The regular meeting of the PLANNING & DEVELOPMENT BOARD will be held at **6:00 p.m.** on **APRIL 23RD, 2019** in COMMON COUNCIL CHAMBERS, City Hall, 108 E. Green Street, Ithaca, NY.

### AGENDA ITEM

<table>
<thead>
<tr>
<th></th>
<th>Approx. Start Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Agenda Review</td>
</tr>
<tr>
<td>2</td>
<td>Special Order of Business: Tompkins County Business Energy Advisors Program – Andrea Aguirre</td>
</tr>
<tr>
<td>3</td>
<td>Privilege of the Floor (3-minute maximum per person — if you will be speaking about a project with a scheduled PUBLIC HEARING below ☐, you are highly encouraged to speak at that time)</td>
</tr>
<tr>
<td>4</td>
<td>Approval of Minutes: March 26, 2019</td>
</tr>
<tr>
<td>5</td>
<td>Design Review</td>
</tr>
</tbody>
</table>

### A Project:

**Signage – CFCU New Commons Branch Office**

**Location:** 200-204 E State / MLK St – The Commons (Former First National Bank Building)

**Applicant:** CFCU

**Actions:** ☐ Design Review

**Project Description:** The applicant is proposing new signage for the renovated building. Exterior building and site changes for the project received Limited Site Plan Approval in August 2018. They are now proposing signage, which is subject to the Downtown Design Guidelines and Design Review.

### 6 Site Plan Review

#### A Project:

**Chain Works District Redevelopment Plan (FGEIS)**

**Location:** 620 S. Aurora St.

**Applicant:** Jamie Gensel for David Lubin of Unchained Properties

**Actions:** ☐ No Action – Presentation of Phase 1

**Project Description:** The proposed Chain Works District is located on a 95-acre parcel traversing the City and Town of Ithaca’s municipal boundary. It is a proposed mixed-use development consisting of residential, office, commercial, retail, restaurant/cafés, warehousing/distribution, manufacturing, and open space. Completion of the Project is estimated to be over a seven-to-ten year period and will involve renovation of existing structures as well as new structures to complete a full buildout of 1,706,150 SF. The applicant applied for a Planned Unit Development (PUD) for development of a mixed-use district, and site plan review for Phase 1 of the development in 2014. The project also involves a Planned Development Zone (PDZ) in the Town and subdivision. This project is a Type I Action under the City of Ithaca Code, Environmental Quality Review Ordinance, §174-6 (B)(1)(i),(j),(k),(n), (2), (6), (7),(8)(a)and (b) and the State Environmental Quality Review Act §617.4 (b)(2),(3), (5)(iii), (6)(i), and (iv), for which the Lead Agency issued a Positive Declaration of Environmental Significance on October 28, 2014. The Lead Agency held subsequently Public Scoping on November 18, 2014. The Lead Agency deemed the Draft GEIS adequate for public review on March 8, 2016, held the public hearing on March 29, 2016 and accepted comments until May 10, 2016. The Lead Agency filed a Notice of Completion for the FGEIS on March 5, 2019. The FGEIS includes the original DGEIS, all comments and responses on the DGEIS, revised information resulting from those comments, and updated information since the publication of the DEIS. The Board adopted findings on March 26, 2019. The applicant is now proposing Phase 1 of the project which entails the rehabilitation of buildings 21 and 24.
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.

"An Equal Opportunity Employer with a commitment to workforce diversification.”
Actions: ☐ 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 has received 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”), for which the Lead Agency issued a Negative Declaration of Environmental Significance on March 26, 2019.

Project materials are available for download from the City website: https://www.cityofithaca.org/DocumentCenter/Index/992

E Project: Student Housing
Location: 815 S. Aurora Street
Applicant: Stream Collaborative, Noah Demarest for Project Sponsors Todd Fox & Charlie O’Connor
Actions: ☐ Project Presentation ☐ Public Hearing ☐ Review of Draft 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: https://www.cityofithaca.org/DocumentCenter/Index/982

F Carpenter Circle Project – Sketch Plan
6 Zoning Appeals
• 3125 – Area Variance, 310 W State Street
• 3126 -- Area Variances, 616 N Aurora Street
BZA materials available at:
http://www.cityofithaca.org/AgendaCenter/ViewFile/Agenda/_05072019-1851

7 Old/New Business
• Special Meeting Agenda for 4-30-19
• Board Retreat Topics
• Sexual Harassment Training

8 Reports
A. Planning Board Chair
B. BPW Liaison
C. Director of Planning & Development

9 Adjournment

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.

"An Equal Opportunity Employer with a commitment to workforce diversification."
General Sign Design Guidelines
Signs should contribute to a cohesive character of the Downtown Area. All signage should also be compatible with the materials, colors and details of the building. Its content should be visually interesting and clearly legible. Illumination sources should be shielded to minimize glare and light pollution. A sign should remain subordinate to a primary building.

S.1. Design a sign to be compatible with the primary building.
• Use materials, colors and details that are compatible with those used for the building.

S.2. Design and locate a sign to be subordinate to a site and primary building.
• Design a sign to be simple in character.
• Design the content of a sign to be clearly legible. Traditional block and curvilinear styles that are easy to read are preferred.
• Limit the number of colors used on a sign. In general, no more than three colors should be used, although accent colors and additional colors for illustrations may be considered.
• Locate and design a sign to emphasize rather than overshadow building features.
Lighting

S.3. **Shield a sign illumination source to minimize glare and light pollution.**

- Use a compatible shielded light source to illuminate a sign.
- Direct lighting towards a sign from an external, shielded lamp.
- Do not overpower the building or street edge with sign lighting.
- If halo lighting is used to accentuate a sign or building, locate the light source so that it is not visible.
- If internal illumination is used, design it to be subordinate to the overall building composition.
- If internal illumination is used, use a system that only backlights the individual characters of sign text.
- Avoid internal illumination of an entire sign panel.

Materials

S.4. **Use a sign material that is compatible with the architectural character and materials of the building.**

S.5. **Use permanent, durable materials for a sign that reflect the Downtown context.**

*Use a permanent, durable material.*
Guidelines for Specific Sign Types

The table below includes additional guidelines applicable to specific sign types. They shall be used in concert with the general signage guidelines above. The definitions included below are established in the City of Ithaca Sign Ordinance.

<table>
<thead>
<tr>
<th>Wall Signs</th>
<th>S.6. Locate and design a wall sign to promote design compatibility among buildings.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A sign fastened, painted or otherwise erected on the wall of a building so that the wall becomes the sign’s supporting structure and wholly or partially forms its background.</td>
<td></td>
</tr>
<tr>
<td>• Place a wall sign to align with other signs on nearby buildings.</td>
<td></td>
</tr>
<tr>
<td>• Design a wall sign to minimize the depth of a sign panel or letters.</td>
<td></td>
</tr>
<tr>
<td>• Design a wall sign to fit within, rather than forward of, the fascia or other architectural details of a building.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Window Signs</th>
<th>S.7. Design a window sign to preserve transparency at the sidewalk edge.</th>
</tr>
</thead>
<tbody>
<tr>
<td>A permanent sign affixed to a window surface or in front of or behind a window in such a manner that the window acts as its frame or background.</td>
<td></td>
</tr>
<tr>
<td>• Use a minimal amount of opaque material on a window sign.</td>
<td></td>
</tr>
<tr>
<td>• Scale a window sign so that it only covers a modest amount of a glass window panel.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Projecting Signs</th>
<th>S.8. Locate and design a projecting sign to relate to building entries and convey visual interest.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any sign that projects from the exterior of any building.</td>
<td></td>
</tr>
<tr>
<td>• Locate a small blade sign near the business entrance, just above the door.</td>
<td></td>
</tr>
<tr>
<td>• Mount a larger blade sign higher on the building, centered on the façade or positioned at the corner.</td>
<td></td>
</tr>
<tr>
<td>• Design a bracket for a projecting sign to complement the sign composition.</td>
<td></td>
</tr>
</tbody>
</table>
### Awning Signs

A sign that is painted, printed, or stenciled onto the surface of an awning.

<table>
<thead>
<tr>
<th>S.9. Design printing on an awning to be subordinate to the awning.</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Scale the printing on an awning sign to only cover a modest amount of the awning material.</td>
</tr>
<tr>
<td>• Use a color that contrasts well with the color of the awning.</td>
</tr>
</tbody>
</table>

### Monument Signs

A sign or signs mounted, painted on or fastened to a freestanding wall, pier or other sign structure, of which any horizontal dimension of a structural member exceeds 18 inches between two feet and eight feet above grade level.

<table>
<thead>
<tr>
<th>S.10. Locate a monument sign to integrate with a site design.</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Ensure that a monument sign does not encroach on or interrupt a prominent site feature or internal walkway.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>S.11. Scale a monument sign to be of a size and height that expresses human scale.</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Use a low profile monument sign that is easily readable, but does not block views to a building.</td>
</tr>
</tbody>
</table>
CFCU transformation center

SITE INFORMATION: PHOTO OVERVIEW OF BUILDING

©2018 ADRENALINE, LLC.

NOTE: ALL ILLUSTRATIONS, SCHEMATICS, DRAWINGS, CALL-OUTS, DIMENSIONS, SPECIFICATIONS AND OTHER DETAILS REPRESENT DESIGN INTENT AND CONCEPT ONLY. THEY ARE NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, OR CONSTRUCTION PURPOSES.
CFCU transformation center

SITE PLAN: OVERVIEW

202 E State St.
Ithaca, NY 14850

NOTE: ALL ILLUSTRATIONS, SCHEMATICS, DRAWINGS, CALL-OUTS, DIMENSIONS, SPECIFICATIONS AND OTHER DETAILS REPRESENT DESIGN INTENT AND CONCEPT ONLY. THEY ARE NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, OR CONSTRUCTION PURPOSES.

©2018 ADRENALINE, LLC.
REVISED SIGNAGE
CFCU transformation center

ELEVATION OVERVIEW
**CFCU transformation center**

**ELEVATION**

- **Master Sign**: Painted Aluminum sign face with internally lit logo elements.
- **Blade Sign**: Painted Aluminum sign face with internally lit logo elements.

**Square Foot Calculation:**
- Blade face:  4.0 sf
- Flat Sign:  37.9 sf
- TOTAL:  41.9 sf
- ALLOTTED:  50.0 sf

(Note for both building facades)

For each facade of building, the face of sign panel added to the face of the blade sign is less than 50 sq. ft. as noted above.

**N. TIOGA ST.**

**E. STATE ST.**
**CFCU transformation center**

**SIGN DETAILS**

**BLADE SIGNS**

<table>
<thead>
<tr>
<th>EDGE VIEW</th>
<th>FRONT VIEW</th>
<th>FRONT VIEW</th>
<th>EDGE VIEW</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.00&quot;</td>
<td>38.00&quot;</td>
<td>38.00&quot;</td>
<td>3.00&quot;</td>
</tr>
<tr>
<td>15.00&quot;</td>
<td>7.00&quot;</td>
<td>7.00&quot;</td>
<td>15.00&quot;</td>
</tr>
</tbody>
</table>

Blade Sign
- Painted Aluminum sign face with
- Internally lit logo elements.

Color Matching: Pantone 715C, 542C, Cool Gray 8C

**MASTER SIGN**

(same for both facades)

<table>
<thead>
<tr>
<th>FRONT VIEW</th>
</tr>
</thead>
<tbody>
<tr>
<td>130.00&quot;</td>
</tr>
<tr>
<td>42.00&quot;</td>
</tr>
</tbody>
</table>

Master Sign
- Painted Aluminum sign face with
- Internally lit logo elements.


---

**Square Foot Calculation:**
Blade face: 4.0 sf
Flat Sign: 37.9 sf
TOTAL: 41.9 sf
ALLOTTED: 50.0 sf

(Same for both building facades)
For each facade of building, the face of sign panel added to the face of the blade sign is less than 50 sq. ft. as noted above.
CFCU transformation center

RENDERING
Square Foot Calculation:
Flat Sign: 42.8 sf
ALLOTTED: 50.0 sf

CFCU Sign (Rear)
- Painted Aluminum sign face (silver metallic)
- Internally lit logo elements.

Color Matching: Pantone 542C
CFCU transformation center

RENDERING: E. SENECA
LIGHTING: SIGN FACES
CFCU transformation center

LIGHTING: INTERNALLY LIT

LIGHTING
Silver/Aluminum sign face with cut-out and internally-lit logo/lettering/circuits.

NOTE: RENDERING NOT ACCURATE FOR SIZE, LOGO POSITION ON SIGN FACE ETC.

BLADE SIGNS (Not depicted) will be lit with same method.

EXAMPLES
THANK YOU for your time

ADRENALINEAGENCY.COM
April 17, 2019

Ms. Lisa Nicholas, Senior Planner
Planning Division,
City of Ithaca,
108 East Green Street, 3rd Floor
Ithaca, NY 14850

RE: Chain Works District – Phase I Site Plan Review Submission
Tax Map Parcel #106-1-8
FE Project #2011-104

Dear Ms. Nicholas:

On behalf of the Applicant, UnChained Properties, LLC, enclosed please find the following which constitutes a complete Site Plan Application for the Phase I of the Chain Works District (CWD):

- Site Plan Drawings dated April 17, 2019 including;
  - CSLP-1: Conceptual Site Layout Plan
  - A-1: Building 21 Elevations
  - A-2: Building 24 Elevations
  - A-3: Building 21 Floor Plan
  - A-4: Building 24 Floor Plan
  - CS-2: Site Plan Notes
  - CS-3: Demolition & Phasing Plan
  - CS-4: Site Plan
  - CS-5: Landscaping Plan
  - CS-6: Grading Plan
  - CS-7: Utility Plan
  - CS-8: Civil Details
  - CS-9: E&S Plan
  - CS-10: E&S Details
- City of Ithaca Site Plan Review (SPR) application dated 04/16/2019.

All documents shall be in accordance with the Generic Environmental Impact Statement (GEIS) and related Findings Statement (currently under consideration) and City/Town rezoning documents, Planned Unit Development (PUD) and Planned Development Zone (PDZ), respectively.
Project Overview

The Chain Works District proposal consists of a mixed-use development with two primary parts, each with multiple phases:

1. The repurposing of the existing buildings; and
2. Potential future development within areas of the remainder of site.

This project will create a new District consisting of residential uses, office/commercial space, manufacturing areas, and open space by redeveloping the existing 800,000 square foot facility and adding new construction to provide up to 1,706,050 sf consisting of approximately 915 residential dwelling units, 184,350 sf of commercial space and 260,900 sf of industrial use. The Conceptual Site Layout Plan (CSLP) was developed through the GEIS process. The portion of the CSLP that contains Phase I is depicted on Sheet CSLP-1 of the Site Plan drawings.

LEED ND requirements have been referenced as structural guidelines for the method through which the CSLP was produced. The proposal includes:

- Removing selected buildings to create a network of open space with courtyards and intermodal connections through the site from South Hill to Downtown Ithaca.
- Providing an easement for the Black Diamond Trail network.
- Utilizing the existing on-site Loop Road for circulation while creating new access points.
- Mitigation of existing environmental impacts.
- Related infrastructure such as parking areas, stormwater management facilities, lighting, earthwork, and plantings.

The 95-acre property is located along the 96B corridor (S Aurora Street / Danby Road) along the northern edge of South Hill. The Project is in the final process to rezone the property as Planned Unit Development (PUD) in the City and Planned Development Zone (PDZ) Town utilizing LEED ND as a guideline for best practices.

The goal is to create a more sustainable and dynamic development than is currently permitted within the current zoning by rehabilitating the industrial facility with a variety of uses and also conserve environmentally sensitive areas while creating a new District and identifiable community bridging the City and Town of Ithaca.

Phase I Overview

Phase I of CWD consists of the redevelopment of the existing Buildings 21 and 24 as outlined in the GEIS. As stated in the GEIS, Building 21 is a 4-story building with a total gross floor area (GFA) of 43,400 sf and will be redeveloped as commercial/office space. The original windows of Building 21 were removed and infilled with panels. The Applicant proposes to remove the panels and installed new windows. The concrete façade will be restored and painted. New aluminum storefronts entrances will be installed at the front and rear main doors. Building 24 is an 117,450 sf, 3-story building with a basement level that is partially exposed to provide an additional 50% of floor area. The proposal is to redevelop the basement level and first story as commercial/office space, redevelop the second and third story as residential, and construct a new fourth story as also residential for a total space of 135,450 sf. The existing portion of the building is also concrete that will be restored and painted. All windows will be replaced in
compliance with the current building code. Color schemes for both buildings are yet to be determined. Sheets A-1 through A-4 depict the building elevations and preliminary floor plans.

The limits of Phase I are depicted on the Site Plan Drawings. As stated in the GEIS, the amount of disturbance for Phase I is limited due to the intent to start initial occupation at the Site in the buildings that require the least amount of preparation required. Page 5-23 of the DGEIS states that the impacts associated with the Phase I buildings are as follows:

- Building 21 - Limited to the minor sidewalk and parking area restorations required to occupy the building. No new impervious areas or structures are anticipated for Phase I.
- Building 24 - Limited to re-surfacing existing pavement areas and establishing pedestrian access into the building from parking areas.

Phase I will be accessed via Drives I and II on NYS Route 96B with a connection through to Building 24. The access to Building 24 also includes access on Turner Place and South Cayuga Street. The extent of the restored pavement/sidewalk areas, as well as the additional sidewalks, are depicted on Sheet CS-4 of the Site Plan Drawings.

Phase I also includes pavement reductions to define the access and parking areas, some of which are temporary until future Phases are approved and constructed. Sheet CS-3 depicts the Demolition Plan which includes limited vegetation removal and asphalt reductions.

**GEIS Compliance – Phase I**

The following is a summary of the mitigation proposed for the development of Phase I as outlined in the GEIS:

- **Land Use and Zoning:** The rezoning of the parcel to a PUD/PDZ with the establishment of Sub Areas and the adoption of Design Guidelines will mitigate impacts to the form and intensity of land uses.

- **Land:** Development under Phase I is located in areas outside of the 20% slope threshold. The existing conditions survey was performed by a NYS licensed Land Surveyor. A Stormwater Pollution Prevention Plan (SWPPP) is currently under development and a SPDES General Construction Permit will be obtained prior to construction. The E&S Plan and Details are included as Sheets CS-9 and 10 in the Site Plan Drawings. It is anticipated that the pavement reductions will provide sufficient credit to comply with the SPDES requirements. The SWPPP will be forwarded to the City Stormwater Officer for review prior to submission to NYSDEC. Construction must follow any applicable excavation management plan approved by NYSDEC to manage appropriately any impacted soils encountered during construction.

- **Water:** The SWPPP for Phase I will provide specific mitigation for surface water/hydrogeological resources. All existing stormwater utility structures in Phase I are mapped as depicted on Sheet CS-7. The NYSDEC must issue a ROD Amendment that identifies the required remedial work to support mixed-use development.

- **Vegetation and Fauna:** Phase I is designed to minimize impacts to the existing trees, however there are some removals necessary. A majority of trees which will undergo
removal are either invasive or naturalized species with little ecological value for native habitats. A detailed tree survey was performed and is included in the Site Plan Drawings as part of the Existing Conditions mapping on Sheet CS-2.

- Public Health and Environment: The NYSDEC has approved an Interim Remedial Measure (IRM) Work Plan which is currently being implemented. An amendment to the existing ROD must be approved by NYSDEC. The amendment will facilitate development of the Site in a manner that protects public health and the environment under a mixed-use redevelopment scenario with a residential component. This anticipated by Q3-2019. The Site must be: (1) remediated to restricted residential, commercial and/or industrial SCOs, as appropriate based on the proposed uses at the Site, or to protection of groundwater standards if a particular area of the Site experiences impacts to groundwater above relevant standards; (2) subject to groundwater treatment and/or monitoring in those areas where groundwater impacts exceed applicable standards; (3) subject to appropriate use restrictions consistent with the proposed uses at the Site; (4) subject to appropriate prohibitions on the use of groundwater at the Site without approval from NYSDEC; (5) subject to development and implementation of an appropriate Site Management Plan (SMP); and (6) subject to ongoing monitoring that institutional and/or engineering controls are being properly implemented and/or maintained. Occupation of Buildings 21 and 24 will require the Applicant to address the potential for soil vapor intrusion via mitigation and/or monitoring. Filing and compliance with an environmental easement.

- Historic and Archaeological Resources: Restoring and/or rehabilitating Buildings 21 and 24 in a way that preserves, reflects, enhances and promotes the inherent historic and architectural significance of these selected buildings which includes the replacement of existing windows to closely emulate the design, pattern, color, and perhaps material construction of what currently exists on various existing CWD structures.

- Transportation and Circulation: NYSDOT will require the reconfiguration of NYS 96B in the area of Access Drive I and II so that the two southbound lanes to one through lane and incorporating left turn lanes for both directions at intersections, and hatching where appropriate, sidewalk will be required along the frontage of the Site on the western side of Route 96B, and the Applicant, in conjunction with the first commercial tenant, will introduce and implement Transportation Demand Management (TDM) strategies to reduce Single Occupancy Vehicle (SOV) trips to and from the Site.

- Utilities: The Applicant shall obtain permits from all public utility providers. A full photometric plan will be submitted and will incorporate “Dark Sky” techniques to confine and minimize light to the extent practicable while maintaining proper safety.

- Air Quality: The prior testing for soil vapor intrusion will be utilized by the Applicant in coordination with NYSDEC and NYSDOH. Buildings 21 and 24 will likely require mitigation, monitoring or additional analysis.

- Visual and Aesthetic Resources: The Design Guidelines require the redevelopment of Buildings to be of similar character with the existing structures which includes the modern replacement windows in the character of the industrial setting.
• Community Services: Phase I documents will be submitted to community service providers to ensure adequate capacity.

• Open Space: The easement for the Gateway Trail will be established as part of Phase I as depicted on the Site Plan Drawings.

• Construction Activities: A SMP (which includes an Excavation Work Plan and Groundwater Management Plan) and various other Remedial Work Plans specific to the area being addressed will be developed and implemented. Construction activity will be coordinated with NYSDEC-approved remediation to eliminate or minimize disturbance of impacted media and building materials. A Full SWPPP is in development for Phase I in accordance with the NYS SWMDM and the NYS Erosion and Sediment Control Manual. Mitigation will include coverage under a SPDES General Construction Permit (GP-0-15-002), installation of proper erosion and sediment (E&S) control measures in accordance with the approved SWPPP, and weekly inspections by a Qualified Professional. All other standard City of Ithaca construction requirements will be implemented as conditions of approval.

PUD Compliance – Phase I

The following is a summary of the mitigation proposed for the development of Phase I as outlined in the PUD:

• The development of Phase I meets the intent of the PUD by encouraging the redevelopment of existing buildings (21 and 24) that are currently served with public utilities and adequate infrastructure.

• Section E: Buildings 21 and 24 are located in the CW3B Sub Area. The proposed residential and commercial/office uses are allowable as listed in the PUD. Specific commercial/office tenants have not yet been identified, however the use will be reaffirmed at time of obtaining building permits.

• Section F: All structures are located outside of the required Buffer Areas.

• Section G: As outlined in the GEIS, the majority of the site elements currently exist. The development of access roads shall follow the elements of the CSLP. The area requirements, following Table 1 of the PUD, are as follows:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Allowable</th>
<th>Building 21</th>
<th>Building 24</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. Building Stories AG</td>
<td>6</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>Max. Building Stories BG</td>
<td>2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Max. Story Height (1st)</td>
<td>18’</td>
<td>18’</td>
<td>18’</td>
</tr>
<tr>
<td>Max. Story Height (Other)</td>
<td>12’</td>
<td>Varies</td>
<td>Varies</td>
</tr>
<tr>
<td>Building Height</td>
<td>78’</td>
<td>42’</td>
<td>66’</td>
</tr>
<tr>
<td>Max. Front Yard</td>
<td>12’</td>
<td>48’</td>
<td>0’</td>
</tr>
<tr>
<td>Min. Parking Setback (Façade)</td>
<td>12’</td>
<td>&gt;12’</td>
<td>N/A</td>
</tr>
<tr>
<td>Max. Front Façade Length</td>
<td>180’</td>
<td>115’</td>
<td>320’</td>
</tr>
</tbody>
</table>
• Signage: Proposed signage will be presented at a later date.

• Performance Standards: All standards of performance listed in the PUD will apply as conditions to Phase I.

• Sub Area Intent: Phase I consists of two mixed-use buildings that provide increased density of use with a tight network of streets and sidewalks. Subsequent Phases will expound on the initial Phase to meet the intent depicted in the CSLP as the existing parking areas are developed with buildings that include structured parking.

• Building Guidelines: The majority of the replacement windows will be operable to provide natural ventilation and will meet all redevelopment guidelines. The majority of the mechanicals will be installed on the flat roofs which will be screened. The existing buildings are of a durable material and will be painted in a color (TBD) that blends with the natural surroundings.

• Landscaping: Will be submitted at a later date.

• Parking Lot Requirements: The parking areas will be maintained on a temporary basis until future Phases are developed. The existing trees along the perimeter of the parking areas will be maintained to ensure landscaping compliance.

• Thoroughfare Assemblies: The intent for Phase I is to utilize the existing drives for access as outlined in the GEIS.

We look forward to presenting the Phase I Site Plans at the April Planning Board meeting. Please feel free to contact me if you have any questions, comments or require additional information.

Sincerely,

FAGAN ENGINEERS & LAND SURVEYORS, P.C.

