The regular meeting of the PLANNING & DEVELOPMENT BOARD will be held at **6:00 p.m.** on **JUNE 25TH, 2019** in COMMON COUNCIL CHAMBERS, City Hall, 108 E. Green Street, Ithaca, NY.

**AGENDA ITEM** | **Approx. Start Time**
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1. Agenda Review | 6:00
2. Privilege of the Floor | 6:05
3. Approval of Minutes: May 28, 2019 | 6:20
4. Subdivision Review | 6:25
   - **Project:** Minor Subdivision and Construction of a Single Family Home
   - **Location:** 243 Cliff Street
   - **Applicant:** Laurel Hart & Dave Nutter
   - **Actions:** 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:
     - [https://www.cityofithaca.org/DocumentCenter/Index/1028](https://www.cityofithaca.org/DocumentCenter/Index/1028) (Site Plan Review)
     - [https://www.cityofithaca.org/DocumentCenter/Index/1030](https://www.cityofithaca.org/DocumentCenter/Index/1030) (Subdivision)
5. Site Plan Review | 6:45
   - **Project:** North Campus Residential Expansion (NCRE)
   - **Location:** Cornell University Campus
   - **Applicant:** Trowbridge Wolf Michaels for Cornell University
   - **Actions:** Consideration of Final Site Plan Approval
   - **Project Description:** The applicant proposes to construct two residential complexes (one for sophomores and the other for freshmen) on two sites on North Campus. The sophomore site will have four residential buildings with 800 new beds and associated program space totaling 299,900 SF and a 1,200-seat, 66,300 SF dining facility. The sophomore site is mainly in the City of Ithaca with a small portion in the Village of Cayuga Heights; however, all buildings are in the City. The freshman site will have three new residential buildings (each spanning the City and Town line) with a total of 401,200 SF and 1,200 new beds and associated program space – 223,400 of which
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.

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WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, require that a lead agency be established for conducting environmental review of projects, in accordance with local and state environmental law, and

WHEREAS: State Law specifies that, for actions governed by local environmental review, the Lead Agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS: an application has been submitted for review and approval by the City of Ithaca Planning and Development Board for a subdivision, the construction of one single family home and associated site improvements to be located at 243 Cliff Street, and

WHEREAS: 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, and

WHEREAS: due to the site’s adjacency to parkland, 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) s, now, therefore, be it

RESOLVED: that the City of Ithaca Planning and Development Board, being that local agency which has primary responsibility for approving and funding or carrying out the action, does, by way of this resolution, declare itself Lead Agency in Environmental Review for the proposed project.
WHEREAS: State Law specifies that, for actions governed by local environmental review, the Lead Agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS: an application has been submitted for review and approval by the City of Ithaca Planning and Development Board for a subdivision, the construction of one single family home and associated site improvements to be located at 243 Cliff Street, and

WHEREAS: 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, and

WHEREAS: this is considered a minor subdivision in accordance with the City of Ithaca Code, Chapter 290, Article 1, §290-1, Minor Subdivision — Any subdivision of land resulting in creation of one additional buildable lot, and

WHEREAS: due to the site’s adjacency to parkland, 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)s, and

WHEREAS: that the Planning Board, being the local agency which has primary responsibility for approving and funding or carrying out the action, did, on June 25, 2019 declare itself Lead Agency in Environmental Review for the proposed project, and

WHEREAS: this Board, acting as Lead Agency in Environmental Review, did, on June 25, 2019 review and accept as adequate: a Full Environmental Assessment Form (FEAF), Part 1, submitted by the applicant, and Parts 2 and 3 prepared by Planning staff and drawings titled “Boundary and Topographic Map No. 237-239 & 243 Cliff Street, City of Ithaca, Tompkins County, New York” dated 1/10/19 and “Subdivision Map No. 243 Cliff Street, City of Ithaca, Tompkins County, New York” dated 4/18/19 and prepared by TG Miller PC, and “Foundation Plan C1” dated 3/22/19 and prepared by SPEC Consulting, and three drawings showing building elevations labeled EV1, EV2, EV3 & EV4 dated 5/24/19 and prepared by ICON Legacy and other application materials,

