



CITY OF ITHACA
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DEPARTMENT OF PLANNING AND DEVELOPMENT
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PLANNING & DEVELOPMENT BOARD Project Review

NOTICE OF MEETING & AGENDA – REVISED

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Acting Director of Planning and Development
DATE: June 3, 2022
SUBJECT: **Agenda for Project Review Committee Meeting: FRIDAY, JUNE 10, 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: Minor Subdivision
Location: 261 Lake Street
Applicant: Yuanliu He, DMG Investments
Anticipated Board Action(s) in June: Declaration of Lead Agency, Public Hearing, Determination of Environmental Significance, Consideration of Approval
Project Description: The applicants are requesting a subdivision of Parcel 28-3-5. Parcel B .607 acres (26,425 sq ft), an undeveloped steep lot is to be subdivided from parcel A 1.298 acres (55,545 sq ft) which contains a parking lot. Parcel B is then to be consolidated with Parcel C 12-7-4.2, .599 acres (26,100 sq ft), an undeveloped parcel. The intent is for the consolidated lot (Parcel B & Parcel C) to be a buildable lot for a potential future project or sale and to separate it from the parking lot, which is for the Auden I parcel across Lake street. The parcels are in the R-3a 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/1466>

8:50 Project: Maguire Hyundai-Subaru of Ithaca
Location: 320 Elmira Rd
Applicant: Philip Maguire
Anticipated Board Action(s) in June: Presentation, Potential Determination of Environmental Significance
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>

9:10 **Project:** The Hive
Location: 132 Cherry Street
Applicant: 132 Cherry Street Clinton LLC
Anticipated Board Action(s) in June: Presentation, Design Review
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>

9:30 **Project:** Thurston Hall Addition
Location: 130 Hollister Drive
Applicant: David Vanderpoorten, Cornell University Project Manager
Anticipated Board Action(s) in June: Potential Preliminary & Final Site Plan Approval
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>

9:50 **Project:** Breeze Apartments
Location: 121-125 Lake Street
Applicant: Todd Fox, 121-125 Lake Street LLC
Anticipated Board Action(s) in June: Design Update, Review FEF 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>

10:10 **Project:** Apartments (39 Units)
Location: 228 Dryden Road
Applicant: 228 Dryden Rd LLC

Anticipated Board Action(s) in June: Potential Final 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>

10:30 **Project:** (4) Two Family Dwellings at 615-617 Cascadilla Street
Location: 615-617 Cascadilla Street
Applicant: Stavros Stavropoulos

Anticipated Board Action(s) in June: Consideration of Site Plan Changes

Project Description: The Planning Board granted final approval of this project on September 28, 2021. The applicants are now seeking input for site plan changes. The applicant proposes to combine three existing parcels, 615 & 617 Cascadilla St. zoned R-2b, and 513 N Meadows St zoned WEDZ-1b to create a new parcel totaling .403 acres. The applicant proposes to demolish one existing two-story residential house and then construct four buildings each with two 3-bedroom units, equaling 4,899 SF total building area in the R-2b area of the parcel. The required off-street parking will occupy the WEDZ-1b area of the parcel, extending into the buildable area of the R-2b parcel. The project includes other site amenities such as lighted walks, covered bike parking, and landscaping. Automobile access will be on North Meadow Street and existing curb cuts on Cascadilla Street will be removed. Pedestrian and bike traffic will access the site from Cascadilla Street and North Meadow Street. This was determined an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act, for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on August 24, 2021.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1360>

10:50 **Agenda Review – June 28, 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.