



CITY OF ITHACA

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DEPARTMENT OF PLANNING AND DEVELOPMENT

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PLANNING & DEVELOPMENT BOARD Project Review
NOTICE OF MEETING & AGENDA

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Deputy Director of Planning and Development
DATE: April 9, 2021
SUBJECT: **Agenda for Project Review Committee Meeting: THURSDAY, APRIL 15, 2021**

The Project Review Committee Meeting is scheduled to begin at 8:30 a.m. City Hall is closed to the Public. This meeting will be streamed at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg. Please call or email Anya Harris at 274-6550 or aharris@cityofithaca.org, if you require additional information.

8:30 Project: Commercial Building w/ Drive-through (KFC)

Location: 405 Elmira Rd

Applicant: Rich Wilkinson of KBP Investment

Anticipated Board Action(s) in April: Presentation, Declaration of Lead Agency & Public Hearing

Project Description: The applicant proposes to construct a new 2,200 SF drive-through restaurant on the vacant .74 acre parcel. The project also includes 23 parking spaces, curbing, dumpster enclosure, landscaping lighting, signage and new pavement markings. Project site currently serves as surface parking and vehicular circulation for the adjacent commercial building. The project is in the SW-2 zoning district and will require area variances for front yard, building width, parking setback, and signage. The project includes modifications to the pavement and markings on the adjacent property. This 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.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1328>

8:45 Project: Subdivision/Parcel Reconfiguration

Location: Tax Parcels 102.-1-2.1, -2.3 and -2.4, South Meadow Street

Applicant: Francis L. Gorman, III, Esq. of Harris Beach PLLC for owner, G&I IX Empire Tops Plaza Ithaca, LLC

Anticipated Board Action(s) in April: Consideration of Preliminary & Final Subdivision Approval

Project Description: The action involves the reconfiguration of three tax parcels (102.-1-2.1, 102.-1-2.3 and 102.-1-2.4), that together measure 20.89 acres with more than 900 feet of frontage on S. Meadow Street, and contain commercial buildings, parking, two curb cuts/ access points, and other associated site improvements. The applicant proposes to create four new parcels: Parcel A measuring approximately 18.844 acres and containing the two access points off of S. Meadow, existing commercial buildings and parking; Parcel B measuring 0.335 acres with 110 feet of frontage on S. Meadow and containing an existing restaurant (Chili's); Parcel C measuring 0.625 acres with 204.7 feet of frontage on S. Meadow Street and containing an existing commercial building (Elmira Savings Bank) and parking area; and Parcel D measuring 1.086 acres with 340.7 feet of frontage on S. Meadow Street and containing an existing commercial building (Verizon Wireless) and parking. This project is in the SW-2 zoning district and will require area variances. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act for which the Lead Agency issued a Negative Declaration on March 23, 2021.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1323>

- 8:55 Project:** Commercial Building (Key Bank) & Minor Subdivision
Location: 500 S Meadow Street, Tax Parcel 95.-1-1.2
Applicant: Ben Gingrich of Hengst, Streff, Bajko Architects and Engineers for Key Bank
Anticipated Board Action(s) in April: Consideration of Preliminary & Final Approval
Project Description: The applicant is proposing to subdivide the 17.771-acre parcel into two lots and to construct a 3,415 SF commercial building with associated site improvements. Lot 1 will measure 16.648 acres (725,210 SF) with 308 feet of frontage on N Meadow Street and containing the existing Wegmans store, access road, and associated parking areas, and Lot 2 will measure 1.063 acres (46,297 SF) with 126 feet of frontage on N Meadow Street. Lot 2 will be conveyed to the applicant and will contain the new building. The site will also include 59 parking spaces, two drive through lanes, lighting, landscaping, signage, and internal walkways. Vehicular site access will be from the rear of the property off the internal circulation road of the Wegmans property. This project is in the SW-2 zoning district and will require area variances. The project is subject to the SW Area Design Guidelines. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act for which the Lead Agency issued a Negative Declaration on March 23, 2021. The subdivision will require a cross-property easement agreement for vehicular access.
Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1282>
- 9:10 Project:** Mixed-Use Building
Location: 321 Taughannock Blvd
Applicant: Craig Modisher of Stream Collaborative for Water Works LLC
Anticipated Board Action(s) in April: Determination of Environmental Significance and Recommendation to the BZA
Project Description: The applicant is proposing to construct a three-story mixed-use building on the .168-acre (7,318 SF) project site. The building will have five units of for-sale housing on the upper floors, 400 SF of office space on the second floor and approximately 3,000 SF of commercial space on the first floor with access to a boat slip area. The existing steel-framed building on the site will be incorporated into the new building. Site improvements will include four parking spaces, landscaping, sidewalks, lighting, and other site amenities. The project is in the West End/Waterfront Zoning District and will require several area variances. The project is also subject to Waterfront Design Guidelines. 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. (10) and is subject to environmental review.
Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1141>
- 9:25 Project:** Mixed-Use Building
Location: 510 W State/MLK Jr Blvd
Applicant: Visum Development
Anticipated Board Action(s) in April: Project Updates, Review of FEA Part 3
Project Description: The applicant has updated the project from an application previously submitted in 2019. The applicant proposes to remove the one-story commercial building fronting on State Street and two-story wood frame house fronting on W Seneca Street, and to construct a 60,953 SF, four- and five-story mixed-use apartment building. The proposed building will contain 58 dwelling units which will be affordable to households making 50- to 80-percent AMI, community spaces, indoor bike parking, and 942 SF of retail space fronting State Street. The .413-acre project site comprises two tax parcels and has frontage on W. State, Corn, and W. Seneca Streets and is in two zoning districts: CBD-52, in which the maximum height is 52 feet, and B-2d, in which the maximum height is 40 feet. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(h)[4], (k) & (n), and the State Environmental Quality Review Act ("SEQRA") §617.4(b)(11). The project is subject to the Downtown Design Guidelines and will likely require an area variance.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1279>

9:40 Project: Apartments (347 Units) & Parking

Location: 401 E State/MLK Jr Street (Gateway Property)

Applicant: Jeff Githens for McKinley Development Company

Anticipated Board Action(s) in April: Review of FEAF Part 3: Traffic and Construction Impacts

Project Description: The applicant proposes to construct a six-story building with a 318-space internal parking garage and 347 apartments mixed between studio, one-, two- and three-bedroom units. Non-vehicular building access will be provided off State /MLK Jr St as well as internal to the site. The project includes other site improvements including the extension of the Gateway Trail to the end of the site, landscaping, lighting and other site amenities. Project development will require the demolition of the existing one story building. The project is in the CDB-60 Zoning District. It requires an area variance for height and Design Review for compliance with the Downtown Design Guidelines. It may also require actions by Common Council and/or the Board of Public Works related to relocation of the existing utility easements on site. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (h)[2] and [4], (k) and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (5)(iii) and (9).

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

<https://www.cityofithaca.org/DocumentCenter/Index/1227>

9:50 Project: Signage – 409 College Ave

Location: 409 College Ave

Applicant: Whitham Planning & Design for Student Agencies

Anticipated Board Action(s) in April: Signage Approval

Project Description: The Board approved the overall project in February 2020. The applicant now seeks approval for proposed signage.

10:00 Agenda Review – 04-27-21

10:10 Adjourn

ACCESSING ONLINE DOCUMENTS

Site Plan Review & Subdivision Application Documents

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