RESOLVED: that the City of Ithaca Planning and Development Board determines the proposed project will result in no significant impact on the environment and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
**Full Environmental Assessment Form**  
*Part 2 - Identification of Potential Project Impacts*

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency’s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**
- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

### 1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)  
*If “Yes”, answer questions a - j. If “No”, move on to Section 2.*

<table>
<thead>
<tr>
<th>a. The proposed action may involve construction on land where depth to water table is less than 3 feet.</th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>E2d</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may involve construction on slopes of 15% or greater.</td>
<td>E2f</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.</td>
<td>E2a</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.</td>
<td>D2a</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may involve construction that continues for more than one year or in multiple phases.</td>
<td>D1e</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).</td>
<td>D2e, D2q</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed action is, or may be, located within a Coastal Erosion hazard area.</td>
<td>B1i</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other impacts: <strong>Construction impacts on steep slopes</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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Page 1 of 10
2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) If “Yes”, answer questions a - c. If “No”, move on to Section 3.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Identify the specific land form(s) attached: ________________________________</td>
<td>E2g</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: ________________________________</td>
<td>E3c</td>
<td>☐</td>
</tr>
<tr>
<td>c. Other impacts: ________________________________</td>
<td></td>
<td>☐</td>
</tr>
</tbody>
</table>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) If “Yes”, answer questions a - l. If “No”, move on to Section 4.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may create a new water body.</td>
<td>D2b, D1h</td>
<td>✓</td>
</tr>
<tr>
<td>b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.</td>
<td>D2b</td>
<td>✓</td>
</tr>
<tr>
<td>c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.</td>
<td>D2a</td>
<td>✓</td>
</tr>
<tr>
<td>d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.</td>
<td>E2h</td>
<td>✓</td>
</tr>
<tr>
<td>e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.</td>
<td>D2a, D2h</td>
<td>✓</td>
</tr>
<tr>
<td>f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.</td>
<td>D2c</td>
<td>✓</td>
</tr>
<tr>
<td>g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).</td>
<td>D2d</td>
<td>✓</td>
</tr>
<tr>
<td>h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.</td>
<td>D2e</td>
<td>✓</td>
</tr>
<tr>
<td>i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.</td>
<td>E2h</td>
<td>✓</td>
</tr>
<tr>
<td>j. The proposed action may involve the application of pesticides or herbicides in or around any water body.</td>
<td>D2q, E2h</td>
<td>✓</td>
</tr>
<tr>
<td>k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.</td>
<td>D1a, D2d</td>
<td>✓</td>
</tr>
</tbody>
</table>
4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.


If “Yes”, answer questions a - h. If “No”, move on to Section 5.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.</td>
<td>D2c</td>
<td>□</td>
</tr>
<tr>
<td>b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer.</td>
<td>D2c</td>
<td>□</td>
</tr>
<tr>
<td>Cite Source:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. The proposed action may allow or result in residential uses in areas without water and sewer services.</td>
<td>D1a, D2c</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action may include or require wastewater discharged to groundwater.</td>
<td>D2d, E2l</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.</td>
<td>D2c, E1f, E1g, E1h</td>
<td>□</td>
</tr>
<tr>
<td>f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.</td>
<td>D2p, E2l</td>
<td>□</td>
</tr>
<tr>
<td>g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.</td>
<td>E2h, D2q, E2l, D2c</td>
<td>□</td>
</tr>
<tr>
<td>h. Other impacts:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.

