



CITY OF ITHACA

108 E. Green St. — Third Floor Ithaca, NY 14850-5690

DEPARTMENT OF PLANNING AND DEVELOPMENT

Lisa Nicholas, Acting Director

Planning & Development – 607-274-6550 Community Development/IURA – 607-274-6565

E-Mail: dgrunder@cityofithaca.org

**PLANNING & DEVELOPMENT BOARD Project Review
NOTICE OF MEETING & AGENDA**

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Acting Director of Planning and Development
DATE: May 6, 2022
SUBJECT: **Agenda for Project Review Committee Meeting: FRIDAY, MAY 13, 2022**

The Project Review Committee Meeting is scheduled to begin at 8:30 am. This is a virtual meeting and will be streamed at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg. Please call or email Anya Harris at 274-6550 or aharris@cityofithaca.org, for information.

8:30 Project: Maguire Hyundai-Subaru of Ithaca
Location: 320 Elmira Rd
Applicant: Philip Maguire

Anticipated Board Action(s) in May: Presentation, Review SEAF Parts 2 & 3

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 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>

8:50 Project: The Hive
Location: 132 Cherry Street
Applicant: 132 Cherry Street Clinton LLC

Anticipated Board Action(s) in May: Presentation, Public Hearing, Review FEAF II

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>

9:10 **Project:** Thurston Hall Addition
Location: 130 Hollister Drive
Applicant: David Vanderpoorten, Cornell University Project Manager
Anticipated Board Action(s) in May: Presentation, Review FEAF II, Review FEAF III
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>

9:30 **Project:** Breeze Apartments
Location: 121-125 Lake Street
Applicant: Todd Fox, 121-125 Lake Street LLC
Anticipated Board Action(s) in May: Design Update, Public Hearing, Review FEAF II, FEAF III/Human Health
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>

9:50 **Project:** Apartments (39 Units)
Location: 228 Dryden Road
Applicant: 228 Dryden Rd LLC
Anticipated Board Action(s) in May: Review Site Conditions, Potential Preliminary Approval
Project Description: The applicant proposes to demolish the existing two-story structure and to construct an apartment building with 39 units on the .185-acre project site. The building will be four stories above average grade and one basement story below average grade for a total of five stories. The project includes other site amenities such as landscaping, walkways, and outdoor patios. The project site is in the CR-4 zoning district and requires several area variances. It is also subject to Collegetown Design Guidelines. This was 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. (9) for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on October 26, 2021.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1354>

10:10 Project: Apartments (13 Units)
Location: 325 Dryden Road & 320 Elmwood Ave
Applicant: Red Door Rentals/ AdBro Development

Anticipated Board Action(s) in May: Review Site Conditions, Potential Preliminary Approval

Project Description: The applicant has recently revised the project. The current proposal is to combine two existing parcels, 325 Dryden Road, zoned CR-3, and 320 Elmwood Avenue, zoned CR-2, to create a new parcel totaling .23 acres (~10,000 SF). The applicant proposes to demolish (1) two-story residential unit located at 325 Dryden Road and (1) existing three-story residential duplex at 320 Elmwood Avenue, and to construct two buildings: a three-story multiple dwelling with a footprint 2,857 SF and containing eleven units on the CR-3 portion of the site and a duplex with a footprint 1,003 SF on the CR-2 portion of the site. Combined, the site will have 13 dwelling units with 29 bedrooms. The project will require several area variances, including lot coverage by buildings, the minimum amount for green space per lot basis, rear yard setback, and parking. The proposed design will provide four parking spaces, whereas zoning requires 13 parking spaces. It is also subject to Collegetown Design Guidelines. This was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(I) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (9) for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on November 23, 2021.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1372>

10:30 Project: City Harbor
Location: 101 Pier Road
Applicant: Jessica Edger-Hillman

Anticipated Board Action(s) in May: Review Site Conditions, Potential Preliminary Approval

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 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>

10:50 Agenda Review – May 24, 2022

11:00 Adjourn

ACCESSING ONLINE DOCUMENTS

Site Plan Review & Subdivision Application Documents

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