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

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Deputy Director of Planning and Development
DATE: May 9, 2019
SUBJECT: Agenda for Project Review Committee Meeting: THURSDAY, MAY 16, 2019

The Project Review Committee Meeting is scheduled to begin at 9:00 a.m. in the Third Floor Conference Room, City Hall, 108 E. Green St. Please call Anya Harris at 274-6550, if you cannot attend or you require additional information.

9:00 Project: Hilton Canopy
Location: 115 Seneca Way
Applicant: Whitham Planning & Design for Owner, Neil Patel
Anticipated Board Action(s) in May: Satisfaction of Conditions and Approval of Signage

Project Description: This project was approved by the Planning Board on February 23, 2016 and subsequent project changes were approved on May 22, 2018. The applicant is now seeking approval of revised signage. Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/670

9:10 Project: Mixed Use Apartments (77 units)
Location: 510 W State/MLK Street
Applicant: Visum Development
Anticipated Board Action(s) in May: Project Presentation, Declaration of Lead Agency

Project Description: The applicant proposes to construct a 4- to 6-story building with a footprint of 13,730 SF and a GSA of approximately 74,700 SF. The project will have 2,100 SF of retail space on the first floor facing W State/MLK Street and 77 housing units, permanently affordable to households making 50-70% Area Median Income (AMI). Building amenities include a community room, bike and general storage, a laundry room and a fifth floor lounge with access to a rooftop terrace. The project site has frontage on three streets (W State/MLK, Corn and W Seneca) and is in two zoning districts: CBD 60 in which the maximum height is 60’ and B-2d in which the maximum height is 40’. Neither zone has a prescribed number of stories. The project is subject to the Downtown Design Guidelines and will likely require an area variance for rear yard setback. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(h)[4], (k) & (n), and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(11).
Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1005
9:30  Project:  Student Housing  
Location:  815 S Aurora Street  
Applicant:  Stream Collaborative, Noah Demarest for Project Sponsors Todd Fox and Charlie O’Connor  
Anticipated Board Action(s) in May:  Project Updates, Review of FEAF Parts 2 & 3

Project Description:  The project applicant proposes a new 49-unit student housing complex (16,700 SF footprint) comprised of three buildings constructed on a hillside on the east side of Route 96B, overlooking the proposed Chain Works District. The proposed buildings will contain (2) efficiency units, (3) one-bedroom units, (10) two-bedroom units, (20) three-bedroom units and (14) four-bedroom units. Amenities will include a gym and media room, with access to an outdoor amenity space on the first floor of Building B, and a roof terrace and lounge on the fourth floor of Building B. The project site shares the 2.85-acre site with an existing cell tower facility, garages, an office and a one-bedroom apartment. Site improvements will include walkways and curb cuts to be tied into a public sidewalk proposed by the Town of Ithaca. Fire truck access is proposed at the existing site entry at the south end of the property, with a new fire lane to be constructed in front of the ends of buildings A & B at the northern end of the site. The project will include 68 parking spaces, as required by zoning. The property located in the R-3b zoning district. A variance will likely be required for a rear yard setback deficiency. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4B(1)(k), (n), (B)(2), and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(11).

Project materials are available for download from the City website and are updated regularly:  
https://www.cityofithaca.org/DocumentCenter/Index/982

9:45  Project:  Arthaus on Cherry Street  
Location:  130 Cherry Street  
Applicant:  Whitham Planning & Design  
Anticipated Board Action(s) in May:  Consideration of Preliminary & Final Site Plan Approval

Project Description:  The applicant proposes an as-of-right five-story building approximately 63 feet of height with gallery, office and affordable residential space at 130 Cherry Street, on the east side of the Cayuga Inlet. The site is currently the location of AJ Foreign Auto. The program includes ground floor covered parking for approximately 52 vehicles, plus 7,000 SF of potential retail/office and amenity space geared towards artists’ needs. Building levels two through five will house approximately 120 studio, one-bedroom and two-bedroom residential units. The total building square footage is 97,500 SF. All residential rental units will be restricted to renters earning 50 to 80 percent of the Area Median Income. The north edge of the property will include a publicly-accessible path leading to an inlet overlook. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance § 176-4B(1)(k), (h)[2], (n), and the State Environmental Quality Review Act (“SEQRA”) § 617.4(b)(11).

Project materials are available for download from the City website and are updated regularly:  
https://www.cityofithaca.org/DocumentCenter/Index/946

10:00  Project:  ChainWorks District Redevelopment  
Location:  620 N Aurora Street  
Applicant:  Jamie Gensel of Fagan Engineering for David Lubin of Unchained Properties  
Anticipated Board Action(s) in May:  Consideration of Preliminary Site Plan Approval for Entire Site

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

Project materials are available for download from the City website and are updated regularly. [http://www.cityofithaca.org/DocumentCenter/Index/119](http://www.cityofithaca.org/DocumentCenter/Index/119)

10:20 Agenda Review for 05-28-2019

10:30 Adjournment

cc: Mayor Svante Myrick & Common Council
    Dr. Luvelle Brown, Superintendent, ICSD
    Jay Franklin, Tompkins County Assessment

Out of consideration for the health of other individuals, please try to refrain from using perfume/cologne and other scented personal care products at City of Ithaca meetings. Thank you for your cooperation and understanding.