[Signature]

James B. Gensel, P.E., CPESC
President

attachments

c: David Lubin - UnChained Properties, LLC
Paul Sylvestri, Esq. - Harter Secrest & Emery, LLP
APPLICANT: Name: Unchained Properties, LLC
Title/Role: Developer
Address 1: 225 Colonial Drive
Address 2: City, State, & Zip Code: Horseheads, NY 14845
Telephone: 607.739.3826
Cell Phone: 607.738.4300
E-Mail: Lubin2@aol.com

CONSULTANT: Name: Fagan Engineers & Land Surveyors, PC
Title/Role: Site Engineer
Address 1: 113 E. Chemung Place
Address 2: City, State, & Zip Code: Elmira, NY 14904
Telephone: 607.734.2165 x.220
Cell Phone: 607.731.4828
E-Mail: James.Gensel@FaganEngineers.com

PROJECT SPONSOR: Name: (if other than applicant)
Address 1:
Address 2: City, State, & Zip Code:
Telephone: Cell Phone: E-Mail:

— PROJECT DESCRIPTION —

Project Title: Chain Works District - Phase I Site Plan
Project Address: NYS Route 96B

Project Type (check one): ☑ Residential ☑ Commercial ☐ Industrial ☐ Institutional ☑ Mixed-Use

Scope of Work (check all that apply & indicate approximate operation/construction cost):

- ☐ Vegetation Removal $ ☐ Façade Change $ ☐ Demolition $
- ☐ New Paving $ ☐ Earthwork $ ☐ New Plantings $
- ☐ New Structure $ ☐ Structure Expansion $ ☐ Accessory Structure $
- ☐ Tree Removal $ ☐ New Parking $ ☐ Landscaping $
- ☐ Addition to Building/Structure $

Total Construction Cost: $ (best estimate) Anticipated Construction Period: 10/2019 to 8/2020 (best estimate)

— OWNER INFORMATION —

1. If the development site is leased property, list the property owner's name and address below:

N/A

Length of Lease: ____________

☐ Note: If property is not owned by Project Sponsor, OWNER'S AUTHORIZATION FORM required.
(On File)

1 of 2
2. Please record the application date and approval status of any required federal, state, and/or local permits or approvals for this project:

<table>
<thead>
<tr>
<th>Type</th>
<th>Approval Agency</th>
<th>Application Date</th>
<th>Approval Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td>Building Division</td>
<td>TBD</td>
<td>Planning Stage</td>
</tr>
<tr>
<td>Building</td>
<td>Building Division</td>
<td>TBD</td>
<td>Planning Stage</td>
</tr>
<tr>
<td>Utilities</td>
<td>Board of Public Works (BPW)</td>
<td>May 2019</td>
<td></td>
</tr>
<tr>
<td>Driveway</td>
<td>NYSDOT</td>
<td>May 2019</td>
<td></td>
</tr>
</tbody>
</table>

3. Identify any existing restriction(s) relevant to development of this property:

- [ ] Deed Restriction(s)
- [ ] Lien(s)
- ✔ Easement(s)
- [ ] License Agreement(s)
- ✔ Other: Environmental Eas

--- APPLICATION FEE ---

Application fee is based on total construction, site work, and landscaping costs, charged in accordance with the following schedule. The fee is payable by check to the “City of Ithaca,” upon submission of this application.

<table>
<thead>
<tr>
<th>Type of Approval</th>
<th>Project Cost</th>
<th>Application Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Plan Review</td>
<td>less than $10,000</td>
<td>$75</td>
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<tr>
<td></td>
<td>$10,000 to $49,999</td>
<td>$150</td>
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<tr>
<td></td>
<td>$50,000 to $100,000</td>
<td>$300</td>
</tr>
<tr>
<td></td>
<td>over $100,000</td>
<td>$1.50 per $1,000</td>
</tr>
<tr>
<td>* Modified Site Plan Review</td>
<td>less than $50,000</td>
<td>$150</td>
</tr>
<tr>
<td></td>
<td>$50,000 or more</td>
<td>$250</td>
</tr>
</tbody>
</table>

* Modified Site Plan Review fee only applies to modifications to approved site plans that do not trigger reconsideration of Determination of Environmental Significance. Modifications that require additional environmental review should follow fee schedule for full Site Plan Review. This determination will be made at time of application.

--- QUICK APPLICATION CHECKLIST ---

- ✔ Application Form (completely filled out and signed)
- ✔ Short Environmental Assessment Form (SEAF) (completely filled out and signed)
- ✔ Full Environmental Assessment Form (FEAF) — Part 1 [if required] (completely filled out and signed)
- ✔ Full-Size Drawings: scalable site survey with building footprint(s); and height elevations
- ✔ Reduced Drawings (11”x17”) [see “Site Plan Review Application Checklist”]
- ✔ Site Plan Review Application Fee

Applicant’s Signature: ___________________________  Date: April 17, 2019

By signing this application form, the applicant acknowledges City staff may visit the site in order to fully understand the proposed development.
It is a violation of the New York Education Law, Article 145 Section 7209, for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "Altered By" followed by his signature and the date of such alteration, and a specific description of the alteration.
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LEGEND

Drawn By:

Scale:

SEAL

It is a violation of the New York Education Law, Article 145 Section 7209, for any person, unless he is acting under the  ... by "followed by his signature and the date of such alteration, and a specific description of the alteration.

Checked By:

Project No.:

Drawing Name:

Design By:

SITE PLAN

CS-4

RSNJBG2011.10411104.dwg

JBG, RSN

0

050' 100'

Rev.

Date Revision Description
1.4-19-2019 Site Plan Submission

1" = 50'

11x17 Prints are 1/2 Size

Date: January 05, 2016

PRELIMINARY PRINT

Copyright © 2019 Fagan Engineers

BUILDING INDEX

BLDG 24

KEY DETAILS:

PHASE I

CITY/TOWN OF ITHACA, TOMPKINS COUNTY, NEW YORK
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Rev. Date Revision Description

1.4-19-2019 Site Plan Submission

1" = 50'

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Date: January 05, 2016

PRELIMINARY PRINT

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**UTILITY PLAN**

**CHAIN WORKS DISTRICT**

**PHASE I**

**CITY/TOWN OF ITHACA, TOMPKINS COUNTY, NEW YORK**

**BUILDING INDEX**

- BLDG 24
- BLDG 11A
- BLDG 2
- BLDG 17
- BLDG 18
- BLDG 21

**REV. DATE DESCRIPTION**

1.4-19-2019 Site Plan Submission

**SCALE**

1" = 50'

**NOTES**

- 11x17 Prints are 1/2 Size

**COPYRIGHT © 2019 FAGAN ENGINEERS**
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ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE SITE FOR GRADING AND ACCUMULATING BORROW TO CONSTRUCT THOSE BMPs.

STOCKPILE SLOPES MUST NOT EXCEED 1:1.5. STOCKPILE HEIGHTS MUST BE ≤ 2.0 FEET.

THE SITE IS STABILIZED. ALL EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL, BOTH DURING AND AFTER CONSTRUCTION ACTIVITIES.

Site contractor is responsible for all conditions of the E&S permits.

CONSTRUCTION SEQUENCE

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE (P. 5A.75) WIDTH: - TWELVE (12) FT. MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. IF ONLY ONE ENTRANCE IS USED THE MINIMUM WIDTH SHALL BE TWENTY-FOUR (24) FEET.

2. STANDARD SILT FENCE (P. 5A.19) SHALL THEN BE PLACED AROUND ALL DISTURBED AREAS.

3. CLEAR AND GRUB THE SITE. STRIP TOPSOIL AND STOCKPILE ON-SITE WITH PERIMETER SILT FENCE AND VEGETATIVE COVER.

4. CONSTRUCT BUILDING FOUNDATION AND ENCLOZE BUILDING.

5. CONSTRUCT STORM WATER BASINS AND PERFORM LAND GRADING IN ACCORDANCE WITH MANUAL (P. 5B.49). INSURE ALL RUNOFF IS DIVERTED TO THE SEDIMENT BASIN UNTIL THE SITE IS STABILIZED (80% COVERAGE).

6. CONSTRUCT PROPOSED STORM SEWER AND INSTALL TEMPORARY SEDIMENT TRAPS (P. 5A.41) AT EACH INLET.

7. INSTALL ROCK OUTLET PROTECTION (P. 5B.21) AT ALL STORM SEWER OUTLETS.

8. INSTALL NO SEDIMENT TRAPS OR BASINS.

9. REMOVE SEDIMENT FROM ANY SEDIMENT TRAPS OR BASINS.

10. REMOVE TEMPORARY EROSION CONTROL METHODS WHEN CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.
It is a violation of the New York Education Law, Article 145 Section 7209, for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

---

**STABILIZED CONSTRUCTION ENTRANCE**

1. Drawn by: [Name]
2. Scale: [Scale]

**FILTER FABRIC STORM DRAIN PROTECTION**

1. Checked by: [Name]
2. Project No.: [Project Number]
3. Drawing Name: [Drawing Name]

**E & S DETAILS**

1. DRAWN BY: [Name]
2. DRAWN BY: [Name]

**PRELIMINARY PRINT**

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11x17 Prints are 1/2 Size

Date: January 05, 2016

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**CHAIN WORKS DISTRICT**

**PHASE I**

CITY/TOWN OF ITHACA, TOMPKINS COUNTY, NEW YORK

---

**BURIED FABRIC**

**DROP INLET WITH GRATE**

2"X4" WOOD FRAME

GATHER EXCESS AT CORNERS

**STAKE**

**FABRIC**

**RAIN GARDEN DETAIL**

**SILT FENCING**

**CONSTRUCTION SPECIFICATIONS FOR FABRICATED Silt Fence**

---

**NORTHAMERICAN**

**E & S DETAILS**

---

**RSN**

**JBG**

**2011.104**

**11104.dwg**

---

**EXHIBIT B**

**PRELIMINARY PRINT**

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**CS-10**
April 12, 2019

Lisa Nicholas, Senior Planner
Planning Division, City of Ithaca,
108 E. Green Street, 3rd Floor
Ithaca, NY 14850

Dear Lisa, JoAnn, and members of the City of Ithaca Planning and Development Board

Attached please find information regarding the NCRE project. Thank you for all of your time, attention and dedication to date. As we work toward final site plan approval for the project, submitted materials will be organized based on outstanding items for review. In the pages following you will find a summary of the approvals process progress structured to align with questions from the planning board and the conditions per your preliminary approval resolution.

We are targeting the following schedule moving forward:

- April 12th – Applicant material submission (this submission)
- April 28th Planning Board – No action. Review Landscape
- May 16 PRC – project discussion, Jessup Road Elevations
- Early May – Applicant submission, remainder of materials
- Mid May – Target date for completion of all MOU/Regulatory conditions
- May 26th Planning Board – No action. Review submitted materials and Jessup Road Elevation
- June – submit additional materials if necessary, attend June 13th PRC as necessary
- June 25th Planning Board – Consideration of Final Site Plan Approval

If you have any questions or require further information, please do not hesitate to call. We are looking forward to reviewing the site design for the project at your April 28th meeting where we plan to make a landscape presentation.

A copy of this letter and all of the materials will also be sent to the Village of Cayuga Heights and the Town of Ithaca.

Sincerely,

Kimberly Michaels
Principal

Cc: Susan Ritter, Town of Ithaca
    Brent Cross, Village of Cayuga Heights
PLANNING BOARD QUESTIONS

Questions about what the retaining wall on Triphammer at Akwe:gon will look like and impacts to trees for the new driveway.

Two large Oak trees as well as brush to be removed for the installation of the Akwe:gon driveway on Triphammer Road. In response to planning board inquiry about preserving as much vegetation as possible, we have shifted the Akwe:gon driveway to the south and refined the grading. This has resulted in the preservation of one of the large Oak trees – the eastern most tree - and more of the ground vegetation that had been slated for removal. These changes have already been coordinated with the contractor and incorporated into the site removal plans to be sure to retain the additional tree as earthwork and mobilization are currently underway.

In coordination with the traffic engineer, the grading plans and site retaining wall were examined for proper vehicular sight lines. The wall will be 30 inches at its tallest height (tapering to six inches), made of concrete and planted with vines. The intention is that the wall be as minimal as possible while still holding back grade to provide adequate viewing from the driveway. The area behind the wall which is impacted by construction will be re-planted and the proposed plantings will be shown and specified in the final drawing package slated for submission on May 8. The area in front of the wall will be lawn, to keep sightlines clear for the safety of motorists. A sketch of what the future driveway entrance will look like is attached.

Request for additional information regarding ADA access.

Architectural questions: Building elevators are connected to an emergency generator in case the power is interrupted. The main access doors are connected to a door operator and are fail safe. The residential door hardware is specified to meet the maximum pressure threshold of five pounds or less. All residential corridors are five feet wide for wheelchair accessibility. The kitchenette appliances are electric and have a recirculating exhaust fan.

Site Question: CU lift locations are not hindered by obstructions. In places where bollards are necessary, they are proposed as the flexible kind you can drive over.

Review Question: Cornell Facilities Management ADA Coordinator, Andrea Haenlin-Mott, has reviewed the plans, forwarded comments and the comments have been addressed by the Design team. The United Spinal Association has also reviewed the plans, forwarded comments and the comments have been addressed by the Design team.

Request for additional discussion regarding Jessup Road facade.

The architectural team is reviewing the Jessup Road façade and anticipating discussion at the May planning board meeting.
DESIGN CONDITIONS FOR FINAL SITE PLAN APPROVAL

☐ Submission to the Planning Board of colored building elevations of all facades in the City of Ithaca, keyed to building materials.

This work is in progress. Elevations will be submitted on May 8.

☐ Submission of locations, designs, and details of any proposed signage associated with the project;

This work is in progress. Traffic/parking and roadway signage plans will be completed and submitted on May 8.

☐ Submission of final exterior lighting plans, details and photometrics demonstrating dark sky compliance and showing that no spillage occurs onto adjacent properties, and that nighttime lighting of buildings does not impact adjacent city neighborhoods;

Outdoor lighting temperature will be 3000k. Lighting photometrics, details and cuts sheets will be completed and submitted on May 8.

☐ Documentation of progress for the following transportation improvements in the [City] of Ithaca [and Village of Cayuga Heights];

- Provide a larger bus pull-off on Jessup Road (Cornell owned) in front of RPCC. The bus pull-off currently shown only accommodates one bus at a time. The Applicant will work with TCAT to add two buses to the North Campus routes to accommodate the increase in the student population
- Provide improved crosswalks along Jessup Road between the Project Site and the Townhouses to the north
- Widen Cradit Farm Drive (a Cornell-owned road) in front of Appel Commons and Helen Newman Hall to provide bicycle lanes, bus pull-offs on both sides and improve pedestrian crossings. This section of Cradit Farm Drive is the only section without bicycle lanes. Cradit Farm Drive is along major bus routes and has heavy pedestrian traffic.

All of the work described here has already been incorporated into the design documents. The drawing set submitted on February 8, 2019 includes a larger bus pull-off on Jessup Road in front of RPCC. It also includes improved pedestrian crosswalks along Jessup between the project site and the Townhouses to the north. It also includes widening Cradit Farm drive in front of Appel Commons and Helen Newman Hall and provides bicycle lanes, bus pull-offs and improved pedestrian crossings.

☐ The Planning Board encourages Cornell to work with the City of Ithaca to make the additional sidewalk improvements recommended by the transportation engineer in an email dated 9-12-18

The project team is currently reviewing these requests.

☐ Identification on the site plans of the limits of the water/sewer main and/or roadway dedications (if applicable). All applicable dedicated infrastructure must be in conformance with City of Ithaca rules and regulations;

At this time, there are no water/sewer main and/or roadway dedications included in the project and none are anticipated.
MUNICIPAL/AGENCY/REGULATORY CONDITIONS FOR FINAL SITE PLAN APPROVAL

- Submission of written documentation from the Village of Cayuga Heights and City of Ithaca Fire Chiefs, confirming that the proposed fire access plan shown on Sheet L0.03 and fire access-truck turning plan shown on Sheet L0.04 are both adequate for emergency response purposes, and that the Village of Cayuga Heights and City of Ithaca have coordinated emergency responses to the project site:

  The City of Ithaca Fire Chief has confirmed the proposed site plans are adequate for emergency response purposes. Approved fire access plans from the City Chief were submitted on March 15, 2019.

- Submission to the Planning Department of a fully executed Memorandum of Understanding (MOU) among the City of Ithaca and Cornell University memorializing a joint commitment to develop and approve a reasonable pedestrian improvement plan for the intersections of Thurston Avenue (City Owned) and Cradit Farm Drive and Thurston Avenue and Wait Avenue (City owned) that contains schedule milestones for Cornell, at its own expense, to:
  - Hire consultants to oversee the project
  - Develop preliminary and final project design documents in coordination with involved parties
  - Prepare construction documents
  - Construct project

  This is in progress by Cornell. Anticipated completion by mid-May.

- Documentation that TCAT will add two buses to the North Campus Routes to accommodate the increase in student population;

  A letter from TCAT was previously included in submitted documents (February 8, 2019). The letter stated TCAT’s intention to meet increased demand on North Campus.

- Submission of a written commitment from Cornell University to facilitate and fund a project to replace and upgrade the Jointly Owned (City and Town of Ithaca) Thurston Avenue Sewer Interceptor, as specified in the memo written by Erik Whitney, P.E., City of Ithaca Assistant Superintendent of Public Works, Water and Sewer Division to Kim Michaels, RLA, Trowbridge Wolf Michaels, dated 10/12/18, subject to project revisions by the City and Town of Ithaca;

  This is in progress by Cornell. Anticipated completion by mid-May.

- Full execution of a Memorandum of Understanding (MOU) between the City of Ithaca and Town of Ithaca specifying responsibility for all building permits, certificates of occupancy, certificates of compliance, and all code-related inspections;

  The project team believes that this is moving forward. We are not aware of the timeline the City and Town have set for this item.

- Receipt of preliminary site plan approval by the Town of Ithaca and Village of Cayuga Heights for the elements of the project located within those municipalities;
Preliminary approval has been granted by the Town of Ithaca (resolution attached). Approvals in the Village of Cayuga Heights will be considered at the April 22nd Village Planning Board meeting.

- Review and approval by the Town Engineer of the Stormwater Pollution Prevention Plan (SWPPP);
  
  This item is in process.
Proposed Entrance Drive at Akwe:kon • View looking north on Triphammer Road
North Campus Residential Expansion
WHEREAS:

1. This action is consideration of Preliminary Site Plan Approval and Special Permit for the proposed North Campus Residential Expansion (NCRE) project. The project includes the construction of a new student residential complex located on the Cornell University campus near Pleasant Grove Road and Cradit Farm Drive, Town of Ithaca Tax Parcel No. 67.-1-1.1. The project consists of three new freshman residential buildings, each spanning the City and Town of Ithaca municipal line. Approximately 177,800+/- square feet of building area will be located in the Town of Ithaca, in the Low Density Residential Zone. The project also includes various outdoor amenities, including modified recreational fields, open lawn/quad areas, landscaping, bicycle amenities and walkways, along with modified parking areas, stormwater management facilities, and new lighting. Cornell University, Owner/Applicant; Kimberly Michaels, Trowbridge Wolf Michaels Landscape Architects LLP, Agent;

2. In its entirety, the NCRE project involves the construction of two residential complexes, one for sophomores and one for freshmen. Buildings in the sophomore village (299,900 s.f. residences plus a 66,300s.f. dining facility) will be located entirely in the City of Ithaca, while a small portion of the site work is proposed in the Village of Cayuga Heights. Buildings in the freshman village (401,200 s.f. residences) will be partially located in the City of Ithaca and partially located in the Town of Ithaca. The project is a Type I action pursuant to the State Environmental Quality Review Act, 6 NYCRR Part 617, and Chapter 148 of the Town of Ithaca Code regarding Environmental Quality Review;

3. The City of Ithaca Planning and Development Board established itself as lead agency to coordinate the environmental review for the project, as the majority of the NCRE project is located within the City of Ithaca. The Town of Ithaca Planning Board, as an involved agency in the environmental review, submitted comments to the City on October 12, 2018;

4. The City of Ithaca Planning and Development Board issued a negative determination of environmental significance at its meeting on December 20, 2018, in accordance with Article 8 of the Environmental Conservation Law (also known as the New York State Environmental Quality Review Act) for the above-referenced action as proposed; and

5. The Town of Ithaca Planning Board, at its meeting on April 2, 2019, has reviewed a preliminary site plan report prepared by the applicant team titled “North Campus Residential Expansion, Preliminary Site Plan Review,” dated February 8, 2019, along with bound landscape, architectural and civil drawings titled “Cornell University NCRE, Undergraduate Student Housing, North Campus, Ithaca, NY 14850, Preliminary Site Plan Review – February 8, 2019,” and other application materials;
NOW THEREFORE BE IT RESOLVED:

That the Planning Board hereby finds that the special permit standards of Article XXIV Section 270-200, Subsections A – H, of the Town of Ithaca Code, have been met, specifically that:

A. The project will be suitable for the property on which it is proposed, considering the property’s size, location, and physical site characteristics.
   • The project is appropriately located on the existing Cornell University campus, which is sufficiently sized for the proposed additions and involves constructing buildings on existing impervious surfaces and/or areas that are physically suitable for development.

B. The proposed structure design and site layout are compatible with the surrounding area.
   • The structure designs and site layout are typical of an academic campus. The project within the Town of Ithaca is entirely surrounded by Cornell’s campus, with structures of varying designs. The proposed campus-style site layout is compatible with the surrounding campus-style layout.

C. Operations in connection with the proposed use do not create any more noise, fumes, vibration, illumination, or other potential nuisances than the operation of any permitted use in the particular zone.
   • The proposed development will create noise, vibration, and illumination during and post construction similar to those that are present during construction and operation of any similarly permitted use in the zone (e.g. public, private or parochial school, public library, museum, etc.).

D. Community infrastructure and services, such as police, fire and other protective services, roadways, schools, and water and sewer facilities are currently, or will be, of adequate capacity to accommodate the proposed use.
   • The project involves upgrades to water and sewer facilities, roadways and other infrastructure that will increase capacity to accommodate the proposed use. Police, fire and other protective services are of adequate capacity to accommodate the proposed use. Freshmen and sophomore dormitories do not affect the capacity of the surrounding school system.

E. If any necessary fence height variances are received from the Zoning Board of Appeals, the proposed use, structure design, and site layout will comply with all the provisions of the Town Code and with the Town of Ithaca Comprehensive Plan.

F. The site layout, with proposed vehicular, bicycle and pedestrian access, traffic circulation, and parking and loading facilities, is sufficient for the proposed use and is safely designed for emergency vehicles.
   • Based on consultations with the Ithaca Fire Department, the applicant has modified plans to ensure that the project is designed for emergency vehicles. The plans also include safe and sufficient multi-modal access and circulation improvements. Parking is managed by Cornell University’s well-developed Transportation Demand Management policy.

G. The project includes sufficient landscaping and/or other forms of buffering to protect surrounding land uses. Existing vegetation is preserved to the extent possible.
   • While a number of large trees and other vegetation will be removed, the landscaping plan includes a robust revegetation plan. The project also preserves existing vegetation to the extent possible.

H. To the extent deemed relevant by the Planning Board, the proposed use or structure complies with all the criteria applicable to site plan review set forth in Chapter 270, Zoning.
AND BE IT FURTHER RESOLVED:
That the Town of Ithaca Planning Board hereby grants Preliminary Site Plan Approval for the Cornell University North Campus Residential Expansion for the portion of the project in the Town of Ithaca, as described in landscape drawings L0.01 through L0.04, L1.03, L1.06-L1.08, L2.03, L2.06-L2.08, L2.13 & L2.14, L3.03, L3.06-L3.08, L4.00, L4.03, L4.06-L4.08, L5.01-L5.05; architectural drawings A2.01A & A2.02A, A2.04A, A4.03-A4.05, A4.31-A4.35, A4.41-A4.45, A4.51-A4.54; civil drawings C001, C121A & B, C122A & B, C221, C222A-D,C223AC, C224 A & B, C225, C321-C324, C401, C421A & B, C422A & B, C423A & B, C501 & C502, provided that the following conditions are satisfied:

1. Prior to final site plan approval:
   a. Revision of landscaping plans (Sheets L4.03 and L4.08) to show additional landscaping along the portions of the parking lot and athletic fields that front on Pleasant Grove Road and Cradit Farm Drive, and verifying no landscaping is listed on the Tompkins County Environmental Council’s or New York State’s invasive plant species lists;
   
   b. Submission of written documentation from the Village of Cayuga Heights and City of Ithaca Fire Chiefs, confirming that the proposed fire access plan shown on Sheet L0.03 and fire access-truck turning plan shown on Sheet L0.04 are both adequate for emergency response purposes, and that the Village of Cayuga Heights and City of Ithaca have coordinated emergency responses to the project site;
   
   c. Submission to the Planning Department of a fully executed Memorandum of Understanding (MOU) among the Town of Ithaca, Tompkins County and Cornell University that affirms each entity’s desire to realign the intersection of Cradit Farm Drive and Pleasant Grove Road to direct traffic more readily to the Cornell campus, and that contains schedule milestones for Cornell, at its own expense, to:
      i. Hire consultants to oversee the project
      ii. Develop preliminary and final project design documents in coordination with involved parties
      iii. Prepare construction documents
      iv. Construct project
   
   d. Submission of proof that TCAT will meet the increased demand on the North Campus routes to accommodate the increase in student population;
   
   e. Submission of a written commitment from Cornell University to facilitate and fund a project to replace and upgrade the Jointly Owned (City and Town of Ithaca) Thurston Avenue Sewer Interceptor, as specified in the memo written by Erik Whitney, P.E., City of Ithaca Assistant Superintendent of Public Works, Water and Sewer Division to Kim Michaels, RLA, Trowbridge Wolf Michaels, dated 10/12/18, subject to project revisions by the City and Town of Ithaca;
   
   f. Full execution of a Memorandum of Understanding (MOU) between the City of Ithaca and Town of Ithaca specifying responsibility for all building permits, certificates of occupancy, certificates of compliance, and all code-related inspections;
   
   g. Review and approval by the Town Engineer of the Stormwater Pollution Prevention Plan (SWPPP);
   
   h. Identification on the site plans of the limits of the water/sewer main and/or roadway dedications (if applicable). All applicable dedicated infrastructure must be in conformance with Town of Ithaca and Bolton Point rules and regulations;
i. Submission of cut sheets, a photometric plan and details for any proposed lighting for the project, in conformance with the Town of Ithaca Outdoor Lighting Law, with the outdoor lighting’s Correlated Color Temperature no higher than 3000K;

j. Submission of locations, designs, and details of any proposed signage associated with the project per Town Code, Article XXIX, Signs;

k. Submission of additional details, including construction materials and heights, of the proposed retaining walls and fences for the project;

l. Receipt of preliminary site plan approval by the City of Ithaca and Village of Cayuga Heights for the elements of the project located within those municipalities; and

m. Receipt of any necessary variances from the Town of Ithaca Zoning Board of Appeals for the proposed fences surrounding the soccer and tennis fields located on Sheets L2.03 and L2.08.

