions.

As mentioned above, the Applicant is not proposing any changes to the existing improvements on, or use of, the Property. The Applicant’s proposed Subdivision will create new internal lot lines on the Property.

• Why the proposal requires a variance, interpretation, or special permit.

The current development of the Property is considered legal nonconforming in connection with the following requirements of the City of Ithaca, New York, Zoning Ordinance (collectively, "Legal Nonconformities"):  

1. In Use District SW-2, buildings are required to be setback at least 15 feet, but no more than 34 feet, from the curb.
   a. The Multi-Tenant Building is setback approximately 40.58 feet from the curb.

2. Retail stores are required to provide 1 loading space for each use with 3,000 to 10,000 square feet of floor space, plus 1 space for each additional 15,000 square feet or major fraction thereof of floor space.
   a. The Multi-Tenant Building commonly known as 719 South Meadow Street, Ithaca, NY is required to provide one (1) loading zone but does not have a loading zone.
   b. The Ollie’s Building commonly known as 723 South Meadow Street, Ithaca, NY is required to provide three (3) loading zones but has one (1) loading zone.

As part of the Applicant’s application for the Subdivision, the City requires that the Legal Nonconformities be brought into compliance. Accordingly, Applicant is submitting a Board of Zoning Appeals Application to request variances for the existing Legal Nonconformities.
500700 102.-1-2.1
G&I IX Empire Tops Plaza Ith
565 Taxter Rd, Suite 400
Elmsford NY 10523

500700 102.-1-2.4
G&I IX Empire Tops Plaza Ith
565 Taxter Rd, Suite 400
Elmsford NY 10523

500700 104.-1-1
G&I IX Empire Tops Plaza Ith
565 Taxter Rd, Suite 400
Elmsford NY 10523

500700 104.-1-2
Ithaca Housing Authority
800 S Plain St
Ithaca NY 14850

500700 117.-1-1.2
B&B Real Estate Associates
570 Delaware Ave
Buffalo NY 14202

500700 117.-1-3
Ithaca Devel Associates LLC
8441 Cooper Creek Blvd
University Park FL 34201

500700 117.-2-1.2
Ithaca Joint Venture
708 Third Ave
New York NY 10017

500700 103.-3-12
City of Ithaca
108 E Green St
Ithaca NY 14850

500700 104.-1-9
Finger Lakes ReUse, Inc
214 Elmira Rd
Ithaca NY 14850
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

Zoning Appeal # 3156

Mitch Phillips, Manager of
Lone Cattle Ithaca LLC

I, __________________________, 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 March 17, 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


**FLOOD NOTE**

The property is located in an area subject to periodic flooding. The elevation of the highest water surface of the floodplain is approximately 90' above mean sea level. The flood hazard map for this property is contained in the Flood Insurance Rate Map. The flood insurance policy issued to the current owner of this property is a renewal of the policy issued at the time of the purchase of the property and continues in effect under the renewal provision of the policy. The policy may not be renewed for a period of more than one year unless a written application for extension of the policy is filed with the insurance company at the expiration of the policy period. The insurance company shall be furnished with a copy of the survey map upon request. In the event of a change in title or ownership of the property, the new owner shall be required to have a new survey map and a flood insurance policy prepared. The survey map is available for inspection at the office of the insurance company or at the office of the local government where the property is located.

**ZONING INFORMATION**

This property is in Zone E of the Flood Insurance Rate Map. The Building Code of the City of Ithaca, NY requires that all buildings be elevated to a minimum of 90 feet above the ground floor level. The property owner is responsible for ensuring that all buildings on the property are elevated to this minimum height.

**LEGAL**

The use of this document for any purpose is expressly prohibited except as set forth in the legal description. All rights reserved. This document is the property of the City of Ithaca, NY and no part may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission of the City of Ithaca, NY.
General Survey Notes

Some fixtures shown on the plot may be shown out of scale as part of the drafting tool and should not be interpreted as being actual size. However, all fixtures are shown to scale unless otherwise noted.

Surveys are referred to as "as-located" and are used to denote objects that are already in place.

