PLANNING & DEVELOPMENT BOARD AGENDA

The regular meeting of the PLANNING & DEVELOPMENT BOARD will be held at 6:00 p.m. on TUESDAY, APRIL 26, 2022. In accordance with NYS Executive Orders, this meeting will be conducted remotely via the online platform Zoom and streamed on the City of Ithaca YouTube Channel at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg.

Instructions for commenting to the Planning Board

Scheduled Public Hearings (Refer to the agenda for projects that have scheduled public hearings.)

There are two options to participate in a Public Hearing:

1. Submit comments by email no later than 4 p.m. on the day of the meeting (contacts below). Please indicate if you would like your comments read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing.

2. Attend the meeting via Zoom and speak directly to the Board. Comments are limited to three minutes.

General Public Comments

Public comments are heard at the beginning of the meeting via Zoom. Written comments should be sent to the contact(s) listed below. All comments received will be forwarded to the Planning Board for their consideration. Written comments received in advance of the meeting give the Board/Committee time to consider them fully. If you want your comment read aloud, please state so in your email and limit the comment to three minutes.

Please use the following contacts to submit comments or request access to the Zoom meeting: Anya Harris at aharris@cityofithaca.org or Lisa Nicholas at lnicholas@cityofithaca.org or call 607-274-6550.

Start Times: Start times are approximate only — APPLICANTS are responsible for being available at whatever time(s) their agenda item(s) is actually discussed.

AGENDA ITEM

<table>
<thead>
<tr>
<th>AGENDA ITEM</th>
<th>Approx. Start Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Agenda Review</td>
<td>6:00</td>
</tr>
<tr>
<td>2 Approval of Minutes – January and February 2022</td>
<td>6:05</td>
</tr>
<tr>
<td>3 Public Comments (See instructions above.)</td>
<td>6:10</td>
</tr>
<tr>
<td>4 Board Response to Public Comment</td>
<td>6:15</td>
</tr>
<tr>
<td>5 Subdivision Review</td>
<td></td>
</tr>
</tbody>
</table>

A Project: Minor Subdivision

Location: 1303-1305 East State Street

Applicant: Matthew Himmel & Melissa Ayala

Actions: ☐ Declaration of Lead Agency ☐ Public Hearing ☐ Determination of Environmental Significance ☐ Consideration of Approval

Project Description: The applicants are requesting a subdivision of the 1.3-acre site, resulting in two parcels of approximately 1.1 acres (49,378 SF) and .017 acre (7,250 SF). The proposed subdivision will maintain the 1305 residence on the smaller proposed parcel and will create a buildable larger parcel. The property is relatively flat with several large trees and a wooded second-growth forest located in the southern portion of the parcel. The parcel is in the R-1b zoning district, and no variances will be required. This is an Unlisted Action under the City
of Ithaca Environmental Quality Review Ordinance §176-4 and the State Environmental Quality Review Act ("SEQRA") §617.4 and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1446

6 Site Plan Review

A Project: City Harbor
Location: 101 Pier Road
Applicant: Jessica Edger-Hillman
Actions: ☐ Public Hearing ☐ Design Review

Project Description: The Planning Board granted preliminary site plan approval to the overall project on May 26, 2020, and final approval of Phase 1 of this project on August 25, 2020. The applicant now seeks approval for changes to Phase 1 as well as final approval for Phase 2 which will be now constructed concurrently. Phase 1 included the rebuilding of Pier Road to include sidewalks, street trees, a fire engine turnaround, and additional and reorganized parking, all improvements on private property with the exception of the construction of Point East 2 Building (which will be used as greenspace and parking) and the temporary relocation of the construction of Point East 2 Building (which will be used as greenspace and parking) and the temporary relocation of the fueling dock and tank. The Phase I changes include: Point West & Point East buildings unit mix changing to more 1-bedroom units, ground level enclosed parking in both buildings, café in place of a restaurant in Point West, and expanded public spaces along the waterfront. Phase 2 of the project did include the construction of the Point East 2 Building, additional parking at the golf course, installation of the new fueling dock and tank, the 5,500 SF Newman Community Center, removal of the existing clubhouse and relocation of the ninth green. Phase II will now not include a new Newman Community Center in this project. The overall project was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(d), (h)(2), (i), (k) and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4(b)(6)(iii) and (v), for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on May 26, 2020.

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

B Project: Valentine Place
Location: 109-111 Valentine Place
Applicant: Kathryn Wolf, TWMLA A Fisher Associates Landscape Architecture Studio
Actions: ☐ FEA Part 3 ☐ Potential Determination of Environmental Significance

Project Description: The applicant proposes to demolish two existing two-story wood frame houses and construct a four-story 30-unit residential building, approximately 29,320 SF in area, as student housing. The project site is located in the R-3a Zoning District in which the maximum height for a building is 4 stories/40 feet. The project will require two area variances for minimum off-street parking and minimum lot size for quantity of units. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(k) and the State Environmental Quality Review Act ("SEQRA") §617.4 b.(11) and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1422

C Project: Breeze Apartments
Location: 121-125 Lake Street
Applicant: Todd Fox, 121-125 Lake Street LLC
Actions: ☐ Lead Agency ☐ Public Hearing ☐ Presentation

Project Description: The applicant proposes to build an 83,160 GSF, four story apartment building and associated site improvements on the former Gun Hill Factory site. The 77-unit with approximately 109 beds,
market-rate apartment building will be a mix of studios, one- and two-bedroom units and includes 77 parking spaces (47 surface spaces and +/- 30 covered spaces under the building). Site improvements include stone dust walkways, bike racks, benches, a bioretention filter to treat the parking areas and rooftop stormwater, native and adaptive plant species, and meadow areas to restore edges of the site. The building will be constructed on the east parcel of the Former Ithaca Gun Factory Site which is currently in the New York State Brownfield Cleanup Program (BCP). Before site development can occur, the applicant is required to remediate the site based on a soil cleanup objective for restricted residential use. A remedial investigation (RI) was recently completed at the site and was submitted to NYSDEC in April 2021. The project is in the R-3a Zoning District and requires multiple variances. This is determined to be a Type I Action under the City of Ithaca Environmental Quality Review Ordinance ("CEQRO") §176-4 B(1) (h)[2], (k) and (n) and the State Environmental Quality Review Act ("SEQRA") §617-4 (b) (11).

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/852

D Project: Thurston Hall Addition
Location: 130 Hollister Drive
Applicant: David Vanderpoorten, Cornell University Project Manager
Actions: □ Lead Agency □ Public Hearing □ Presentation
Project Description: The applicant proposes constructing a 4-story addition with a basement, approximately 50,550 GSF, to the existing Thurston Hall on the Cornell University Ithaca campus Engineering Quad. The addition will house instructional and research labs as well as instructional, research and collaborative spaces for the College of Engineering. The project includes new landscaping, lighting, outdoor seating, and areas for impromptu outdoor classrooms. The project site is located in the U-1 Zoning District where the primary use is Post-Secondary Education. The project will require no variances. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(b), (n) and the State Environmental Quality Review Act ("SEQRA") §617.4 (b)(11) and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1448

E Project: The Hive
Location: 132 Cherry Street
Applicant: 132 Cherry Street Clinton LLC
Actions: □ Lead Agency □ Brief Presentation
Project Description: The applicant proposes to demolish the existing building and construct a primarily residential mixed-use development. The applicant proposes two 5-story buildings, with a combined total gross floor area of 174,622 SF. The buildings contain 143 residential units on four floors, two commercial spaces totaling 3,220 SF, 50 +/- parking spaces on the ground floor, and indoor amenities including a fitness room, multifunctional studio, community kitchen, rooftop terrace and lounge, dog wash and secured package room. Outdoor amenities include a picnic area, a waterfront courtyard with a pool, a plaza along Cherry Street, streetscape improvements and landscaping. The project is located in in the Cherry Street District Zoning District and will require a front yard variance. The project site is in the Cherry Street Zoning District (CSD) and is subject to Design Review. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1) (h)[2], (k), and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4 (b)(11) and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1165

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."
Project: Maguire Hyundai-Subaru of Ithaca
Location: 320 Elmira Rd
Applicant: Philip Maguire
Actions: ☐ Lead Agency ☐ Public Hearing ☐ Presentation