2. Prior to issuance of building permits for structures located within the Town of Ithaca:

n. Approval by the Town Board of the concept and locations of any applicable water and sanitary sewer mains and related infrastructure to be conveyed to the Town;

o. Receipt of coverage under the SPDES General Permit (GP-0-15-002) for demolition and/or earthwork activities (approval must be obtained from the Town of Ithaca, City of Ithaca, Village of Cayuga Heights, and Village of Lansing [staging area] prior to submission of the NYSDEC Notice of Intent (NOI) for permit coverage);

p. Receipt of plumbing permits from Bolton Point before the installation of any building foundations;

q. Submission of a fully executed Memorandum of Understanding (MOU) among Town of Ithaca and Cornell University that affirms completion, at Cornell’s expense, of the Pleasant Grove Water Interconnect upgrades to the satisfaction of the Town of Ithaca Public Works Department, Bolton Point, and the Tompkins County Health Department (installation of a master meter and Reduced Pressure Zone (RPZ) device);

r. Submission to the Town Planning Department of one original, large-size set of the approved final site plan drawings, signed and sealed by the registered land surveyor(s), engineer(s), architect(s) or landscape architect(s) who prepared the site plan materials, and two sets of paper copies; and

s. Inclusion of the NCRE project into the campus-wide Stormwater Operations, Maintenance, and Reporting agreement between Cornell University and the Town of Ithaca.

3. Prior to issuance of ANY certificates of occupancy for buildings located in the Town of Ithaca:

t. Submission, approval by the Town Board, full execution and filing of sanitary sewer and water easements and agreements, satisfactory to the Attorney for the Town and the Town of Ithaca Public Works Department;

u. Completion of all stormwater facilities and required utilities, to the satisfaction of the Town of Ithaca Public Works Department and Bolton Point;

v. Acceptance by the Town Board of any applicable water and sanitary sewer mains and related infrastructure to be conveyed to the Town;
w. Completion of the Pleasant Grove Water Interconnect upgrades referenced in item “q” above, to the satisfaction of the Town of Ithaca Public Works Department, Bolton Point, and the Tompkins County Health Department (installation of a master meter and Reduced Pressure Zone (RPZ) device);

x. Completion and Operation of the required upgrades to the Jointly Owned (City and Town of Ithaca) Thurston Avenue Sewer Interceptor referenced in item “e” above; and

y. Submission to Tompkins County and the Town of Ithaca Planning Department of final construction drawings for the Cradit Farm Drive/Pleasant Grove Road intersection realignment, and submission to the Town of Ithaca Planning Department of proof satisfactory to the Attorney for the Town that Cornell University has approved the realignment project and the expenditure necessary to complete the project.;

AND BE IT FURTHER RESOLVED:
That the Planning Board recommends to the Town Board that the Town, Tompkins County, and Cornell University (1) explore adding a pedestrian walkway and bicycle climbing lane on the Pleasant Grove Road hill between the Forest Home downstream bridge and the project, and (2) explore retaining the speed hump and stone column traffic calming features near the relocated Pleasant Grove Road/Cradit Farm Drive intersection.

Vote
Ayes: Wilcox, Kaufman, Haefeli, Beach, Fogarty, Bosak, Karius
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for Site Plan Review for a mixed-use development located at 130 Cherry Street, by Whitham Planning & Design, applicant for owner, and

WHEREAS: the applicant proposes an as-of-right five-story building approximately 63 feet in height with gallery, office and affordable residential space at 130 Cherry Street, on the east side of the Cayuga Inlet. The program includes ground floor covered parking for approximately 36 vehicles, plus 7,600 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. The north edge of the property will include a publicly accessible path to the Inlet, and

WHEREAS: this is 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), both of which require environmental review, and

WHEREAS: the Tompkins County Department of Planning & Sustainability, Tompkins County Department of Health, Tompkins County Industrial Development Agency, NYS Homes and Community Renewal, and the NYS Department of Environmental Conservation, all involved agencies, have consented to the City Planning Board being Lead Agency for this Project, and

WHEREAS: the Planning Board, being the local agency which has primary responsibility for approving and funding or carrying out the Action, did, on February 26, 2019 declare itself Lead Agency for environmental review of the Project, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, has on April 23, 2019 reviewed and accepted as adequate a Full Environmental Assessment Form (“FEAF”), Part 1, submitted by the applicant, and Parts 2 & 3, prepared by Planning staff and amended by the Planning Board, the following drawings, “Existing Conditions (C2)”, “Demolition Plan (C3)”, “Site Plan (C4)”, “Grading Plan (C5)”, “Utility Plan (C6)”, “Civil Details (C7 & C8)”, “E&S Plan (C9)” and “E&S Details (C10)”, dated 3/20/19 and prepared by Fagan Engineers; “1st Floor Plan (P1)” dated 04-02-19, and “2nd Floor Plan (P2)”, “3rd Floor Plan (P3)”, “4th Floor Plan (P4)” and “5th Floor Plan (P5)” dated 01-17-19 and “1st Floor Accessibility”, “Exterior Elevations (2 sheets)”, “Southeast Approach Perspective”, “Northeast Human Scale Perspective (P6, P8 P9 & P11) ” and “Southeast Human Scale Perspective (P7)” all dated 4/15/19 and “Exterior Elevations (P10)” dated 4/02/19 and all prepared by BW Architects and Engineers; “Site Plan (L-1.0)” dated 3-11-19, and “Landscape Site Plan” – showing Construction Phases Timeline dated 3-06-19, and other application materials, and

WHEREAS: the City of Ithaca Parks, Recreation, and Natural Resources Commission, Tompkins County Department of Planning & Sustainability, 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 Planning Board, acting as Lead Agency, has determined, as more clearly elaborated in the FEAF, that the Applicant has mitigated any potentially significant impacts to the environment, 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: None
Vacancies: None
PROJECT DESCRIPTION
The applicant proposes a five-story building approximately 63 feet in 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 36 vehicles, plus 7,600 SF of 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 (“AMI”). The north edge of the property will include a publicly accessible path leading to the Inlet. The project may require approval from NYSDEC for proposed improvements to their adjacent property.

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).

IMPACT ON LAND
The .82-acre project site is on Cherry Street and adjacent to Cayuga Inlet. Cherry Street is primarily characterized by industrial and commercial land uses, while the Cayuga Inlet and its banks are used for passive recreation and boating. According to information provided by the applicant, the project site has been fully developed since 1910, initially for residential uses and then subsequently redeveloped for commercial use in the late 1970s. The site may have been used as a filling station before operating as an automotive repair facility for the last 20 years (i.e., AJ Foreign Auto).

The project site is currently used as an automotive repair business and is occupied by an approximately 5,000 SF one-story building and a large unpaved parking and car storage area. The southern edge of the site contains some vegetation and trees.

Based on information provided by the applicant in their March 6, 2019, submission, preliminary soil borings have been completed and the building foundation is expected to be deep piles with cap footing, grade beams and structural slab on grade, where required. The estimated depth to bedrock on the site ranges from approximately 70 feet to 100 feet below grade. As a result, no blasting is anticipated for construction.

Need information on foundation construction- pile driving - duration and type.

IMPACT ON SURFACE WATER
The project site is adjacent to the Cayuga Inlet. Construction is anticipated to last approximately 18 months. During site preparation and foundation construction, there will be increased potential for erosion that may impact the Inlet. The applicant has submitted an Erosion and Sedimentation Plan dated 3-6-19 showing silt fencing around the perimeter of the property and other erosion control measures. The applicant has also submitted information about stormwater management on the drawing titled “Utility Plan (C6)” dated 3-6-19. The notes state that on-site stormwater will be managed through the use
of (at least) two drywell structures within the parking garage. Overflow will be directed into the City’s existing storm sewer on Cherry Street. The City Stormwater Officer will review these plans as well as the SWPPP, which will address construction and post-construction stormwater practices.

The applicant has also stated that choice of stainless steel material for outdoor screening will avoid adverse impacts that other materials may have on adjacent waterways (e.g., Corten steel) as they begin to weather. In addition, the applicant notes:

“... the design of the building has been moving toward a CMU first floor wall system along with ribbed/corrugated metal paneling. This allows for the use of prefinished metal siding that should not corrode or degrade into any local water sources.”

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

IMPACT ON GROUNDWATER
According to information provided by the applicant on January 15, 2019, the proposed project is located in an area currently serviced by public utilities (e.g., water and sewer). The project will be served by potable water provided by the City of Ithaca, and will not draw from groundwater resources. Anticipated water demand is approximately 8,350 gallons per day, which the existing public water supply has the capacity to service.

The project site is listed in the NYSDEC Environmental Site Remediation database (site no. 755007) due to historic coal tar contamination. According to the NYSDEC’s March 2003 Record of Decision for the site, the NYSDEC concluded that no further action was required, and no use restrictions needed to be imposed on the site. The proposed land use for the site is lower intensity than historic uses, being primarily residential and public gathering space, and therefore no contaminants are anticipated to be introduced to the site.

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

IMPACT ON FLOODING
The project site is not located in a 100- or 500-year flood zone.

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

IMPACTS ON AIR
According to information provided by the applicant, construction is projected to last approximately 18 months. During construction, generators may be required to provide power to the site. Excavation and
preparation of foundations additionally create the potential for increased airborne dust and dirt particles. Impacts to air quality will be limited to the period associated with construction activities.

During construction, the applicant will employ the following applicable dust control measures, as appropriate:

- Misting or fog spraying the site to minimize dust;
- Maintaining crushed stone tracking pads at all entrances to the construction site;
- Re-seeding disturbed areas to minimize bare exposed soils;
- 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**

According to the Demolition Plan provided on March 6, 2019, proposed redevelopment will require the removal of approximately 20 trees, which primarily consist of box elder with a few catalpa and red maples. Twelve of the 20 trees identified for removal are 8” or greater DBH.

Wildlife likely to be encountered on or near the project site include invertebrates and occasional birds. The New York Natural Heritage Program identifies the gray petaltail dragonfly as a species of “special concern,” 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.”

Population loss of this species has primarily been attributed to suburban development trends. The project site is a previously developed site that is noted for relatively flat terrain, despite being located adjacent to the Cayuga Inlet. In addition, no development is proposed on or near the banks, which is part of a NYSDEC easement.

Based on the development history of the site and its historic uses, it is unlikely that any wildlife habitat exists on the project site. 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 on the information provided above, the Lead Agency has determined 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.

However, the project site will be highly visible from residential areas across the Inlet, waterfront natural areas, open spaces and parks, and other vantage points within the waterway and around its edges.

The applicant has designed the project to both retain the industrial aesthetic of the surrounding land uses and be compatible with its adjacency to waterways and recreational areas. The project incorporated the following features to achieve this end:

- Exterior building materials will be ribbed/corrugated metal paneling as opposed to a contemporary fiber cement panel system to achieve a warehouse aesthetic
- Materials colors will vary from dark to light as the building rises
- The water-facing side of the building has variation of the façade plan to break up the mass
- Several features connect the project to the water – including a public walkway form Cherry Street to the water’s edge and a proposed patio area
- The project includes trees on two sides of the building

Both the building design and landscape plan will be further developed during site plan approval.

See also Impacts on Open Space and Recreation, Impacts on Critical Environmental Areas, and Consistency with Community Character.

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

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.

According to the NYSDEC EAF Mapper, the site is located in an archaeologically sensitive area. However, the site has experienced extensive prior disturbance based on its use for industrial/commercial purposes, so no archaeological resources are anticipated to be encountered or disturbed during construction.

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

The project site will be highly visible by users of the Inlet and the existing Cayuga Waterfront Trail, and to proposed segments of the existing Black Diamond Trail. The Cayuga Waterfront Trail is a 5.5 mile multi-use trail that connects many of Ithaca’s waterfront destinations, including Cass Park, the Farmers’ Market, and the Visitors’ Center. The Black Diamond Trail is a 15-mile pedestrian and cyclist trail located on the western shore of Cayuga Lake. The trail connects four major state parks, as well as other regional community destinations. Improvements include development of segments from which the project site may be visible.

Both of these recreational resources, as well as Cass Park, currently have views of the Cherry Street industrial area and the project site. As these corridors transition, efforts are being made to fit into the community character while also accommodating changing land uses. The project aims to incorporate architectural styles that are compatible with the surrounding area, while accommodating a transitioning land use that is in synergy to the vision for the Enterprise Zone, as defined in Plan Ithaca. As such, no major impact to open space and recreation is anticipated, but the project aims to improve the character of the site from automotive to mixed-use with public access areas, providing more public spaces and amenities. See also Impacts on Community Character.

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 UNA to the Project Site is Octopus Cliffs (UNA 137), which is located across the Cayuga Inlet from the site. Although the project will be visible, the applicant is carefully considering architectural materials and colors that will coincide with the surrounding transitional industrial corridor, and be less impactful to natural areas, residences, and parks that may be impacted by the structure.

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
The proposed project is primarily a residential development with some public gathering space on the main floor to be utilized during special events. It is estimated that morning traffic generated will be an average of approximately 38 additional trips. The average number of trips generated during the afternoon peak hours is estimated to be 49 additional trips. According to the City Engineer in correspondence dated February 25, 2019, the existing road infrastructure and planned improvements (e.g., Brindley Street Bridge project) will adequately serve this projected demand.

The project proposes on street parking and a sidewalk in front of the building. As it appears that these are not in the public ROW, an access easement will be required. Line of sight will be evaluated before a landscape plan is finalized.

The site will accommodate approximately 36 new on-site parking spaces for residential and guest parking and five parallel parking spaces along Cherry Street. Special events are anticipated to occur during limited days/times on the evenings and weekends. Surrounding businesses primarily have daily operation schedules and are industrial in nature, with the exception of Found Flea and Cherry Arts, which also have some evening and weekend operations. As a result, it is not anticipated that site traffic will interfere with traffic and circulation from surrounding land uses.

In addition, the project team is accommodating approximately 54 enclosed and secure bike parking spaces dedicated for resident use, and approximately 8 outdoor bike parking spaces are proposed for visitors. The team is also in discussions with Ithaca Carshare, LimeBike, and TCAT bus service regarding the potential location of these services on or near the project site to encourage alternate transportation options.

As a result of the information provided above, the Lead Agency has determined that no significant impact on traffic is anticipated.

**IMPACT ON ENERGY**

The project proposes to increase annual electricity demand by 923,118 kWh/year. The building will not use natural gas except for the potential of an industrial-scale oven at the ground floor gathering space. The project is considering solar panels, which are currently being tested for feasibility. The project is pursuing New York State Energy Research Development Association’s Tier II or Tier III certification. In addition, the project is working with the County Business Energy Advising Program, and is holding itself to the locally proposed Green Building Policy Standards.

The project has worked to address each of the seven recommendations outlined in the Tompkins County Energy Recommendations, as submitted in a March 1, 2019, deliverable from Taitum Engineering. According to the deliverable, the project will comply with the recommendations outlined in the County’s strategy. Specific measures from the project plan are cited as follows:

- The building will be all-electric
- All appliances and water fixtures will be Energy Star rated and meet the EPA’s Water sense requirements;
• Heat pumps will be utilized for heating, cooling and domestic water heating, and will be selected based on the North East Energy Efficiency Partnerships Cold Climate heat pumps list.
• The roof will be designed to handle the potential for future solar loads and is considering installation of some solar PV during construction;
• The building has been designed to allow for adequate lighting, and to reduce unnecessary energy loss. The building has been design to have R-values greater than code resulting in a performance that is at least 20 percent better than code;
• Lighting will be LED and lighting controls installed in almost all spaces. A combination of bi-level lighting, occupancy sensors and photo sensors will be used throughout the project;
• High efficiency cold climate air source heat pumps will be used for heating and cooling and perform higher than code requirements. The ventilation system will use Energy Star kitchen and bathroom exhaust fans in each apartment, ducted directly to outdoors. Heating and cooling ductwork will be located in each apartment, and testing will be performed during construction to ensure leakage is less than the Energy Star requirement (<4 CFM/100 SF). Each apartment will have control over its own heating and cooling equipment. Split system and/or VRF heat pumps will be utilized in common area spaces with individual control of the indoor units for each space.
• Taitum Engineering has built a conceptual model and is working with the design team to use this model to make informed decisions. The whole building energy model is at least 25% better than code and complies with NYSERDA Tier II performance levels.

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

The project will produce temporary construction noise, particularly during pile driving. According to the site plan application provided by the applicant, construction is anticipated to last approximately 18 months. The project is located in an industrial area, with some commercial activity. Noise producing construction activities will temporarily impact area properties and will be limited to the hours of 7:00 a.m. to 5 p.m. Monday through Friday.

**More information needed about type and duration of pile driving to assess potential impacts.**

Site lighting may cast light onto adjoining properties. The project is proposing to incorporate LED light fixtures and to be dark sky compliant. A final lighting plan will be submitted during site plan review.

IMPACT ON HUMAN HEALTH

As described in other sections, the project site was a former automotive repair facility and filling station that operated on the site since the 1970s to present day. Prior to the site’s industrial/commercial development, the site was residential. A Phase I Environmental Site Assessment (“ESA”) was completed for the site on October 29, 2018. The Report highlighted the following conclusions:
The subject property appears to have been utilized as an automotive repair facility for at least 20 years. The operation of an automotive repair facility at the Site for several decades suggests the potential for impact to the soil and possibly groundwater at the Site by chemicals related to automotive service activities. This represents an REC1 and a potential VEC2 to the Subject Property.

The Floor Drain Investigation Report indicates that the former floor drain at the facility may have discharged to soil beneath the building. This represents an REC and a potential VEC to the site.3

The Site was previously classified as a retail petroleum. This represents an REC and a potential VEC to the Site.

The poor housekeeping practices, documented releases and related activities and conditions at the salvage yard and other facilities to the east of the Site represent an REC and a potential VEC to the Site.

As described in the ESA Report, the subject property had no significant environmental conditions listed in any of the Environmental Data Resources (“EDR”) database searches. Adjacent properties were noted for spill incidents, listings as hazardous waste generators, and containing Aboveground Storage Tanks (“ASTs”).

The applicant has submitted a letter from J Kevin Cassil, Principal Scientist for Environmental Works, Inc, which addresses potential soil and water vapor issues. He states:

The findings of the Phase I ESA are further qualified by the results of the Focused Investigation. As is described in the Focused Investigation Report and in the Environmental Risk Management Summary (“ERMS”), “no contamination was observed in soil at the Site above regulatory levels of the State of New York.” Diesel-range organic chemicals were observed in groundwater at only one location. The source of this condition is not known, since groundwater results around this isolated result indicated no detectable concentrations of these analytes. Therefore, the source of this observance may be small and isolated, if even still present.

The concentrations observed could present an indoor vapor exposure condition under certain conservative conditions. However, it is not anticipated that the concentrations

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1 REC is an acronym for “Recognized Environmental Conditions.” RECs, as defined by the American Society for Testing and Materials are: the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”

2 VEC is an acronym for “Vapor Encroachment Conditions.” A VEC is the presence or likely presence of chemical vapors in the sub-surface of the Subject Property caused by the release of vapors from contaminated soil or groundwater either on or near the Subject Property.

3 The Floor Drain Investigation Report was completed April 14, 2005.
observed will present an indoor vapor exposure concern under the conditions expected for the proposed development. This is discussed further in the ERMS.

The risk of exposure from groundwater is considerably different from the risk of exposure to surface soil. Exposure to soil vapors is an issue for accumulation of vapors within the interior of an inhabited building. The presence of diesel-range components in a limited area of groundwater does not present a short-term exposure risk to construction workers performing pile driving or other construction activities at the Site.

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, as proposed, is consistent with the future land use plans expressed in the City of Ithaca’s 2015 Comprehensive Plan (“Plan Ithaca”). Plan Ithaca recognizes the area as the City’s industrial park, established in the 1990s. The plan identifies the Cherry Street corridor as an Enterprise future land use area, defined as areas targeted for expansion of business and employment opportunities as well as particular residential uses.

The project site was rezoned from industrial use to the Cherry Street District (CSD) in 2018 to encourage a more diverse mix of uses including residential use. The project site is also within the planning area for the Waterfront Plan, which is slated for adoption in late 2019. The project furthers the planned characteristics for the area as identified in the draft of the plan: more mixed use and/or live/work space, retention of the industrial character, improvements to multimodal transportation connections and development of 24/7 activity.

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

CONSISTENCY WITH COMMUNITY CHARACTER

As noted above the intention of the CSD is to transform the area to mixed use while retaining its industrial aesthetic. The applicant proposes flexible space that is open to the public for arts events, with a possible ground-floor café, and with public space on the inlet in addition to its mix of affordable housing units. The proposed public spaces and residential units are intended to appeal to artists, which will complement and support other area organizations including the Cherry Artspace, and Found Antiques, both of which are located on the same corridor.

In addition to use, the applicant aims to construct a building compatible to the surrounding industrial character of the neighborhood. The applicant proposes to use ribbed/corrugated metal paneling as opposed to a contemporary fiber cement panel system to achieve a warehouse aesthetic.

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
Comments to Planning and Development Board concerning Vecino proposal at 130 Cherry Street.

From: George McGonigal  
Sent: Thursday, April 18, 2019 2:19 PM  
To: Lisa Nicholas  
Cc: JoAnn Cornish; Jennifer Kusznir; Megan Wilson; Common Council  
Subject: Comments to Planning and Development Board concerning Vecino proposal at 130 Cherry Street.

Hello, Lisa,  
Would you kindly include this letter in with comments to the Planning Board? Thanks a lot.  
George McG

Greetings, members of the Planning and Development Board,

I would like to share with you some concerns I have about the Vecino Group's proposed project at 130 Cherry Street. As you may know, I am one of two alderpersons who represent the First Ward on Common Council. I am also a member of the Waterfront/West End study group that is working on the Phase Two Waterfront Area Plan.

As I am sure you are aware, the "Cherry Street District" consists of the City of Ithaca's last remaining (light) industrial zone. The portion south of Cecil Malone Drive remains reserved for commercial and industrial uses. Zoning for the Cherry St. District north of Cecil Malone Drive has been changed so that it allows for mixed-use development and housing options. The type of mixed-use development that is desired for Cherry St. has been clearly spelled out in the draft Waterfront Plan, which is to "encourage and support mixed-use development that is compatible with the existing industrial uses and that allows for live/work opportunities."

Further, one of the primary goals in the City's plan for the Cherry Street District is to "Retain Industrial Character....This industrial character should be retained and encouraged." And of course, a key part of retaining this character is to protect and promote the ability of these light industrial companies to thrive, and hopefully grow. There is more at stake here than retaining an "industrial aesthetic." There are lots of skilled, good-paying jobs in the Cherry Street District. There are several long-standing businesses that contribute significantly to our tax base and to our economy.

Which brings me to the Vecino proposal for 130 Cherry Street. New housing is clearly one of our goals for this block of Cherry Street. And housing that is affordable is an even greater goal. I commend the purpose behind the Vecino Group's plan. They appear to be an honorable outfit.

My concern, in a nutshell, is that this apartment building is so large in size that it threatens both the character and utility of the surrounding industrial enterprises. While there is a nod toward space for artists to display and rehearse their work in the building, which is good, it is a stretch to call it a work/live building.

As proposed, the building will cover the entire property, and rise to the zone's maximum 5 stories. It will house approximately 200 people. There is no room for any on-site outdoor space, either for adults or for children who may live there. Currently there are no sidewalks connecting the sight to anywhere. Heavy construction trucks and tractor trailers serve various businesses throughout the Industrial District, from
early in the morning into the evening. How will this activity mix with a very significant addition of personal cars and pedestrians? With school buses and children playing?

A smaller housing development, one that did not fill the property like a hippo in a bathtub, would fit this neighborhood much better. It would not change the nature of its surroundings because of its overwhelming size and scope.

The problem here is not with what Vecino wants to do so much as with the structure of how these projects get necessary funding. Apparently it is an easier road to get the funding suitable for a very large project than it is to get funding for a smaller project. There is more competition for the smaller projects, I guess, because these projects actually fit the communities that hope to get them.

What I am respectfully asking is that we hold out for a project that will fit the Cherry Street District. Vecino has been successful in applying for funding that works for smaller projects as well as for the big ones. Yes, it would mean going back to the drawing board for them. But let us keep in mind that the Waterfront Plan is not finished yet. A draft plan has not been presented to the public yet. Other developers besides Vecino are getting "their ducks in a row," so to speak. That they will want to build similarly sized buildings seems likely. Now is the time to insist on affordable and live/work mixed-use housing projects that will enhance and improve Cherry Street, rather than change and impair (destroy?) its core purpose.