A photograph may be taken of the site as a reference point. This information includes:

- The survey date and time
- The surveyor's name and signature
- The surveyor's company name and address
- The surveyor's license number
- The surveyor's certification number

ALTA/NSPS Survey Notes

- The survey was performed by Global Land Surveyors, LLC, a registered land surveying firm.
- The survey was conducted in accordance with the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) standards.
- The survey was performed on June 14, 2019.

LAND AREA:

- 1.89 acres (759 square feet)

TABLE OF SURVEYED SPACES:

<table>
<thead>
<tr>
<th>SPACE TYPE</th>
<th>NUMBER</th>
<th>SIZE</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>50</td>
<td>50</td>
<td></td>
</tr>
</tbody>
</table>

RECORD LEGAL DESCRIPTION

(from commitment)

This is to certify that the uses or rights shown on the plat are in accordance with the laws of the State of New York. The plat is intended to depict the property as it was on the date of the survey and not to depict the property as it may be in the future. The plat is for informational purposes only and should not be relied upon for legal purposes.

The survey was performed by Global Land Surveyors, LLC, a registered land surveying firm. The survey was conducted in accordance with the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) standards.

ALTA/NSPS Survey Notes

- The survey was performed by Global Land Surveyors, LLC, a registered land surveying firm.
- The survey was conducted in accordance with the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) standards.
- The survey was performed on June 14, 2019.

LIST OF POSSIBLE ENCROACHMENTS

- None identified.
City of Ithaca, NY - 750 Foot Buffer for Parcel - Final Tax Roll

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 originators do not warrant the accuracy or completeness of the information portrayed by the data.
2/27/2020

Dubin Singer P.C.
123 N. Wacker Drive, Fl 16
Chicago IL 60606  

CITY OF ITHACA
108 East Green Street  Ithaca, New York 14850-5690
BUILDING DIVISION - 4TH Floor
Telephone: 607 274-6508  Fax: 607 274-6521

Receipt#62357

Zoning Appeal #3156 for 719-725 S. Meadow Street

<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>2/27/2020</td>
<td>3768</td>
<td>$150.00</td>
</tr>
</tbody>
</table>

Total Payment $150.00
Balance Due
2/27/2020

Dubin Singer P.C.
123 N. Wacker Drive, Fl 16
Chicago IL 60606

CITY OF ITHACA
108 East Green Street Ithaca, New York 14850-5690
BUILDING DIVISION - 4TH Floor
Telephone: 607 274-6508 Fax: 607 274-6521

2/27/2020

Receipt#62361

BZA Sign for Appeal 3156, 719-725 S. Meadow Street

<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>BZA Sign</td>
<td></td>
<td>$15.00</td>
<td>$15.00</td>
</tr>
</tbody>
</table>

Total Price: $15.00

Date   | Check # | Payment | Total Payment | Balance Due |
-------|---------|---------|---------------|-------------|
2/27/2020 | 3768  | $15.00 | $15.00        |             |
APPEAL # 3157

742-744 S. MEADOW STREET

Appeal of Jennifer Wolfe on behalf of Old Navy for a sign variance from Section 272-4 A (1), Requirements for Projecting Signs. The applicant proposes to install two blade signs on the front façade of the proposed Old Navy store (former Hobby Lobby), located at 742-744 S. Meadow Street. One blade sign will be located at each side of the storefront and will project 3'-6” from the front facade. The Sign Ordinance allows signs to project a maximum of 18” from the wall and the sign projection exceeds this dimension. The applicant previously received a permit for two wall signs that meet the requirement of the Sign Ordinance.

The property is located in a SW-2 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.
# City of Ithaca

**Board of Zoning Appeals Worksheet**

<table>
<thead>
<tr>
<th>Appeal Number</th>
<th>BZA-3157</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use District</td>
<td>SW-2</td>
</tr>
<tr>
<td>Applicant</td>
<td>Jennifer Wolfe for Old Navy</td>
</tr>
<tr>
<td>Application Type</td>
<td>Sign Variance</td>
</tr>
</tbody>
</table>

**Address:** 742-744 S. Meadow Street  
**Date:** April 7, 2020  
**Owner:** Benderson Development

### Signs

<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>A - Old Navy Front Sign*</td>
<td>Wall</td>
<td>101 SQ FT</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>B - Old Navy Rear Sign*</td>
<td>Wall</td>
<td>39.7 SQ FT</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>C&amp;D - Old Navy Blade Signs</td>
<td>Projecting</td>
<td>7 SQ FT (3.5 SQ FT each)</td>
<td>N/A</td>
<td>3'-6&quot;</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Regulations