Project Description: The applicant proposes a multiphase renovation project for the 2.53-acre site, and the existing building, 18,000 SF in area, which contains two vehicle dealership showrooms, offices, a service reception, a service garage, parts storage, and a store mezzanine. The proposed work for the building includes many exterior and interior renovations including service garage slab replacement, window replacement, partial height CMU partition walls, and interior and exterior painting. The proposed site renovations include removal and replacement of existing gravel parking with asphalt, planting beds and islands, curbing, and concrete aprons and pads. The project is located in the SW-2 Zoning District. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 and the State Environmental Quality Review Act ("SEQRA") §617.4 and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1447

7 Zoning Appeals
   • 228 Dryden Road, Area Variance
   • 123 N Quarry Street, Area Variance
   • 204 Homestead Terrace, Area Variance
   • 325 Dryden Ave/320 Elmwood St, Area Variance

8 Old/New Business
   • New Vice-Chair

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

10 Adjournment

If you have a disability & would like specific accommodation to participate, please contact the City Clerk at 274-6570 by 12:00 p.m., 2-3 business days (not including weekends/holidays) before the meeting.
WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, require that a lead agency be established for conducting environmental review of projects, in accordance with local and state environmental law, and

WHEREAS: State Law specifies that for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for a minor subdivision of City of Ithaca Tax Parcel ID: 111.-9-9.2 located at 1303-1305 E State Street by Matthew Himmel and Melissa Ayala, and

WHEREAS: the applicant is proposing a subdivision of the 1.3-acre site, resulting in two parcels of approximately 1.1 acres (49,378 SF) and .017 acre (7,250 SF). The proposed subdivision will maintain the 1305 residence on the smaller proposed parcel and will create a buildable larger parcel. The property is relatively flat with several large trees and a wooded second-growth forest located in the southern portion of the parcel. The parcel is in the R-1b zoning district, and no variances will be required, and

WHEREAS: this is considered a Minor Subdivision in accordance with the City of Ithaca Code, Chapter 290, Article 1, §290-1, Minor Subdivision – Any subdivision of land resulting in the creation of one additional buildable lot, and

WHEREAS: 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”) and requires environmental review, now, therefore be it

RESOLVED: that the City of Ithaca Planning and Development Board, being that local agency which has primary responsibility for approving and funding or carrying out the action, does, by way of this resolution, declare itself Lead Agency in Environmental Review for the proposed project.

Moved by: 
Seconded by: 
In favor: 
Against: 
Abstain: 
Absent: 
Vacancies: None
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for a minor subdivision of City of Ithaca Tax Parcel ID: 111.-9-9.2 located at 1303-1305 E State Street by Matthew Himmel and Melissa Ayala, and

WHEREAS: the applicant is proposing a subdivision of the 1.3-acre site, resulting in two parcels of approximately 1.1 acres (49,378 SF) and .017 acre (7,250 SF). The proposed subdivision will maintain the 1305 residence on the smaller proposed parcel and will create a buildable larger parcel. The property is relatively flat with several large trees and a wooded second-growth forest located in the southern portion of the parcel. The parcel is in the R-1b zoning district, and no variances will be required, and

WHEREAS: this is considered a Minor Subdivision in accordance with the City of Ithaca Code, Chapter 290, Article 1, §290-1, Minor Subdivision – Any subdivision of land resulting in the creation of one additional buildable lot, and

WHEREAS: 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”) and requires environmental review, and

WHEREAS: City of Ithaca Planning and Development Board, being that local agency which has primary responsibility for approving and funding or carrying out the action, did, on April 26, 2022, declare itself Lead Agency in Environmental Review for the proposed project, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, did on April 26, 2022, review and accept as adequate: a Short Environmental Assessment Form (SEAF), Part 1; a SEAF Part 2 prepared by Planning staff; Survey Map No. 1303-1305 East State Street City of Ithaca & Town of Ithaca, Tompkins County, New York dated 03/22/22 prepared by TG Miller P.C.; and other application materials, and

WHEREAS: the Tompkins County Planning Department, and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered, now, therefore, be it

RESOLVED: that the City of Ithaca Planning and Development Board determines the proposed project will result in no significant impact on the environment and 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.
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for a minor subdivision of City of Ithaca Tax Parcel ID: 111.-9-9.2 located at 1303-1305 E State Street by Matthew Himmel and Melissa Ayala,

WHEREAS: the applicant is proposing a subdivision of the 1.3-acre site, resulting in two parcels of approximately 1.1 acres (49,378 SF) and .017 acre (7,250 SF). The proposed subdivision will maintain the 1305 residence on the smaller proposed parcel and will create a buildable larger parcel. The property is relatively flat with several large trees and a wooded second-growth forest located in the southern portion of the parcel. The parcel is in the R-1b zoning district, and no variances will be required, and

WHEREAS: this is considered a Minor Subdivision in accordance with the City of Ithaca Code, Chapter 290, Article 1, §290-1, Minor Subdivision – Any subdivision of land resulting in the creation of one additional buildable lot, and

WHEREAS: 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”) and requires environmental review, and

WHEREAS: the Planning Board, acting as Lead Agency, did on April 26, 2022 issue a Negative Declaration of Environmental Significance for the entire project and all its components, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, did on April 26, 2022 review and accept as adequate: a Short Environmental Assessment Form (SEAF), Part 1 submitted by the applicant and a SEAF Part 2 prepared by Planning staff; Survey Map No. 1303-1305 East State Street City of Ithaca & Town of Ithaca, Tompkins County, New York dated 03/22/22 prepared by TG Miller P.C.; and other application materials, and

WHEREAS: the Tompkins County Planning Department, and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered, and

WHEREAS: legal notice was published and property posted, and adjacent property owners notified in accordance with Chapters 290-9 C. (1), (2), & (3) of the City of Ithaca Code, and

WHEREAS: the Planning and Development Board held the required Public Hearing on April 26, 2022, now, therefore, be it

RESOLVED: that the Planning Board does hereby grant Preliminary and Final Subdivision Approval to the proposed Minor Subdivision of City of Ithaca Tax Parcel ID: 111.-9-9.2 located at 1303-1305 E State Street subject to the submission of three final original subdivision plats with the raised signature of as licensed surveyor.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
SUPERVISION AND THAT I FOUND NO VISIBLE ENCROACHMENTS EITHER ACROSS PROPERTY LINES EXCEPT AS SHOWN HEREIN.

I hereby certify that I am a licensed land surveyor, New York State License No.050096, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision and that I found no visible encroachments either way across property lines except as shown herein.

SIGNED: _______________ DATED: 3/22/2022

Certification
Matthew J. Himmel
T. C. Miller P.C.
Engineers and Surveyors
805 West State Street, Suite A
Ithaca, New York 14850
Tel. (607) 272-6477
April 19, 2022

Attn: Lisa Nicholas, Nikki Cerra
City of Ithaca Planning Department
108 East Green Street, Ithaca, NY 14850

To the members of the Planning Board,

The City Harbor project team is pleased to provide the Planning Board with updates on the project since our presentation during the April Project Review Committee meeting, based on ongoing development of plans and information requested by members of the Board. This submission includes new information as well as copies of material submitted for the April PRC meeting. These updates were made around the Point East II building as part of the design review and public hearing process.

New material as part of this submission:

- Design Review Application:
  - Site Plan Updates
  - Point East II building
- Updates to the site plan, which include:
  - Added front entrance seating and additional outdoor bike parking;
  - Elevated planting bed on north façade;
  - Updated private patio space layout;
- Section Drawings on the waterfront side
  - Terraced lawn seating area
  - Private space exterior/interior interface
- Point East II Building Drawings, which include:
  - Elevations Drawings
- Physical samples of building materials will be mailed or submitted to City Hall.
- Renderings
  - Building renderings
  - Streetscape Rendering
    - View from Pier Road toward Point East II building

We will show more drawings/renderings as needed during the Planning Board meeting as well. We look forward to discussing these updates with Board members and answering any questions that there might be.