Thank you for reading and considering.

yours,
George McG

George McGonigal

Common Council, First Ward
tel: 272-0639
April 17, 2019

Attn: Lisa Nicholas  
City of Ithaca Planning Division  
108 East Green Street  
Ithaca, NY 13850

Lisa,

On behalf of the project team, attached please find updates to the proposed Ithaca ArtHaus development project at 130 Cherry Street. These updates reflect the current proposed plans for the project, originally submitted in January 2019. We are anticipating a public hearing on the project during the upcoming Planning Board meeting, and have notified neighbors as required. This submission is in response to comments from the Planning Board, Project Review Committee, among other factors, and is in preparation for a conversation during the Planning Board meeting on April 23rd.

Updates to the project since the March Planning Board meeting are as follows:

Architectural

- Base color changed on the first floor from a dark red to a dark gray palette;
- The majority façade field material changed from metal paneling to fiber cement paneling;
  - Added additional colors to the field material;
  - Façade has been panelized and windows aligned;
- Stucco material changed from a dark red to a dark gray palette;
- Added shading elements to emphasize the front door entry location.

These changes are illustrated in the attached drawings. We look forward to continuing the public review process for what we believe will be an excellent project.

Thank you,

Kate Chesebrough

Whitham Planning & Design
1ST FLOOR ACCESSIBILITY

FITNESS ROOM
COMMUNITY ROOM
OFFICE
KITCHEN
STUDIO SPACE
GALLERY SPACE
MECHANICAL
CONFERENCE

1ST FLOOR PLAN
3/64" = 1'-0"
**Flush Mount Channel Letters**

**Each Letter:**
- 20 in. high x 17 in. wide (max.) with 5 in. return
- White acrylic face
- Aluminum returns: paint to match dark gray stucco
- Black trim cap
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for Site Plan Review for construction of a three-story residential building located at 224 Fair Street, by Noah Demarest, applicant for owner, and

WHEREAS: 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 has received the required variance for off-street parking requirements, and

WHEREAS: this is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance ("CEQR") and the State Environmental Quality Review Act ("SEQRA"), both of which require environmental review, and

WHEREAS: the City of Ithaca Planning Board, being the local agency which has primary responsibility for approving and funding or carrying out the action, did on February 26, 2019, declare itself the Lead Agency for the environmental review of the project, and

WHEREAS: legal notice was published and property posted in accordance with Chapters 276-6 (B) (4) and 176-12 (A) (2) (c) of the City of Ithaca Code, and

WHEREAS: the Planning and Development Board held the required Public Hearing on February 26, 2019, and


WHEREAS: the City of Ithaca Parks, Recreation, and Natural Resources Commission has been given the opportunity to comment on the proposed project and any comments received to date on the aforementioned have been considered, and

WHEREAS: the City of Ithaca Planning and Development Board did on March 26, 2019, determine the proposed project will result in no significant impact on the environment and issued a that a Negative Declaration, and

WHEREAS: the City of Ithaca Board of Zoning Appeals did, on April 2, 2019, grant the required variance for on-site parking, now, therefore, be it
RESOLVED: that the Planning Board does hereby grant Preliminary and Final Site Plan Approval to the project subject to the following conditions:

1. Noise producing construction shall take place only between the hours of 7:30 am to 7:30 pm Monday-Friday (or Saturday 9 am to 7:30 pm with advance notification to and approval by the Director of Planning and Development), and

2. Any work in the City Right of Way will require a Street Permit, and

3. Bike racks must be installed before a certificate of occupancy is granted, and

4. A MP&T plan must be approved by Engineering before issuance of a building permit.

5. Any sidewalk damaged during construction and/or recommended for replacement by the City sidewalk Coordinator during Site Plan Review will be completed, and

6. This site plan approval does not preclude any other permit that is required by City Code, such as sign permits, tree permits, street permits, etc.

Moved by:  
Seconded by:  
In Favor:  
Against:  
Abstain:  
Absent:  
Vacancies: None
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 buildings A & B at the northern end of the site. The project will include 66 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).

IMPACT ON LAND
The following information is needed to complete this section:
• Geotech Report synopsis
• Information about foundation construction
• Volume of rock to be removed and method of removal

The 2.85 acre project site is partially developed, containing an existing cell tower facility, garages, an office, a one-bedroom apartment and parking area for 15 cars and two access roads – one off S Aurora Street and a shared access drive from Hudson Place. Current development/impervious surface occupies approximately .71 acres of the site. The new project will occupy an undeveloped portion of the site and will increase impervious surface by approximately .73 acres. Impervious surface will go from .71 acres (25%) to 1.44 acres (51%).

Based on information provided by the applicant, the area to be developed is characterized by steep slopes – mostly over 15% - covered by grass with a few trees and shrubs, with shallow depth to underlying bedrock.

Foundation construction, utility installation, and site work and improvements will require rock removal. The applicant has submitted a Subsurface Investigation Report dated February 2019 and prepared by Elwyn & Palmer. Based on information provided in the report, the proposed structures can be supported on conventional shallow footings. Rock excavation will be performed by conventional methods, including use of rock bucket and hoe ram. Blasting will not be permitted on site. The applicant states, in application
During construction, the applicant will employ the following applicable dust control measures, as appropriate:

IMPACT ON SURFACE WATER

The following information is needed to complete this section:
- Updated SWPPP with removal of green roof as per IFD request (?)

The applicant has submitted a Stormwater Pollution Prevention Plan (SWPPP) dated 2-13-19 and prepared by Marathon Engineering which will be reviewed by the City Stormwater Management Officer according to information provided by the applicant, the site is considered urban land with very steep slopes and bedrock is close to the surface, resulting in minimal infiltration potential, hence the primary strategy for dealing with runoff will be to pipe it into the storm sewer system, after being treated as required per DEC. The parking areas and building roof will drain to vegetative swales constructed between the parking area and building, and in the courtyard between buildings A and B. Some fill on the uphill sides of buildings A and B will increase the opportunity for infiltration and filtering of runoff prior to its entry into the storm sewer system.

IMPACT ON GROUNDWATER

The applicant has submitted a Subsurface Investigation Report dated February 2019 and prepared by Elwyn & Palmer. Based on information provided in the report, water is expected at or near the top of rock in all elevations. Water should be expected to be exiting all along the slope at the soil/bedrock interface during and after construction.

The applicant intends to use bedrock exposed during excavation in lieu of a retaining wall in portions of the fire access lane and should provide provisions to manage water seepage in this area.

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

IMPACT ON FLOODING

The project site is not located in a 100- or 500-year flood zone. Therefore, the Lead Agency has determined that based on the information above, no significant impact on flooding is anticipated.

IMPACTS ON AIR

According to information provided by the applicant, construction is projected to last approximately 12 months. Excavation and preparation of foundations may create the potential for increased airborne dust and dirt particles. Impacts to air quality will be limited to the period associated with construction activities.

During construction, the applicant will employ the following applicable dust control measures, as appropriate:

For the full context and final report, please refer to the attached full environmental assessment form.
City of Ithaca
FULL ENVIRONMENTAL ASSESSMENT FORM – Part III
Project Name: 815 S Aurora Street – IC Overlook Apartments
Date Created: 4-2-19

- Misting or fog spraying the site to minimize dust;
- Maintaining crushed stone tracking pads at all entrances to the construction site;
- Re-seeding disturbed areas to minimize bare exposed soils;
- 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
The new project will occupy an undeveloped portion of the site and will increase impervious surface by approximately .73 acres. Impervious surface will go from .71 acres (25%) to 1.44 acres (51%). Based on information provided by the applicant, the area to be developed is characterized by steep slopes – mostly over 15% - covered by grass with a nine trees, areas of shrubs and with shallow depth to underlying bedrock. Due to the open and undeveloped nature of the site, it is likely used by browsing deer and small mammals.

The applicant has submitted a survey dated 9/26/2016 and prepared by TG Miller and a Demolition Plan dated 2/13/19 and prepared by Marathon Engineering. The drawings show nine trees to be removed, all of which are 15’ dbh or over and two of which are 28’ and 34’dbh. No information was given regarding species or condition of the trees to be removed. Drawings also show stands of shrubs along the north and west property lines that will be removed.

The applicant has submitted landscape plan for the entire site dated 2/15/19 and prepared by Stream Collaborative. The plan shows nine new shade trees, six ornamental trees and four evergreens. This plan needs further development.

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 on the information provided above, the Lead Agency has determined 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. The site is, however is in a highly visible gateway area to travelers entering the City from the south. Within the site there will likely be some sweeping views towards the Cayuga Lake and across the valley.
Most of the site is perched high above the street. As such, building C will not be visible from any public way. Buildings A and B will set into the slope and will be most visible from the downhill side of Aurora St and directly in front of the buildings. The applicant has included building features and materials that reference the industrial site (the former Emerson plant) across S Aurora Street.

Due to the slope of the site, building A & B are quite tall on the downhill side. The applicant has submitted a street level visualization to demonstrate how these buildings interface with downhill residential properties.

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**

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.

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**

The site is not part of or adjacent to a public open space or recreational system. As a large private undeveloped parcel, it is not known to serve a private recreational or open space function.

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 UNA, 156- Six Mile Creek Valley, is more the one half mile from the project site and will not be impacted by project development or operations.

As a result of the information provided above the Lead Agency has determined no significant impact to Critical Environmental Areas is anticipated.

**IMPACT ON TRANSPORTATION**

The applicant has submitted an Engineering Report dated February 13, 2019 and prepared by Marathon Engineering. The report provides the following information about transportation:

*Currently, access to the parcel is via two (2) driveway entrances. One from South Aurora Street*
(NYS Rt 96B) and one from Hudson Place via an existing ingress/egress easement with the neighboring parcel. As proposed, this project will eliminate the driveway to Hudson place, demolish and re-construct the existing full-access driveway to South Aurora Street, and construct two (2) new driveways to South Aurora Street for fire department access. This driveway removal and construction work will require commercial driveway permit review and approval by NYSDOT.

In addition, a planned sidewalk and roadway improvement project is proposed Rt. 96B including this project’s frontage on Rt. 96B. That project includes the removal of the right in-bound travel lane on Rt 96B resulting in a single inbound lane. In addition, pedestrian access is proposed to extend from the City of Ithaca sidewalk located on the east side of South Aurora Street south to the Ithaca College campus main entrance. The IC Overlook, LLC project and its associated driveway entrances have been designed to accommodate the future roadway and sidewalk work proposed by the Town of Ithaca.

According to the report, “the project is anticipated to generate 6 entering/16 exiting vehicle movements during the AM peak hour and 22 entering/20 exiting vehicle trips during the PM peak hour as well as the Saturday peak hour. Given the anticipated trip generation for this project (22 vehicles per hour or less), the project is not anticipated to have any potentially significant adverse impacts on traffic operations. No further traffic study is warranted or recommended at this time.”

The applicant states that most residents will be students at Ithaca College and that the site is within walking distance of downtown amenities and IC and is well served by transit.

Questions & Information needed:

- Why can’t the access to Hudson Place be maintained?
- Need more/better information about bike and pedestrian circulation on site and connecting to IC
- What is timeline for sidewalk construction?
- Who will remove snow from sidewalk contiguous to property?
- Parking lot design- can it include more trees or planning islands?
- Can the trash enclosure be relocated?

The site plan shows the project’s walkways and curb cuts tied into the new public sidewalk configuration as proposed by the Town.

29 bike parking spaces are required for the 141 bedrooms, 15 of which must be covered. Bikes will be accommodated in 3 stalls of the existing vehicle garage accessible from the parking area. One car parking space typically accommodates 10 bikes, as such the proposed garage will allow for 100% of the required bike parking to be under cover.
The applicant states, in application materials dated April 17, 2019, site preparation will last 4 months during which approximately 3,700 CY of rock will be removed from site during site and foundation preparation.

**Applicant must provide information about rock removal and transport, and construction activities and deliveries**

As a result of the information provided above, the Lead Agency has determined that no significant impact on traffic is anticipated.

**IMPACT ON ENERGY**

**Applicant must provide information about energy systems and usage.**

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**

**Applicant must provide information about construction impacts from foundation preparation**

**IMPACT ON HUMAN HEALTH**

The applicant has submitted a Phase 1 ESA dated December 20, 2011 and prepared by EBI Consultants. This assessment has identified no evidence of recognized environmental conditions (RECs) in connection with the Project Site. As there has been no development activity on the site since the issuance of this report, it is not expected that conditions have changed.

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**

- All new development is outside the existing fall zone of the cell tower
- All existing building development will within fall zone will remain without alteration or expansion
- Project requires an area variance for rear yard
- Fire access will be provided off of Aurora Street by means of a dedicated pull off. The exact arrangement requires review and approval from IFD.
- Trash will be accommodated in a in screened dumpster area within the expanded parking lot to make it easier for residents to deposit trash on their way to key destinations.
- The City of Ithaca will be installing a 12” water main extending from the existing 6” water main on South Aurora Street, running through the project site and ultimately connecting to the existing 12” water main located along Hudson Place. The purpose of this upgrade will be to provide adequate water service to this project, the Chainworks Project and other South Hill developments. The City will be deeded a maintenance easement from the applicant.
Based on the information described above, the Lead Agency has determined that no significant impact to community plans is anticipated.

**CONSISTENCY WITH COMMUNITY CHARACTER**

Due to the slope of the site, building A & B are quite tall on the downhill side. The applicant has submitted street level visualizations dated 4-17-19 to demonstrate how these buildings interface with downhill residential properties.

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
Roger Dennis
117-119 Coddington RD

Dear Board Member

I am writing you with some concerns about the 815 Project.

First a little back ground.

My Father and Mr. Fish (Ted’s father Harold) purchased this property from Aurora St to Hudson St to Coddington Rd. In 1958. Mr. Fish took this 2.8 acres and My Father took the other approximately 20 acres and developed it. He put in most of the Hudson Place Road and Utilities and the City took over the road building project when it became too much for dad to afford.

Several parcels were sold off along the new Hudson Place and he kept what is now the Hudson Heights Apartments which is about 6+ acres. The requirements were different then and with 98 studio apartments he was required to have 200+ parking places and Green area, which was smart for the water run off retention. During construction, the Garages that were on the Fish property were two stories and dad removed the 2nd story and put a new roof on them just to get the view for our apartments. As time went on, I submitted construction on the 708 property (to the east of 815 back property line) and was met with resistance from neighbors so we held up proceeding. In the 80’s there was a Tower built and even with our protesting we lost to the City board by one vote (Cingular Hired Ms. Holmberg’s firm to represent them) this kept David Holmberg who was a city board member from voting no, because he could no longer vote. Not long ago, we were going to update our apartments replace the back 30 units with new construction and guess what, unknown to us, the City had decided to create a “fall zone” and we could not even improve our property. This took a while to get over. And other problems with the tower continue to exist even to this day. For example, we are reminded by prospective tenants regularly that they have elected to not rent from us because of the potential exposure to radiation. And, we’re reminded daily by the 1,000’s of birds that like to perch on the guy wires and make a real mess of things.

Now quickly to future, the City is falling all over this new project by; reduce the fall zone, forget about neighbors, call the back yard a “side yard” just to det 10 ft. buffer to property line, allow more water run-off, little green space, very little parking ask for parking in what little back yard they have, use our land for a water main to give this project easy water, nice new side walk (rt 96 Aurora St project) and reduced our view.

Here are some of my concerns relative to this new project:

1) **Green space/water run off:** Out of @ 2.848 acres, the current green area is 2.170 acres and 76% of property. After construction the Green area will be 1.113 acres and 39% of property. This will have all of water going in to Holding tanks and then straight into the water run off system. I believe their plans are short on the required green space already.
2) Parking: If this is going to be a typical apartment building on South Hill, then the parking is closer to 7 cars for every 10 tenants. We have found that at Hudson Heights there are about 85 cars parked for 100 tenants. The question is where will they park? The answer is where ever they can potentially congesting roads and other properties where they shouldn’t be parking, including fire lanes, etc. in addition to their back yard on what little grass they have. As you see this can have a huge impact on the neighborhood.

3) Back yard requirements: Most properties have a back yard and it is the property line that the back of their building see. Instead of the 33 feet required back yard, they are saying they only need 10 feet because they describe the back yard as a side yard. Has an independent survey or contracting firm been retained to confirm this is in fact a side yard and not a back yard? This will put a 60-foot-tall structure, 10 feet from a residential property, blocking everything that we have come to enjoy and expect living outside of downtown Ithaca and College town.

4) Building Style: It was mentioned in a meeting that this project is being considered and built as High-density style building, and they are considering using it as a dormitory. We have rented our Hudson Heights complex to Ithaca College in the past so I can’t be against this, but the community should know that this is what the building is targeting. Once built probably there is not another use for apartments constructed like this.

5) Water: Notably, the City has decided to take our land and supply water for this project. I do not wish to give the city any more land as they have taken much of our property when they allowed the Tower to be built and then before you know it the fall zone is gone. Simply put I’m unwilling to give up this property.

6) Fall Zone: Once it was larger and for this group was reduced. You might say this gives us back some of our land. We have invested much in the repair and modernizing the apartments that we were going to replace. It is nothing to the City, just a whisk of a pen. But to us as land owners trying to give our tenants the best we can, it has been and continues to be very damaging and expensive. The new owners purchased this property and knew the codes, and now with the help of the city are pushing their requirements beyond limits and are only interested in what they can get from the city, the neighbors are not willing to give in to this project.

7) Hudson Heights will now have a 3-story building in the view of East Hill and the buildings in front will obstruct the views of Ithaca, all that remains is the sky view over the rooftops. And I am understanding that the nice smooth roofs presented may be cluttered with air conditioner condensers and a party terrace to look over their neighbors 10 feet away. If their tenants are like most young kids, there will be music, trash and bottles flowing down the Hill off this rooftop terrace! Sound likes to travel, and if the window in their rooms are open, the music will flow like water down to the neighbors below.

If this is project goes through as designed, it will set a precedent for South Hill development in the future. Maybe it is time to create a College Town on this hill if it comes to that – which I don’t believe anyone wants.

Please give this serious thought before making a lasting decision, don’t rush this through Tuesday Night.

sincerely
Roger Dennis and Family
Site Plan Review
815 S Aurora St - Additional Materials

April 17, 2019

Please see attached materials for requested additional information for Part 3 of Full EAF for project at 815 South Aurora Street.
Permit #38534

Project Description

The project applicant proposes a new 65 unit student housing complex comprised of three buildings constructed on hillside on the east side of Route 96B, overlooking the proposed Chain Works District. The proposed buildings will contain (2) efficiency units, (1) one-bedroom unit, (38) two-bedroom units, and (24) three-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 shares the 2.85 acre site with an existing cell tower facility, garages, an office and 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 existing site entry at the south end of the property, with a new fire lane to be constructed in front of the buildings A & B at the northern end of the site. The project will include 66 parking spaces, as required by zoning. The property located in the R-3b zoning district.

Additional/updated materials include:

- Updated area plans
- Updated elevations
- Updated SWPPP
- Updated civil plans
- Updated landscape plan
- Street level visualization
- Trip Generation Letter
- Geotech Report Synopsis
- Volume of rock removed and method
- Energy Systems and usage
- Foundation construction
- Duration of site and foundation prep
- Analysis of pedestrian and public transit
The foundation will be a typical spread footing, bearing on rock, with an Insulated Concrete Form (ICF) foundation wall as the structural support for the building.

Rough approximation for site work rock excavation is +/-2,500 CY which includes the fire lane, water, storm, sanitary, UG Detention #1, & Bioretention. Rough approximation for rock excavation within the building footprints is +/- 1,200 CY.

Duration of site and foundation preparations will be approximately 4 months of machine work. We do not foresee any need for extensive drilling or any blasting of rock for removal. The rock is shale in nature and should be able to be removed by excavator or similar machinery work.

Regarding access to public transit & pedestrian accessibility

Public Transit:

- We have engaged TCAT to discuss potential additional stops along the South Aurora Corridor. Due to limited sight distances, in-bound traffic speeds, road slope, etc. TCAT does not currently have plans to add a new stop along this project’s frontage.
- TCAT currently has a bus stop at the South Aurora/Hillview intersection. Tenants would walk northbound down South Aurora along new/improved City of Ithaca sidewalks to utilize this existing but stop. Total walking distance less than ½ mile.
- TCAT currently has a bus stop at the Coddington/Hudson Street intersection. Tenants would walk north down South Aurora along new/improved City of Ithaca sidewalks then down Grandview Avenue, then back up Hudson Street to utilize this existing but stop. Total walking distance also less than ½ mile.

Pedestrian Access:

- To downtown, utilize new/improved City sidewalk to walk northbound along South Aurora.
- Until the Town of Ithaca completes their sidewalk/roadway improvement project access to IC would be as follows: utilize new/improved City sidewalk to walk northbound along South Aurora, then down Grandview Avenue to Hudson Street, then up Hudson Street to IC’s footpath near the Coddington/Hudson Street intersection. This route is not substantially longer than if tenants were allowed to cut across the Dennis’ property to Hudson PI/Coddington.
Energy Systems and Usage

Heating and cooling for all buildings to be heat pump or VTAC systems, using electricity for energy. The exact systems may depend on NYSERDA incentive programs. No gas systems or appliances to be used in this project.

Overall electric service needed for the project is estimated at 1600 A 208Y/ 120V 3 PH/ 4W.
SWPPP

Stormwater Pollution Prevention Plan

For

IC OVERLOOK, LLC

815 South Aurora Street (NYS Route 96B)
City of Ithaca, Tompkins County, New York

February 13, 2019
(revised April 12, 2019)

Prepared by:

Prepared For:

IC OVERLOOK, LLC
PO BOX 6707
Ithaca, NY 14851
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A.  MAPS AND FIGURES
B.  SITE DEVELOPMENT PLANS
C.  NOI, NOI ACKNOWLEDGEMENT LETTER & NOT
D.  RARE THREATENED AND ENDANGERED SPECIES
E.  SOILS REPORT, SOIL MAP, DRAINAGE INFO/MAPS & HYDROLOGIC ANALYSIS
F.  NYS DEC SPDES GENERAL PERMIT
G.  EROSION & SEDIMENT CONTROL PLAN REVIEW CHECKLIST
H.  CONSTRUCTION SITE LOG BOOK
I.  CONTRACTOR/SUBCONTRACTORS; NAME, RESPONSIBILITIES, AND CERTIFICATION STATEMENTS & TRAINING CARDS AND NUMBERS
J.  DOCUMENTATION FROM REGULATORY AGENCIES
K.  CORRECTIVE ACTION LOG
L.  REVISIONS TO THE SWPPP
SECTION 1: PROJECT INFORMATION

1.1  Owner or Operator, and SWPPP Preparer Information

<table>
<thead>
<tr>
<th>Owner/Operator:</th>
<th>Contact Person: Charlie O’Connor</th>
</tr>
</thead>
<tbody>
<tr>
<td>IC Overlook, LLC</td>
<td></td>
</tr>
<tr>
<td>PO Box 6707</td>
<td>Phone Number: (203) 627-3104</td>
</tr>
<tr>
<td>Ithaca, NY 14851</td>
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<table>
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<tr>
<th>SWPPP Preparer:</th>
<th>Contact Person: Adam M. Fishel, PE, CPESC</th>
</tr>
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<tr>
<td>Marathon Engineering</td>
<td></td>
</tr>
<tr>
<td>840 Hanshaw Rd, Suite 12</td>
<td></td>
</tr>
<tr>
<td>Ithaca, NY 14850</td>
<td>Phone Number: (607) 241-2917</td>
</tr>
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1.2  Site Address, Scope, Type, and Size of Project

Address: 815 South Aurora Street
Municipality: City of Ithaca
County: Tompkins
Tax Parcel #: 115.-1-15
Nearest Cross St: Coddington Road
Watershed: The site drains to the NYSDOT’s closed storm sewer system which outlets to an unnamed tributary that ultimately discharges to the Cayuga Lake Inlet.

Project Description:

This project proposes to demolish the existing, driveways, utilities, etc. to facilitate the construction of three (3) new apartment buildings consisting of 1, 2, 3, & 4 bedroom units with a total of 140 bedrooms. In addition, associated site grading, drainage, utility, access, lighting and landscaping improvements are also proposed.

This project is located within the City of Ithaca, NY which is classified by NYSDEC as a Municipal Separate Storm Sewer System (MS4). Therefore, authority over stormwater related items is deferred to the City of Ithaca.

In addition, the project currently and will continue to drain toward South Aurora Street (NYS Route 96B). Therefore, the drainage design will require review and approval by NYSDOT. NYSDOT requires a specific “Drainage Report” be prepared using their document template. As such, reference should be made to the “Drainage Report for Non-DOT Projects” relative to specific information associated with discharges to NYSDOT’s storm sewer system.
According to USDA NRCS soils data, the underlying soils primarily consist of Lordstown, Tuller, and Ovid soils, shallow and very shallow (LtB) having a Hydrologic Soil Group (HSG) designation of D, Lordstown, Tuller, and Ovid soils, shallow and very shallow (LtC) having a HSG designation of D.

SECTION 2: STORMWATER SITE PLANNING, PRACTICE SELECTION, AND DETAILS

2.1 Stormwater Management

The total site development (disturbance) area is approximately ±1.96 acres which exceeds the allowable site disturbance (1 acre) outlined in the New York State Department of Environmental Conservation’s (NYSDEC) General Permit for Stormwater Pollutant Discharges. Therefore, a full Stormwater Pollution Prevention Plan (SWPPP) is required which includes Stormwater Quality and Quantity provisions. This SWPPP has been developed in accordance with the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity – Permit No. GP-0-15-002. Below is a discussion relative to the existing and proposed hydrology as well as proposed stormwater quality and quantity design considerations.