(See Part 1. E.2)

If “Yes”, answer questions a - g. If “No”, move on to Section 6.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in development in a designated floodway.</td>
<td>E2i</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may result in development within a 100 year floodplain.</td>
<td>E2j</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may result in development within a 500 year floodplain.</td>
<td>E2k</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action may result in, or require, modification of existing drainage patterns.</td>
<td>D2b, D2e</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action may change flood water flows that contribute to flooding.</td>
<td>D2b, E2i, E2j, E2k</td>
<td>□</td>
</tr>
<tr>
<td>f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?</td>
<td>E1e</td>
<td>□</td>
</tr>
</tbody>
</table>
g. Other impacts: ______________________________________________________  
___________________________________________________________________

<table>
<thead>
<tr>
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<tbody>
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<td></td>
<td>□</td>
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</tbody>
</table>

6. Impacts on Air
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g)

If “Yes”, answer questions a - f. If “No”, move on to Section 7.

| a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: |
| i. More than 1000 tons/year of carbon dioxide (CO₂) |
| ii. More than 3.5 tons/year of nitrous oxide (N₂O) |
| iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) |
| iv. More than .045 tons/year of sulfur hexafluoride (SF₆) |
| v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions |
| vi. 43 tons/year or more of methane |
| D2g  | □ | □ |
| D2g  | □ | □ |
| D2g  | □ | □ |
| D2g  | □ | □ |
| D2g  | □ | □ |
| D2g  | □ | □ |
| D2h  | □ | □ |

b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.

| D2g  | □ | □ |

c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU’s per hour.

| D2f, D2g | □ | □ |

d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.

| D2g  | □ | □ |

e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.

| D2s  | □ | □ |

f. Other impacts: ______________________________________________________ 
___________________________________________________________________

<table>
<thead>
<tr>
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<th>No, or small impact may occur</th>
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<tbody>
<tr>
<td></td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

7. Impact on Plants and Animals
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)

If “Yes”, answer questions a - f. If “No”, move on to Section 8.

| a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site. |
| E2o  | □  |    |

b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.

| E2o  | □  |    |

c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.

| E2p  | □  |    |

d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.

| E2p  | □  |    |
e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.  

f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.  

Source: ____________________________________________________________  

h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.  

Habitat type & information source: ______________________________________  

i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.  

j. Other impacts: Some small trees to be removed  

<table>
<thead>
<tr>
<th>Question(s)</th>
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<th>No, or small impact may occur</th>
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</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.</td>
<td>E2c, E3b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).</td>
<td>E1a, E1b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.</td>
<td>E3b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.</td>
<td>E1b, E3a</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may disrupt or prevent installation of an agricultural land management system.</td>
<td>E1a, E1b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.</td>
<td>C2c, C3, D2c, D2d</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.</td>
<td>C2c</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other impacts:</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

If “Yes”, answer questions a - g. If “No”, go to Section 10.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
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</tr>
</thead>
<tbody>
<tr>
<td>a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.</td>
<td>E3h</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.</td>
<td>E3h, C2b</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round</td>
<td>E3h</td>
<td>□</td>
</tr>
<tr>
<td>d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities</td>
<td>E3h, E2q, E1c</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.</td>
<td>E3h</td>
<td>□</td>
</tr>
<tr>
<td>f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile</td>
<td>D1a, E1a, D1f, D1g</td>
<td>□</td>
</tr>
<tr>
<td>g. Other impacts: ______________________________________________________</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

If “Yes”, answer questions a - e. If “No”, go to Section 11.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.</td>
<td>E3e</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.</td>
<td>E3f</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:</td>
<td>E3g</td>
<td>□</td>
</tr>
</tbody>
</table>
d. Other impacts: _______________________________________________________  
_________________________________________________________________

If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:

<table>
<thead>
<tr>
<th></th>
<th>E3e, E3g, E3f</th>
<th>□</th>
<th>□</th>
</tr>
</thead>
<tbody>
<tr>
<td>i.</td>
<td>The proposed action may result in the destruction or alteration of all or part of the site or property.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ii.</td>
<td>The proposed action may result in the alteration of the property’s setting or integrity.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>iii.</td>
<td>The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

11. Impact on Open Space and Recreation
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.)
If “Yes”, answer questions a - e. If “No”, go to Section 12.