Sincerely,

Kate Chesebrough
RLA, ASLA, Associate, Whitham Planning Design Landscape Architecture, PLLC
Whitham Planning Design Landscape

<table>
<thead>
<tr>
<th>APPLICANT:</th>
<th>Name: Whitham Planning Design Landscape Architecture PLLC</th>
<th>Title/Role: Landscape Architect</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address 1:</td>
<td>142 E State St</td>
<td>City, State, &amp; Zip Code: Ithaca, NY 14850</td>
</tr>
<tr>
<td>Address 2:</td>
<td>Suite B</td>
<td>Cell Phone: 607 279 7658</td>
</tr>
<tr>
<td>Telephone:</td>
<td>607 272 1290</td>
<td>Phone: 607 279 7658</td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:chesebrough@whithamdesign.com">chesebrough@whithamdesign.com</a></td>
<td></td>
</tr>
</tbody>
</table>

--- PROJECT DESCRIPTION ---

Project Title: City Harbor

Project Address: 101 Pier Road

Project Type (check one): [ ] Residential [ ] Commercial [ ] Industrial [ ] Institutional [x] Mixed-Use

Project Location (check one): [ ] Collegetown [ ] Downtown [ ] Historic District or Landmark [ ] Newman District

Brief Project Description:

The City Harbor development project is located at the end of Pier Road, parallel to the Cayuga Lake Inlet in the City of Ithaca. The project will provide both public amenities and desirable housing opportunities along the Cayuga Inlet and Cascadilla Creek. Public amenities include: a 2500sf waterfront cafe, boat slips, and generous public open spaces along the a new 1700' waterfront promenade which connects to the Cayuga Waterfront Trail. In addition to the waterfront enhancements, the project team will also work to improve Pier Road and provide multimodal connectivity.

--- QUICK APPLICATION CHECKLIST ---

<table>
<thead>
<tr>
<th>Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔ Application Form (completely filled out and signed)</td>
</tr>
<tr>
<td>✔ Colored Elevations Keyed to Building Materials</td>
</tr>
<tr>
<td>✔ Landscape Plan – if relevant</td>
</tr>
<tr>
<td>✔ Information about building materials (samples should be brought to the Design Review meeting)</td>
</tr>
<tr>
<td>✔ Detail sheets and/or other materials that provide relevant design information</td>
</tr>
</tbody>
</table>

--- ELECTRONIC SUBMISSIONS: You must provide electronic versions of ALL submitted documents. ---

LARGE FILES: Incoming e-mails to the City must be under 10 MB in size (incl. message envelope), so please either provide a CD-ROM, flash/thumb drive, or use a free file-sharing web site, like: www.hightail.com, www.dropbox.com, www.google.com/drive, etc. You can also split documents into smaller parts and send multiple e-mails/files to: nicholas@cityofithaca.org and aharris@cityofithaca.org.

---

Applicant's Signature: _______________________________________________ Date: 04 19 2022

By signing this application form, the applicant acknowledges City staff may visit the site in order to fully understand the proposed development.

Waterfront Design Guidelines
Design Review Application
Priority Guidelines

For properties within the Waterfront Design Guidelines Area, projects must satisfy each of the priority guidelines noted below. Please indicate how the project has met each of the priority guidelines. The design guidelines are available at http://www.cityofithaca.org/DocumentCenter/Home/View/10999

<table>
<thead>
<tr>
<th>Guideline #</th>
<th>Guideline</th>
<th>Met</th>
<th>Not Met</th>
<th>NA</th>
<th>Brief description of how the guideline is met or why it is not met:</th>
</tr>
</thead>
<tbody>
<tr>
<td>SD.1</td>
<td>Orient architectural and landscape elements to the public realm and the waterways.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Both buildings and outdoor spaces for residents are oriented to face the waterfront along their longest sides. Gathering spaces for residents and general public offer expansive views of the waterfront.</td>
</tr>
<tr>
<td>SD.2</td>
<td>Provide a physical and visual connection for pedestrians between a site and the public realm.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Public pedestrian access to the waterfront is linked via a new 1700’ pedestrian promenade that is directly connected to the Cayuga Waterfront Trail. Additional pedestrian access is provided via sidewalks linked to the Guthrie medical office and Pier Road.</td>
</tr>
<tr>
<td>SD.7</td>
<td>Locate surface parking area to the interior of a site, avoid fronting on a public street or waterfront. If possible consolidate and share parking with neighboring properties.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Parking lots are placed within the interior of the buildings to avoid visible parking from waterfront trail. There are shared parking agreements on the property to allow parking for the general public, users of the Newman Golf Course, City Harbor residents and café patrons, Guthrie Medical Office staff and visitors, and waterfront promenade and kayak launch users. A majority of the surface parking is situated away from the waterfront, behind the proposed City Harbor buildings. Large canopy trees and other plantings are proposed to screen views and provide shade to the furthest extent possible.</td>
</tr>
<tr>
<td>SD.8</td>
<td>If surface parking must be located adjacent to a street or waterway, buffer or screen the lot.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>All surface level parking located adjacent to Pier Road is screened with a perimeter of large canopy trees and understory plantings. Within the parking lot itself there are additional planting beds to buffer each row of parking.</td>
</tr>
<tr>
<td>SD.9</td>
<td>Limit the number of vehicular access points to a site to reduce pedestrian-vehicular encounters.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>The site provides one point of entrance/egress to the north of the site via Pier Road. This route has been designed with separate lanes for entry and exit. Crosswalks have been placed throughout the road to denote pedestrian movement.</td>
</tr>
<tr>
<td>SD.11</td>
<td>Locate or screen a service area so that it is not visible from the public street.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>The site’s one point of entrance/egress to the north of the site also serves as a service road, which is buffered by a planted median.</td>
</tr>
</tbody>
</table>

Site Design (Continued)
### Guideline # | Guideline | Met | Not Met | NA | Brief description of how the guideline is met or why it is not met:
--- | --- | --- | --- | --- | ---
SD.19 | Use landscaping to screen a sensitive edge, such as an abutting residential property or natural feature. Maintain visual access for safety and to prevent completely hidden areas. | ☒ | ☐ | ☐ | Vegetation buffer is proposed in the south east section of the site plan as a way to both screen the Guthrie parking lot and provide continuity with the plantings of the Cayuga Water Front Trail. All public pathways throughout the site are to be lit and interconnected to avoid any closed off areas.
SD.33 | Prevent light spill to adjacent properties, the sky or waterway. | ☒ | ☐ | ☐ | All vehicular and pedestrian lighting is to be dark-sky compliant.
SD.35 | Design a site to integrate added or existing topography. | ☒ | ☐ | ☐ | The finish floor elevations of the building have been raised to now be 4’ (previously 3’) above the promenade on the water side of the project. These vertical transitions are treated as amenities, featuring landscaping, seating, raised patio spaces for residents and public outdoor dining.

### Secondary Guidelines
Secondary guidelines will also be used in the design review process, and while not all will be relevant to each project, secondary guidelines should be met, if applicable. Please indicate which secondary guidelines have been met by the project and how, and attach additional pages as necessary.

| Guideline # | Guideline | Met | Not Met | NA | Brief description of how the guideline is met:
--- | --- | --- | --- | --- | ---
SD.3 | When a property is adjacent to a public open space or the Cayuga Waterfront Trail, connect the site to any public-private pedestrian walkway. | ☒ | ☐ | ☐ | One of the main points of pedestrian access is by providing a 1700’ ft. extension of the Cayuga waterfront Trail.
SD.4 | Establish an internal walkway system that connects key areas, such as building entries, parking areas, the Cayuga Waterfront Trail, and other prominent open spaces. | ☒ | ☐ | ☐ | There are four pathways that branch off the Cayuga Waterfront Trail that provide access to the entrances of each proposed building, the external parking lot and the Newman Golf Course.
<table>
<thead>
<tr>
<th>SD.6</th>
<th>Incorporate an open space into a site design where feasible</th>
<th></th>
<th></th>
<th>Throughout the site there are small plazas and landscaped areas along the southern side of the buildings, adjoining or facing the waterfront trail for the public to congregate.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SD.15</td>
<td>Preserve existing trees wherever possible.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SD.16</td>
<td>Use a coordinated landscape palette to establish a sense of visual continuity within a site.</td>
<td>☑</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SD.17</td>
<td>Use landscaping to highlight a building entry, walkway or other feature.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SD.18</td>
<td>Use landscaping to shade buildings, parking areas and outdoor public gathering spaces</td>
<td>☑</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SD.20</td>
<td>If a property is located along a waterway, use landscaping to enhance the waterfront</td>
<td>☑</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SD.21</td>
<td>Use native tree and non-invasive tree and plant species that thrive in</td>
<td>☑</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Site Design (Continued)**

| SD.20 | If a property is located along a waterway, use landscaping to enhance the waterfront | ☑ |  |  |
| SD.21 | Use native tree and non-invasive tree and plant species that thrive in | ☑ |  |  |

Plantings along the Cayuga Water Front Trail and the buildings, as describe in SD.20 create an edge condition, while at the same time providing pervious space for the public. These spaces along the waterfront expand public access to the waterfront and encourage a variety of different uses. Green infrastructure plantings within the surface parking area of the site improve storm water quality which eventually end up in the stream and inlet. Doing so benefits the health and longevity of the waterfront in the long term.