- No limit on number of building signs.  
- 1.5 SQ FT for every linear foot of business frontage plus setback bonus of 200%; 241.5 SQ FT permitted.**
- Maximum projection of 18" from building

### Note Non-conforming Conditions

- OK
- Def. - signs project 3.5' from building***

### Notes:

* The two wall signs meet the requirements of the Sign Ordinance and no variance is required for Sign A or B. A sign permit for the wall signs only was issued on March 6, 2020.  
** The business has 80.5 linear feet of frontage, creating an allowable base sign area of 120.75 SQ FT. The business is located 450+ feet from the center line of the public right-of-way, which qualifies for a setback bonus of 200% of the base allowable sign area. The business is allowed 241.5 SQ. FT. of buidling signage.  
*** The proposed blade signs will project 3.5' from the building and be positioned 8' above the sidewalk. The signs will project over the property and will not encroach upon a public right of way or other private property.
BOARD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:
   - [ ] AREA VARIANCE
   - [ ] SPECIAL PERMIT
   - [ ] USE VARIANCE
   - [X] SIGN VARIANCE
   - [ ] ACTION, DECISION, OR INTERPRETATION OF ZONING OFFICER

2. Property Address: 744 S. MEADOW STREET, ITHACA, NY

   Owner’s Name: BENDERSON DEVELOPMENT
   Owner’s Address: 570 DELAWARE AVE
   Owner’s City: BUFFALO, State: NY, Zip: 14202

3. Appellant’s Name: JENNIFER WOLFE FOR OLD NAVY STORES

   Appellant’s Address: P.O. BOX 1156
   Appellant’s City: CONYERS, State: GA, Zip: 30012
   Appellant’s Telephone: 770-568-8867
   E-Mail: JW@ITSPERMITTABLE.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.

   [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 14th day of February, 2020

[Signature]
Notary Public

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- 4A(1)</td>
</tr>
<tr>
<td>• §325-</td>
<td>• §272-</td>
</tr>
<tr>
<td>• §325-</td>
<td>• §272-</td>
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<tr>
<td>• §325-</td>
<td>• §272-</td>
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<tr>
<td>• §325-</td>
<td>• §272-</td>
</tr>
<tr>
<td>• §325-</td>
<td>• §272-</td>
</tr>
<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_ not, 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.

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:</td>
</tr>
<tr>
<td>OLD NAVY</td>
</tr>
<tr>
<td>Project Location (describe, and attach a location map):</td>
</tr>
<tr>
<td>SOUTH MEADOW MARKETPLACE- 744 S. MEADOW STREET</td>
</tr>
<tr>
<td>Brief Description of Proposed Action:</td>
</tr>
<tr>
<td>REQUEST ZONING RELIEF FROM CITY CODE OF ORDINANCES FOR SIGNAGE REGULATIONS FOR PROJECTING SIGNS PROJECTION FROM WALL OF 18&quot;. PROPOSED SIGNAGE FOR (2) BLADE SIGNS WOULD REQUIRE AN ADDITIONAL 24&quot; ABOVE CODE ALLOWANCES.</td>
</tr>
</tbody>
</table>

| Name of Applicant or Sponsor:             |
| JENNIFER WOLFE                           |
| Telephone:                               |
| 770-568-8867                             |
| E-Mail:                                  |
| JW@ITSPERMITTABLE.COM                    |

| Address:                                 |
| P.O. BOX 1156                            |

| City/PO:                                 |
| CONYERS                                  |
| State: GA                                |
| Zip Code:                                |
| 30012                                    |

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

2. Does the proposed action require a permit, approval or funding from any other governmental Agency?  
   If Yes, list agency(s) name and permit or approval:  
   YES ☑ NO ☐  
   CITY OF ITHACA

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.  
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)  
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify):  
   ☐ Parkland

