



CITY OF ITHACA
108 E. Green St. — Third Floor Ithaca, NY 14850-5690
DEPARTMENT OF PLANNING AND DEVELOPMENT

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PLANNING & DEVELOPMENT BOARD Project 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: June 5, 2020
SUBJECT: **Agenda for Project Review Committee Meeting: THURSDAY, JUNE 11, 2020**

The Project Review Committee Meeting is scheduled to begin at 8:30 a.m. City Hall is closed to the Public. This meeting will be streamed at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg.

Please call or email Anya Harris at 274-6550 or aharris@cityofithaca.org, if you require additional information.

8:30 Project: Special Permit – Accessory Apartment
Location: 101-105 Elmwood Ave
Applicant: Priscilla & Christopher Wildeman
Anticipated Board Action(s) in June: Declaration of Lead Agency, Public Hearing, Determination of Environmental Significance, Approval of Special Permit
Project Description: The applicants are requesting a special permit in order to convert an existing in-law apartment into a legal accessory apartment. The existing 450 SF studio apartment is in the basement of the 2,700 SF home and contains a kitchen, full bathroom, and common space/sleeping area and is served by an external entry at the rear of the house. The floor area does not exceed 33 percent of the total habitable area of the building. The applicants are not proposing any interior or exterior changes to the building and the home will retain the appearance of a single-family residence. The property contains sufficient off-street parking for one additional car. The property is in the R-1 zoning district in which an accessory apartment is a permitted use requiring a special permit. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) and the State Environmental Quality Review Act (“SEQRA”) and requires environmental review.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1171>

8:40 Project: Minor Subdivision and Site Plan Approval
Location: 209 Hudson Street
Applicant: Jagat Sharma on behalf of property owner 209 Hudson Street LLC
Anticipated Board Action(s) in June: Preliminary & Final Subdivision and Preliminary Site Plan Approval
Project Description: The applicant is proposing to subdivide the City of Ithaca Tax Parcel #82.-4-17 measuring 26,484 SF (.608 acres) into two lots and construct one duplex and associated site improvements. Lot 1 will measure 6,088 SF (.140 acres) with 45 feet of frontage on Hudson Street and contains the existing house, and Lot 2 will measure 20,382 SF (.47 acres) with 87 feet of frontage on Hudson Street and will contain the new duplex. The project is in the R-2a zoning district, which has the following minimum area requirements: 5,000 SF lot size and 45 feet of street frontage for single- or two-family dwellings, 30 percent lot coverage, 25-foot front yard, 10-foot side yard, and a rear yard of 25 percent or 50 feet but not less than 20 feet. The subdivision has received an area variance for an existing side yard deficiency on Lot 1. The project is in the South Hill Overlay District for

“An Equal Opportunity Employer with a commitment to workforce diversification.”

which subdivision is required, as district requirements allow no more than one primary use per tax parcel. The project includes four parking spaces, retaining/stone walls, new paving, walkways, and landscaping. Site development will require the removal of an existing pool, wooden fence and shed, three mature trees and associated paving and landscape elements. Access to both sites will be from the existing driveway, which will require easements to ensure permanent access. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) and the State Environmental Quality Review Act (“SEQRA”) for which the Planning Board, acting as the Lead Agency in environmental review, issued a Negative Declaration of Environmental Significance on July 24, 2018.

NOTE: On November 6, 2018, the Board of Zoning Appeals voted to deny the variance for the existing side yard deficiency. The applicant filed an Article 78 proceeding challenging the Board’s decision. On March 5, 2019, the court ordered the Board to issue an area variance such that the applicant may subdivide the lot. The City appealed the court’s decision, and on April 16, 2020, the appellate court ordered the Board to issue an area variance such that the applicant may subdivide the lot.

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

<https://www.cityofithaca.org/DocumentCenter/Index/805>

8:55 Project: Major Renovations – Balch Hall

Location: 600 Thurston Ave, Cornell Campus

Applicant: Ram Venkat, Project Manager for Cornell University

Anticipated Board Action(s) in June: Project Presentation, Declaration of Lead Agency

Project Description: The applicant proposes to renovate the interior and exterior of the 167,000 GSF, six-story building in order to improve accessibility and capacity. Renovations that affect the exterior of the building include: replacing the remaining single-glazed steel windows; rebuilding and/or replacing gutters, downspouts, gable ends and parapet walls to allow for new waterproofing detailing; and installing four roof bulkheads and dormers to accommodate new elevators. Site improvements include grading and installation of accessible walks to building entrances, installation of new stairs and landscaping at the Arch to accommodate the new accessible path, and removal and replacement of four existing mature oak trees and other landscaping. The project also includes lighting and building systems replacements and upgrades to improve function and efficiency. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act and will be treated as a Type 1 Action due to the historic nature of the building.