The planting palette will utilize suitable vegetation choices for Ithaca’s regional climate. Further, the palette has been
|   | Project Title: City Harbor Development  
Project Address: 101 Pier Road, Ithaca, NY |   |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ithaca’s climate and adapted to specific site conditions (i.e. salt or wind exposure).</td>
<td>designed to include plants that each offer interest throughout the four seasons.</td>
</tr>
<tr>
<td>SD.23</td>
<td>Integrate low impact development (LID) features to minimize impacts to energy consumption, the municipal stormwater system and area watersheds.</td>
</tr>
<tr>
<td>SD.25</td>
<td>Choose a material that reduces energy consumption.</td>
</tr>
<tr>
<td>SD.30</td>
<td>Integrate freestanding features to enhance a site or the public realm.</td>
</tr>
<tr>
<td>SD.32</td>
<td>Scale site lighting to functional purpose.</td>
</tr>
<tr>
<td>ND.1</td>
<td>Place buildings along Willow Ave to establish a strong and consistent building edge and frame the street.</td>
</tr>
<tr>
<td>ND.2</td>
<td>If Development is along the Waterfront, place site and building features along Waterfront edge to generate visual interest.</td>
</tr>
</tbody>
</table>
### Building Design – City Harbor Point East 2

<table>
<thead>
<tr>
<th>Guideline #</th>
<th>Guideline</th>
<th>Met</th>
<th>Not Met</th>
<th>NA</th>
<th>Brief description of how the guideline is met or why it is not met:</th>
</tr>
</thead>
<tbody>
<tr>
<td>BD.1</td>
<td>Design a primary entrance to a building to be clearly identifiable.</td>
<td>✗</td>
<td></td>
<td></td>
<td>Canopy and glass vestibule mark Point East 2 lobby doorways. Center of ‘bow-tie’ façade design with exterior material changes on both north and south facades.</td>
</tr>
<tr>
<td>BD.2</td>
<td>Use an authentic, functional entry on a street-facing facade.</td>
<td>✗</td>
<td></td>
<td></td>
<td>Main entry for pedestrians marked by canopy and glass door. The pedestrian entry is next to the bike room, the outdoors area has benches. 2 discreet garages doors, to entering and exiting the one-way cover parking.</td>
</tr>
<tr>
<td>BD.5</td>
<td>Locate and space windows to express a traditional rhythm and create visual continuity.</td>
<td>✗</td>
<td></td>
<td></td>
<td>Apartment layout design establishes the rhythm and constant pattern of bedroom windows to balconies in between along all facades.</td>
</tr>
<tr>
<td>BD.6</td>
<td>Place a window opening to correspond to an actual interior space.</td>
<td>✗</td>
<td></td>
<td></td>
<td>Bedroom windows all similar type, sliding patio door panel systems are all used at living space + kitchen beyond</td>
</tr>
<tr>
<td>BD.7</td>
<td>Design a window to create depth and shadow on a facade.</td>
<td>✗</td>
<td></td>
<td></td>
<td>Metal trim at all typical bedroom windows creates depth. Emphasize at top and bottom of windows.</td>
</tr>
<tr>
<td>BD.8</td>
<td>Design a roof to be architecturally consistent with the overall architectural design and detailing of the structure in terms of the form and material.</td>
<td>✗</td>
<td></td>
<td></td>
<td>Flat metal roofs can be seen from higher elevations points in Ithaca, including drives up West side of Cayuga lake. Unify the building elevation faces with the roof planes as continuous and part of the building façade composition.</td>
</tr>
<tr>
<td>BD.9</td>
<td>Use materials to convey a sense of human scale and generate visual interest.</td>
<td>✗</td>
<td></td>
<td></td>
<td>At occupied apartment balconies wood siding is introduced to soften and in contrast to the main metal façade material. Balcony lighting will highlight this contract.</td>
</tr>
<tr>
<td>BD.10</td>
<td>Use a material that is compatible with the surrounding context.</td>
<td>✗</td>
<td></td>
<td></td>
<td>Durable and lasting materials used for waterfront site location. Site has little context in very close proximity. Metal industrial buildings will be taken down at site parcel.</td>
</tr>
<tr>
<td>BD.11</td>
<td>Use a high quality material that is proven durable.</td>
<td>✗</td>
<td></td>
<td></td>
<td>Ground level – high grade Stone Veneer– traditional material at Grade. Metal standing seam panels for roof and exterior walls, durable for waterfront conditions.</td>
</tr>
<tr>
<td>BD.15</td>
<td>Minimize the visual impact of building equipment and equipment affixed to a building.</td>
<td>✗</td>
<td></td>
<td></td>
<td>Mech.</td>
</tr>
</tbody>
</table>
### Building Design – City Harbor Point East 2 (Continued)

<table>
<thead>
<tr>
<th>Guideline #</th>
<th>Guideline</th>
<th>Met</th>
<th>Not Met</th>
<th>NA</th>
<th>Brief description of how the guideline is met or why it is not met:</th>
</tr>
</thead>
<tbody>
<tr>
<td>BD.19</td>
<td>Consider including a building design feature that conserves energy.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Effluent-based heat pump system using Wastewater treatment Facility. Sunshades at south exterior waterfront façade.</td>
</tr>
<tr>
<td>BD.23</td>
<td>Design a ground floor to engage the public realm and provide visual interest for pedestrians.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Point East 2 façade jogging and creating patio spaces along waterfront and public walkways beyond.</td>
</tr>
<tr>
<td>BD.24</td>
<td>Use a combination of “façade articulation” and “massing variation” methods shown in Figure 13 to reduce the perceived and/or actual mass and scale of a building.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Balconies protrude along main façade. Both building footprint shapes are defined by site location and creating and breaking up facades of two 5-story buildings. See exterior elevation and renderings.</td>
</tr>
</tbody>
</table>

### Building Design – City Harbor Point East II

<table>
<thead>
<tr>
<th>Guideline #</th>
<th>Guideline</th>
<th>Met</th>
<th>Not Met</th>
<th>NA</th>
<th>Brief description of how the guideline is met:</th>
</tr>
</thead>
<tbody>
<tr>
<td>BD.3</td>
<td>Size and proportion an entry element to be in the range of heights and widths of nearby traditional entries.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Constant entry points with human scaled canopy elements. More grand entry points at Point West lobby to define as main entry element for City Harbor development.</td>
</tr>
<tr>
<td>BD.4</td>
<td>Maintain a regular rhythm of entries along a street or waterway.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Distances from main egress points are spaced evenly in overall site plan and has clearly defined entry points along waterfront and street sides.</td>
</tr>
<tr>
<td>BD.16</td>
<td>Utilities should be moved underground, if possible, in coordination with the City.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Coordinated with NYSEG. Utility lines moved when possible.</td>
</tr>
<tr>
<td>BD.20</td>
<td>When redeveloping a site, salvage or reuse site and building materials where possible.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Existing metal buildings salvaged on site parcel claimed by others to repurpose.</td>
</tr>
<tr>
<td>BD.21</td>
<td>Include amenities that encourage walking or biking as an alternative to driving.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Car sharing program by City Harbor development team being developed, tested on other current properties owned by client.</td>
</tr>
<tr>
<td>BD.22</td>
<td>If a parking area is essential, provide one that supports</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>Electric vehicle charging stations are provided on site.</td>
</tr>
<tr>
<td></td>
<td>fuel-efficient and electric vehicles.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>--------------------------------------</td>
<td>---</td>
<td>---</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BD.25</td>
<td>Use minimal articulation methods to express human scale on an interior façade that is not visible to the public; additional articulation is encouraged but not required.</td>
<td>☒</td>
<td>☐</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Point East II waterfront tenant patio space and interior support room is a defining interior scope with direct connection to the waterfront. Adjacent to the main building entry doors on waterfront side.
STONE SEATING WALL
ASPHALT WATERFRONT PROMENADE
TERRACED STONE WALL
TERRACED SEATING AREA
BERMED PLANTING
GROUND FLOOR PARKING
10' WIDE PROMENADE
PLANTING BUFFER
DOCK