Page 1 of 3
<table>
<thead>
<tr>
<th>Question</th>
<th>NO</th>
<th>YES</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>5. Is the proposed action,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. A permitted use under the zoning regulations?</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Consistent with the adopted comprehensive plan?</td>
<td>✓</td>
<td></td>
<td></td>
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<tr>
<td>6. Is the proposed action consistent with the predominant character of</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>the existing built or natural landscape?</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>7. Is the site of the proposed action located in, or does it adjoin, a</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>state listed Critical Environmental Area?</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If Yes, identify:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. a. Will the proposed action result in a substantial increase in</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>traffic above present levels?</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Are public transportation service(s) available at or near the</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>site of the proposed action?</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Are any pedestrian accommodations or bicycle routes available</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>on or near site of the proposed action?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. Does the proposed action meet or exceed the state energy code</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>requirements?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If the proposed action will exceed requirements, describe design</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>features and technologies:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. Will the proposed action connect to an existing public/private</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>water supply?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If No, describe method for providing potable water:</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11. Will the proposed action connect to existing wastewater utilities?</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If No, describe method for providing wastewater treatment:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12. a. Does the site contain a structure that is listed on either the</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>State or National Register of Historic Places?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Is the proposed action located in an archeological sensitive area?</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13. a. Does any portion of the site of the proposed action, or lands</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>adjoining the proposed action, contain wetlands or other waterbodies</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>regulated by a federal, state or local agency?</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Would the proposed action physically alter, or encroach into,</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>any existing wetland or waterbody?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If Yes, identify the wetland or waterbody and extent of alterations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>in square feet or acres:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14. Identify the typical habitat types that occur on, or are likely to</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>be found on the project site. Check all that apply:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Shoreline □ Forest □ Agricultural/grasslands □ Early</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Wetland □ Urban □ Suburban</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15. Does the site of the proposed action contain any species of animal,</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>or associated habitats, listed by the State or Federal government</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>as threatened or endangered?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16. Is the project site located in the 100 year flood plain?</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17. Will the proposed action create storm water discharge, either from</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>point or non-point sources?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If Yes,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Will storm water discharges flow to adjacent properties?</td>
<td>✓</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>b. Will storm water discharges be directed to established</td>
<td>✓</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>conveyance systems (runoff and storm drains)?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If Yes, briefly describe:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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)?

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>![Yes]</td>
<td>![No]</td>
</tr>
</tbody>
</table>

If Yes, explain purpose and size: N/A

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

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>![Yes]</td>
<td>![No]</td>
</tr>
</tbody>
</table>

If Yes, describe: N/A

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

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>![Yes]</td>
<td>![No]</td>
</tr>
</tbody>
</table>

If Yes, describe: N/A

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

Applicant/sponsor name: JENNIFER WOLFE

Date: 2/10/20

Signature: [Signature]
**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 #3157 - Sign Variance for 742-744 S. Meadow 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  3/6/2020  Date

Steven Beer  
Chair

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)
Proposed Resolution
Board of Zoning Appeals
April 7, 2020

Approval of Zoning Appeal 3157, Sign Variance for 742-744 S. Meadow 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 3157, sign variance for 742-744 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 3157, sign variance for 742-744 S. Meadow Street.

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

Approval of Zoning Appeal 3157, Sign Variance for 742-744 S. Meadow Street –
Determination of Environmental Significance

WHEREAS, Laura Larson has applied for a sign variance from 272-4A(1), Requirements for
Projecting Signs, of the Sign Ordinance, and

WHEREAS, appropriate environmental review has been conducted including the preparation of a
Short Environmental Assessment Form (SEAF), dated March 6, 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 March 6, 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:
OWNER'S AUTHORIZATION FORM

ZONING APPEAL #: 3151

DATE: 01.10.2020

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

I (We) Buffalo-Greenbriar Associates, LLC of 570 Delaware Ave.

(Name)

(Buffalo, NY 14202)

(State & Zip Code)

Owner of the property at 744 S. MEADOW STREET

(Street & Number)

[ ] 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 JENNIFER WOLFE FOR OLD NAVY STORES to appeal or request a Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the March 3, 2020 meeting of the Board of Zoning Appeals.

