



CITY OF ITHACA
108 E. Green St. — Third Floor Ithaca, NY 14850-5690
DEPARTMENT OF PLANNING AND DEVELOPMENT
JoAnn Cornish, Director
Planning & Development – 607-274-6550
E-Mail: dgrunder@cityofithaca.org

Community Development/IURA – 607-274-6565

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: June 7, 2019
SUBJECT: **Agenda for Project Review Committee Meeting: THURSDAY, JUNE 13, 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: Carpenter Circle Project
Location: Carpenter Park Road
Applicant: Andrew Bodewes for Park Grove Realty LLC
Anticipated Board Action(s) in June: Project Presentation and Declaration of Lead Agency

Project Description: The project seeks to develop the existing 8.7-acre vacant parcel located adjacent to Route 13 and off of Third Street. The proposal includes a 64,000 SF medical office; two mixed-use buildings, which will include ground-level retail/restaurant/commercial uses of 23,810 SF, interior parking, 166 market-rate apartment units, and 4,652 SF of amenity space; and a residential building offering +/-42 residential units for residents earning 50-60% AMI. Site amenities will include public spaces for residents and visitors, bike parking, transit access for TCAT, open green space, a playground, and access to the Ithaca Community Gardens. The project includes 400 surface parking spaces and an internal road network with sidewalks and street trees. The project sponsor is seeking a Break in Access from NYS DOT to install an access road off of Rte 13. The property is located in the Market District; however, the applicant has applied to Common Council for a Planned Unit Development (PUD). The project will require subdivision to separate each program element. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(d), (i), (k), and (B)(6) and (8)(a) 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/1014>

9:15 Project: Immaculate Conception Redevelopment Project
Location: 320 W Buffalo Street
Applicant: Ithaca Neighborhood Housing Services (INHS)
Anticipated Board Action(s) in June: Project Presentation, Declaration of Lead Agency

Project Description: The project involves the renovation/conversion of the existing two-story former school building into a mixed-use building with a two-story addition along North Plain Street, a new four-story apartment building, (2) three-unit townhome buildings, (1) four-unit townhome building, the renovation/conversion of a single family home into a two-family home, and the renovation of the "Catholic Charities" Building. The overall project will contain 78 dwelling units with 127 bedrooms. Total increase in square footage on the site will be 49,389 SF, from 62,358 to 111,747 SF. 9,274 SF of new and existing space in the former school will be commercial use. Site development will require demolition of one wing of the existing school building and one

single-family home. The project also includes greenspace areas, 45 surface parking spaces, and other site amenities. The property is located in the R-2b zoning district; however the applicant has applied to Common Council for a Planned Unit Development (PUD). This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(k), (n), (B)(6), 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/1016>

9:30 Project: Minor Subdivision and Construction of a Single Family Home

Location: 243 Cliff Street, Tax Parcel 53.-6-1

Applicant: Laurel Hart and David Nutter

Anticipated Board Action(s) in June: Project Presentation, Declaration of Lead Agency, Public Hearing & Determination of Environmental Significance

Project Description: The applicant proposes to subdivide the .36 acre site into two parcels and build one single family home. The subdivision will result in Parcel A measuring .152 acres (6,638 SF) with 66 feet of frontage on Cliff Street and containing an existing single family home and garage, and Parcel B measuring .218 acres (9,484 SF) with 97 feet of frontage on Park Road. The property is in the R-3a Zoning District, which has the following minimum requirements: 5,000 SF lot size and 40 feet of street frontage for single family homes, 10-foot front yard, and 10- and five-foot side yards and a rear yard of 20% or 50 feet, but not less than 20 feet. Access to the proposed home on Parcel B will be via a new access drive connecting to Park Road. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(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/1028> (Site Plan Review)
<https://www.cityofithaca.org/DocumentCenter/Index/1030> (Subdivision)

9:45 Project: Commercial Building

Location: 410 Elmira Road

Applicant: PW Campbell or Visions Federal Credit Union

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

Project Description: The applicant proposes to construct a 3,450 SF commercial building with a drive-through, parking area for 20 cars, a 940 SF amphitheater, and associated site improvements on the 1.56 acre project site. The site is currently vacant. The project site is in the SW-3 Zoning district and will likely require an area variance. The project is subject to the Southwest Area Design Guidelines. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(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/1019>

10:00 Project: Mixed Use Apartments (77 units)

Location: 510 W State/MLK Street

Applicant: Visum Development

Anticipated Board Action(s) in June: Review of FEAF Parts 2 & 3

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 feet and B-2d in which the maximum height is 40 feet. Neither zone has a prescribed number of stories. 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>

10:15 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 June: Review of FEAF Parts 2 & 3

Project Description: The project applicant proposes a new 65-unit student housing complex (approximately 16,700 SF footprint) comprised of three buildings constructed on hillside on the east side of Route 96B, overlooking the proposed Chain Works District. The proposed buildings will contain (2) one-bedroom units, (40) two-bedroom units, and (23) three-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 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 existing site entry at the south end of the property, with a new fire lane to be constructed in front of the buildings A & B at the northern end of the site. The project will include 67 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 §176-4(B)(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>

10:30 Project: Arthaus on Cherry Street

Location: 130 Cherry Street

Applicant: Whitham Planning & Design

Anticipated Board Action(s) in June: Consideration of Amended Negative Declaration of Environmental Significance and 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>

10:45 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 June: Consideration of Final Approval for Phase 1

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>

11:00 Agenda Review for 06-25-2019

11:10 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.