<table>
<thead>
<tr>
<th></th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td>The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.</td>
<td>D2e, E1b E2h, E2m, E2o, E2n, E2p</td>
<td>□</td>
</tr>
<tr>
<td>b.</td>
<td>The proposed action may result in the loss of a current or future recreational resource.</td>
<td>C2a, E1c, C2c, E2q</td>
<td>□</td>
</tr>
<tr>
<td>c.</td>
<td>The proposed action may eliminate open space or recreational resource in an area with few such resources.</td>
<td>C2a, C2c E1c, E2q</td>
<td>□</td>
</tr>
<tr>
<td>d.</td>
<td>The proposed action may result in loss of an area now used informally by the community as an open space resource.</td>
<td>C2c, E1c</td>
<td>□</td>
</tr>
</tbody>
</table>
| e. | Other impacts: _______________________________________________________  
_________________________________________________________________ | | |

12. Impact on Critical Environmental Areas
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If “Yes”, answer questions a - c. If “No”, go to Section 13.

<table>
<thead>
<tr>
<th></th>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td>The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.</td>
<td>E3d</td>
<td>□</td>
</tr>
<tr>
<td>b.</td>
<td>The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.</td>
<td>E3d</td>
<td>□</td>
</tr>
</tbody>
</table>
| c. | Other impacts: _______________________________________________________  
_________________________________________________________________ | | |
13. Impact on Transportation
The proposed action may result in a change to existing transportation systems.  
(See Part 1. D.2.j) 
If “Yes”, answer questions a - f. If “No”, go to Section 14.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Projected traffic increase may exceed capacity of existing road network. D2j</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in the construction of paved parking area for 500 or more vehicles. D2j</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action will degrade existing transit access. D2j</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action will degrade existing pedestrian or bicycle accommodations. D2j</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may alter the present pattern of movement of people or goods. D2j</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>f. Other impacts: ______________________________________________________</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

The proposed action may cause an increase in the use of any form of energy.  
(See Part 1. D.2.k) 
If “Yes”, answer questions a - e. If “No”, go to Section 15.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action will require a new, or an upgrade to an existing, substation. D2k</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use. D1f, D1q, D2k</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may utilize more than 2,500 MWhrs per year of electricity. D2k</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed. D1g</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e. Other Impacts: ______________________________________________________</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting.  
(See Part 1. D.2.m., n., and o.) 
If “Yes”, answer questions a - f. If “No”, go to Section 16.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may produce sound above noise levels established by local regulation. D2m</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home. D2m, E1d</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may result in routine odors for more than one hour per day. D2o</td>
<td>☑</td>
<td>☐</td>
</tr>
</tbody>
</table>
d. The proposed action may result in light shining onto adjoining properties. | D2n | ✔ | ✔ |

e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions. | D2n, E1a | ✔ | ✔ |

f. Other impacts: mild construction impacts only | ✔ | ✔ |

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

If “Yes”, answer questions a - m. If “No”, go to Section 17.