(Signature)

STATE OF NEW YORK)
COUNTY OF TOMPKINS)

Sworn to this 10th day of January, 2020

Notary Public

Note to those signing this form:

(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.
SIGNAGE APPROVAL

BLADE SIGNAGE

01.10.2020

O APPROVED AS NOTED
O NOT APPROVED

TENANT: OLD NAVY
LOCATION: 3529 ITHACA NAVY MARKETPLACE, ITHACA, NY

ADDITIONAL CHANGES / COMMENTS:
1. (1) BLADE SIGN APPROVED.
2. RAISE SIGN SO CLEARANCE TO BOTTOM IS 18' AFF.
3. SUBJECT TO MUNICIPAL APPROVAL.

AUTHORIZATION: [Signature]
NOTICE OF APPEAL — REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. 3151

TO: Owners of Property within 200 feet of 744 S. MEADOWS STREET and others interested.

FROM: JENNIFER WOLFE FOR OLD NAVY STORES applicable to property named above, in a(n) ___ 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 3/24/2020 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 4/7/2020 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

Signature of Appellant

P.O. BOX 1156, CONYERS, GA 30012

Address

1/10/2020

Date
CITY OF ITHACA  
108 E. Green Street- Third Floor  
Ithaca, NY 14850  
607-274-6550  

Please Note: You have received this letter notice because you are the owner of property adjoining or within the same development of the subject location referenced below.

City of Ithaca  
Zoning Board of Appeals  

The following Public Hearing will be held on Tuesday, April 7, 2020 in the Common Council Chambers, 108 E. Green Street, Ithaca, NY 14850.  

6:00pm  

To consider petition of the proposed variance for zoning relief to allow (2) blade signs to extend beyond the 18” projection allowance by the City of Ithaca’s sign code. The subject address is Old Navy- 744 South Meadow Street, Ithaca, NY.  

You have also been provided with a copy of the proposed signage drawings sheets 10 and 11 in which the variance is being requested.  

If I can answer any questions you may have please feel free to call my office.  

Thank you.  

Jennifer Wolfe, Permit Expeditor  
2/10/2020  

P.O. Box 1156, Conyers, GA 30012  
770-568-8867
NOTE: AT EXTERIOR LOCATIONS CAULK AROUND THE PERIMETER BLOCKING PROVIDED BY OTHERS

3" x 3" X .080 ALUM. RETURN P.T.M. PMS 2955c BLUE (SATIN FINISH)

1" TRIM CAP P.T.M. PMS 2955c BLUE (SATIN FINISH)

DATA/IX LABEL

REMOTE POWER SUPPLY

2" x 3" X .25 ALUM. SQ. TUBE PTD. SATIN WHITE

OLD NAVY

WORDMARK-LIT SUSPENDED DOUBLE-FACE BLADE SIGN - 3'-0"

STANDARD for EXTERIOR STOREFRONT

QTY. (2) REQUIRED

SIGN AREA 2.93 SQ. FT. EA.

ILLUMINATION WHITE L.E.D.s

ELECTRICAL 1 amp / 120v / (1) 20amp CIRCUIT

FACE COLOR BLOCKOUT WHITE FILM P.T.M. PMS 2955c (SATIN) - WHITE COPY ONLY TO ILLUM.

TRIMCAP COLOR BLUE TO MATCH PMS 2955c

RETURN COLOR P.T.M. PMS 2955c BLUE (SATIN FINISH)
1. 6" DEEP x .080 ALUM. RETURNS FITAL. PMS 2955c BLUE (SATIN FINISH). NOTE: LOCATE SEAMS TOWARD THE TOP OF CAN: CUSTOMER WANTS  NO VISIBLE FASTENER ON METAL SEAMS.

2. 1 1/8" STARRITE WHITE ALUM. BAFFLE; WELDED AT CENTER OF CAN VIA 3/4" x 3/4" ALUM. ANGLE CLIPS & MECHANICAL FASTENERS AS NEEDED.

4. FEED HOLE THROUGH CAN INTO MOUNTING ARM.

5. 3/16" THK. #7228 WHITE POLYCARBONATE FACE WITH WHITE BLOCkOUT VINYL RTM. PMS 2955c BLUE (SATIN FINISH) (COPY ONLY TO ILLUMINATE). 1st SURFACE APPLICATION