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

<http://www.cityofithaca.org/DocumentCenter/Index/1172>

9:10 Project: Mixed-Use – Apartments and Retail

Location: 120-140 Brindley Street/902 Taber Street

Applicant: Jason K Demarest for Ithaca Aeroplane Factory, LLC

Anticipated Board Action(s) in June: Determination of Environmental Significance

Project Description: The applicant is proposing to build a four-story mixed use building with a footprint of approximately 3,582 SF (GFA 14,328 SF). The 1.55-acre project site contains (2) one-story and (1) two-story commercial buildings, as well as parking, landscaping, and some out-buildings. The new building will contain office and retail on the first floor, office and residential on the second and third floors, and residential on the fourth floor for a total of five apartments, 1,100 SF of new commercial and approximately 6,000 SF of new office space. Site improvement will include two new curb cuts, an outdoor patio, landscaping, and a sidewalk and tree lawn along Taber Street. Phase 2 will include a 2,000 SF addition on the building closest to Taber Street. As part of the project, the property line on Taber Street will be moved to the north and property to the south will be incorporated into the street right of way to allow for a consistent width of 55 feet. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B. (1)(h) [2] and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (11) and is subject to environmental review. The project site is in the Cherry Street Zoning District (CSD) and has received Design Review.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1148>

9:25 Project: Apartments & Parking

Location: 215 E State/MKL Street

Applicant: Ithaca Properties LLC / Jeff Rimland

Anticipated Board Action(s) in June: Public Hearing, Design Review, Review of FEAF Part 3

Project Description: The applicant is proposing to demolish the eastern section of the existing public parking garage, rebuild two levels of public parking (approx. 130 spaces), construct one ground-level private parking area (approx. 34 spaces) and ten floors of residential with approximately 200 apartments. The new building will have an interior connection to the existing building and will be accessed through the entrance at 215 E State Street on the Commons. Likewise, the parking decks will connect to the new proposed decks and garage entrance to the west. The building will also feature a residential lobby on Green Street. Portions of the existing two-story Rothschild Building will be renovated to house amenity spaces for tenants. The project is in the CBD-140 zoning district and is subject to Design Review. It will require area variances for rear yard setback and number of stories. It is also in the Street Level Active Use Overlay Zone (SLAU-OZ). The project will require approval from Common Council for sale of the property (air rights). This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (d), (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (5)(iii) and (9) 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/1160>

9:40 Project: Mixed Use – Apartments, Conference Center, & Public Parking

Location: 120 E. Green Street (west end of Green Street Garage)

Applicant: Kathryn Chesebrough of Whitham Planning & Design for Vecino Group LLC

Anticipated Board Action(s) in June: Continuation of Public Hearing, Review of FEAF Part 3

Project Description: The applicant is proposing to demolish the western and center sections of the existing garage and helix to build 1) an 11-story building with a 22,120 SF footprint and 2) rebuild and expand the center section of the parking garage with a total of seven levels of parking and an increase of 241 spaces. The parking decks will be connected to the building by bridge on the second and seventh floors. The building will contain 218 permanently affordable apartments on the fourth through eleventh floors in a U-shaped configuration. The first through third floors will have building amenities, a conference center and a small scale retail space. The Cinemopolis Plaza will maintain the current public pedestrian passage between the Commons and Green Street. It will be rebuilt and enhanced with lighting, signage, art, and landscaping. The applicant is also requesting consideration of a City Hall Plaza in the area that currently contains a small parking lot between the project site and City Hall. This proposal would feature a large outdoor gathering spot with paving, lighting, landscaping, and furnishings, while retaining a limited number of parking spaces. The project is in the CBD-140 zoning district and is subject to Design Review. It will require area variances for rear yard setback and potentially, for height, and may require a subdivision or lot line adjustment. The project will require approval from Common Council for sale of the property. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (d), (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (5)(iii) and (9) 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/1143>

9:55 Agenda Review for 6-23-20

10:00 Adjournment

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

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.