The entire site is located within the jurisdiction of the City of Ithaca, NY. The City of Ithaca is classified as a Municipal Separate Storm Sewer System (MS4) by NYSDEC. Such classification grants the City of Ithaca jurisdiction over stormwater discharges.

Drainage Analysis Methodology:

The Stormwater Management and drainage analysis enclosed was prepared per the requirements outlined in the New York State Department of Environmental Conservation’s Stormwater Management Design Manual (SMDM). As outlined in the SMDM, the United States Department of Agriculture, Natural Resources Conservation Service’s (NRCS) Urban Hydrology for Small Watersheds, Technical Release 55 (TR55) was used to analyze the runoff characteristics associated with the site’s drainage basin.

Rainfall amounts for the 1, 10 & 100 year storm events were taken from Figures 4.2, 4.3 & 4.4 respectively provided in the January 2015 SMDM. Rainfall amounts for the other storm events analyzed were taken from online data provided by http://precip.eas.cornell.edu/ “Extreme Precipitation in New York & New England.

Three (3) analysis points (Analysis Point #1, Analysis Point #2, and Analysis Point #3) were established to analyze the pre versus post stormwater runoff rates for the project site. Analysis Point #1 is located at the northwest corner of the site where surface runoff enters the existing NYSDOT closed storm sewer system located along the east side of South Aurora Street. Analysis Point #2 is located along the western property boundary where surface runoff enters the existing NYSDOT closed storm sewer system south (upstream) of Analysis Point #1. Analysis Point #3 is an
arbitrary point used to evaluate the total combined runoff level from both Analysis Point #1 and Analysis Point #2. It should be noted that only runoff contributions associated with the project site and some upland areas flowing onto the subject parcel were considered as part of this analysis. The total runoff and drainage contributions of South Aurora Street’s drainage infrastructure was not evaluated.

**Pre-Development Stormwater Conditions:**

Under Pre-Development Conditions, the site was delineated into two (2) drainage areas given the existing topography across the site. A description of these subareas is as follows:

**Area #1:** This drainage area is comprised of the existing site area outside of the southwest corner and an upland contributing area that extends south to Coddington Road. Ground cover consists of impervious cover associated with existing roofs, walkways, driveways, etc. as well as the existing lawn areas. In addition, some wooded/brush areas are located along the northern, western and eastern perimeter locations. Runoff from Area #1 generally flows to the north/northwest via overland flow where it is collected via the existing NYSDOT closed storm sewer system located along the east side of South Aurora Street (Analysis Point #1).

**Area #2:** This drainage area is comprised of the southwest corner of the existing site area. Ground cover consists of impervious cover associated with the existing roof area and the driveway to South Aurora Street as well as the existing lawn areas. In addition, some wooded/brush cover is located in the northwest corner of the subarea. Runoff from Area #2 generally flows northwest via overland flow where it is collected via the existing NYSDOT closed storm sewer system located along the east side of South Aurora Street (Analysis Point #2).

Table 1 below provides a summary of Pre-Development runoff rates (CFS) at the chosen Analysis Points (APs).

<table>
<thead>
<tr>
<th></th>
<th>Analysis Point #1 (Existing)</th>
<th>Analysis Point #2 (Existing)</th>
<th>Analysis Point #3 (Existing)</th>
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<td>28.16</td>
</tr>
</tbody>
</table>

Refer to Appendix E for the associated HydroCAD drainage analysis.
Post-Development Stormwater Conditions:

Under Post-Development Conditions, the site was separated into seven (7) subareas given the proposed topography across the site. A description of these subareas is as follows:

**Area #1:** This drainage area is comprised of impervious cover associated with the new parking area as well as the proposed roof area of Building C as well as some lawn areas. Under proposed conditions, runoff from the roof areas will be collected via gutters and downspouts and piped to the Bioretention Area where it will combine with surface runoff from the parking lot. The flow will then drain into Stormwater Detention Facility #1 where it will combine with surface flow from Area #2 before entering the new storm sewer system and ultimately discharging to Analysis Point #1.

**Area #2:** This drainage area is comprised of impervious cover associated with the existing roof areas as well as some lawn areas. Under proposed conditions, runoff from the roof areas will sheet off of the roofs and continue via overland flow to one of the proposed drainage inlets. The flow will then drain into Stormwater Detention Facility #1 where it will combine with the runoff from Area #1 before entering the new storm sewer system and ultimately discharging to Analysis Point #1.

**Area #3:** This drainage area is comprised of impervious cover associated with the proposed roof areas of Buildings A and B as well as impervious cover associated with the courtyard area between the buildings. Under proposed conditions, runoff from the roof areas surface flows the courtyard will be collected and piped to Water Quality Unit #1 (Barracuda S4 Unit) flowing to Stormwater Detention Facility #2 (cisterns) in the basement of Building A. The combined flows will then drain into Control Structure #2 before entering and flowing through the new storm sewer system where it will ultimately discharge to Analysis Point #1.

**Area #4:** This drainage area is comprised of impervious cover associated with the existing offsite walkways, driveways, etc. as well as some lawn areas. In addition there is an area of wooded/brush cover along the eastern bounds of the contributing drainage area. Under proposed conditions, runoff from the upland area will flow via overland flow to the north before flowing west into a proposed drainage inlet where the runoff ultimately discharges to Analysis Point #1.

**Area #5 (5A & 5B):** This area is comprised of two small perimeter areas located on the Northwest corner of Building A (5A) and the Southwest corner of Building B (5B). Ground cover consists of lawn and impervious cover associated with the proposed fire lane and walk ways. Runoff is
collected by inlets and where it combines with discharge from Detention Facility #1, Detention Facility #2 and Area #6. The combined flow ultimately discharges to Analysis Point #1.

**Area #6:** This drainage area is comprised of impervious cover associated with the proposed driveway, fire lane, walkways, etc. as well as the existing lawn area. In addition there is also an area of wooded/brush cover located in the southwest corner of the area. Runoff will flow north/northeast via over land flow where it will be collected by a proposed catch basin located in the fire lane. Flow will then enter Water Quality Unit #2 (Barracuda S4 Unit) before discharging to the proposed storm sewer. All flows will ultimately combine at the existing roadside catch basin (Analysis Point #1).

**Area #7:** This drainage area is comprised of impervious cover associated with the newly reconstructed driveway entrance, roof areas from the existing buildings, the existing driveway, and portions of the expanded parking areas as well as portions of the existing lawn area. In addition there is also an area of wooded/brush cover located in the northwest corner of the area. Under proposed conditions, surface runoff will flow via overland flow to the west and northwest before discharging to Analysis Point #2.

Table 2 below provides a summary of Post-Development runoff rates (CFS) at the chosen Analysis Points (APs).

<table>
<thead>
<tr>
<th></th>
<th>Analysis Point #1 (Proposed)</th>
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<tr>
<td>100 year</td>
<td>20.25</td>
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<td>26.37</td>
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</table>

Refer to Appendix E for the associated HydroCAD drainage analysis.

**Storm Water Quality:**

This project proposes both new impervious surfaces and the disturbance to existing impervious surfaces. Portions of this project (disturbance of existing impervious areas) qualifies as a “Redevelopment Project” as defined in Chapter 9 of the SMDM. However, the stormwater
management practices for the new development portion of the project must be designed in accordance with Chapter 4 of the SMDM.

As outlined in the SMDM, for Redevelopment Projects that reconstruct existing impervious areas and construct new impervious areas, the WQv shall be calculated for 25% of the disturbed existing impervious area and 100% of the additional impervious area. A summary of the accounting for existing and proposed impervious cover used in calculating the WQv is provided in Appendix E.

Areas to be considered redevelopment are those consisting of existing impervious cover to be disturbed and reconstructed as impervious includes the asphalt drive and parking areas within Areas # 1 and #2 as well as portions of the existing driveway connecting to South Aurora Street in Area #7. Approximately 0.15 acres of impervious cover exists within the project area to be disturbed and approximately 1.24 acres upon completion of the project.

Based on the above and the impervious cover accounting provided in Appendix E, a total of 1.13 acres of impervious cover is to be used in calculating the required WQv for the project site. Using the NYSDEC’s Green Infrastructure Worksheets (10/02/15 version), the calculated total WQv to be provided is 0.09 ac-ft.

Per the NYSDEC SMDM, Storm Water Quality is addressed by capturing and treating 90% of the average annual stormwater runoff volume. This captured volume is considered the Water Quality Volume (WQv). WQv is directly related to the amount of impervious cover created/maintained on site.

To address Water Quality concerns, one (1) bioretention area and two pre-fabricated hydrodynamic separators (Baracuda S4) units are proposed. As required in the SMDM, the sum of the RRv provided and the WQv provided must be greater than or equal to the total WQv required. The Bioretention Area provides 100% of the required RRv as noted below as well as 1,020 CF (0.0234 ac-ft) toward the required WQv.

To treat the remaining 2,221 CF (0.051 ac-ft) of required water quality volume, two (2) hydrodynamic separators are proposed. Each unit has a max treatment flow rate of 1.25 CFS with a max internal by-pass flow of 6.25 CFS. Unit #1 will receive runoff from the Area #3 (roof areas of Buildings A and B as well as the courtyard areas) having an associated WQv equal to 1,448 CF (0.0332 ac-ft). Unit #2 will receive runoff from Area #6 having an associated WQv equal to 777 CF (0.0178 ac-ft). The contributing 1-year and 100 year flow rates are within the max allowable for the WQv treatment flow and max internal by-pass flow. Total WQv provided by the proposed bioretention area and two hydrodynamic separators is 3,245 CF (0.075 ac-ft). The sum of the RRv & WQv provided by the Bioretention Area as well as the WQv provided by the two hydrodynamic separators is equal to 0.093 ac-ft thereby satisfying the requirements of the SMDM.
It should be noted that two (2) Extensive Green Roof Areas atop Buildings A & B were initially proposed to provide additional RRv and WQv. However, the Green Roof Areas were removed as a design element at the request of the City of Ithaca Fire Department due to concerns surrounding a potential for an increase in fire hazards. Through coordination with the City of Ithaca DPW it was determined that given the redevelopment nature of the project along with the fact that the minimum RRv is satisfied with the credits associated with the Bioretention Area alone, the use of proprietary water quality units would be an acceptable method to treat the remaining WQv. Through the use of the bioretention area and the Barracuda units as well as the RRv credits associated with these practices, the volume reduced and treated is equal to or greater than the WQv required.

**Bioretention Area:**

The SMDM outlines required elements to be incorporated into the design for bioretention which includes: pretreatment, separation from water table, minimum planting soil media depth and surface mulch treatments.

**Pretreatment:** As noted above, the SMDM requires that a grass filter strip and/or a gravel diaphragm be used as pretreatment. Providing pretreatment in such a configuration is not possible given the resulting slopes, existing embankment, stream, etc. Rather, rip-rap aprons are proposed at designated curb cuts to trap sediment and diffuse the flow into the bioretention areas. In addition, both bioretention areas will be covered in a stone mulch layer which will be placed upon a non-woven geotextile filter fabric also providing pretreatment of the stormwater prior to filtering through the bioretention soil media.

**Separation from Boundary Condition (ie Groundwater and/or Bedrock):** The SMDM requires that a 2’ vertical separation be maintained between the bottom of bioretention practices and the groundwater. Due to the presence of rock as noted in the geotechnical borings, this condition cannot be satisfied. Therefore, the Bioretention Area will be lined with a poly membrane/liner.

**Minimum Planting Soil Media Depth:** As outlined in the SMDM, the minimum bioretention soil media depth is 2.5’ which equals the depth of soil media provided. The bioretention areas proposed all provide the required 2.5’ minimum soil media depth.

**Surface Mulch Treatments:** The SMDM recommends that aged hardwood mulch be used as a surface treatment in the bioretention areas. However, in an effort to prolong the operational life of the bioretention area and possibly the introduction of additional phosphorus into the stormwater discharges, rolled river stone mulch on non-woven geotextile is proposed in lieu of hardwood bark mulch.
Maximum Ponding Depth: The SMDM recommends limiting the WQv ponding depth to no more than six (6) inches within the bioretention area. Flows in excess of the WQv would need to be discharged from the bioretention area(s) via a non-erosive outlet.

The Bioretention Areas proposed all provide the 6 inches of available ponding between the stone mulch surface and the overflow outlet. The overflow for all Bioretention Areas consists drainage inlets (catch basins) which is routed to the site storm sewer.

Stormwater Hotspot Concern: According to the NYSDEC Stormwater Management Design Manual (SMDM), a Stormwater Hotspot is defined as a land use or activity that generates higher concentrations of hydrocarbons, trace metals or toxicants than are found in typical stormwater runoff, based on monitoring studies. Residential housing uses are not considered Runoff Hotspots.

Reduction Volume:

The goal of Runoff Reduction Volume (RRv) as defined Chapter 4 of the NYSDEC SMDM is the 100% reduction of the Water Quality Volume (WQv) by the application of green infrastructure techniques and Stormwater Management Practices (SMPs) to replicate pre-development hydrology. However, projects may experience limitations which may prevent this design goal from being achieved.

According to the NYSDEC Green Infrastructure Worksheets, while using bioretention areas with underdrain(s) a project may receive a 40% credit toward the required Runoff Reduction Volume (RRv). The worksheets completed for this project are provided in Appendix E of this SWPPP. The Bioretention Area was sized to provide a total RRv of \( \pm 0.018 \text{ ac-ft} \).

The SMDM outlines minimum RRv criteria for sites which cannot reduce 100% of the WQv through the use of green infrastructure practices. Using the information presented in the SMDM, the minimum RRv which must be provided is \( \pm 0.018 \text{ ac-ft} \). Therefore, while the goal to reduce 100% of the WQv through green infrastructure techniques could not be achieved, the provided RRv exceeds the minimum required therefore the RRv design criteria is satisfied.

Stormwater Water Quantity:

- Stream Channel Protection Volume, CPv:

  CPv is defined as the 24 hour extended detention of the post-development 1-year, 24-hour storm event. As discussed in the SMDM the CPv requirement does not apply where a reduction in the total CPv volume is achieved through Runoff Reduction practices. While this project proposes Runoff Reduction practices as noted above, a total reduction of the CPv is not feasible. The enclosed calculations provided in Appendix E illustrates the initial
total required CPv is ±0.055ac-ft & ±0.040 ac-ft for Stormwater Detention Facility #1 and Stormwater Detention Facility #2 respectively. As noted in the SMDM, volume reduction achieved through green infrastructure can be deducted from the required CPv. Therefore, using the provided RRv noted above, the adjusted total required CPv is ±0.037ac-ft & ±0.040 ac-ft for Stormwater Detention Facility #1 and Stormwater Detention Facility #2 respectively. This volume is temporarily detained within the proposed Stormwater Detention Facilities. With the provided average head on the low flow outlet, a 1” diameter orifices would be required to discharge the required CPv over 24 hours. Given the clogging potential of such an orifice size, a 3” diameter orifice was chosen for the Stormwater Detention Facilities. Per the SMDM, for sites where the CPv orifice is considered too small, such a configuration from the calculated required orifice size is appropriate. Refer to Appendix E for CPv calculations for the Detention Areas.

- Overbank Flood Control, Qp (10 year storm event):
  Chapter 4 of the NYSDEC SMDM requires that Qp control be provided such that the peak discharge rate from the 10-year storm event under Post-Development Conditions be reduced so to not exceed the Pre-Development Conditions. As illustrated in Table 3 below, the 10-year storm event discharge rate under Post-Development Conditions is less than that of the Pre-Development conditions. Therefore, the Overbank Flood Control (Qp) requirement is satisfied.

- Extreme Flood Control Criteria, Qf (100 year storm event):
  Chapter 4 of the NYSDEC SMDM requires that Qf control be provided such that the peak discharge rate from the 100-year storm event under Post-Development Conditions be reduced so to not exceed the Pre-Development Conditions. As illustrated in Table 3 below, the 100-year storm event discharge rate under Post-Development Conditions is less than that of the Pre-Development conditions. Therefore, the Extreme Flood Control (Qf) requirement is met.
Table 3 below provides a comparison of Pre and Post Development runoff rates (CFS) at the chosen Analysis Points (APs) and respective peak flow reduction percentage.

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<tr>
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<td>7.93</td>
<td>6.39</td>
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<td>26.36</td>
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</table>

In conclusion, this Project’s proposed Bioretention Area, Stormwater Detention Facilities AND Hydrodynamic Separators satisfy the Stormwater Quantity, Quality and Runoff Reduction requirements outlined in the NYSDEC SMDM and that required by the City of Ithaca.

2.2 Reference the Map/Construction Drawing for the Descriptions, Dimensions, Material Specifications and Installation Details for each Post-Construction Stormwater Control Practice

See Appendix B, Site Development Plans. Specifically:
See the Grading, Drainage & Erosion Control Plan (C3.0). See also Detail Sheets (C9 series).

2.3 Long Term Operation and Maintenance of Post-Construction Stormwater Management Practices

1. General Landscape Maintenance
   - Landscape maintenance shall include necessary watering, cultivation, weeding, pruning, wound dressing, disease and insect pest control, protective spraying, straightening plants which lean or sag, adjustments of plants which settle or are planted too low, mowing, replacement of mulch that has been displaced. Such maintenance shall be performed as needed or annually at minimum.

2. Grass Areas
   - Fertilize and lime as needed to maintain dense vegetation.
   - Mow as required during the growing season to maintain grass heights at 4 inches to 6 inches.
• Remove any sediment or debris buildup by hand if possible in the bottom of the channel when the depth reaches 2 inches.
• Inspect for pools of standing water. Re-grade to restore design grade and re-vegetate.
• Repair rills in channel bottom with compacted topsoil, anchored with mesh or filter fabric. Seed and mulch.
• Use of heavy equipment for mowing and removing plants/debris should be avoided to minimize soil compaction. Disturbed areas should be stabilized with seed and mulch, or revetment, as necessary.

3. **SWMF Maintenance**

One Bioretention Area, two (2) Barracuda Water Quality Units, two (2) Stormwater Detention Facilities have been selected to provide Stormwater Management for this project. Long term operation and maintenance and requirements are as follows:

• Plantings: Monitor annually and replace those that appear to be diseased, dead or dying in a timely manner. Prune and weed areas as necessary or at minimum once annually.
• Landscaping: Mow upland and adjacent areas as needed during growing season, and seed bare areas.
• Dewatering: If dewatering is required in the event of an unanticipated failure of the soil in the filtration zone, the standing water shall be pumped out of the bioretention areas. The water shall be discharged to a stabilized outlet location and be conveyed off the project site in a non-erosive manner and the owner and engineer of record should be contacted to evaluate potential cause for failure and/or remediation plan.
• Underground Stormwater Detention Pretreatment: The pretreatment chamber (Isolator Row) shall be reviewed as recommended by the manufacturer (or annually at minimum) to evaluate accumulation of sediment & debris. The chamber shall generally be cleared of sediment & debris if an average depth of sediment exceeds 3 inches. Use of a vacuum truck and pipe jetting of the Isolator Rows via their respective pretreatment structure will be necessary.
• Barracuda Water Quality Unit: The Barracuda Water Quality Unit shall be reviewed as recommended by the manufacturer (or annually at minimum) to evaluate the accumulation of sediment & debris. The unit shall generally be cleared of sediment & debris if an average depth of sediment reaches 20 inches. Use of a vacuum truck via the 10 inch diameter access cylinder will be necessary in the removal of the stored sediment & debris.
• Storm Sewer Pipes: Inspect annually and remove any accumulated debris and sediment; make any necessary repairs.
• Storm Sewer Manholes and/or Catch Basins: Inspect annually and remove any accumulated debris & sediment (use of vacuum truck may be necessary); make any necessary repairs.
• Bioretention Area: Washed stone aggregate is proposed as a surface pretreatment for the bioretention areas. Areas where the stone has become silted up shall be excavated and fresh, clean stone applied as needed. Stone condition should be evaluated annually.

2.4 Logs of Borehole Investigations and Supporting Geotechnical Report (if applicable)

Refer to Appendix E.

SECTION 3: CONSTRUCTION EROSION AND SEDIMENT CONTROL PLANS, VEGETATIVE MEASURES & CONTROL OF NON-STORMWATER DISCHARGES

3.1 Description of Temporary and Permanent Structural and Vegetative Measures

A. Temporary Stabilization

Topsoil stockpiles and disturbed portions of the site where construction activity temporarily ceases for 14 days or more will be stabilized with temporary seed and mulch within 7 days of cessation of work. The temporary seed shall be annual rye applied at the rate of 100 lbs. per acre. After seeding, each area shall be mulched with 2 tons per acre or 3 bales per 1000 square feet of straw. The straw mulch is to be tacked into place by a disk with blades set nearly straight. Areas of the site that are to be paved will be temporarily stabilized by applying geotextile and stone sub-base until bituminous pavement can be applied.

B. Soil Restoration

Soil restoration is a required practice applied across areas of a development site where soils have been disturbed and will be vegetated in order to recover the original properties of the soil. Soil restoration is applied in the cleanup, restoration, and landscaping phase of construction followed by the permanent establishment of an appropriate, deep-rooted groundcover to help maintain the restored soil structure.

Soil restoration is required in areas where existing impervious areas will be converted to pervious areas. Contractor shall keep all construction equipment, staging and storage within the existing/proposed paved areas only. In areas where construction equipment use is required in and around areas to be landscaped, the Contractor shall perform Soil Restoration as discussed below.
Below is a summary of soil disturbance activities related to land development, soil types and the requirements for soil restoration for each activity as outlined in the NYSDEC Stormwater Design Manual, Dated January 2015:

For soils having HSG A and/or B classification:

- Areas where topsoil is stripped only – no change in grade:
  1. Apply 6 inches of topsoil and protect area from any ongoing construction activities.

- Areas of cut or fill:
  1. Aerate and apply 6 inches of topsoil

- Heavy traffic areas on site (especially in a zone 5-25 feet around buildings but not within a 5 foot perimeter around foundation walls):
  1. Apply full soil restoration \(^2\) (de-compaction and compost enhancement)

- Areas where Runoff Reduction (bioretention) and/or Infiltration Practices are applied
  1. Restoration not required, but may be applied to enhance the reduction specified for appropriate practices.

For soils having HSG C and/or D classification:

- Areas where topsoil is stripped only – no change in grade:
  1. Aerate\(^1\) and apply 6 inches of topsoil and protect area from any ongoing construction activities.

- Areas of cut or fill:
  1. Apply full soil Restoration \(^2\)

- Heavy traffic areas on site (especially in a zone 5-25 feet around buildings but not within a 5 foot perimeter around foundation walls):
  1. Apply full soil restoration \(^2\) (de-compaction and compost enhancement)

- Areas where Runoff Reduction (bioretention) and/or Infiltration Practices are applied
  1. Restoration not required, but may be applied to enhance the reduction specified for appropriate practices.
Redevelopment Projects

1. Soil restoration is required on redevelopment projects in areas where existing impervious area will be converted to pervious area.

Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-subsoiler.

2 per “Deep Ripping and De-compaction, DEC 2008”. A copy is provided in Appendix E.

Compost shall be aged, from plant derived materials, free of viable weed seeds, have no visible free water or dust produced when handling, pass through a half inch screen and have a pH suitable to grow desired plants.

During periods of relatively low to moderate subsoil moisture, the disturbed soils are returned to rough grade and the following Soil Restoration steps applied:

1. Apply 3 inches of compost over subsoil;
2. Till compost into subsoil to a depth of at least 12 inches using a cat-mounted ripper, tractor mounted disc, or tiller, mixing and circulating air and compost into subsoils;
3. Rock-pick until uplifted stone/rock materials of four inches and larger size are cleaned off the site;
4. Apply topsoil to a depth of 6 inches;
5. Vegetate as required by approved plan;

Contractor shall locate and avoid all underground utilities during soil restoration procedures. If depths of utilities are located in areas to be restored which prevent the achieving the soil restoration depth, the Contractor shall contact the Civil Engineer of Record and request directive.

At the end of the project an inspector should be able to push a 3/8” metal bar 12 inches into the soil just with body weight.

C. Permanent Stabilization

Disturbed portions of the site where construction activities permanently cease shall have 6” of topsoil placed and be stabilized with permanent seed no later than 14 days after the last construction activity. Lime and fertilizer will be applied as determined by soil tests. After seeding, each area shall be mulched as described above. All slopes greater than or equal to 3H: 1V shall have erosion control fabric applied as specified on the drawings. Seed mix shall be as specified by the owner at the seed suppliers recommended rates.
D. Off-Site Vehicle Tracking

If the stabilized construction entrance is not sufficient to reduce vehicle tracking of sediments to an acceptable amount the contractor shall install a truck wash station on-site. The paved street adjacent to the site entrance will be swept daily to remove any excess mud, dirt, or rock tracked from the site. Dump trucks hauling material from the construction site will be covered with a tarpaulin.

3.2 Reference the Map/Construction Drawing for the Material Specifications, Dimensions, and Installation Details for All Erosion and Sediment Control Practices

See Appendix B, Site Development Plans. Specifically:
Grading Drainage and Erosion Control Plans (C3.0)

3.3 Identification of Design Elements not in Conformance with the New York State Standard and Specifications for Erosion and Sediment Control or the New York State Stormwater Management Design Manual

A. Bioretention Areas:

1) Soil Media: The Bioretention Soil Media “recipe” is not in conformance with the SMDM. The recipe for the bioretention soil media proposed is that provided within NYSDOT’s specification for Bioretention and Dry Swale Soil. Use of this soil media has been accepted by NYSDEC’s Albany office and is therefore not a deviation.