6. REMOTE POWER SUPPLY.

9. PAN HEAD SCREWS TO ATTACH TRIM CAP. PAINT BLUE TO MATCH

10. SECONDARY FEED THROUGH MOUNTING ARM (108. LEAD)

11. WELDED 2" x 2" x .25 SQ. ALUM. TUBE MOUNTING ARM; Finished SATIN WHITE WELDED TO 1/8" ALUMINUM INTERNAL BAFFLE.

12. 1 1/4" DEEP .080 ALUM. MOUNTING PLATE, 7" x 5" (VERTICAL) UNPAINTED

13. ELECTRICAL NOTE: IT IS THE CUSTOMERS RESPONSIBILITY TO PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE WITH DEDICATED CIRCUIT(S). INCLUDING GROUND WIRING DIRECTLY FROM PANEL BOX WITHIN SIX (6) FEET OF SIGNAGE. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES

MOUNTING NOTE: INSTALLER IS REQUIRED TO VERIFY ACTUAL FIELD CONDITIONS & PROVIDE NECESSARY MOUNTING HARDWARE & METHOD OF ATTACHMENT TO ENSURE SAFE INSTALLATION. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES

++reamble++

CID307175

This drawing is intended to be installed in accordance with the requirements of Article 809 of the National Electrical Code and other applicable local codes, regulations, and standards. The installer is responsible for verifying that the installation meets all applicable codes and standards. The installer shall verify that the installation meets all applicable codes and standards. The installer shall verify that the installation meets all applicable codes and standards.

PAGE SIZE: 11" x 17"

Client Date

PM:

Design Date

Sales Date

Date:

Date:

Date:

Date:

Date:

Date:

This is an original drawing created by Walton. It is submitted for your consideration, however, it shall not be used in connection with the project being planned for you by Walton, but rather by others. The installer is responsible to show these drawings to anyone outside your organization and to ensure that the work is completed in accordance with the specifications of the contract agreement and the drawing, shall be seen.

Revised: 4/13/19

PM:

Design Date

Sales Date

Date:

Date:

Date:

Date:

Date:

Date:

This drawing is intended to be installed in accordance with the requirements of Article 809 of the National Electrical Code and other applicable local codes, regulations, and standards. The installer is responsible for verifying that the installation meets all applicable codes and standards. The installer shall verify that the installation meets all applicable codes and standards. The installer shall verify that the installation meets all applicable codes and standards. The installer shall verify that the installation meets all applicable codes and standards. The installer shall verify that the installation meets all applicable codes and standards. The installer shall verify that the installation meets all applicable codes and standards. The installer shall verify that the installation meets all applicable codes and standards. The installer shall verify that the installation meets all applicable codes and standards. The installer shall verify that the installation meets all applicable codes and standards.

PAGE SIZE: 11" x 17"
500700 102.-1-2.1
G&I IX Empire Tops Plaza 1th
565 Taxter Rd, Suite 400
Elmsford NY 10523

500700 104.-1-1
G&I IX Empire Tops Plaza 1th
565 Taxter Rd, Suite 400
Elmsford NY 10523

500700 117.-1-1.2
B/B Real Estate Associates
570 Delaware Ave
Buffalo NY 14202

500700 117.-1-3
Ithaca Devel Associates LLC
8441 Cooper Creek Blvd
University Park FL 34201

500700 117.-1-5
B/B Real Estate Associates
7978 Copper Creek Blvd
University Park FL 34201

500700 117.-1-6
Chemung Canal Trust Company
1 Chemung Canal Plaza
Elmira NY 14901

500700 117.-2-1.1
Ithaca Joint Venture
708 Third Ave 15Th Fl
New York NY 10017

500700 117.-2-1.2
Ithaca Joint Venture
708 Third Ave
New York NY 10017

500700 117.-2-1.2
Wal-Mart Real Estate Bus Trust
1301 SE 10th St, MS0555
Bentonville AR 727160555