Point East II Building South Facade Section 1
City Harbor
STAIRWELL BEYOND - ROOF ACCESS

STANDING SEAM METAL PANEL - DARK BRONZE

BALCONY FACE - FASCIA - DARK BRONZE METAL

STANDING SEAM METAL PANEL - ASCOT WHITE

MECH. LOUVERS TO BE LOCATED ON SIDE FACADE AND IN COORDINATION WITH VEGETATION LOCATIONS

--- SOUTHERN LEDGESTONE GRAY STONE VENEER

POINT EAST II - WEST ELEVATION

\[ 3/64" = 1'-0" \]

--- SOUTHERN LEDGESTONE GRAY STONE VENEER

POINT EAST II - EAST ELEVATION

\[ 3/64" = 1'-0" \]
*See landscape drawings for plaza design
Waterfront View 02

*See landscape drawings for plaza design*
Waterfront View 03

*See landscape drawings for plaza design
Typical facade bay

*See landscape drawings for plaza design
North facade - Street side

*See landscape drawings for plaza design
Street View from Pier Road toward Point East II Building
City Harbor
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval for construction of a student housing building by Kathryn Wolf, TWMLA, and

WHEREAS: the applicant proposes to demolish two existing 2-story wood-frame houses and construct a 4-story 30-unit residential building, approximately 36,000 SF in area, as student housing. The project site is located in the R-3a Zoning District in which the maximum height for a building is 4 stories/40'. The project will require two area variances for minimum off-street parking and minimum lot size for quantity of units. The project includes a subdivision and parcel consolidation, and

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

WHEREAS: the NYS Department of Environmental Conservation, the Tompkins County Department of Health, Common Council, and the Board of Zoning Appeals have been identified as potentially Involved Agencies in Environmental Review, and,

WHEREAS: the City of Ithaca Planning and Development Board, being the local agency which has primary responsibility for approving and funding or carrying out the action, did on February 22, 2022 declare itself Lead Agency in Environmental Review for the project, and


WHEREAS: interested parties have been given the opportunity to comment on the proposed project, and any received comments have been considered, now, therefore, be it

RESOLVED: that the City Planning Board determined, as elaborated in the FEAF Part 3, that the proposed project will result in no significant adverse impacts on the environment and a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be issued in accordance with the provisions of Part 617 of SEQRA.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
PROJECT DESCRIPTION
The applicant proposes to demolish two existing two-story wood frame houses and construct a four-story 30-unit residential building, approximately 29,320 SF in area, as student housing. The project site is located in the R-3a Zoning District in which the maximum height for a building is 4 stories/40 feet. The project will require two area variances for minimum off-street parking and minimum lot size for quantity of units. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(k) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b.(11) and is subject to environmental review.

IMPACT ON LAND
The .393-acre site is located in an urbanized area and is previously developed. Project implementation will require the demolition of the existing buildings which include a double-house two-story wood structure functioning as apartments for student housing and a garage. Existing concrete walkways, an asphalt drive, and a large asphalt parking area behind the double-house structure will also be demolished. Construction is expected to last approximately 12 months and the total area of disturbance is approximately .45 acres.

The grade at the project site is fairly steep with the majority of the site over 10% slopes. The steepest slopes are located in the eastern and southern sides of the site. With such existing steep slopes, there is potential for a high volume of soil to be removed. The applicant estimates about 1700 cubic yards of soil will be removed during construction. Much of the proposed building footprint will be located where the existing double-house structure is, so this will decrease the need for soil to be removed.

The applicant submitted a Subsurface Investigation Report prepared by Elwyn & Palmer Consulting Engineers PLLC dated February 2022. According to the report, rock is within several feet of the proposed foundation on the west side and at least half of the north and south sides of the proposed building. The authors recommend, “The foundations for the proposed new building shall be supported on conventional shallow foundations or a combination of shallow foundations and pile/shaft supported grade beams that are supported on sound rock. Foundations shall be set below finished grade to provide protection against frost in accordance with requirements of the local building code.”

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

IMPACT ON GEOLOGIC FEATURES
The site is in an urbanized residential area with no geologic features present.

According to the Subsurface Investigation Report, the rock encountered on site has high Rock Quality Designation and is very sound as opposed to the highly weathered rock often found in this area and as it is in several feet to the proposed lower-level floor elevation, the building can be supported by strip footings on the rock.

The Lead Agency has determined that based on this information, no significant impact on geologic features is anticipated.
IMPACT ON SURFACE WATER

The site does not contain surface water features. The project site generally drains across the project site generally from the northeast to the southwest with a ridge near the center of the project site where the structure is located that divides the drainage between flowing to the front yard and to the rear yard.

The proposed project will result in a net loss of impervious surfaces and an increase of pervious surfaces, landscapes areas of .02 acres. The applicant proposes installing pervious pavement (approximately .014 acres) in the northwest corner of the project site, as a stormwater practice to control some of the water runoff quality and quantity on site.

The project team will submit a Basic SWPPP, including erosion and sediment control practices during construction to the City of Ithaca in order to comply with NYSDEC regulations. The applicants have also stated in their Preliminary Site Plan Review Application Report submitted in January 2022 they will adhere to the following practices during construction:

- Install silt fencing adjacent to the downhill edge of any site disturbance or material stockpile area, parallel with the site contours.
- Provide protection around drainage inlets to prevent siltation.
- Temporary seeding and mulching of disturbed areas or topsoil stockpiles.
- Install sediment traps prior to initiating significant earthwork and maintain throughout construction period.
- Direct all sediment-laden water from trench and pit excavations to a sediment basin or equivalent sedimentation system.
- Install crushed stone tracking pads at principal construction site access points.
- Construction documents for the project will include an erosion and sediment control plan prepared in accordance with New York State Guidelines for Urban Erosion & Sediment Control.

Therefore, based on the information above and complete adherence to an accepted SWPPP, the Lead Agency has determined that no significant impact to surface water is anticipated.

IMPACT ON GROUNDWATER

The proposal is a project in an urbanized residential area and as such does not include operational activities that impact groundwater.

According to the Subsurface Investigation Report prepared by Elwyn & Palmer Consulting Engineers PLLC dated February 2022, standing groundwater was found in one soil boring out of four total and the one rock probe borehole above the elevation of the proposed foundation. All four borings encountered perched groundwater above the foundation level. The report does “anticipate groundwater could be a significant consideration during construction,” and recommends, “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.”

Any groundwater encountered during excavation will be handled in accordance with all state and local laws.
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 flood zone, and it is not near any waterbody that may contribute to flooding.

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

**IMPACTS ON AIR**
The project does not include uses that require air quality controls for safe operation.

According to information provided by the applicant, construction is projected to last approximately 12 months. 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.

**IMPACTS ON PLANTS AND ANIMALS**
The project site is in an urbanized residential area and is previously developed. There are 6 existing trees, including arborvitae, crabapples, a Magnolia and a clump of black locusts with DBH ranging from 10"-14" and a few shrubs located on the project site in front yard/the western area of the property. There are many trees in the adjacent neighboring properties along the property line in the rear yard. These trees will need to be protected during demolition and construction. Wildlife likely to be encountered on or near the project site include invertebrates, small mammals, and birds.