2) Pretreatment: As noted above, the SMDM requires that a grass filter strip and/or a gravel diaphragm be used as pretreatment. Providing pretreatment in such a configuration is not possible given the resulting slopes, existing embankment, stream, etc. Rather, rip-rap aprons are proposed at pipe outlet to trap sediment and diffuse the flow into the bioretention areas. In addition, both bioretention areas will be covered in a stone mulch layer which will be placed upon a non-woven geotextile filter fabric also providing pretreatment of the stormwater prior to filtering through the bioretention soil media.

3) Surface Mulch Treatments: The SMDM recommends that aged hardwood mulch be used as a surface treatment in the bioretention areas. However, in an effort to prolong the operational life of the bioretention area and possibly the introduction of additional phosphorus into the stormwater discharges, rolled river stone mulch on non-woven geotextile is proposed in lieu of hardwood bark mulch.
3.4 Identification of Design Elements not in Conformance with the New York State Standard and Specifications for Erosion and Sediment Control

The proposed project conforms to the New York State Standard and Specifications for Erosion and Sediment Control. Conformance with these requirements is defined throughout the SWPPP and design plans.

3.5 Inspection Schedule and Operation and Maintenance Schedule of the Erosion and Sediment Control Practices

The Permittee/Operator (IC Overlook, LLC) agrees to contract with a “Qualified Inspector” to conduct an assessment of the site prior to the commencement of construction activities and certify in this inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.

As defined in the NYSDEC SPDES General Permit, a “Qualified Inspector” is defined as a permit that is knowledgeable in the principles of and practices of erosion and sediment control. Such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, or other Department endorsed individual(s).

It can also mean someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided that person has training in the principles and practices of erosion and sediment control. Training in the principles and practices of erosion and sediment control means that the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect has received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect shall receive four (4) hours of training every three (3) years.

It can also mean a person that meets the “Qualified Professional” qualifications in addition to the “Qualified Inspector” qualifications.

Qualified Professional - means a person that is knowledgeable in the principles and practices of stormwater management and treatment, such as a licensed Professional Engineer, Registered Landscape Architect or other Department endorsed individual(s). Individuals preparing SWPPPs that require the post-construction stormwater management practice component must have an understanding of the principles of hydrology, water quality management practice design, water quantity control design, and, in many cases, the principles of hydraulics in order to prepare a SWPPP that conforms to the Department’s technical standard. All components of the SWPPP that
involve the practice of engineering, as defined by the NYS Education Law (see Article 145), shall be prepared by, or under the direct supervision of, a professional engineer licensed to practice in the State of New York.

Note: Inspections of any post-construction stormwater management practices that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

Following the commencement of construction, site inspections shall be conducted by the Qualified Inspector as follows:

- For sites with less than 5-acres of disturbance at any one time - Once every 7 calendar days.
- For sites with 5 acres and greater of disturbance at any one time - At least twice every 7 calendar days separated by at least 2 days.
- For sites where soil disturbance activities have been temporarily suspended (winter shutdown) and temporary stabilization measures have been applied to all disturbed areas, the Qualified Inspector shall conduct a site inspection at least once every thirty (30) calendar days.

During each inspection, the qualified professional will record the following information:

1) On a site map, indicate the extent of all disturbed site areas.
2) Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;
3) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;
4) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;
5) Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of the sediment storage volume (for example, 10 percent, 20 percent, 50 percent);
6) Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along
barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and

7) Document all deficiencies that are identified with the implementation of the SWPPP.

See Appendix K for full schedule and corrective log book.

3.6 Description of the Structural Stormwater Sediment Control Practices

No structural stormwater sediment control practices are proposed.

3.7 Description of the Structural Practices to Divert Flows

A Diversion Dike is proposed to divert portions of the runoff from the construction site to the proposed sediment trap. Given the anticipated running slope of the dike and contributing drainage area, the dike shall be stabilized with seed and mulch. The actual alignment of the dike may be adjusted to meet field conditions. Once the upland area draining to the dike is stabilized, the dike may be removed.

3.8 Construction Phasing and Sequencing Plans

- Contractor shall denote the location of equipment storage/laydown, job trailers, porta-potty, waste receptacles, etc. On the construction drawings prior to the start of work.
- Protect existing vegetation and environmental features to remain.
- Install perimeter sediment controls.
- Install stabilized construction entrance.
- Install temporary sediment trap and associated outlets and diversions. Additional temporary diversion swales/dikes may be required to adequately direct runoff toward the sediment trap during construction.
- Complete clearing and grubbing.
- Complete demolition activities.
- Strip topsoil and place erosion control measures around all topsoil stockpiles. Contractor to denote location of stockpile(s) on the construction drawings.
- Install additional erosion and sediment controls according to plan.
- Grade site.
- Stabilize denuded areas and stockpiles within 14 days of last construction activity in each area.
- Install/place concrete washout area(s). Contractor to denote location of concrete washout area(s) on the construction drawings.
- Install utilities, including storm sewers and associated inlet protection.
- Apply stone to roads and parking areas.
- Complete grading and construction of permanent stormwater detention basin, stabilize side slopes, etc.
• Once all areas draining to bioretention areas have achieved final stabilization, construct bioretention area(s).
• Complete grading, reapply topsoil, and perform soil restoration.
• Install permanent seeding, fertilizer and mulch.
• Complete final paving.
• Remove accumulated sediment from bioretention area, stormwater detention basin, storm sewers, storm structures, etc.
• Remove all temporary sediment control products after soils are stabilized.

3.9 Description of Pollution Prevention Measures to Control Construction Litter, Construction Chemicals, and Debris

Note: blanks to be filled in prior to the pre-construction meeting

I. Pollution Prevention Measures (from Construction-Phase Operations other than soil disturbance)

A. ___________________________________________ (site superintendent responsible for the day-to-day site operations) will be the spill prevention and cleanup coordinator.

B. Product Specific Practices:

The following product specific practices will be followed onsite:

1. Petroleum Products - All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers that are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer’s recommendations.

2. Fertilizers - Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to stormwater. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

3. Paints - All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed according to manufacturers’ instructions or state and local regulations.

4. Concrete Trucks - Concrete trucks will not be allowed to wash out or discharge surplus concrete or drum wash water on the site.

5. Waste Disposal - All waste materials will be collected and stored in a securely lidded metal dumpster rented from ___________________________________________, which is a licensed solid waste management company in ________________ (city). The dumpster
will meet all local and any State solid waste management regulations. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied as often as necessary, and the trash will be hauled to __________________________ (landfill). No construction waste materials will be buried onsite. All personnel will be instructed regarding the correct procedure for waste disposal. Notices stating these practices will be posted in the office trailer. __________________________ (site superintendent responsible for the day-to-day site operations), will be responsible for seeing that these procedures are followed.

6. Hazardous Waste - All hazardous waste materials will be disposed of in the manner specified by local or State regulation or by the manufacturer. Site personnel will be instructed in these practices. __________________________ (site superintendent responsible for the day-to-day site operations) will be responsible for seeing that these practices are followed.

7. Sanitary Waste - All sanitary waste will be collected from the portable units a minimum of three times per week by __________________________, a licensed sanitary waste management contractor.

8. Recyclable Waste – All recyclable waste (cardboard, wood etc.) shall be collected and recycled.

II. On-Site Storage of Construction and Waste Materials

A. Spill Prevention Inventory: The materials or substances listed below are expected to be present onsite during construction: (Check appropriate boxes)

<table>
<thead>
<tr>
<th>Concrete</th>
<th>Detergents</th>
<th>Roofing shingles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Metal studs</td>
<td>Paints (enamel and latex)</td>
<td>Wood</td>
</tr>
<tr>
<td>Petroleum-based products</td>
<td>Fertilizers</td>
<td>Tar</td>
</tr>
<tr>
<td>Masonry block</td>
<td>Cleaning solvents</td>
<td>Other (specify)</td>
</tr>
</tbody>
</table>

B. Material Management Practices

The following are the management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances listed above to stormwater runoff:

☐ Products will be kept in original containers unless they are not resealable.
Original labels and material safety data sheets will be retained; they contain important product information.

An effort will be made to store only enough product required to do the job.

All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure and/or on blacktop.

Products will be kept in their original containers with the original manufacturer’s label.

Substances will not be mixed with one another unless recommended by the manufacturer.

Whenever possible, all of a product will be used up before disposing of the container.

Manufacturer’s recommendations for proper use and disposal will be followed.

The site superintendent will inspect daily to ensure the proper use and disposal of materials onsite.

Manufacturers’ recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.

Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.

All spills will be cleaned up immediately after discovery.

The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.

Spills, of any size, of toxic or hazardous material will be reported to the appropriate State or local government agency.

The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.
SECTION 4: EXISTING AND PROPOSED MAPPING AND PLANS

4.1 Vicinity Map and Project Boundary

See “Figure 1.0: Location Map” in Appendix A.

4.2 Existing and Proposed Topography

See Appendix B, Site Development Plans (reduced size).

4.3 Location of Perennial and Intermittent Streams

The site drains to an unnamed tributary which ultimately discharges to the Cayuga Lake Inlet.

4.4 Map and Description of Soils from USDA Soil Survey

<table>
<thead>
<tr>
<th>Soil</th>
<th>HSG Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lordstown, Tuller, and Ovid Soils, 0 to 15 percent slopes (LtB)</td>
<td>Type D</td>
</tr>
<tr>
<td>Lordstown, Tuller, and Ovid Soils, 0 to 15 percent slopes (LtC)</td>
<td>Type D</td>
</tr>
<tr>
<td>Un-surveyed Area (Ua)</td>
<td>Type D*</td>
</tr>
</tbody>
</table>

* No data on soil classification or properties of a portion of the site due to being an un-surveyed area. Properties of this area are assumed to be consistent with the surrounding soils present within the project site.

4.5 Boundaries of Existing Vegetation and Proposed Limits of Clearing

See Appendix B, Site Development Plans (reduced size).

4.6 Location and Boundaries of Resource Protection Areas, such as Wetlands, Lakes, Ponds, etc.

Based on the available online mapping data provided by the NYSDEC & NWI, no wetlands are present within the boundaries of the project site. Therefore, no adverse impacts to any wetlands are anticipated. Refer to Appendix A for the mapping data.

4.7 Boundary and Acreage of Upstream Watershed

See Appendix B, Site Development Plans (reduced size).
4.8 Name and Locations of Receiving Waters

The site drains to un-named tributary which ultimately discharges to Cayuga Lake.

4.9 Location of Existing and Proposed Roads, Lot Boundaries, Buildings, and other Structures

Refer to Appendix B.

4.10 Location and Size of Staging Areas, Equipment Storage Areas, Borrow Pits, Waste Areas, and Concrete Washout Areas

The above referenced items will be determined at the preconstruction meeting. The Contractor shall be responsible for denoting the location of these areas on the plans.

4.11 Existing and Proposed Utilities (Sewer, Water, Gas etc) and Easements

Refer to Appendix B.

4.12 Location and Flow Paths of Existing and Proposed Conveyance Systems, such as Channels, Swales, Culverts, and Storm Drains

See Appendix B for site plans showing the above mentioned items, if applicable.

4.13 Location of Floodplain/Floodway Limits

According to available online FEMA mapping, the project site appears to be within “Zone C”. Zone C is classified as areas outside the 500 year flood plain.

4.14 Location and Dimensions of Proposed Channel Modifications, such as Bridge or Culvert Crossings

As part of the project, existing driveway culvert pipes will be removed and a new culvert pipe installed within NYSDOT right of way. See Appendix B, Site Development Plans (reduced size).

4.15 Location, Size, Maintenance Access and Limits of Disturbance of Proposed Temporary and Permanent Stormwater Management and Erosion and Sediment Control Practices, including Timing and Duration of Temporary Practices

See Appendix B, drawing C3.0 and C3.1 Grading, Drainage & Erosion Control Plans. Timing and duration can be found in Section 3.4 “Inspection Schedule and Operation and Maintenance
Schedule of the Erosion and Sediment Control Practices” and Section 3.7 “Construction Phasing and Sequencing Plans.”

4.16 Existing and Proposed Structural Elevations

Refer to Appendix B.

4.17 Construction Drawings Identifying the Specific Locations and Sizes of each Post-Construction Stormwater Management Control Practice.

Refer to Appendix B.

4.18 Final Landscaping Plans

Refer to Appendix B.
February 14, 2019

Mr. Adam M. Fishel, P.E. CPESC
Project Manager / Senior Engineer
Marathon Engineering
840 Hanshaw Road, Suite 12
Ithaca, NY 14850

RE: Proposed IC Overlook Student Housing Project, 815 S. Aurora St, City of Ithaca, NY
Trip Generation Letter

Dear Mr. Fishel:

The purpose of this letter is to provide a Trip Generation Assessment related to the proposed IC Overlook Student Housing Project located at 815 S. Aurora St (NYS Route 96B) in the City of Ithaca, New York, as outlined in the site materials included with this letter. This letter details projected trip generation volume estimates and discusses the thresholds for completing a Traffic Impact Study (TIS). The following outlines the results of the study.

**Existing Highway System**

The following information outlined in Table I provides a description of the existing roadway network within the project study area.

<table>
<thead>
<tr>
<th>ROADWAY</th>
<th>ROUTE</th>
<th>FUNC. CLASS</th>
<th>JURIS.</th>
<th>SPEED LIMIT</th>
<th># OF TRAVEL LANE(S)</th>
<th>TRAVEL PATTERN/DIRECTION</th>
<th>EST. AADT</th>
<th>AADT SOURCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>S. Aurora Street</td>
<td>NYS-96B</td>
<td>Minor Arterial</td>
<td>NYSDOT</td>
<td>40</td>
<td>4</td>
<td>Two-way/ North-South</td>
<td>12,411</td>
<td>NYSDOT (2014)</td>
</tr>
</tbody>
</table>

Notes:
1. “NYS” = New York State.
2. State Functional Classification of Roadway: All are Urban.
4. Posted or Statewide Limit in Miles per Hour (MPH).
5. Excludes turning/auxiliary lanes developed at intersections.
7. Source (Year). Obtained volumes represent the most recent available data.

**Proposed Development**

The proposed project consists of constructing three student housing buildings, totaling 48 dwelling units (140 total bedrooms). Access will be provided via the existing driveway along S. Aurora Street while the site’s cross access to Hudson Place will be eliminated. The new double curb cut along S. Aurora Street on the northern end of the property will be restricted to emergency and maintenance
access only. The existing buildings on the site will remain. A total of 63 on-site parking spaces will be provided.

Data contained in Trip Generation 10th Edition (2017), published by the Institute of Transportation Engineers (ITE), was used to project the volume of traffic generated by the proposed project. Data published by the ITE is the nationally accepted standard for generating trips for new uses. Table II summarizes the volume of projected site trips during the weekday AM, PM, and Saturday peak hours. To note, the ITE does not have Saturday data for student housing projects, therefore, the PM peak hours was used.

### TABLE II: SITE GENERATED TRIPS

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>ITE LUC ¹</th>
<th>SIZE</th>
<th>AM PEAK HOUR ENTER</th>
<th>AM PEAK HOUR EXIT</th>
<th>PM PEAK HOUR ENTER</th>
<th>PM PEAK HOUR EXIT</th>
<th>SAT PEAK HOUR ENTER</th>
<th>SAT PEAK HOUR EXIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Student Housing</td>
<td>225</td>
<td>140 Beds</td>
<td>6</td>
<td>16</td>
<td>22</td>
<td>20</td>
<td>22</td>
<td>20</td>
</tr>
</tbody>
</table>

Note:
1. “LUC” – Land Use Code

The proposed project is expected to generate approximately six (6) entering/16 exiting vehicle trips during the AM peak hour, 22 entering/20 exiting vehicle trips during the PM peak hour, and 22 entering/20 exiting vehicle trips during the Saturday peak hour.

It is noted that there is potential for the project site to be serviced by a shuttle; however, no definitive plans have been made. The ITE dataset for off-campus student housing sites do not incorporate shuttle service.

**Thresholds for the Requirement of a Traffic Impact Study**

Reviewing agencies, including the New York State Department of Transportation (NYSDOT), use a guideline in determining whether a project warrants the preparation of a TIS. The applicable guideline is that if a proposed project is projected to add 100 site generated vehicles per hour (vph) on any one intersection approach, then that intersection should be studied for potential traffic impacts. The guideline was developed as a tool to identify locations where the magnitude of traffic generated has the potential to impact operations at off-site intersections and screen locations from requiring detailed analysis as they are unlikely to result in the need for mitigation.

Given that the proposed project is anticipated to generate approximately 22 vph or fewer entering or exiting the project site during the peak hours for any one approach, the adjacent intersections and surrounding roadway network are unlikely to experience any significant adverse traffic impacts and will not warrant a TIS.

**Conclusions & Recommendations**

Given the volume of projected site generated traffic (22 vph or fewer entering or exiting the project site during the peak hours for any one approach), it is our firm’s professional opinion that the proposed project will not have any potentially significant adverse impact on traffic operations within the greater study area. Based on these conditions, no further study is warranted or recommended.
If you have any questions or require additional information, please do not hesitate to contact our office.

Very truly yours,

SRF & Associates

Stephen R. Ferranti P.E., PTOE
Principal Transportation Engineer/Planner

Attachments: Site Development Plan
             Trip Generation Estimates

SRF/dk

S:\Projects\2019\39005 IC Overlook Student Housing\Report\IC Overlook Student Housing - Trip Gen - 02-14-19.docx
ATTACHMENT

February 14, 2019

Letter to
Mr. Adam M. Fishel, P.E. CPESC
Marathon Engineering

Proposed IC Overlook Student Housing Project
Trip Generation Letter

City of Ithaca
Tompkins County, New York

SRF ASSOCIATES
3495 Winton Place
Building E, Suite 110
Rochester, NY 14623
LOCATION MAP

ADAM M. FISHEL
NOT FOR CONSTRUCTION

JOB NO: 0958-18
SCALE: 1" = 30'
DRAWN: RLJ
DESIGNED: AMF
DATE: XX/XX/XX

REVISIONS
DATE

DRAWING TITLE:
Site Plan
SHEET No: JOB No: DRAWING No:

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PROJECT STATISTICS
1. GENERAL:
1.1 PROPERTY OWNER - IC OVERLOOK, LLC.
1.2 PROPERTY ADDRESS - 815 SOUTH AURORA STREET
ITHACA, NEW YORK 14850
1.3 TAX ACCOUNT - 115.-1-15

2. ZONING REGULATIONS:
2.1 ZONING DISTRICT - R-3B - MULTI FAMILY RESIDENTIAL
2.2 CODE REQUIREMENTS
- REQUIRED PROPOSED VARIANCE REQUIRED?
  - SETBACKS
    - FRONT 10' ±25' NO
    - SIDE 10' ±15' NO
    - REAR 20' 20' TBD
  - PARKING
    - NUMBER OF SPACES REGULAR 60 60 NO
    - ACCESSIBLE 3 3 NO
    - TOTAL 63* 63 NO
    - STANDARD SPACE SIZE 8.5'x18' 9'x18' NO
    - PARALLEL SPACE SIZE 8.5'x20' 8.5'x20' NO
    - MAX. BUILDING HEIGHT X XMAX.
    - NO. OF STORIES 4 4 NO
    - MAX. LOT COVERAGE 35% ±28% NO

3. PARCEL STATISTICS:
3.1 AREA - ±2.85 ACRES
3.2 EXISTING CONDITIONS:
- EXISTING TELECOMMUNICATIONS TOWER INSTALLATION.
3.3 PROPOSED CONDITIONS:
- MULTI-FAMILY RESIDENTIAL USE AS WELL AS THE EXISTING USE.
3.4 FLOOD ZONE DESIGNATION:
- FLOOD ZONE C: AREAS OF MINIMAL FLOODING
- ACCORDING TO FEMA FIRM MAP

SITE KEYNOTES
- CONCRETE PAVEMENT RE: 4/C9.1
- ASPHALT PAVEMENT, RE: 3/C9.1
- EXISTING ASPHALT PAVEMENT TO REMAIN.
  REFER TO PAVEMENT NOTES NOTE SHEET C0.1
- SAW-CUT EXISTING PAVEMENT AT LIMIT OF NEW ASPHALT
- TAR SEAL JOINT UPON COMPLETION OF ASPHALT PLACEMENT
- DUMPSTER ENCLOSURE, RE: DETAIL
- STEEL PIPE BOLLARD, RE: 6/C9.1
- CONCRETE SIDEWALK, WIDTH SHOWN ON THE PLANS,
  RE: 1/C9.1
- ELECTRIC TRANSFORMER, RE: UTILITY PLAN
- EDGE OF PAVEMENT 18" CONCRETE CURB TAPER
  RE: 7/C9.1
- CURB CUT, RE: DETAIL
- GUIDE RAIL, RE: DETAIL
- STRIPED AREA. EDGE LINES TO BE SWSL/4" AND STRIPES TO BE
  SWSL/4" 2'-0" O.C. @ 45° TO THE EDGE LINE.
  SEE PLAN FOR DIMENSIONS
- BIKE RACK, RE: DETAIL
- ACCESSIBLE RAMP, RE: 8/C9.1
- ACCESSIBLE PARKING, RE: 9/C9.1
- LIGHT FIXTURE WITH ASSOCIATED BASE AND POLE, RE: 5/C9.1
- RETAINING WALL RE: STRUCTURAL
- INGRESS/EGRESS DOORS, RE: ARCH.
- RAISED WALKWAY/BRIDGE, RE: ARCH/STRUCTURAL
- STAIRS, RE: ARCH/STRUCTURAL
- COURTYARD AREA. RE: ARCH

CONSTRUCTION NOTES:
- REFER TO NOTE SHEET C0.1 FOR RELATED SITE NOTES

SITE DEVELOPMENT PLANS
FOR
IC OVERLOOK, LLC
815 SOUTH AURORA STREET

New York State Route 20

165x629

www.marathoneng.com

DATE
BY
REVISION

SHEET No:
JOB No: DRAWING No:

COPYRIGHT 2018 MARATHON ENG.
Land Use: 225
Off-Campus Student Apartment

Description
An off-campus student apartment is part of an apartment complex that serves college or university students. These properties are generally located nearby and within walking distance of a college campus. Most apartments include student-related amenities such as free high-speed Internet, study lounges, fitness centers, sports courts, and swimming pools. Apartments included in this land use can be furnished or unfurnished and range in size from studio apartments to apartments with four bedrooms. Units typically have washer and dryers in each unit. Most facilities also include security and 24-hour emergency maintenance.

Additional Data
The data included in this land use has been stratified into two setting/location types: (1) adjacent to campus and (2) over a half mile from campus based on distinct trip generation characteristics.

For the 17 sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 3.09 residents per occupied dwelling unit.

Time-of-day distribution data for this land use are presented in Appendix A. For the 16 sites adjacent to campus and with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 6:00 and 7:00 p.m., respectively. For the 17 located at least ½-mile from campus and with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 5:15 and 6:15 p.m., respectively.

The sites were surveyed in the 2010s in Arizona, Florida, and Minnesota.

Source Numbers
864, 868, 895, 916
Off-Campus Student Apartment (225)

Vehicle Trip Ends vs: Bedrooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: Over 1/2 Mile from Campus
Number of Studies: 17
Avg. Num. of Bedrooms: 666
Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per Bedroom

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
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</thead>
<tbody>
<tr>
<td>0.16</td>
<td>0.07 - 0.58</td>
<td>0.09</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: \( T = 0.15(X) + 10.64 \)

Trip Generation Manual, 10th Edition • Institute of Transportation Engineers
Off-Campus Student Apartment
(225)

Vehicle Trip Ends vs:  Bedrooms
On a:  Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location:  Over 1/2 Mile from Campus
Number of Studies:  17
Avg. Num. of Bedrooms:  666
Directional Distribution:  52% entering, 48% exiting

Vehicle Trip Generation per Bedroom

<table>
<thead>
<tr>
<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.30</td>
<td>0.12 - 0.50</td>
<td>0.08</td>
</tr>
</tbody>
</table>

Data Plot and Equation

Fitted Curve Equation: $T = 0.31(X) - 1.81$

$R^2 = 0.81$
Subsurface Investigation Report

for

Proposed New Development
815 S. Aurora Street
Ithaca, NY

Prepared for:

Mr. Noah Demarest, RA
STREAM Collaborative
108 W. State Street, 2nd floor
Ithaca, NY 14850
noah@streamcolab.com

Provided By:
Elwyn & Palmer Consulting Engineers PLLC
213 E. Seneca Street
Ithaca, New York 14850
Phone 607.272.5060
Fax 607.272.5065
www.ElwynPalmer.com

February 2019
A. INTRODUCTION

As requested, we have completed a subsurface investigation for the proposed new Visum Development building project at 815 S. Aurora Street in Ithaca. The work was done in accordance with our proposal of December 13, 2018 that was authorized on December 14, 2018. We were directed that we could commence work on January 9, 2019. This report will summarize the findings of the subsurface investigation that was performed at the site. This report includes a description of the work performed, a discussion of the findings, and our recommendations for foundation and pavement design.

B. SITE DESCRIPTION, PROJECT DESCRIPTION, and SCOPE OF WORK

The project consists of construction of three new multi-story residential buildings and associated parking areas. We understand the new structures will be of non-combustible construction and will not contain basements but will have elevators. Further details of the proposed structures are not available at this time.