500700 118.-1-2.1
Will-Ridge Associates LLC
570 Delaware Ave
Buffalo NY 14202

500700 118.-1-2.2
Will-Ridge Associates LLC
570 Delaware Ave
Buffalo NY 14202

500700 118.-1-2.4
Will-Ridge Associates LLC
570 Delaware Ave
Buffalo NY 14202

500700 118.-1-2.5
Will-Ridge Associates LLC
570 Delaware Ave
Buffalo NY 14202

500700 118.-1-2.6
Maguire Family Enterprises LLC
504 S Meadow St
Ithaca NY 14850

500700 118.-1-2.7
Robert S Miller Rev Trust
318 Elmira Rd
Ithaca NY 14850

500700 122.-2-3
Autozone, Inc
PO Box 2198 Dept 8088
Memphis TN 381012198

500700 122.-2-4
United Refining Co Of Pa
PO Box 780
Warren PA 16365

500700 122.-2-5
Oasis Fellowship Inc
PO Box 472
Ithaca NY 14851

500700 122.-2-6
Oasis Fellowship Inc
PO Box 472
Ithaca NY 14851

500700 122.-2-7
Oasis Fellowship Inc
PO Box 472
Ithaca NY 14851

CITY OF ITHACA - PLANNING
ATTN: MEGAN WILSON
108 E. GREEN ST
ITHACA, NY 14850
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

Zoning Appeal # 3157

I, JENNIFER WOLFE, 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 MARCH 17, 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
REAR ELEVATION
Scale: 3/32" = 1'-0"

This is an original drawing created by Walton. It is intended to be permanent; however, it shall be used in connection with the project being planned by the client, but not otherwise. The client is not authorized to show these drawings to anyone outside your organization, or to use the information or designs in any other projects.

This sign is intended to be installed in accordance with the requirements of the local code and shall be installed by the installer. The installer shall provide a lettering system that meets the specifications of the purchase agreement. This drawing shall prevail in case of variance between the specifications of the purchase agreement and the drawing. The drawing shall prevail.

This sign is intended to be manufactured with 120 or 377 Vista ACP. All work shall be done in accordance with the purchase agreement and the drawings. This is a product of the manufacturer. The installer shall ensure that the sign is installed in accordance with the local code and shall provide a lettering system that meets the specifications of the purchase agreement.

Client: OLD NAVY 9283
Address: 444 SOUTH MEADOW ST
City/State: ITHACA, NY 14850
Sales: HOUSE
Designer: GD
PM: TG
Date: 11/13/19

Revision:
11/13/19: add rear CLK to sign - WH
11/14/19: add front gold pane - WH
11/15/19: add front sign, dimensions - WH
11/15/19: add sign section detail - WH
11/15/19: add sign section 2 - WH
11/16/19: remove 1 blade sign - WH

Approval:
CID 307175
Sales: Date:
P.M.: Date:
Design: Date:
Client: Date:

PAGE SIZE: 11" x 17"
REMOTE POWER SUPPLY

NOTE: AT EXTERIOR LOCATIONS
CAULK AROUND THE PERIMETER

BLOCKING PROVIDED BY OTHERS

3/16" WHITE POLYCARBONATE FACE with
SURFACE APPLIED BLOCKOUT WHITE FILM
P.T.M. PMS 2955c BLUE (SATIN)
(COPY ONLY TO ILLUMINATE)

-wordmark-lit suspended double-face blade sign - 3'-0" standard for exterior storefront

Scale: 1/4" = 1'-0"
QTY. (2) REQUIRED

SIGN AREA 2.93 SQ. FT. EA.
ILLUMINATION WHITE L.E.D.s
ELECTRICAL 1 amp / 120v / (1) 20amp CIRCUIT
FACE COLOR BLOCKOUT WHITE FILM P.T.M. PMS 2955c (SATIN) - WHITE COPY ONLY TO ILLUM.
TRIMCAP COLOR BLUE TO MATCH PMS 2955c
RETURN COLOR P.T.M. PMS 2955c BLUE (SATIN FINISH)

This is an original drawing created by Walton. It is submitted for your personal use; however, it shall at all times remain the property of Walton. It may be used in connection with the project only. All drawings shall be returned to Walton after completion. Walton reserves the right to retain this drawing. This drawing is protected by copyright and may not be reproduced, used, applied to any other location, or transferred to any other party.
DOUBLE-FACE FACE-LIT SUSPENDED BLADE SIGN - SECTION DETAIL

1. 6" DEEP x 0.080 ALUM. RETURNS PTM. PMS 2955c DK. BLUE [SATIN FINISH] NOTE: LOCATE SEAMS TOWARD THE TOP OF CAN; CUSTOMER WANTS NO VISIBLE FASTENER ON METAL SEAMS.