If you have a disability & would like specific accommodations to participate, please contact the City Clerk at 274-6570 by 12:00 p.m., no later than 2 days (not including weekends and holidays) before the meeting.
May 10, 2019

Lisa Nicholas, Deputy Director of Planning  
Division of Planning and Economic Development, City of Ithaca  
108 E. Green Street, 3rd Floor  
Ithaca, N.Y. 14850

RE: canopy Hotel project – Conditions for final SPA – Signage changes/updates

Dear Lisa,

Thank you for reviewing this conditional SPR submission detailing signage changes/updates to the canopy hotel project. On behalf of the project team, we are attaching the following package in compliance with the Conditions of Final Site Plan Approval, as detailed in the Approved Resolution dated January 24, 2017 and on your correspondence with our office on May 10, 2019.

General Notes:
- The name of the restaurant revised from “Ezra” to “The Strand Cafe”;
- Proposed sign types have changed;
- Restaurant signage is no longer shown as part of canopy hotel signage in an effort to allow these two entities to have separate public identities.

Items included in this package are as follows:
- Page #1 – East Elevation with canopy sign – No notable change
- Page #2 – Canopy Sign Detail for East Elevation – No notable change
- Page #3 – Main Entry Awning – No notable change
- Page #4 – South Elevation – New drawing indicating location of new sign type and location
- Page #5 – The Stand Cafe Sign Detail for South Elevation – New drawing
- Page #6 – East Elevation – Updated elevation with The Strand Cafe signage
- Page #7 – The Stand Cafe Sign Detail for East Elevation – New drawing
- Page #8 – East Elevation Location Plan – New drawing indicates location of frosted crystal safety band
- Page #9 – Frosted Crystal Safety Band Detail – New drawing
- Page #10 – Canopy Monument Sign Detail – Updated drawing, no longer includes restaurant signage, now includes gooseneck lamp down-lighting
- Page #11 – Canopy Monument Sign Detail – Updated detail
- Page #12 – Sign Location Plan – Updated Sign location plan reflecting location of all signage included in this package; this reflect one additional sign as an update to the presentation given on March 26th.

Sincerely,

Scott Whitham  
Principal, RLA, ASLA  
Whitham Planning & Design PLLC
<table>
<thead>
<tr>
<th>Print</th>
<th>Date</th>
<th>ESR</th>
<th>ES#</th>
<th>Line</th>
<th>A</th>
<th>SP</th>
<th>AC</th>
<th>Sign Type</th>
<th>Location</th>
<th>Channel Letters</th>
</tr>
</thead>
<tbody>
<tr>
<td>8157GG-2</td>
<td>2/25/19</td>
<td>ES-4446</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>6</td>
<td>2</td>
<td>Canopy</td>
<td>East Elevation</td>
<td>Canopy</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ithaca, NY</td>
<td>3'</td>
<td>4.625&quot;</td>
<td>12'</td>
<td>0&quot;</td>
<td>(40.625 sq ft)</td>
<td>Orange Day / White Night</td>
<td>illuminated letters</td>
<td></td>
</tr>
</tbody>
</table>

This drawing contains original elements created by Lauretano Sign Group, Inc., is property of Lauretano Sign Group, Inc. and is subject to all applicable copyright laws. This drawing may not be used in any way until full payment is received by Lauretano Sign Group, Inc. It is intended for review and approval purposes only, and is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc.
This drawing contains original elements created by Lauretano Sign Group, Inc., is property of Lauretano Sign Group, Inc. and is subject to all applicable copyright laws. This drawing may not be used in any way until full payment is received by Lauretano Sign Group, Inc. It is intended for review and approval purposes only, and is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc.

**Scale: 1/2" = 1' - 0"

**Gray indicates .125" aluminum support backer**

**12'-0"**

**canopy**

**SIDE VIEW**

**Scale: 1/2"=1"**

**COLORS**

- Orange PMS 165c

---

**2" x 2" remote wireway positioned and painted to blend into canopy structure. Remote power supplies. J-box with primary electrical by others.**

**Electrical disconnect switch next to letterset (by others)**

**.040" alum. returns, 3" deep, painted Orange PMS 165c**

**.177" thick white acrylic faces with dual color PSV (Orange Day/White Night)**

**.125" aluminum angle bracket painted to match canopy**

**Welded .125" aluminum gusset**

**S.S. hardware as required by technical survey**

**Thru-bolt or other as required by technical survey**

**.063" alum. CAD cut backs**

**1" Jewelite trim, painted Orange PMS 165c**

**Internally illuminated with White LEDs**

**3" deep letter descender**

**Weep holes**

**2" x 2" remote wireway positioned and painted to blend into canopy structure. Remote power supplies. J-box with primary electrical by others.**

**Electrical disconnect switch inside building (by others)**

**Canopy (typical)**

**Gray indicates .125" aluminum support backer**

**1/2" = 1' - 0"**

**Proceed to Production**

**Print** 8157GG-2  **Date** 2/25/19  **Installation Method** Thru-bolt or other as required by technical survey

**ES# ES-4446  **Line A**

**UL FILE NO. E70436**

**Amps TBD Volts 120**

**Colors**

- Orange PMS 165c

---

**Volt: 120 - Power is based off 120 volt. If signs use anything other than 120 volt, then a difference in price will apply or a step down transformer will need to be used.**
This drawing contains original elements created by Lauretano Sign Group, Inc., is property of Lauretano Sign Group, Inc. and is subject to all applicable copyright laws. This drawing may not be used in any way until full payment is received by Lauretano Sign Group, Inc. It is intended for review and approval purposes only, and is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc.