The project will occupy a portion of the parcel at 815 S. Aurora Street. The parcel is currently occupied by two single story structures and a cell tower. The new development will be located in the northern section of the parcel that is currently vacant. The project site is relatively level in the southwestern portion but the majority of the site slopes steeply to the north and west towards NYS Route 96B. The limited information we have indicates the two main buildings will be located on steps that are cut into the slope. The attached boring location plan shows the existing elevation contours at the site.
The scope of our work included advancing four pavement borings (P1-P4) and eight soil borings (B1-B8). The pavement borings were advanced to a depth of 6 ft and the soil borings were advanced to rock. The attached drawing S1 shows the locations of the borings.

C. SUBSURFACE INVESTIGATION

The boring locations were located in the field by Elwyn & Palmer. The driller contacted DigSafelyNY to have all underground utilities marked prior to the start of drilling.

The soil borings were advanced using 3 ¼ inch inside diameter hollow stem augers. Standard Penetration Tests were performed and split-spoon soil samples were taken using a 2 inch outside diameter split spoon sampler in accordance with ASTM D1586. Samples were taken continuously (2 ft intervals) to 10 ft after which samples were taken at 5 foot or “standard” intervals to the bottom of boring. Five foot long NX size rock cores were taken in select borings. The boring holes were backfilled with cuttings from the borings.

Samples were classified in the field by the driller with select samples being classified by the engineer in the field. A site plan showing the boring locations and logs for the borings are attached. The attached boring logs include soil classifications, standard penetration test results, and information on the rock cores that were taken.

D. SUBSURFACE FINDINGS

This section provides a description of the subsurface conditions encountered at the site. It is important to note that each boring is just a snapshot of the subsurface conditions at that location and subsurface conditions will vary across the site.

Borings P1-P4 were designated as pavement borings and advanced to a planned depth of 6 ft in areas of proposed new parking areas. P1 and P2 were advanced from north of the existing parking area next to the existing print shop building. The borings encountered 4-6 inches of topsoil underlain by loose and medium dense fill to 6ft. The fill consisted of sand, gravel, brick, asphalt, and silt. Borings P3 and P4 were advanced from south of the existing communications building in areas of proposed new parking. The areas are immediately south of the existing roadway in an existing lawn area. The borings encountered 5-7 inches of topsoil underlain by fill to a depth of approximately 3 ft that consisted of sand, gravel, coal cinders and asphalt. Weathered shale was encountered at 3-3.5 ft. Standing groundwater was not encountered in the pavement borings except for P4 where it was noted at 2.4 ft below grade.

Borings B1-B8 were advanced from the grassy slope in and near the locations of the proposed new buildings. The borings encountered 2.5-6 inches of topsoil underlain by loose sand and gravel and medium stiff silt to the top of rock.
The table below shows the rock elevations the borings:

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>B1</td>
<td>742</td>
<td>738.7</td>
<td>3.3</td>
</tr>
<tr>
<td>B2</td>
<td>747</td>
<td>744.6</td>
<td>2.4</td>
</tr>
<tr>
<td>B3</td>
<td>728</td>
<td>726</td>
<td>2.0</td>
</tr>
<tr>
<td>B4</td>
<td>719</td>
<td>716</td>
<td>3.0</td>
</tr>
<tr>
<td>B5</td>
<td>702.5</td>
<td>700</td>
<td>2.5</td>
</tr>
<tr>
<td>B6</td>
<td>707</td>
<td>703</td>
<td>4.0</td>
</tr>
<tr>
<td>B7</td>
<td>717</td>
<td>714</td>
<td>3.0</td>
</tr>
<tr>
<td>B8</td>
<td>743</td>
<td>731</td>
<td>12.0</td>
</tr>
</tbody>
</table>

All except B8 encountered rock at shallow depths. In B8 the rock was encountered at 12 ft below grade in an area that contained fill to nearly the rock elevation. This could have been a natural low spot in the rock or the rock could have been removed during prior development of the area.

The augers were advanced into the weathered surface of the rock to auger refusal. Rock cores were taken in borings B3-B8. Five foot long rock cores were taken in each boring. The Rock Quality Designation (RQD) of these cores ranged from 0 to 7 indicating the rock is thinly bedded. RQD is a measurement of the pieces of the rock core that are greater than 4 inches long. The sum of these pieces 4 inches or greater in length is then divided by the total length to determine RQD. The rock encountered was thinly bedded shale. The upper portion of the rock surface was highly weathered and more like an angular gravel.

No standing groundwater was encountered in the borings. While it was measured in some borings, water was added to these borings as part of the rock coring process so it is not likely an accurate measurement. We would expect there to be water at or near the top of rock elevation in all areas. Water should be expected to be exiting all along the slope at that soil/rock interface both during construction and during the lifespan of the building.

E. GEOTECHNICAL ENGINEERING ANALYSIS

We have reviewed the information provided to us about the proposed new building structures and have completed an analysis of the subsurface conditions at the site. Based on the information obtained we believe the proposed structure can be supported on conventional shallow foundations and the first floor slab can be constructed as a slab-on-grade.

We anticipate all foundations will bear on the rock that was encountered at shallow depths in the borings. The footings will need to bear on sound rock and not the weathered, crushed stone-like material that is often encountered just above the sound rock. The subgrade should be approved by a qualified person prior to concrete placement.

The rock encountered at the site is thinly bedded soft shale. We expect conventional excavation methods including use of a rock bucket and select use of a hoe ram can be used for excavation. We recommend that all foundations be set a minimum of 2 ft into the rock.
Footings bearing on sound rock can be sized using an allowable bearing pressure of 8000 psf.

During our exploration phase we did not find any remnants of prior buildings on the site, however, it is possible they will be discovered during the construction phase given the near-urban location of the site. Any remnants encountered will need to be removed and the excavations backfilled with compacted structural fill prior to construction.

While standing groundwater was not encountered in the borings, we anticipate groundwater will be present at the interface of the soil and rock. This water should be considered during wall design. Water infiltration into the excavations during periods of wet weather may be problematic during construction and will need to be directed away from and out of the excavation.

F. SEISMIC DESIGN

Based on the soils encountered in the borings, the site can be classified as Seismic Site Class C according to the current edition of the Building Code of New York State. The subsurface exploration did not reveal soils vulnerable to liquefaction or collapse under seismic loading. Based on the location of the site and the site class, we determined a value for the maximum considered earthquake spectral response acceleration for short periods, ($S_{MS}$) of 0.150g, and at 1-second period ($S_{M1}$) of 0.096g. A seismic report generated using the Structural Engineers Association website is attached in the Appendix.

G. PAVEMENT ANALYSIS AND DESIGN

As part of our pavement design process we are providing two pavement sections; one standard duty and one heavy duty. The designs were developed based on the results of the subsurface investigation and anticipated traffic loading for this type of facility. The heavy duty section should be used in areas subjected to repeated truck traffic. The standard duty section can be used in areas designated for car parking.

We have provided recommendations for preparation of the subgrade that are important. The subgrade must be sloped at a pitch at least equal to the pavement surface slope to promote drainage to low points to prevent water accumulation on the subgrade. We recommend that underdrains be installed at all low points to convey this water to appropriate drainage.

We recommend the following pavement sections:

<table>
<thead>
<tr>
<th>Standard Section</th>
</tr>
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<tbody>
<tr>
<td>Top</td>
</tr>
<tr>
<td>Binder</td>
</tr>
<tr>
<td>Subbase</td>
</tr>
<tr>
<td>Mirafi 600X geotextile</td>
</tr>
</tbody>
</table>
Heavy Duty Section

<table>
<thead>
<tr>
<th>Layer</th>
<th>Thickness</th>
</tr>
</thead>
<tbody>
<tr>
<td>Top</td>
<td>1.5 inches</td>
</tr>
<tr>
<td>Binder</td>
<td>3 inches</td>
</tr>
<tr>
<td>Subbase</td>
<td>12 inches</td>
</tr>
<tr>
<td>Mirafi 600X geotextile</td>
<td></td>
</tr>
</tbody>
</table>

The top and binder courses should conform to NYSDOT specifications for Type 6 top and Type 3 binder, respectively. The subbase material should conform to NYSDOT specification 304.14 and 733.0404 Subbase Course, Type 4. Subbase material should be placed in lifts and compacted to 95% of the Modified Proctor maximum dry density as determined in accordance with ASTM D1557.

Prior to placement of the subbase layer the subgrade should be proofrolled in the presence of a qualified observer using a self-propelled roller weighing at least 30,000 lbs. Soft or uncompactable areas should be over-excavated and replaced with approved select fill material. Due to the silty nature of the subgrade material, excavation and proof rolling should take place in relatively dry conditions. If rock is encountered at subgrade elevation proofrolling is not required.

Underdrains shall be located to convey water away from pavements and into drainage structures or ditches. We recommend 4 inch diameter perforated drains be placed in 2 ft square trenches that are filled with drainage stone and wrapped in filter fabric and located to pick up any water that is moving along the interface between the subgrade and subbase layers. Underdrains should be located at all valleys, low or flat points, and along any curbed edge. These are all areas where water could collect and both soften the subgrade and contribute to frost action.

H. RECOMMENDATIONS

Based on the results of the subsurface investigation and engineering analyses, we have the following recommendations:

Site Preparation and Excavation

1. Clear, grub, and strip topsoil and remove significant root structures within new exterior construction areas. Remove any remnants of any existing structures encountered from within the new construction area. All excavations to remove remnants of existing structures or unsuitable material from within the building footprint shall be backfilled with compacted structural fill. The structural fill should conform to NYSDOT specification 304.14 and 733.0404 Subbase Course, Type 4 and be compacted to 93% of the modified Proctor maximum dry density.
2. All excavation should be performed in accordance with all OSHA and other applicable safety standards.
3. Dewatering operations should be configured to route surface runoff and groundwater away from site and out of the excavation. Operations shall conform to applicable environmental regulations.
4. In areas where fill is required, compact subgrade before placing fill by making at least 4 overlapping passes in perpendicular directions with a self-propelled roller weighing at least 30,000 lbs. Soft or uncompactable areas should be excavated and replaced with granular structural fill approved by the Engineer. The structural fill should be placed to at least 95% of the maximum dry density as determined in accordance with ASTM D1557.

5. When structural fill is required beneath foundations it shall consist of an engineered mix of crushed ledge rock conforming to the following gradation. Use of the select gravel material shown in the next section is also acceptable.

<table>
<thead>
<tr>
<th>Sieve Size</th>
<th>Percent Passing</th>
</tr>
</thead>
<tbody>
<tr>
<td>2”</td>
<td>100</td>
</tr>
<tr>
<td>1”</td>
<td>80-95</td>
</tr>
<tr>
<td>½”</td>
<td>45-75</td>
</tr>
<tr>
<td>#4</td>
<td>30-60</td>
</tr>
<tr>
<td>#40</td>
<td>10-40</td>
</tr>
<tr>
<td>#200</td>
<td>0-7</td>
</tr>
</tbody>
</table>

Foundation and Retaining Wall Design and Construction

1. The foundations for the proposed new building should bear on stable rock or compacted select fill that is approved by the Engineer or a qualified representative. Where uncontrolled fill or soft material is encountered at subgrade level it should be removed and replaced with structural fill. Foundations shall be set not less than 2 ft below finished grade when bearing on sound rock and 4 ft below grade when bearing on sound natural subgrade or structural fill.

2. Foundation subgrade to be free of loose or disturbed material. The loose soil at subgrade level should be compacted during a dry period prior to placing of forms.

3. Foundations for the proposed new facility that bear on rock may be sized using an allowable bearing pressure of 8000 psf. Foundations bearing on properly placed structural fill may be sized using 4000 psf

4. The slab on grade shall be placed on 8 inches of compacted select material. The subgrade below the select material shall be proofrolled in accordance with the above recommendations on Site Preparation. The slab should be reinforced against cracking in accordance with ACI design standards. Concrete slab-on-grade shall be designed using a modulus of subgrade reaction of 150 pci.

5. Minimum width of column footings to be 30 inches, minimum width of wall footings to be 24 inches.

6. We anticipate total and differential settlements of less than 1 and ½ inch, respectively for these foundations.

7. The material properties for the soil above the rock for use in the retaining wall analyses should be: angle of internal friction of 30 degrees and unit weight of 125 pcf. A coefficient of friction between concrete and the sound rock of 0.55 can be used during wall design.

8. Select granular fill for beneath the slab shall be clean bank run gravel conforming to the following gradation:
<table>
<thead>
<tr>
<th>Sieve Size</th>
<th>Percent Passing</th>
</tr>
</thead>
<tbody>
<tr>
<td>2”</td>
<td>100</td>
</tr>
<tr>
<td>¼”</td>
<td>35-65</td>
</tr>
<tr>
<td>#200</td>
<td>0-10</td>
</tr>
</tbody>
</table>

Pavement Recommendations

1. Pavement subgrade to be proofrolled in the presence of the Engineer’s representative as described above.
2. Proofrolling to consist of at least 4 passes in each of two perpendicular directions. Proofrolling will compact and seal the subgrade and identify areas of soft or uncompactable subgrade requiring repair prior to placing subbase.
3. Repair unstable areas identified by proofrolling by over-excavating and replacing with compacted, stable subbase material.
4. Recommended pavement sections were provided previously in this report.

I. CLOSING

Elwyn & Palmer has prepared this report based on our interpretation of the subsurface conditions at the project site and our understanding of the proposed project. Changes in scope, location, structure type, or loads should be brought to our attention for review to allow us to make changes as necessary to the recommendations provided.

Elwyn & Palmer has performed these services in a manner consistent with the standard methods and level of care exercised by members of the geotechnical engineering profession. No warranty, expressed or implied, is made in connection with the providing of geotechnical engineering services.

We appreciate the opportunity to be of service on this project. Please call if you have any questions or require additional information.

Sincerely,

ELWYN & PALMER CONSULTING ENGINEERS PLLC

Michael C. Palmer, PhD, PE
Partner

Attachments
# SITE DEVELOPMENT PLANS

for

**IC OVERLOOK, LLC.**

815 SOUTH AURORA STREET (NYS ROUTE 96B)

SITUATE IN:

CITY OF ITHACA - TOMPKINS COUNTY - STATE OF NEW YORK

---

## PROJECT CONTACTS:

**OWNER:**

IC OVERLOOK, LLC
PO BOX 6707
ITHACA, NY 14851
(607) 288-3578

**CIVIL ENGINEER:**

ADAM M. FISHEL, PE, CPESC
MARATHON ENGINEERING
940 HANSWARD ROAD, SUITE 12
ITHACA, NY 14850
(607) 241-2917

**PROJECT ARCHITECT:**

NOAH DEMAREST, AIA, ASLA, LEED AP, CNU
STREAM COLLABORATIVE
108 WEST STATE STREET, 2ND FLOOR
ITHACA, NY 14850
(607) 216-8802

**PROJECT SURVEYOR:**

T.G. MILLER P.C.
203 NORTH AURORA STREET
ITHACA, NY
(607) 272-6477

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## LIST OF DRAWINGS

<table>
<thead>
<tr>
<th>DWG</th>
<th>TITLE</th>
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[LOCATION MAP]
GENERAL

1. PREPARATION - The Contract for Construction of this Project shall be performed in accordance with the Project Specifications and all other design criteria as specified. The Project Specifications include all drawings and documents referred to herein. The Project Specifications shall be considered as an accessory to and a part of the Contract for Construction.

2. STAKEOUT - The Contract for Construction shall include stakeout of the original property lines, all improvements, and all new work to be performed. The stakeout shall be performed by a licensed surveyor and shall be used as the basis for all work performed. The stakeout shall be furnished to the Owner's on-site representative, the Contractor, and the City of Ithaca for their use.

3. PROPERTY PROTECTION - The Contractor shall protect all property and adjoining structures during the performance of the work. This includes but is not limited to: property lines, buildings, trees, sidewalks, streets, and utilities. The Contractor shall be responsible for any damage to property or adjoining structures caused by the Contractor's work.

CONSTRUCTION

4. STAKEOUT - The original property lines, improvements, and new work shall be staked out by a licensed surveyor on the date specified. The stakeout shall be used as the basis for all work performed.

5. MATERIALS - The Contractor shall provide and install all materials specified in the Project Specifications. All materials shall be of the quality and type specified in the Project Specifications.

6. SOFTWARE - The Contractor shall utilize software as specified in the Project Specifications for the design and construction of the project.

EROSION CONTROL

7. EROSION CONTROL - All excavation shall be protected with erosion control blankets prior to the start of construction. The Contractor shall be responsible for maintaining erosion control blankets in place until the work is complete.

8. SEED AND MULCH - Seed and mulch shall be installed in all disturbed areas to prevent erosion. The seed and mulch shall be installed in accordance with the Project Specifications.

9. RESTORATION - All disturbed areas shall be restored to the original condition as specified in the Project Specifications.

10. DRAINAGE - All drainage shall be designed and installed in accordance with the Project Specifications. The Contractor shall be responsible for any drainage issues that may arise.

11. LIGHTING - All lighting shall be installed in accordance with the Project Specifications. The Contractor shall be responsible for any lighting issues that may arise.

12. QUALITY CONTROL - The Contractor shall be responsible for the quality of all work performed. The Contractor shall provide quality control inspectors as specified in the Project Specifications.

13. COMPLIANCE - The Contractor shall comply with all applicable laws and regulations, including but not limited to: zoning, building, and land use.

MATERIALS

14. MATERIALS - All materials shall be of the quality and type specified in the Project Specifications. The Contractor shall be responsible for any materials issues that may arise.

15. SUBSTITUTION - The Contractor shall not make any substitutions without the written approval of the Owner.

16. REJECTION - Any materials that do not meet the quality or type specified in the Project Specifications shall be rejected.

FINISHES

17. FINISHES - All finishes shall be installed in accordance with the Project Specifications. The Contractor shall be responsible for any finish issues that may arise.

18. QUALITY CONTROL - The Contractor shall provide quality control inspectors as specified in the Project Specifications.

19. COMPLIANCE - The Contractor shall comply with all applicable laws and regulations, including but not limited to: zoning, building, and land use.

10. SPECIFICATIONS - All contractors and subcontractors shall certify with the City of Ithaca that they are in compliance with the City's building codes and regulations.

11. TYPICAL SECTIONS - The typical sections shall be furnished to the City of Ithaca for their use.

12. STAKEOUT - The original property lines, improvements, and new work shall be staked out by a licensed surveyor on the date specified. The stakeout shall be used as the basis for all work performed.

13. MATERIALS - The Contractor shall provide and install all materials specified in the Project Specifications. All materials shall be of the quality and type specified in the Project Specifications.

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19. LIGHTING - All lighting shall be installed in accordance with the Project Specifications. The Contractor shall be responsible for any lighting issues that may arise.

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21. COMPLIANCE - The Contractor shall comply with all applicable laws and regulations, including but not limited to: zoning, building, and land use.

22. MATERIALS - All materials shall be of the quality and type specified in the Project Specifications. The Contractor shall be responsible for any materials issues that may arise.

23. SUBSTITUTION - The Contractor shall not make any substitutions without the written approval of the Owner.

24. REJECTION - Any materials that do not meet the quality or type specified in the Project Specifications shall be rejected.

FINISHES - ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINISH ISSUES THAT MAY ARISE.

10. SPECIFICATIONS - All contractors and subcontractors shall certify with the City of Ithaca that they are in compliance with the City's building codes and regulations.

11. TYPICAL SECTIONS - The typical sections shall be furnished to the City of Ithaca for their use.

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11. TYPICAL SECTIONS - The typical sections shall be furnished to the City of Ithaca for their use.

12. STAKEOUT - The original property lines, improvements, and new work shall be staked out by a licensed surveyor on the date specified. The stakeout shall be used as the basis for all work performed.

13. MATERIALS - The Contractor shall provide and install all materials specified in the Project Specifications. All materials shall be of the quality and type specified in the Project Specifications.

14. SOFTWARE - The Contractor shall utilize software as specified in the Project Specifications for the design and construction of the project.

15. EROSION CONTROL - All excavation shall be protected with erosion control blankets prior to the start of construction. The Contractor shall be responsible for maintaining erosion control blankets in place until the work is complete.

16. SEED AND MULCH - Seed and mulch shall be installed in all disturbed areas to prevent erosion. The seed and mulch shall be installed in accordance with the Project Specifications.

17. RESTORATION - All disturbed areas shall be restored to the original condition as specified in the Project Specifications.

18. DRAINAGE - All drainage shall be designed and installed in accordance with the Project Specifications. The Contractor shall be responsible for any drainage issues that may arise.

19. LIGHTING - All lighting shall be installed in accordance with the Project Specifications. The Contractor shall be responsible for any lighting issues that may arise.

20. QUALITY CONTROL - The Contractor shall be responsible for the quality of all work performed. The Contractor shall provide quality control inspectors as specified in the Project Specifications.

21. COMPLIANCE - The Contractor shall comply with all applicable laws and regulations, including but not limited to: zoning, building, and land use.

22. MATERIALS - All materials shall be of the quality and type specified in the Project Specifications. The Contractor shall be responsible for any materials issues that may arise.

23. SUBSTITUTION - The Contractor shall not make any substitutions without the written approval of the Owner.

24. REJECTION - Any materials that do not meet the quality or type specified in the Project Specifications shall be rejected.
DEMOULTION KEYNOTES

- UTILITIES TO BE REMOVED UP TO PROPERTY BOUNDARIES.
- COORDINATE SERVICE DISCONNECTION/REMOVAL WITH RESPECTIVE UTILITY COMPANY FULL DEPTH REMOVAL OF EXISTING PAVEMENT. EXISTING OVERHEAD UTILITY AND ASSOCIATED POLES, GUY ANCHORS, ETC. TO BE RELOCATED.
- CONTRACTOR TO COORDINATE WORK SCOPE AND SCHEDULE WITH UTILITY COMPANY(IES)
- REMOVE EXISTING RETAINING WALL EXISTING ASPHALT PAVEMENT TO REMAIN RE: BID ALTERNATE #1 EXISTING UTILITY TO REMAIN UTILITIES TO BE ABANDONED IN PLACE CAPPED AND FILLED WITH FLOWABLE FILL

CONSTRUCTION NOTES:
- REFER TO NOTE SHEET C0.1 FOR RELATED SITE NOTES

WATER SERVICE DEMOLITION ENLARGEMENT

DEMOULTION PLAN

SITE DEVELOPMENT PLANS

IC OVERLOOK, LLC

815 SOUTH AURORA ST. (NYS RTE. 96B)

CONTRACTOR:

MARATHON ENGINEERING

DRAWING TITLE:
Demolition Plan

DRAWING NO: C1.0

SCALE: 1" = 30'

DATE: 02/13/19

AMENDMENT: 0

COPYRIGHT 2019 MARATHON ENGINEERING
1. GENERAL:
   1.1 PROPERTY OWNER: IC OVERLOOK, LLC.
   1.2 PROPERTY ADDRESS: 815 SOUTH AURORA STREET
   1.3 TAX ACCOUNT - 115.-1-15

2. ZONING REGULATIONS:
   2.1 ZONING DISTRICT: R-3B - MULTI FAMILY RESIDENTIAL
   2.2 CODE REQUIREMENTS: REFER TO ZONING COMPLIANCE SUMMARY PREPARED BY STREAM COLLABORATIVE

3. PARCEL STATISTICS:
   3.1 AREA - ±2.85 ACRES
   3.2 EXISTING CONDITIONS:
      EXISTING TELECOMMUNICATIONS TOWER INSTALLATION.
   3.3 PROPOSED CONDITIONS:
      MULTI-FAMILY RESIDENTIAL USE AS WELL AS THE EXISTING USE.
   3.4 FLOOD ZONE DESIGNATION:
      - FLOOD ZONE C: AREAS OF MINIMAL FLOODING
      - ACCORDING TO FEMA FIRM MAP

SITE KEYNOTES:

- CONCRETE PAVEMENT, RE: 4/C9.1
- ASPHALT PAVEMENT, RE: 3/C9.1
- EXISTING ASPHALT PAVEMENT TO REMAIN. REFER TO PAVEMENT NOTES NOTE SHEET C0.1
- SAW-CUT EXISTING PAVEMENT AT LIMIT OF NEW ASPHALT PLACEMENT, TAR SEAL JOINT UPON COMPLETION OF ASPHALT PLACEMENT
- DUMPSTER ENCLOSURE, RE: DETAIL
- STEEL PIPE BOLLARD, RE: 6/C9.1
- CONCRETE SIDEWALK, WIDTH SHOWN ON THE PLANS, RE: 1/C9.1
- ELECTRIC TRANSFORMER IN UNDERGROUND VAULT, RE: UTILITY PLAN
- 18" CONCRETE CURB, RE: 2/C9.1
- CURB TAPER, RE: 7/C9.1
- GUIDE RAIL, RE: DETAIL
- STRIPED AREA. EDGE LINES TO BE SWSL/4" AND STRIPES TO BE SWSL/4" 2'-0" O.C. @ 45° TO THE EDGE LINE. SEE PLAN FOR DIMENSIONS
- BIKE RACK, RE: DETAIL
- ACCESSIBLE RAMP, RE: 8/C9.1
- ACCESSIBLE PARKING, RE: 9/C9.1
- LIGHT FIXTURE WITH ASSOCIATED BASE AND POLE, RE: 5/C9.1
- RETAINING WALL, RE: STRUCTURAL
- INGRESS/EGRESS DOORS, RE: ARCHITECTURAL
- RAISED WALKWAY/Bridge, RE: ARCHITECTURAL
- STAIRS, RE: ARCHITECTURAL
- COURTYARD AREA. RE: ARCHITECTURAL
- RESTORE EXISTING ASPHALT PER CITY OF ITHACA REQUIREMENTS (BY CITY)
- "NO PARKING FIRE LANE" SIGNAGE, RE: DETAIL. FINAL SIGN LOCATION AND QUANTITY TO BE DETERMINED IN FIELD BY FIRE CHIEF.
- INTERIOR DUMPSTER ACCESS DOORS

CONSTRUCTION NOTES:
REFER TO NOTE SHEET C0.1 FOR RELATED SITE NOTES

SITE DEVELOPMENT PLANS
FOR
IC OVERLOOK, LLC
815 SOUTH AURORA ST (NY CHIEF, RTE. 96B)

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UTILITY KEYNOTES

SANITARY SEWER LATERAL ENTRANCE WITH HOUSE TRAP, RE: DETAIL CONNECT SANITARY SEWER LATERAL TO EXISTING MANHOLE. CORE DRILL NEW ENTRANCE AT STRUCTURE AND PROVIDE PIPE BOOT, SEAL, REMOVE & RESHAPE INVERT, ETC. AS REQUIRED BY THE CITY OF ITHACA.

