



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

JoAnn Cornish, Director
DEPARTMENT OF PLANNING, BUILDING, ZONING, & ECONOMIC DEVELOPMENT
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PLANNING & DEVELOPMENT BOARD
Project Review & Design Review Committee
NOTICE OF MEETING & AGENDA – REVISED

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Deputy Director of Planning and Development
DATE: June 11, 2018
SUBJECT: **Agenda for Project Review Committee Meeting: WEDNESDAY, JUNE 13TH, 2018**

The Project Review Committee Meeting is scheduled to begin at 10:30 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.

10:30 Project: Minor Subdivision

Location: 508-512 Edgewood Pl Tax Parcel # 62.-2-4

Applicant: Christopher Anagnost for Randolph C & Melanie L Murphy

Anticipated Board Action(s) in June: Public Hearing, Determination of Environmental Significance & Consideration of Preliminary & Final Subdivision Approval

Project Description: The applicant is proposing to subdivide the .718 acre (31,276 SF) property into two tax parcels: Parcel A measuring .326 acres (14,205 SF) with a width of 83.42 feet on Edgewood Place and containing an existing garage and driveway and Parcel B measuring .279 acres (12,136 SF) with a width of 61.30 feet on Edgewood Place and containing an existing single family home. The parcel is in the R-3a Zoning District which requires a minimum lot size of 7,000 SF, width at-street of 50 feet, front yard setback of 10' and side yard setbacks of 10 and 5 feet, and a rear yard setback of 20%, or 50 feet. The site is in the East Hill Historic District; therefore, any future structure would be subject to approval by the Ithaca Landmarks Preservation Commission, as well as site plan review. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance ("CEQRO"), §176-4 B. (1) (h), and the State Environmental Quality Review Act ("SEQRA"), and is subject to environmental review.

10:40: Project: Minor Subdivision

Location: 101 Pier Road Tax Parcel # 17.-1-1.2

Applicant: Organic Waterfront LLC

Anticipated Board Action(s) in June: Public Hearing, Determination of Environmental Significance & Consideration of Preliminary & Final Subdivision Approval

Project Description: The applicant is proposing to subdivide the 7.816 acre property into two tax parcels: Parcel A measuring 3.846 acres with 388.3 feet of frontage on Willow Ave and 182.3 feet of frontage on Pier Road, and containing four existing buildings; and Parcel B measuring 3.970 acres with approximately 450 feet of frontage on Pier Road and containing one existing building. The property is in the Newman District which has a minimum side yard setbacks of 5 feet excluding town homes, and a rear yard setback of 20 feet from top of bank for properties located along the waterfront, and no minimum requirements for lot size, street frontage, or front yard. The subdivision also involves the release of an historic rail easment from

the City. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”), §176-4 B. (1) (h), and the State Environmental Quality Review Act (“SEQRA”), and is subject to environmental review. The property is slated for future mixed-use development; however, the applicant is proposing to subdivide the property at this time to sell a portion of the property. These circumstances warrant a segmented environmental review for the subdivision, as a full environmental review will be conducted during the site plan approval process for the entire future development project comprising both parcels.

10:50 Project: Major Subdivision, Two Duplexes and One Single Family Home

Location: 128 Falls Street

Applicant: Ron Ronsvale, Owner

Anticipated Board Action(s) in June: Public Hearing, Consideration of Preliminary Subdivision Approval & Recommendation to BZA

Project Description: This project was approved by the Planning Board on 2-24-15 and received the required variances on 2-3-15. The applicant did not apply for a building permit or file the subdivision and the site plan and variances expired. The applicant now wishes to pursue the project as previously approved. The applicant is proposing to subdivide the parcel and construct one single-family home and two duplexes. The proposal is to subdivide the 16,352-SF (0.375-acre) parcel into three: Parcel 1 will measure 3,686.9 SF with 37.5’ of frontage and will contain a new single-family home; Parcel 2, measuring 4,389 SF and with 46 feet of street frontage, will contain the existing single-story single-family home; and Parcel 3, measuring 8,276 SF with 98 feet of street frontage, will contain two new duplexes. The property is in the R-2b Zoning District, which has a minimum lot size of 3,000 SF for two-family dwellings, minimum width at-street of 35 feet, and minimum front-, side-, and rear-yard setbacks of 25 feet, 10 and 5 feet, and 25% or 50 feet, respectively. The project includes seven off-street parking spaces, one driveway, sidewalks/walkways, and landscaping. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act, for which the Board, acting as Lead Agency made a negative Determination of Environmental Significance on 9-23-14.

11:10 Project: GreenStar Cooperative Market

Location: 750 & 770 Cascadilla St

Applicant: Noah Demarest for The Guthrie Clinic

Anticipated Board Action(s) in June: Consideration of Preliminary & Final Approval

Project Description: The applicant proposes to relocate GreenStar Cooperative Market from its current location at 701 West Buffalo Street to an existing 29,978 SF building on a 2.8 acre project site comprising two tax parcels at 750 & 770 Cascadilla Street. The site is currently occupied by two one-story concrete block structures, covering 37,615 SF and 29,978 SF. There is 17,543 SF of greenspace, and the remainder of the site is paved. The larger of the two buildings will be demolished to make way for a 160+/- car parking area, which will feature new landscaping and stormwater treatment systems. New greenspaces, entry and an outdoor café will be developed around the perimeter of the building. The building will be connected to Cascadilla Street by a new sidewalk along the east edge of the lot, and new sidewalks will be installed along the Cascadilla Street frontage to connect the site with the City sidewalk network. A timber structure along the street edge will incorporate signage and parking lot screening and create a defined street edge. The project is in the waterfront Market District (MD). This has been determined to be a Type I Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) §176-4 B.(1)(d) and the State Environmental Quality Review Act (“SEQRA”) § 617.4 (b)(10) for which the Planning Board made a Negative Determination of Environmental Significance on May 22, 2018.

11:25 Zoning Appeals:

- #3099, 314 Taylor Place, Area Variance
- #3100, 128 Falls St, Area Variance

- #3101, 437 N Aurora St, Area Variance

11:35 Agenda Review for 06-26-18

11:45 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.