Print 9216GG-3 Date 5/8/19

<table>
<thead>
<tr>
<th>ESR</th>
<th>ES-4446</th>
<th>Line</th>
<th>B</th>
<th>SP</th>
<th>AC</th>
<th>Sign Type</th>
<th>Blade Sign</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title</td>
<td>Canopy</td>
<td>Location</td>
<td>South Elevation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City/State</td>
<td>Ithaca, NY</td>
<td>Size</td>
<td>2' 10.89&quot; x 3' 0&quot; (8.72 sq ft)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Customer</td>
<td>Canopy</td>
<td>Description</td>
<td>DFI sign mounted to corner of building</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

SOUTH ELEVATION
SCALE: 1/16" = 1' 0"
FRONTAGE: 128' 0"
Lexan face with vinyl graphics applied 1st surface
Internally illuminated with white LEDs

Scale: 1" = 1' 0"

TOP VIEW
MOUNT TO CORNER OF BRICK WALL
EAST ELEVATION
SCALE: 1/16" = 1' 0"
FRONTAGE: 111' 6"

TITLE

SIGN TYPE
Channel Letters

LOCATION
East Elevation

SIZE
1' 8" x 20' 4.8" (34 sq ft)

DESCRIPTION
Color Day / White night CLs mounted on top of pergola

AUTHORIZED SIGNATURE

DATE

CLIENT APPROVAL

Print 9217GG-3 Date 5/8/19

ES# ES-4446 Line C SP AC

Title Canopy

City/State Ithaca, NY

Customer Canopy

Int. Note

This drawing contains original elements created by Lauretano Sign Group, Inc., is property of Lauretano Sign Group, Inc. and is subject to all applicable copyright laws. This drawing may not be used in any way until full payment is received by Lauretano Sign Group, Inc. It is intended for review and approval purposes only, and is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc.
Mount backer to trellis
SURVEY REQUIRED

Mount letters to 1/8" backer with folded tab at the bottom with gussets

Opaque black and translucent Vivid Gold Avery 900-254-T vinyl applied to white acrylic faces

Jewlite and 5" deep returns painted black

Scale: 3/8" = 1' 0"

20' 4.8"

1' 8"

1"

THE STRAND CAFE
East Elevation
Scale: 1/16" = 1' 0"
Frontage: 111' 3"

Title
Canopy
City/State
Ithaca, NY
Customer
Canopy
Int. Note

Print 7913GG-2 Date 1/16/19

ES# ES-4446 Line D SP AC

Sign Type CY-SB

Location East Elevation
Size 5.5" height
Description Frosted Crystal Safety vinyl in linear pattern, Second Surface

Note: For preliminary design purposes only. Accurate field survey and dimension verification required before beginning construction.
This drawing contains original elements created by Lauretano Sign Group, Inc., is property of Lauretano Sign Group, Inc. and is subject to all applicable copyright laws. This drawing may not be used in any way until full payment is received by Lauretano Sign Group, Inc. It is intended for review and approval purposes only, and is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc.

Scale: 1/2"=1"

MATERIALS
Frosted Crystal PSV

COLORS

REPEATING FROSTED CRYSTAL SAFETY BAND

5' from center of panel TGL
This drawing contains original elements created by Lauretano Sign Group, Inc., is property of Lauretano Sign Group, Inc. and is subject to all applicable copyright laws. This drawing may not be used in any way until full payment is received by Lauretano Sign Group, Inc. It is intended for review and approval purposes only, and is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc.

**SCALE:** 1/2” = 1’ 0”

**COLORS**
- Paint to match Pure Wite

**MATERIALS**
- Logo & Street Number: .5” painted aluminum
- City Name: Neighborhood: .25” painted aluminum
- Fonts: Town 21 Outline Medium
  - Town 21 Outline Black
  - Clarendon BT Black

**PROCEED TO PRODUCTION**
- Print: 7128GG-8
- Date: 5/7/19
- ES#: ES-4446
- Line: D
- **UL FILE NO. E70436**

**NOTES**
- 1/4” or 1/2” PLATE ALUMINUM
- DRILL & TAP 1/8”
- WALL SILICONE FILLED CAVITY
- 3” X 3/16” (10-24) ALUMINUM STUD
- 1/4” or 1/2” PLATE ALUMINUM
- Flush w/ Studs (NTS)

**DIMENSIONS**
- 6’ 5.48”
- 5.375”
- 3’ 8.23”
- 10”
- 28” - ITHACA | DOWNTOWN