All of the vegetation including the 6 trees and shrubs will be removed. The applicants propose to mitigate this removal through an extensive landscape plan as referenced on the Planting Plan L301 by the applicants dated 1/8/22. The plantings will include a diversity of coniferous and deciduous trees and shrubs with a composition of more than 25 large trees, at least 40 smaller trees and many shrubs. The perimeter of the site along the side and rear yards will have a construction fence to prohibit construction equipment from moving off the site and will protect the large trees in adjacent properties.
The Lead Agency has determined that based on the information above, no significant impact on plants and animals is anticipated.

**IMPACT ON AGRICULTURAL RESOURCES**
The project site is not in or adjacent to an agricultural area, therefore, 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. There are several scenic resources within five miles, but the site is not visible from any of these.

The project removes a historic double-house and will replace this with one large apartment building (30 units). The site is located by large student complexes to the south and west and smaller residential building to the north. The applicant proposes many architectural details to fit into the context of the neighborhood including: a saw-tooth parapet which references adjacent houses, front façade that is a translucent gold-colored perforated metal with modules of three different depths to lighten and articulate the façade, and a cantilevered screen to separate private and public (Preliminary Site Plan Review Application Report, 1/18/22 submitted by applicant).

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 or near any historic building, and the existing site is not designated at the local or state level as an historic resource.

The applicants indicated in Preliminary Site Plan Review Application Report dated 1/18/22 that, “Ithaca ReUse will evaluate each building to determine what components - windows, doors, trim and other architectural pieces - of each building are worth salvaging. Ithaca ReUse will have an opportunity to remove these items before the buildings are demolished.”

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 is in a densely developed multi-residential neighborhood consisting of large student complexes, and smaller residential buildings and is not contiguous to any public park or open space. Six Mile Creek Natural Area and UNA is approximately 350-400 feet southwest of the project site.

The applicant proposes to substantially increase the trees and plantings on the project site contributing to improved open space for the residents.

As a result of the information provided 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 project site is approximately 350-400 feet to the closest UNA, 156- Six Mile Creek Valley, a steep forested riparian area with unique geological features. The applicant is improving the stormwater management at the site through new piping, reducing the impervious material at the site, more vegetation including large trees and including pervious paving on site.

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 project site currently has an existing double-house apartment structure for students. Currently there is existing parking in front and back of the apartments. The new building will be a four-story student housing complex with a mixture of studios, 3- and 4- bedroom apartments. The building houses a basement for storage and utilities, a ground floor with a leasing office toward the front and public façade and apartments toward the rear, and apartment units in the three upper floors.

Parking
The project will not include any off-street parking for the residents but will provide parking spaces to lease in the adjacent property at Collegetown Terrace which is under the same ownership. These apartments are meant for students who will walk to campus, take the provided private shuttle operated by the project developer with service to the Cornell campus, or take public transportation as there are two bus stops located at State Street and Quarry Street, and at Mitchell Street and College Avenue, in close proximity to the project site. Ithaca Car Share is also available in the vicinity of the project site.

According to the project team submittal, Preliminary Site Plan Review Application Report dated 1/18/22, TDM strategies planned to reduce parking demands include charging for off-site parking at Collegetown Terrace, shuttle service that will meet resident demands, and pedestrian and bicycle amenities.

Pedestrians & Cyclists
The applicants propose an entrance plaza on the northern front section of the property, maintain the sidewalk along Valentine Place, and an entry walkway along the front of the new building. There is a proposed interior bike storage room that will accommodate 10 bikes, as well as an exterior bike rack that can accommodate 4 bikes near the front door.

Construction related impacts
Construction is estimated to last 12 months. The applicant estimates construction traffic to fluctuate between 1-3 construction deliveries per day and large deliveries will be scheduled as to not coincide with periods of peak activity on delivery routes. The construction vehicles will be directed to truck routes, Route 79 or Route 13, with vehicles using Rte 13 directed to exit Route 366 and take Mitchell road to Route 79 to access the project site (Preliminary Site Plan Review Application Report dated 1/18/22).

Also, according to the applicants’ submittal, construction workforce will be provided a designated location in which to park. Pedestrians and Cyclists are expected to be minimally impacted as most traffic comes from Collegetown Terrace which is primarily located on the west side of Valentine Place as the project site is on the east side. Proposed mitigations to address anticipated pedestrian impacts will include:

- Provide safe detours around active construction areas and mark these clearly.
- Utilize personnel with flags to assist with the safe arrival and departure of construction delivery vehicles as appropriate.
- Construct adequate fencing, walls or other barriers to prevent pedestrians or bicyclists from entering active construction areas.
- Locate construction staging areas to minimize conflicts between major pedestrian and bicycle routes to and from active construction areas.
- Minimize dust and water run-off along or over pedestrian routes and bicycle lanes.

A construction Traffic and Pedestrian Control Plan will be prepared by the applicants as part of the street permit submitted to City Department of Public Works. The plan must include signage, demarcated pedestrian crossing points, as well as location(s) of flaggers when necessary.

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

**IMPACT ON ENERGY**

On August 4, 2021, the Ithaca Energy Code Supplement (IECS) went into effect for all new buildings constructed in Ithaca. The IECS prioritizes electrification, renewable energy, and affordability with the following objectives:

"deliver measurable and immediate reductions in greenhouse gas (GHG) emissions from new buildings, major renovations, and new additions; promote best practices in the design of affordable buildings to deliver reduced GHG emissions; and provide a rapid but orderly transition to buildings that do not use fossil fuels for major building energy needs such as space heating and hot water heating, by 2026. For construction subject to the Ithaca Energy Code Supplement, requirements for reductions in GHGs go into effect in three steps: 2021, 2023, and 2026."

From August 4, 2021, until 2023 all new buildings must produce 40% fewer greenhouse gas emissions than the Energy Conservation Construction Code of New York State requires. Beginning in 2023, the IECS will increase the requirements of new construction to produce 80% fewer greenhouse gas emissions than the Energy Conservation Construction Code of New York State requires, and by 2026 all newly constructed buildings in Ithaca will be required to be net-zero buildings that do not use fossil
fuels. The IECS supports Ithaca’s Green New Deal which aims to “achieve an equitable transition to carbon-neutrality” community-wide by 2030.

The Building Division will oversee implementation and enforcement of the IECS.

According to the project team submittal, Preliminary Site Plan Review Application Report dated 1/18/22, the applicants propose an integrated building and site plan approach to reduce energy consumption, including the following strategies:

- Reduce stormwater runoff (there will be a slight reduction in impervious surfaces)
- Provide porous paving for water infiltration
- Exterior light fixtures on daylight sensors
- Enhance building envelope to reduce heat gain and loss; glazing with thermally broken windows and vestibules at major entry points
- Natural daylight to reduce energy consumption and enhance indoor quality
- Use of low flow water fixtures
- Use of Energy Star appliances to minimize energy consumption, including electric stoves and ventless heat pump clothes dryers
- All light fixtures used will be LED fixtures
- The proposed mechanical system is a VRF system that is an electric air-source heat pump packaged unit, similar to a PTAC. Each dwelling unit will have a dedicated HVAC system.

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 & LIGHT**

Based on information provided by the applicant construction will last approximately 12 months. The project is in a densely developed residential area. Noise producing construction activities, especially foundation work, will temporarily affect residents in the immediate area. The limited exterior lighting will be dark sky compliant. Interior lighting in stairs and corridors will be on sensors.

Noise producing construction activities will temporarily impact residents in the immediate area. Noise producing construction activities will be limited to the hours between 7:30 A.M. and 5:30 P.M., Monday through Friday (or Saturday 9:00 A.M. to 5:30 P.M. with advance notification to and approval by the Director of Planning and Development).

As a result of this information, the Lead Agency has determined no significant impact on noise, odor, and light is anticipated.

**IMPACT ON HUMAN HEALTH**

The existing building (double-house) and garage (built in 1920) will be completely removed and replaced. Demolition may include removal of toxic substances such as asbestos or lead paint. Removal and disposal of any hazardous building materials will be done by a licensed contractor and in accordance with state and local laws.
The project site has no reported spills in the NYDEC Spills Incidents database or in the Environmental Remediation database, and there are no sites within 2000 feet of project site.