2. 1/8" BLUE TRIM CAP TO MATCH PMS 2955c. TRIM CAP GLUED TO FACE; ATTACHMENT TO RETURNS VIA PAN HEAD SCREWS W/ SCREW HEADS PAINTED BLUE.

3. 1/8" STARIRITE WHITE ALUM. BAFFLE; WELDED AT CENTER OF CAN VIA 3/4" x 3/4" ALUM. ANGLE CLIPS & MECHANICAL FASTENERS AS NEEDED.

4. FEED HOLE THROUGH CAN INTO MOUNTING ARM.

5. 3/16" THK. #7326 WHITE POLYCARBONATE FACE WITH WHITE BLOCKOUT VINYL PTM. PMS 2955c BLUE [SATIN FINISH] (COPY ONLY TO ILLUMINATE). 1st SURFACE APPLICATION

6. WHITE LEDS, MOUNTED TO BOTH SIDES OF BAFFLE.

7. DISCONNECT SWITCH (TUGGLE SWITCH W/ BOOT) AT TOP OF CAN, OUT OF PUBLIC VIEW.

8. REMOTE POWER SUPPLY.

9. PAN HEAD SCREWS TO ATTACH TRIM CAP. PAINT BLUE TO MATCH

10. SECONDARY FEED THROUGH MOUNTING ARM (10ft. LEAD)

11. WELDED 2" x 3" x .25 SQ. ALUM. TUBE MOUNTING ARM; FINISHED SATIN WHITE WELDED TO 1/8" ALUMINUM INTERNAL BAFFLE.

12. "DEEP. PRESS BROKE MOUNTING PLATE COVER - WELD AND FINISH CORNERS. PAINT SATIN WHITE. MANUFACTURE AS 1/2 sections. 4" COUNTERSUNK SCREWS ON TOP ONLY - DRILL AND TAP PLATE

13. 1/2" THK. ALUM. MOUNTING PLATE, 7" x 5" (VERTICAL) UNPAINTED

14. (4) 5/16" HEX BOLTS / NUTS / WASHERS AS NEEDED THROUGH TO PROVIDED BLOCKING OR DIRECTLY TO METAL STUDS; SEE MOUNTING NOTE BELOW.

15. 1/4" DIA. WEEP HOLES W/ COVERS AS NEEDED ON EXTERIOR ONLY.

MOUNTING NOTE: INSTALLER IS REQUIRED TO VERIFY ACTUAL FIELD CONDITIONS & PROVIDE NECESSARY MOUNTING HARDWARE & METHOD OF ATTACHMENT TO ENSURE SAFE INSTALLATION. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES

ELECTRICAL NOTE: IT IS THE CUSTOMERS RESPONSIBILITY TO PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE WITH DEDICATED CIRCUIT(S), INCLUDING GROUND WIRING DIRECTLY FROM PANEL BOX WITHIN SIX (6) FEET OF SIGNAGE. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES

THIS SIGN IS TO BE Installed IN ACCORDANCE WITH THE REQUIREMENTS OF Article 680 of the National Electrical Code and all applicable local electrical codes. The installer shall bear the responsibility of interpreting the instructions contained herein and of making any changes therein that are necessary to comply with the requirements of the National Electrical Code and all applicable local electrical codes. The installer shall be solely responsible for the proper installation of the sign. The installer shall provide all necessary permits and submit the sign to the authorities having jurisdiction for approval before installation, including all necessary permits and submittals. The installer shall be responsible for ensuring that the installation complies with all applicable laws and regulations. The sign is to be installed in a manner that ensures the proper functioning and use of the sign. The installer shall be responsible for ensuring that the sign is properly and securely mounted, and that it does not interfere with any existing structures or utilities. The installer shall be responsible for ensuring that the sign is properly marked and identified for all required purposes. The installer shall be responsible for ensuring that the sign is properly maintained and replaced as necessary. The installer shall be responsible for ensuring that the sign is properly tested and inspected before installation.

Page Size: 11" x 17"
3/5/2020

It's Permittable
Jennifer Wolfe
1085 N Main St NW
Conyers GA 30012-4453

Sign Variance (BZA # 3157) for 742-744 S. Meadow Street (Old Navy)

<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>3/5/2020</td>
<td>1126</td>
<td>$150.00</td>
</tr>
</tbody>
</table>

**Total Payment** $150.00

Balance Due