COMBINED WATER SERVICE ENTRANCE, RE: BUILDING DRAWINGS FOR EXACT LOCATION NEW 12" PUBLIC WATER MAIN. INSTALLATION BY CITY OF ITHACA.

ELECTRIC SERVICE ENTRANCE, RE: BUILDING DRAWINGS FOR EXACT LOCATION UNDERGROUND TRANSFORMER VAULT. APPROXIMATE LOCATION SHOWN. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR SIZE, LOCATION, BOLLARD PROTECTION, WORK SCOPE, FEES AND SCHEDULE REQUIREMENTS.

UNDERGROUND ELECTRIC SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR SIZE, LOCATION, BOLLARD PROTECTION, WORK SCOPE, FEES AND SCHEDULE REQUIREMENTS.

ANTI-SEEP COLLAR SHALL BE AGRI-DRAIN, OR APPROVED EQUAL. THE CONTRACTOR MAY USE 200 PSI FLOWABLE FILL FORMED TO THE STATED DIMENSIONS WITH A THICKNESS OF 1' AS A SUBSTITUTE TO THE AGRI-DRAIN COLLAR.

FIRE HYDRANT COMPLETE WITH CONTROL VALVE, SEE DETAIL. PLACE 4' MIN. BEHIND CURB. OWNED & MAINTAINED BY THE CITY OF ITHACA.

FIRE DEPARTMENT CONNECTION, RE: ARCH.

ELEVATOR SUMP PIT TO CONNECT TO STORMWATER SYSTEM, RE: ARCH.

UTILITY TEL./COM. SERVICE ENTRANCE, RE: BUILDING DRAWINGS FOR EXACT LOCATION. UNDERGROUND TELEPHONE SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR SIZE, LOCATION, BOLLARD PROTECTION, WORK SCOPE, FEES AND SCHEDULE REQUIREMENTS.

RELOCATED OVERHEAD UTILITY. APPROXIMATE LOCATION SHOWN. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR ALIGNMENT, WORK SCOPE, FEES AND SCHEDULE REQUIREMENTS.

RELOCATED UTILITY POLE. APPROXIMATE LOCATION SHOWN. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR ALIGNMENT, WORK SCOPE, FEES AND SCHEDULE REQUIREMENTS.

CUT EXISTING WATER SERVICE AND CONNECT TO NEW WATER MAIN. CUT EXISTING SANITARY SEWER SERVICE(S) AND CONNECT TO NEW MANHOLE. DEPTH OF SANITARY LATERALS IS UNKNOWN AND SHALL BE CONFIRMED BY CONTRACTOR PRIOR TO THE START OF WORK.

CONSTRUCTION NOTES:

REFER TO NOTE SHEET C0.1 FOR RELATED SITE NOTES

Construction Notes: See Utility Plan

Drainage Schedule (D)
LOCATION MAP

ADAM M. FISHEL
NOT FOR CONSTRUCTION

JOB NO: 0958-18
SCALE: 1" = 30'
DRAWN: RLJ DESIGNED: AMF DATE: 02/13/19

DRAWING TITLE: Lighting Plan
SHEET No: 8 of 22
JOB No: 0958-18
DRAWING No: C5.0
COPYRIGHT 2019 MARATHON ENG.

CONSTRUCTION NOTES:
REFER TO NOTE SHEET C0.1 FOR RELATED SITE NOTES

04/12/19 AF
PLANNING BOARD SUBMISSION

SITE DEVELOPMENT PLANS
FOR
IC OVERLOOK, LLC
815 SOUTH AURORA ST. (NYS RTE. 96B)
585-458-7770
840 HANSHAW RD, STE 12
ITHACA, NY 14850
607-241-2917
www.marathoneng.com
ROCK REMOVAL NOTES

1. This rock removal plan, Rock Plan and the geotechnical report will provide the best information available and will not necessarily encompass all potential rock locations. The contractor shall ensure that all existing rock locations are identified and removed. The contractor shall take all necessary steps to ensure that all potential rock locations are removed. The contractor shall take all necessary steps to ensure that all existing rock locations are identified and removed.

2. On-site and off-site work is considered unclassified as it pertains to all earthwork, including rock removal.

3. Contractor shall review geotechnical report and boring logs in regards to encountered rock and rock quality.

4. Contractor shall review the below listed borings from the geotechnical report at minimum.

5. Contractor may perform additional subsurface borings to further determine the extent of existing rock quality at no cost to the owner.

6. If contractor will be performing additional borings, the contractor shall be responsible for the proper maintenance and protection of local and customer traffic, verifying all existing utilities prior to commencing boring activities, filling bore holes with suitable material and asphalt patch (if needed).

7. Contractor shall be responsible for obtaining all permits prior to the start of additional boring work which may include but may not be limited to approval from the owner, NYSDOT, Tompkins County Highway Authority, City of Ithaca, and/or NYSDEC.

8. Rock removal via blasting is prohibited.

9. Contractor is to coordinate site lighting electrical with architect of record. Potential exists for rock to be encountered during the excavation required for the placement or relocation of the lighting conduit.

10. Refer to special conditions for additional requirements associated with rock removal.

11. Some deep excavations are anticipated to extend into highly weathered shale to sound bedrock, especially utilities and stormwater areas. Excavations into sound bedrock will likely require very high capacity, ripper attachments to the excavator, and associated site productivity. Excavations into sound bedrock will likely require very high capacity, ripper attachments to the excavator, and associated site productivity.
1. STABILIZED CONSTRUCTION ENTRANCE
2. SILT FENCE
3. TEMPORARY STONE FILTER
4. PIPE OUTLET PROTECTION
5. STONE & BLOCK DROP INLET PROTECTION
6. STONE CHECK DAM
7. CONCRETE WASHOUT AREA
8. STONE LINED SWALE
9. EMERGENCY SPILLWAY OUTLET
10. TRUCK WASH AND CONCRETE WASHOUT
STORMWATER DETENTION FACILITY #2

ACCEPTABLE FILL MATERIALS: STORMTECH DC-780 CHAMBER SYSTEMS

REQUIREMENT CLASSIFICATIONS

FINAL FILL:

FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.

PREPARE PER SITE DESIGN ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT LAYER (DESIGNED BY SITE DESIGN ENGINEER) AROUND CLEAN, CRUSHED, ANGULAR STONE IN A & B LAYERS.

EMBEDMENT STONE:

CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE. FOUNDATION STONE: CLEAN, CRUSHED, ANGULAR STONE AASHTO M43 NO COMPACTION REQUIRED.

PERIMETER STONE

INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, PROVIDE 6" MIN. SAND BEDDING.

ANCHOR TRENCH

EXCAVATION WALL

DRAINAGE TRENCH

INSTITUTIONAL SWALE

PARK A

PARK B

PARK C

PARK D

PARK E

PARK F

PARK G

PARK H

PARK I

PARK J

PARK K

PARK L

PARK M

PARK N

PARK O

PARK P

PARK Q

PARK R

PARK S

PARK T

PARK U

PARK V

PARK W

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PARK Z

PARK AA

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нашей коллекции в области программирования и веб-разработки. Моя задача - помочь вам в решении любых вопросов, связанных с Python, Django, React, Node.js и другими областями. Я могу писать на русском, английском и испанском языках. Мой идеальный день - когда я могу помочь вам в решении ваших задач и донести передовые знания в области программирования и веб-разработки.
Custom Dryvit shapes - Color TBD
Modified stucco over insulated concrete form - Color TBD
Custom Dryvit shapes window trim and stiles - Color TBD
Roof
Modified stucco over insulated concrete form - Color TBD
Fourth Floor T.G. Stair
Custom Dryvit shapes window frame and sills - Color TBD
Second Floor T.G. Stair
Top Floor T.G. Stair
Kateville
Vinci cement panels - Color TBD
Custom Dryvit shapes - Color TBD
Modified stucco over insulated concrete form - Color TBD
Roof
Modified stucco over insulated concrete form - Color TBD
Fourth Floor T.G. Stair
Custom Dryvit shapes window frame and sills - Color TBD
Second Floor T.G. Stair
Top Floor T.G. Stair

Simulated stone over insulated concrete form - Color TBD

Building W East Elevation
Building W South Elevation
Building W West Elevation

NOT FOR CONSTRUCTION
BOARD OF ZONING APPEALS (BZA)

AGENDA & LEGAL NOTICE

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, May 7, 2019 at 6:00 PM in Common Council Chambers, City Hall, 108 E. Green St., Ithaca, NY, to consider the following appeals:

APPEAL # 3125

310 W. STATE STREET

Appeal of Teresa Halpert Deschanes for an Area Variance from Section 325-8, Column 14/15, Rear Yard requirements of zoning ordinance. The applicant is in the process of constructing a single family carriage house at the property located at 310 W. State Street. The original plan for the building was to install the top of the basement a few inches above grade and have a ground level landing at the back door. Unfortunately, the water table was higher than expected and the contractor could not excavate to the depth that was originally proposed. Subsequently, the top of the foundation is approximately 18” above the grade and the applicant must now install a code compliant landing and stairs at the rear door. The new landing will be 36” x 40” and will encroach approximately 2 feet into the rear yard setback. This will reduce the rear yard setback to 8 feet of the 10 feet required by the ordinance.

The property is located in a CBD-60 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 # 3126

616 N. AURORA STREET

Appeal of Yael Levitte for an Area Variance from Section 325-8, Column 11, Front Yard and Column 13, Other Side Yard requirements of the Zoning Ordinance. The applicant proposes to construct a deck on the rear of the dwelling located at 616 S. Aurora Street. The 114 square foot deck will be positioned in line with the existing rear porch. The existing porch is 3’-6” from the side lot line and adding the new deck will exacerbating the side yard deficiency an additional 8 feet along the side yard. The zoning ordinance requires a minimum side yard setback of 5 feet. The property has an existing front yard deficiency that will not be exacerbated by the proposal.

The property is located in an R-2b residential 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.

ACCESSIBILITY: If you have a disability and would like specific accommodation to participate, please contact the City Clerk’s Office at 274-6570 by 12:00 p.m., 2-3 business days (not including weekends/holidays) before the meeting.

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

Publication Dates: May 1, 2019 and May 3, 2019
Appeal of Teresa Halpert Deschanes for an Area Variance from Section 325-8, Column 14/15, Rear Yard requirements of zoning ordinance. The applicant is in the process of constructing a single family carriage house at the property located at 310 W. State Street. The original plan for the building was to install the top of the basement a few inches above grade and have a ground level landing at the back door. Unfortunately, the water table was higher than expected and the contractor could not excavate to the depth that was originally proposed. Subsequently, the top of the foundation is approximately 18” above the grade and the applicant must now install a code compliant landing and stairs at the rear door. The new landing will be 36” x 40” and will encroach approximately 2 feet into the rear yard setback. This will reduce the rear yard setback to 8 feet of the 10 feet required by the ordinance.

The property is located in a CBD-60 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

**Appeal Number:** BZA-3125  
**Address:** 310 W. State Street  
**Use District:** CBD-60  
**Applicant:** Teresa Dechanes  
**Owner:** Teresa Dechanes  
**Application Type:** Area Variance

<table>
<thead>
<tr>
<th>Column Title</th>
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<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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**Notes:**
BOARD OF ZONING APPEALS (BZA) APPLICATION

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

   APPEAL #: 3125 (FILLED IN BY STAFF)
   HEARING DATE: 5/7/2019
   BUILDING PERMIT #: 36784 (REQUIRED)
   RECEIPT #: 59465 (FILLED IN BY STAFF)

2. Property Address: 310 W. State St. Use District: CBD-60
   Owner’s Name: Teresa Halpert Deschane’s Owner’s Address: 209 S. Geneva St.
   City: Ithaca State: NY Zip: 14850-5415

3. Appellant’s Name: Owner
   Appellant’s Address: ____________________________
   City: __________________ State: __________ Zip: ____________
   Telephone: 607-227-3312 E-Mail: teresahalpert@gmail.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.

   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 March, 2019
   Notary Public

   SARAH L. MYERS
   Notary Public, State of New York
   Registration No. 4974948
   Qualified in Tompkins County
   Commission Expires Nov. 26, 2020

   NOTARY PUBLIC AVAILABLE AT CITY HALL.

   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:

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2. Application of SEQR determination: _ Type I __ X Type 2 __ Unlisted

3. Environmental Assessment form used:

- _X_ 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, _X_ has not, been made for this proposal:

- Appeal No. __________, dated __________
- Appeal No. __________, dated __________
- Appeal No. __________, dated __________
- Appeal No. __________, dated __________
- Appeal No. __________, dated __________

5. Notes or Special Conditions:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
NOTICE OF APPEAL
REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. 3125

TO: Owners of Property within 200 feet of 310 W. State St. and others interested.

FROM: TERESA HALPERT DESEHANES applicable to property named above, in a(n) CDB5ozone.

REGARDING: (check appropriate box)

- Area Variance
- Use 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 23APR19 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 7MAY19 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

Signature of Appellant

Address

Date
Dear property owners within 200’ of 310 W. State St:

I own the historic house at 310 W. State St. I am now completing a new “carriage barn” to replace the one that was demolished in 2014.

Although the previous carriage house was built right at the rear and west property lines, we set the new house 10 feet from the rear line. (This 10-foot space accommodates the overhang of the house, so that the house itself is approximately 11 feet from the rear property line on the west side of the lot, and 14 feet from the rear line on the east side, where the line takes a jog back away from the house.) The house was set there so that it would meet the 10-foot rear-yard setback but also so that there would be some green space around the house and so that the first-floor windows would not directly abut the stockade privacy fence that will run along the property line, per the ILPC-approved design.

In order to look like an old carriage barn on a slab, the design was to incorporate a “hidden” underground basement so that the back kitchen door would open directly from the stoop onto the grade and the backyard, with no steps or landing needed. However the builders were not able to dig the basement as deep as planned because they ran into an underground stream. In consequence there will be 18” of exposed foundation, necessitating a couple of steps going down to the ground from the back door. While no railings are required for such a small height, the code does require a landing at the door. Therefore there will need to be a three-foot landing outside the back door. Since the back door is approximately 11 feet from the rear line, this landing will extend into the rear-yard setback by two feet, leaving 8 feet of the 10 required feet.

In consequence we will be requesting a single area variance from the zoning code governing the CDB-60 Zone, Section 325-8, Column 14/15, Rear Yard.

I don’t think anyone will be able to see anything different from beyond the privacy fence, compared to what they would have seen as originally planned. However, if you have any questions or concerns, feel free to contact me at 607-227-3312 to discuss. Or simply attend the BZA meeting where you can comment on the record when the BZA reviews this proposal. (You can also submit a comment in writing before the meeting.)

Sincerely,

Teresa Halpert Deschanes
Owner of 310 W State St
607-227-3312
teresahalpert@gmail.com
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals   Zoning Appeal # 3125

I, TERESA HAUPT DESHANES, 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 15 APR 19. 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.

[Signature]
(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
Previous site plan showing footprint of 1890 carriage barn demolished in 2014
close-up of steps
Appeal of Yael Levitte for Area Variance from Section 325-8, Column 11, Front Yard and Column 13, Other Side Yard requirements of the Zoning Ordinance. The applicant proposes to construct a deck on the rear of the dwelling located at 616 S. Aurora Street. The 114 square foot deck will be positioned in line with the existing rear porch. The existing porch is 3'-6" from the side lot line and adding the new deck will exacerbating the side yard deficiency an addition 8 feet along the side yard. The zoning ordinance requires a minimum side yard setback of 5 feet. The property has an existing front yard deficiency that will not be exacerbated by the proposal.

The property is located in an R-2b residential 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

**Appeal Number:** BZA-3126  
**Address:** 616 N. Aurora Street  
**Use District:** R-2b  
**Applicant:** Yael Levitte  
**Application Type:** Area Variance  
**Date:** 05/07/19  
**Owner:** Yael Levitte and Oren Falk

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<td>Off-Street Loading</td>
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<td>Lot Width (Feet)</td>
<td>Number of Stories</td>
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<td>Other Side Yard</td>
<td>Rear Yard: % of depth or number of feet, whichever is less</td>
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<td>13</td>
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**NOTES:** The new deck will be 3'-6" from the side yard lot line and the existing house is 2 feet from the side lot line.
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 #: 3126 (FILLED IN BY STAFF)
   HEARING DATE: 5/7/2019
   BUILDING PERMIT #: 33526 (REQUIRED)
   RECEIPT #: 57466 (FILLED IN BY STAFF)

2. Property Address: 616 N. Aurora St. Use District: R-2b

   Owner’s Name: Yael Levitte Owner’s Address: 616 N. Aurora St.
   City: Ithaca State: NY Zip: 14850

3. Appellant’s Name: Yael Levitte Appellant’s Address: 616 N. Aurora St.

   City: Ithaca State: NY Zip: 14850
   Telephone: 607-227-1667 E-Mail: yalevitteg@gmail.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.

   [ ] 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 13th day of March, 2019

   Notary Public

   SARAH L. MYERS
   Notary Public. State of New York
   Registration No. 4974948
   Qualified in Tompkins County
   Commission Expires Nov. 26, 2022

   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.

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   Notary Public available at City Hall.
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2. Application of SEQR determination: _ Type 1  X_ Type 2  ___Unlisted

3. Environmental Assessment form used:

- _X_ 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,  X has not, been made for this proposal:

- Appeal No. ________, dated ____________
- Appeal No. ________, dated ____________
- Appeal No. ________, dated ____________
- Appeal No. ________, dated ____________

5. Notes or Special Conditions:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
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 #: 3126

DATE: 5/2/19

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

I (We) ___________________________ of ___________________________

(Street & Number)

(City/Municipality)

(State & Zip Code)

Owner of the property at ___________________________

(STREET ADDRESS)

☑ 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 ___________________________ to appeal or request a Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the meeting of the Board of Zoning Appeals.

(Date)

(Signature)

STATE OF NEW YORK)

COUNTY OF TOMPKINS)

Sworn to this ______ day of ___________________________, 2019

(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. 3126

TO: Owners of Property within 200 feet of 616 North Aurora and others interested.

FROM: Yael Levite, Open Call applicable to property named above, in a(n) R-2b zone.

REGARDING:

☐ 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.

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The PLANNING BOARD will consider this case on 4/23/19 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 5/7/19 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

Signature of Appellant 616 N. Aurora St. Date 3/14/19
April 16, 2019

Dear Neighbors,

We, Yael Levitte and Oren Falk, residing at 616 North Aurora are writing to notify you that we are applying for an area variance to the board of zoning appeals. We would like to add a 14x8 foot deck to the back of our house, level with the existing back porch (seen as deck on the attached survey). The new 114 square foot deck will be positioned in line with the existing rear porch as the drawing shows.

The zoning ordinance requires a minimum side yard setback of 5 feet between properties. The existing porch is 3’-6” feet from the adjacent property side lot line (618 North Aurora). Adding the new deck will extend the side yard deficiency an additional 8 feet along the property line separating 616 from 618 N Aurora. We are requesting a variance to allow us to waive the minimum side yard setback to align with the existing porch’s distance from the adjacent property.

We hope you do not object to this minor variance.

Sincerely,

Oren Falk and Yael Levitte
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<td>Ithaca NY 14850</td>
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ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

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 4/16/19. 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
LEVITTE - FALK RESIDENCE
PROPOSED DECK
616 North Aurora Street
Ithaca, New York

LIST OF DRAWINGS:
T-1  TITLE SHEET / GENERAL NOTES
A-1  FLOOR PLAN
A-2  EXTERIOR ELEVATION - NORTH
A-3  EXTERIOR ELEVATION - SOUTH
A-4  EXTERIOR ELEVATION - WEST
A-5  EXTERIOR ELEVATION - WEST DECK

GENERAL NOTE:
These plans and specifications have been prepared for the exclusive use of the Owner and his/her Contractor to be used to complete the work shown on these drawings for the Property at 616 North Aurora Street, Ithaca, New York.

Both the Owner and the Contractor have the responsibility to comply with all applicable codes, laws, rules and regulations in the construction of this Deck. The Owner and/or Contractor are responsible for obtaining all necessary permits before work is begun.

The existing structure and roof of the existing porch are to remain in place and be protected during construction. The existing storm door, windows and screens are to be removed and replaced with removable screen and glass panels as shown on the drawings.

General:
1. All new work as outlined in these drawings shall comply with the Residential Code of New York State.
2. Dimensions are generally given to face of framing. Contractor to verify all dimensions in field before framing. The Contractor should verify unclear, inconsistent or missing dimensions with the Designer before proceeding.
EXISTING PORCH

EXISTING HOUSE

PROPOSED DECK

PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"
EXISTING ROOF SYSTEM TO REMAIN

REMOVABLE SCREEN AND GLASS PANELS - 2 LARGER SIZES

REMOVABLE SCREEN AND GLASS PANELS - 2 SMALLER SIZES

REMOVABLE SCREEN AND GLASS PANELS, EASILY VERTICAL WITH 3/4" CENTER SUPPORT

2X4 HORIZONTAL RAIL AT 36" ABOVE FLOOR

2X4 HORIZONTAL RAIL WITH 2X4 VERTICALLY MOUNTED BALLUSTERS AND 2X4 HORIZONTAL BOTTOM RAIL

4X4 POSTS WITH DECORATIVE CAP

4X4 POSTS WITH DECORATIVE CAP

TREX DECKING ON P.T. 3X3 POSTS AT 12" O.C.

P.T. 4X4 POST

LATTECE BELOW DECK TO MATCH EXISTING

P.T. 4X4 POST

LATTICE BELOW DECK TO MATCH EXISTING

EXISTING ROOF SYSTEM TO REMAIN

EXISTING LATTICE TO REMAIN

EXISTING LATTICE TO REMAIN

REMOVABLE SCREEN AND GLASS PANELS WITH BALLUSTERS ON LEFT SIDE FOR SAFETY BARRIER

REMOVABLE SCREEN AND GLASS PANELS WITH BALLUSTERS ON LEFT SIDE FOR SAFETY BARRIER

P.T. 4X4 POST

COLUMNS SHED AND GARAGE BEYOND

1 NORTH ELEVATION

1/4" = 1'-0"
SOUTH ELEVATION

1/4" = 1'-0"
EXISTING PORCH - ROOF AND STRUCTURE TO REMAIN. DOORS, TRAVELING SCREEN AND GLASS PANELS IN DOORS TO BE REPLACED.

EXISTING POSTS TO REMAIN.

NEW DECK AT SAME HEIGHT AS PORCH.

EXISTING LATTICE PANELS AND ACCESS TO REMAIN. IF PRACTICAL, VERIFY WITH OWNER.

NEW STEPS WITH TREKS, TREADS AND RABBIT, PRESSURE TREATED, STRONGER, FRAMING AND POST USING COAT PAVING DETAIL WITH OWNER. CARDING FLOOR WITH EXISTING PORCH FLOOR.

R.I. 4"X4" POST ON 12" UA CONCRETE, DEEP IS 2-0' BELOW GRADE. TYPICAL.

EXISTING ENTRANCE TO BASEMENT TO REMAIN.

WEST ELEVATION - PORCH

1/4" = 1'-0''
NEW STEPS AND LANDING TO REPLACE EXISTING STEPS AND LANDING. 8" MAX DECK AND LANDING. 4" MIN DECK AND LANDING. 4" MIN WOOD STAIRS AND RAILS. LATTICE HAND RAILS. 3" MIN WOOD HAND RAILS. LATTICE TRIM AND CEDAR POSTS AND RAILS.

EXISTING PORCH/SCREEN WITH NEW SCREEN DOORS.

STEPS TO GARDEN 8" MAX WOOD HEIGHT CLOSED RISERS, TEAK PLAYS AND HANGS 2" MAX AND CEDAR POSTS.

NEW STEPS AND LANDING TO REPLACE EXISTING STEPS AND LANDING. 8" MAX DECK AND LANDING. 4" MIN DECK AND LANDING. 4" MIN WOOD STAIRS AND RAILS. LATTICE HAND RAILS. 3" MIN WOOD HAND RAILS. LATTICE TRIM AND CEDAR POSTS AND RAILS.

WEST ELEVATION - DECK
1/4" = 1'-0"
TITLE: SURVEY MAP

NO. 616 NORTH AURORA STREET

CITY OF ITHACA, TOMPKINS COUNTY, NEW YORK

T. C. MILLER P.C.
ENGINEERS AND SURVEYORS
203 NORTH AURORA STREET
P. O. BOX 777
ITHACA, NEW YORK 14851

DATE: 12/1/2009

SCALE: 1"=10'

ANDREA L. PRIORI
INSTR. NO. 452272-001
TAX MAP NO. 33-3-4
AREA= 0.130 ACRES

DEC 2009

ENGIN EERS AND SURveys
203 NORTH AURORA STREET
P. O. BOX 777
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