As a result of this information, the Lead Agency has determined no significant impact to human health is anticipated.

**CONSISTENCY WITH COMMUNITY PLANS**

The project is consistent with the City of Ithaca’s Comprehensive Plan in that it is sensitive to the character and setting of the existing neighborhood as infill development should within medium density residential areas. The project site is in the R-3a Zoning District, which calls for no significant changes to the character of these residential areas however these areas should continue to provide a variety of housing types. Development “should be sensitive to character and setting of the existing neighborhood.”

This is an appropriate area in which to build student housing as it is near to the campus and follows the land use goal to reduce commuter traffic via the transportation options and proximity to campus.

**Consistency with Zoning:**

The project as designed, requires two variances: off-street parking and minimum lot size for quantity of units being provided. According to the Zoning Analysis created by the city Zoning Administrator dated March 9, 2022:

1. **Off-Street Parking** - the proposed multiple dwelling will require 34 off-street parking spaces. The applicants propose constructing no onsite parking for this project. The project will require a variance for all 34 spaces or 100% of the required parking.
2. **Minimum Lot size for quantity of units being provided** - The new multiple dwelling will provide 30 dwelling units. New construction with 30 dwelling units in the R-3a district requires a minimum lot area of 26,250 square feet. The property has a lot area of 17,119 square feet. The property is deficient in minimum lot area by 9,131 square feet or 34.8% of the required area.

**Impacts & Mitigations**

In the applicant gives the following reasons for the need for the variances and the lead agency responds as follows:

**Off-Street Parking**

The applicant argues the project site is located adjacent and within walking distance to Collegetown Terrace under the same ownership, which has plenty of parking spaces available to lease. The applicants submitted a Valentine Place Parking memo dated 2/17/2022, which describes the supply of parking spaces at Collegetown Terrace parking facilities with the demand for parking from residents at Collegetown Terrace and other developments. In essence, the parking facilities have a total of 649 spaces and estimated on the 2021-2022 academic year utilization and demand rates, the other developments, including the proposed Valentine Place would have a total demand of 492 spaces. This leaves 157 spaces remaining, concluding there is an ample amount of parking spaces for residents at Valentine Place at Collegetown Terrace.
The Lead Agency finds

Minimum Lot Size for Quantity of Units being Provided
The lot area allows for 17 units and the applicant argues they considered another layout consisting of 17 units configured in a combination of studio, 3- and 4-bed units, which resulted in 52 beds, whereas their proposed configuration has fewer beds at 48 in more units.

The Lead Agency finds

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

CONSISTENCY WITH COMMUNITY CHARACTER
The project is a four-story 17,153 GSF apartment building in the R-3a district, which is predominantly large student housing complexes and smaller residential buildings.

The applicants propose the new construction will bridge the two scales of large student housing complexes to the south and west with the smaller residential buildings to the north of the project site. The applicants will achieve this through a saw-toothed parapet to reflect the pitched roofs of the adjacent houses and break up the building's roofline. Through materials and colors, the front facade of the building will be light and transparent while also articulated with modules of three different depths. The landscape will have many large trees, ornamental trees, and shrubs to further fit the building into the context of the neighborhood.

The Lead Agency believes this is an area of the city where a larger, dense apartment complex which houses students is warranted.

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

Prepared by: Nikki Cerra, Environmental & Landscape Planner and revised by the Planning Board
PROPOSED RESOLUTION
Declaration of Lead Agency
City of Ithaca Planning & Development Board
Breeze Apartments
121-125 Lake Street
April 26, 2022

WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, require that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

WHEREAS: State Law specifies that for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval for construction of a four story apartment building with 77 units/109 beds by Todd Fox, 121-125 Lake Street LLC, and

WHEREAS: the applicant proposes to build an 83,160 GSF, four story apartment building and associated site improvements on the former Gun Hill Factory site. The 77-unit with approximately 109 beds, market-rate apartment building will be a mix of studios, one- and two-bedroom units and includes 77 parking spaces (47 surface spaces and +/- 30 covered spaces under the building). Site improvements include stone dust walkways, bike racks, benches, a bioretention filter to treat the parking areas and rooftop stormwater, native and adaptive plant species, and meadow areas to restore edges of the site. The building will be constructed on the east parcel of the Former Ithaca Gun Factory Site which is currently in the New York State Brownfield Cleanup Program (BCP). Before site development can occur, the applicant is required to remediate the site based on a soil cleanup objective for restricted residential use. A remedial investigation (RI) was recently completed at the site and was submitted to NYSDEC in April 2021. The project is in the R-3a Zoning District and requires multiple variances, and

WHEREAS: this is a Type I Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) §176-4 B(1) (h)[2], (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617-4 (b) (11) and is subject to environmental review, now, therefore be it

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

Moved by:
Seconded by:
In Favor:
Against:
Abstain:
Absent:
Vacancies: None
**PLANTING LEGEND**

**PLANT SCHEDULE**

All topsoil shall be screened loam surface soil, free of stones and shall have the following minimum requirements:

### DECIDUOUS TREES

<table>
<thead>
<tr>
<th>Key</th>
<th>Qty</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Root Size</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>AR 1</td>
<td>Acer rubrum 'Franksred'</td>
<td>RED SUNSET 'Red Sunset'</td>
<td>red maple</td>
<td>B&amp;B</td>
<td>CAL</td>
</tr>
<tr>
<td>AG 5</td>
<td>Acer saccharum 'Green Mountain'</td>
<td>'Green Mountain'</td>
<td>Sugar maple</td>
<td>B&amp;B</td>
<td>CAL</td>
</tr>
<tr>
<td>CC 3</td>
<td>Cercis canadensis</td>
<td>Eastern redbud</td>
<td>B&amp;B</td>
<td>2.5&quot; - 3&quot;</td>
<td>CAL</td>
</tr>
<tr>
<td>SR 2</td>
<td>Syringa reticulata 'Ivory Silk'</td>
<td>'Ivory silk'</td>
<td>Japanese tree</td>
<td>B&amp;B</td>
<td>CAL</td>
</tr>
<tr>
<td>JC 2</td>
<td>Juniperus chinensis 'Blue Point'</td>
<td>'Blue point'</td>
<td>Juniper</td>
<td>B&amp;B</td>
<td>6' HT</td>
</tr>
<tr>
<td>BG 8</td>
<td>Buxus 'Green Gem'</td>
<td>'Green Gem'</td>
<td>Boxwood</td>
<td>#5 Cont.</td>
<td>18-24&quot; sp</td>
</tr>
<tr>
<td>CA 10</td>
<td>Clethra alnifolia 'Hummingbird'</td>
<td>'Hummingbird'</td>
<td>Summersweet</td>
<td>cl ethra</td>
<td></td>
</tr>
<tr>
<td>IV 11</td>
<td>Itea virginica 'Henry's Garnet'</td>
<td>'Henry's Garnet'</td>
<td>Virginia sweetspire</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AT 42</td>
<td>Amsonia tabernaemontana 'Storm Cloud'</td>
<td>Blue star</td>
<td>#1 Cont.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AS 33</td>
<td>Astilbe simplicifolia 'Sprite'</td>
<td>'Sprite'</td>
<td>Astilbe</td>
<td>#1 Cont.</td>
<td></td>
</tr>
<tr>
<td>GG 56</td>
<td>Geranium 'Gerwat'</td>
<td>ROZANNE 'Gerwat'</td>
<td>Cranesbill</td>
<td>#1 Cont.</td>
<td></td>
</tr>
<tr>
<td>RF 24</td>
<td>Rudbeckia fulgida var. sullivantii 'Goldsturm'</td>
<td>'Goldsturm'</td>
<td>Black eyed susan</td>
<td>#1 Cont.</td>
<td></td>
</tr>
</tbody>
</table>

### EVERGREEN TREES

<table>
<thead>
<tr>
<th>Key</th>
<th>Qty</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Root Size</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>PV 11</td>
<td>Pinus taeda 'Pendula'</td>
<td>'Pendula'</td>
<td>Eastern loblolly pine</td>
<td>B&amp;B</td>
<td>3.5&quot; HT</td>
</tr>
</tbody>
</table>

### SPECIFICATION

- Maximum clay content of 15%
- pH factor
- Mechanical analysis, including sieve analysis providing separate sand, silt and clay percentages
- Soluble salts concentration shall be <4.0 (DS/M), maximum pH range of 6.0 - 8.0
- See schedule notes for seeding percentage of organic content by weight
- See schedule notes for seeding soluble salts sites.

