



**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  
E-Mail: [dgrunder@cityofithaca.org](mailto:dgrunder@cityofithaca.org)

Community Development/IURA – 607-274-6565

## **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 7, 2020  
**SUBJECT:** **Agenda for Project Review Committee Meeting: THURSDAY, APRIL 16, 2020**

---

**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](https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg).

Please call or email Anya Harris at 274-6550 or [aharris@cityofithaca.org](mailto:aharris@cityofithaca.org), if you require additional information.

**8:30 Project:** Mixed Use – Apartments, Retail or Conference Center, & Public Parking

**Location:** 120 E. Green Street (west end of Green Street Garage)

**Applicant:** Kathryn Chesebrough of Whitham Planning & Design for Vecino Group LLC

**Anticipated Board Action(s) in April:** Project Updates, Review FEAF Part2

**Project Description:** 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 bridge 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. 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>

**8:45 Project:** Mixed-Use – Apartments and Retail

**Location:** 120-140 Brindley Street/902 Taber Street

**Applicant:** Jason K Demarest for Ithaca Aeroplane Factory, LLC

**Anticipated Board Action(s) in April:** Project Updates, Public Hearing & Design Review

**Project Description:** 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 improvement 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. 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.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1148>

**9:00 Project:** Expansion of Religious Facility (Chabad House)

**Location:** 102 Willard Way/107 Lake Street

**Applicant:** Jason K Demarest for Roitman Chabad Center at Cornell University

**Anticipated Board Action(s) in March:** Project Updates, Review of FEAF Parts 2 & 3, Public Hearing

**Project Description:** The applicant is proposing to construct a two-story building with a footprint of approximately 5,000 SF as an expansion of the existing Chabad Center located at 102 Willard Way. The proposal requires the consolidation of the two lots to form a .549-acre (23,914 SF) project site and the removal of the existing house at 107 Lake Street. The new building will have ground floor parking and bike storage. The second floor will connect with the existing building and will house dining facilities, a kitchen, bathrooms, classrooms, and other facilities. Exterior site improvements and structures include a patio, an elevated courtyard, an access drive on Lake Street, landscaping, and walkways. The project is in the R-2a Zoning District and will require variances for lot coverage, front-, rear- and side-yards, and parking. This 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.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1146>

**9:15 Project:** Carpenter Circle Project

**Location:** Carpenter Park Road

**Applicant:** Andrew Bodewes for Park Grove Realty, LLC

**Anticipated Board Action(s) in April :** Potential Determination of Environmental Significance, Potential Approval of Phase 1

**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 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).

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

<https://www.cityofithaca.org/DocumentCenter/Index/1014>

**9:30 Project:** City Harbor Development/ Guthrie Clinic

**Location:** 101 Pier Road

**Applicant:** Jessica Edger-Hillman

**Anticipated Board Action(s) in April:** Determination of Environmental Significance & Recommendation to BZA, Potential Approval of Phase 1

**Project Description:** The 11.09-acre project site consists of 8.33 acres of privately-owned land and 2.76 acres of adjacent City-owned parkland and road. The applicant proposes to redevelop the 8.33-acre project site and make improvements to 2.76 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, 15,743 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. Improvements on City property in Phase 1 of the plan include the rebuilding of Pier Road to include sidewalks, street trees, a fire engine turnaround, and additional and reorganized parking. After Phase I, the applicant proposes to realign the end of Pier Road, extend it to a new clubhouse and add parking. 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 400 cars, and landscaping. The project is in the Newman Zoning District and will likely require variances. 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).

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

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

**9:45 Agenda Review for 4-28-20**

**10:00 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.