



**CITY OF ITHACA**  
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**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
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## **PLANNING & DEVELOPMENT BOARD Project Review & Design Review**

### **NOTICE OF MEETING & AGENDA**

**TO:** City of Ithaca Project Review Committee (Planning & Development Board)  
**FROM:** Lisa Nicholas, Deputy Director of Planning and Development  
**DATE:** April 5, 2019  
**SUBJECT:** **Agenda for Project Review Committee Meeting: THURSDAY, APRIL 11, 2019**

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**The Project Review Committee Meeting is scheduled to begin at 9:00 a.m.** in the Third Floor Conference Room, City Hall, 108 E. Green St. Please call Anya Harris at 274-6550, if you cannot attend or you require additional information.

**9:00 Project:** Student Housing  
**Location:** 815 S Aurora Street  
**Applicant:** Stream Collaborative, Noah Demarest for Project Sponsors Todd Fox and Charlie O'Connor  
**Anticipated Board Action(s) in April:** Public Hearing, Review of FEAF Parts 2 & 3

**Project Description:** The project applicant proposes a new 49-unit student housing complex (16,700 SF footprint) comprised of three buildings constructed on a hillside on the east side of Route 96B, overlooking the proposed Chain Works District. The proposed buildings will contain (2) efficiency units, (3) one-bedroom units, (10) two-bedroom units, (20) three-bedroom units and (14) four-bedroom units. Amenities will include a gym and media room, with access to an outdoor amenity space on the first floor of Building B, and a roof terrace and lounge on the fourth floor of Building B. The project site shares the 2.85 acre site with an existing cell tower facility, garages, an office and a one-bedroom apartment. Site improvements will include walkways and curb cuts to be tied into a public sidewalk proposed by the Town of Ithaca. Fire truck access is proposed at the existing site entry at the south end of the property, with a new fire lane to be constructed in front of the ends of buildings A & B at the northern end of the site. The project will include 68 parking spaces, as required by zoning. The property located in the R-3b zoning district. A variance will likely be required for a rear yard setback deficiency. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(k), (n), (B)(2), 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/982>

**9:20 Project:** 224 Fair Street – Perdita Flats (formerly 402 Wood Street)  
**Location:** 402 Wood Street  
**Applicant:** Stream Collaborative, Noah Demarest  
**Anticipated Board Action(s) in April :** Consideration of Preliminary & Final Site Plan Approval

**Project Description:** The applicant proposes to construct a three-story residential building on a vacant lot in the Southside Neighborhood of Ithaca. The building will include four rental units priced at market rate: (1) three-bedroom unit, (2) one-bedroom units, and (1) two-bedroom unit. The first-floor unit will meet ADA requirements for accessibility. The parcel is located in the R-3b Zoning District and will require a variance for off-street parking requirements. This has been determined to be an Unlisted Action under the City of Ithaca

Environmental Quality Review Ordinance and the State Environmental Quality Review Act (“SEQRA”), both of which require environmental review.

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

<https://www.cityofithaca.org/DocumentCenter/Index/992>

**9:30 Project:** Arthaus on Cherry Street

**Location:** 130 Cherry Street

**Applicant:** Whitham Planning & Design

**Anticipated Board Action(s) in April :** Public Hearing, Potential Determination of Environmental Significance

**Project Description:** The applicant proposes an as-of-right five-story building approximately 63 feet of height with gallery, office and affordable residential space at 130 Cherry Street, on the east side of the Cayuga Inlet. The site is currently the location of AJ Foreign Auto. The program includes ground floor covered parking for approximately 52 vehicles, plus 7,000 SF of potential retail/office and amenity space geared towards artists’ needs. Building levels two through five will house approximately 120 studio, one-bedroom and two-bedroom residential units. The total building square footage is 97,500 SF. All residential rental units will be restricted to renters earning 50 to 80 percent of the Area Median Income. The north edge of the property will include a publicly-accessible path leading to an inlet overlook. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance § 176-4B(1)(k), (h)[2], (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/946>

**9:50 Zoning Appeals**

- **3125 – Area Variance, 310 W State Street \***
- **3126- Area Variances, 616 N Aurora Street \***
- **3127- Area Variance, 200-204 E State Street \***

**\* Supporting materials for these cases will be distributed as they become available.**

**10:00 Agenda Review for 04-23-2019**

**10:10 Adjournment**

cc: Mayor Svante Myrick & Common Council  
Dr. Luvelle Brown, Superintendent, ICSD  
Jay Franklin, Tompkins County Assessment

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.

If you have a disability & would like specific accommodations to participate,



please contact the City Clerk at 274-6570 by 12:00 p.m., no later than 2 days (not including weekends and holidays) before the meeting.