### LAWN SEED

- Area to receive lawn seed
- See schedule notes for seeding percentage of organic content by weight

### MEADOW SEED

- Area to receive meadow seed
- See schedule notes for seeding percentage of organic content by weight

### PLANTING MIX FOR PLANT PITS

- Shall be composed of 4 parts imported or on-site topsoil
- Shall be fine graded, mulched and watered until a healthy stand of grass is established
- Obtained owner's representative approval prior to seeding

### DEVIATIONS FROM DETAIL

- Must be approved by the owner's representative or landscape architect prior to installation

### DISCREPANCIES

- Any discrepancy with quantities, locations and/or field conditions shall be brought to the attention of the landscape architect prior to installation

### ANY PLANT WHICH TURNS BROWN, DEFOLIATES OR DIES

- Prior to final acceptance by the owner, or landscape architect, shall be promptly removed from the site and replaced with the same plant (species, variety and size) as specified on the plant schedule.

### FULLY MAINTAINING PLANT MATERIALS

- The contractor is responsible for fully maintaining all plant materials (including, but not limited to, lawn areas) until final acceptance by the owner.

### LANDSCAPE ARCHITECT

- The contractor shall guarantee all plants, delivery and labor for a period of one (1) year from completion of the project.

### MULCH

- All plant beds shall be mulched with shredded hardwood mulch to a minimum depth of three (3) inches unless otherwise directed by the landscape architect.
- Mulch sample to be submitted to the owner for final approval.

### OWNER'S REPRESENTATIVE

- The contractor is responsible for providing, at their expense, a certified soil test analysis of on-site and/or imported topsoil. Topsoil analysis to include the following:
  - pH factor
  - Mechanical analysis, including sieve analysis providing separate sand, silt and clay percentages
  - Soluble salts concentration shall be <4.0 (DS/M), maximum pH range of 6.0 - 8.0

### OWNER

- Any plant which turns brown, defoliates or dies prior to final acceptance by the owner, or landscape architect, shall be promptly removed from the site and replaced with the same plant (species, variety and size) as specified on the plant schedule.
Illustrative Site Plan
Visum Development

PROPOSED 4 STORY
77 UNIT BUILDING

THE ISLAND
OVERLOOK

MEADOW

PLAZA/
TURNAROUND

ENTRY

DROPP OFF

STORMWATER

ENTRY

OUTDOOR
AMENITY

SPACE

GARAGE
ENTRY

LAWN

ENTRY

GARAGE
ENTRY

PARKING LOT (30)

2 PUBLIC
ADA SPACES

LAKE ST.

THE ISLAND
OVERLOOK

SMOKESTACK

PARKING LOT (30)

2 PUBLIC
ADA SPACES

LAKE ST.

THE ISLAND
OVERLOOK

SMOKESTACK
EIFS / FIBER CEMENT PANEL SIDING
WOOD LOOK SIDING
CABLE RAILINGS
PARKING GARAGE SCREEN
ALUM COPING AT PARAPET (TYP)
BRICK VENEER
TOP OF ROOF
57' - 2 1/4"
48' - 10 9/16"
44' - 7"

METAL PANELS
WOOD LOOK SIDING
CABLE RAILING (TYP)
ALUM COPING AT PARAPET (TYP)

TOP OF ROOF
48' - 11"

METAL PANELS
WOOD LOOK SIDING
CABLE RAILING (TYP)
ALUM COPING AT PARAPET (TYP)

TOP OF ROOF
43' - 11 1/4"
11' - 0"
11' - 0"
11' - 0"
10' - 11 1/4"

387 East Main Street Rochester NY 14604
585 232 8300 | rochester@swbr.com

These documents and all the ideas, arrangements, designs and plans indicated thereon or presented thereby are owned by and remain the property of SWBR and no part thereof shall be utilized by any person, firm, or corporation for any purpose whatsoever except with the specific written permission of SWBR. All rights reserved. ©

FILE PATH:
4/21/2022 4:22:17 PM Autodesk Docs://21208.00 Visum Development Breeze Apartments/21208_Visum_The Breeze Apartments.rvt

A-201
Exterior Elevation

1" = 10'-0"
PROPOSED RESOLUTION
Declaration of Lead Agency

City of Ithaca Planning & Development Board
Thurston Hall Addition
130 Hollister Drive
April 26, 2022

WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, require that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

WHEREAS: State Law specifies that for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval for constructing a 4-story addition with a basement by David Vanderpoorten, and

WHEREAS: the applicant proposes constructing a 4-story addition with a basement, approximately 50,550 GSF, to the existing Thurston Hall on the Cornell University Ithaca campus Engineering Quad. The addition will house instructional and research labs as well as instructional, research and collaborative spaces for the College of Engineering. The project includes new landscaping, lighting, outdoor seating, and areas for impromptu outdoor classrooms. The project site is located in the U-1 Zoning District where the primary use is Post-Secondary Education. The project will require no variances, and

WHEREAS: this is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(b), (n) and the State Environmental Quality Review Act ("SEQRA") §617.4 (b)(11) and is subject to environmental review, now, therefore be it

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

Moved by:
Seconded by:
In Favor:
Against:
Abstain:
Absent:
Vacancies: None
RE: Lead Agency Concurrence- Thurston Hall Addition 130 Hollister Drive Ithaca

Scott Freyburger <sfreyburger@tompkins-co.org>
Thu 4/21/2022 3:18 PM
To: Nikki Cerra <ncerra@cityofithaca.org>

1 attachments (312 KB)
Thurston Hall Addition - LA Concurrence_.pdf;

We would like to see a backflow prevention device installed on the water lines entering the building for protection of the overall facility.

Scott Freyburger, P.E., M. Eng.
Public Health Engineer
PROPOSED RESOLUTION
Declaration of Lead Agency

City of Ithaca Planning & Development Board
The Hive
132 Cherry Street
April 26, 2022

WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, require that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

WHEREAS: State Law specifies that for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval for construction of a residential mixed-use development with 143 units by 132 Cherry Clinton LLC, and

WHEREAS: the applicant proposes to demolish the existing building and construct a primarily residential mixed-use development. The applicant proposes two 5-story buildings, with a combined total gross floor area of 174,622 SF. The buildings contain 143 residential units on four floors, two commercial spaces totaling 3,220 SF, 50 +/- parking spaces on the ground floor, and indoor amenities including a fitness room, multifunctional studio, community kitchen, rooftop terrace and lounge, dog wash and secured package room. Outdoor amenities include a picnic area, a waterfront courtyard with a pool, a plaza along Cherry Street, streetscape improvements and landscaping. The project is located in in the Cherry Street District Zoning District and will require a front yard variance. The project site is in the Cherry Street Zoning District (CSD) and is subject to design review, and

WHEREAS: this is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1) (h)[2], (k), and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 (b)(11) and is subject to environmental review, now, therefore be it

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

Moved by:
Seconded by:
In Favor:
Against:
Abstain:
Absent:
Vacancies: None
WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, require that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

WHEREAS: State Law specifies that for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval for multiphase renovation project of a car dealership site by Philip Maguire, and

WHEREAS: the applicant proposes a multiphase renovation project for the 2.53-acre site, and the existing building, 18,000 SF in area, which contains two vehicle dealership showrooms, offices, a service reception, a service garage, parts storage, and a store mezzanine. The proposed work for the building includes many exterior and interior renovations including service garage slab replacement, window replacement, partial height CMU partition walls, and interior and exterior painting. The proposed site renovations include removal and replacement of existing gravel parking with asphalt, planting beds and islands, curbing, and concrete aprons and pads. The project is located in in the SW-2 Zoning District, and

WHEREAS: this is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 and the State Environmental Quality Review Act (“SEQRA”) §617.4 and is subject to environmental review, now, therefore be it

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

Moved by:
Seconded by:
In Favor:
Against:
Abstain:
Absent:
Vacancies: None