<table>
<thead>
<tr>
<th>Relevance</th>
<th>Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td>The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.</td>
<td>E1d</td>
<td>□</td>
</tr>
<tr>
<td>b.</td>
<td>The site of the proposed action is currently undergoing remediation.</td>
<td>E1g, E1h</td>
<td>□</td>
</tr>
<tr>
<td>c.</td>
<td>There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.</td>
<td>E1g, E1h</td>
<td>□</td>
</tr>
<tr>
<td>d.</td>
<td>The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).</td>
<td>E1g, E1h</td>
<td>□</td>
</tr>
<tr>
<td>e.</td>
<td>The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.</td>
<td>E1g, E1h</td>
<td>□</td>
</tr>
<tr>
<td>f.</td>
<td>The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.</td>
<td>D2t</td>
<td>□</td>
</tr>
<tr>
<td>g.</td>
<td>The proposed action involves construction or modification of a solid waste management facility.</td>
<td>D2q, E1f</td>
<td>□</td>
</tr>
<tr>
<td>h.</td>
<td>The proposed action may result in the unearthing of solid or hazardous waste.</td>
<td>D2q, E1f</td>
<td>□</td>
</tr>
<tr>
<td>i.</td>
<td>The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.</td>
<td>D2r, D2s</td>
<td>□</td>
</tr>
<tr>
<td>j.</td>
<td>The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.</td>
<td>E1f, E1g, E1h</td>
<td>□</td>
</tr>
<tr>
<td>k.</td>
<td>The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.</td>
<td>E1f, E1g</td>
<td>□</td>
</tr>
<tr>
<td>l.</td>
<td>The proposed action may result in the release of contaminated leachate from the project site.</td>
<td>D2s, E1f, D2r</td>
<td>□</td>
</tr>
<tr>
<td>m. Other impacts:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.  
(See Part 1. C.1, C.2. and C.3.)  
If “Yes”, answer questions a - h.  If “No”, go to Section 18.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).</td>
<td>C2, C3, D1a E1a, E1b</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.</td>
<td>C2</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action is inconsistent with local land use plans or zoning regulations.</td>
<td>C2, C2, C3</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action is inconsistent with any County plans, or other regional land use plans.</td>
<td>C2, C2</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.</td>
<td>C3, D1c, D1d, D1f, D1d, E1b</td>
<td>□</td>
</tr>
<tr>
<td>f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.</td>
<td>C4, D2c, D2d D2j</td>
<td>□</td>
</tr>
<tr>
<td>g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)</td>
<td>C2a</td>
<td>□</td>
</tr>
<tr>
<td>h. Other: _____________________________________________________________</td>
<td></td>
<td>□</td>
</tr>
</tbody>
</table>

### 18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.  
(See Part 1. C.2, C.3, D.2, E.3)  
If “Yes”, answer questions a - g.  If “No”, proceed to Part 3.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.</td>
<td>E3e, E3f, E3g</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)</td>
<td>C4</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.</td>
<td>C2, C3, D1f D1g, E1a</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.</td>
<td>C2, E3</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action is inconsistent with the predominant architectural scale and character.</td>
<td>C2, C3</td>
<td>□</td>
</tr>
<tr>
<td>f. Proposed action is inconsistent with the character of the existing natural landscape.</td>
<td>C2, C3 E1a, E1b E2g, E2h</td>
<td>□</td>
</tr>
<tr>
<td>g. Other impacts: _____________________________________________________________</td>
<td></td>
<td>□</td>
</tr>
</tbody>
</table>
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, and

Due to the site’s adjacency to parkland, 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)s, and

IMPACT ON LAND
The .36-acre project site is steeply sloped and contains one single family home and associated accessory buildings. The new home will be built on the undeveloped lower portion of the site and will be accessed from Park Road. Construction is expected to last 12 months. Site preparation will require the removal of approximately four small trees and low vegetation will be removed.

Due to the steep slope on the project site, erosion and sedimentation controls must be in installed, maintained, and remain in place until the site is stabilized.

The Lead Agency has determined that with appropriate erosion and sediment controls, no significant impact to land is anticipated.

IMPACT ON SURFACE WATER
See Impacts to Land (above)

The Lead Agency has determined that with appropriate erosion and sediment controls, no significant impact to surface water is anticipated.

IMPACT ON GROUNDWATER
The Lead Agency has determined that no significant impact to groundwater is anticipated.

IMPACT ON FLOODING
The project site is not located in a 100- or 500-year flood zone and therefore the Lead Agency has determined that based on the information above, no significant impact on flooding is anticipated.

IMPACTS ON AIR
According to information provided by the applicant, construction is projected to last approximately 12 months. Excavation and preparation of foundations may create the potential for temporary increased
airborne dust and dirt particles. Impacts to air quality will be limited to the period associated with construction activities.

During construction, the applicant will employ the following applicable dust control measures, as appropriate:

- Misting or fog spraying the site to minimize dust;
- Maintaining crushed stone tracking pads at all entrances to the construction site;
- Re-seeding disturbed areas to minimize bare exposed soils;
- Keeping roads clear of dust and debris;
- Requiring construction trucks to be covered; and
- Prohibiting burning of debris on site.

The Lead Agency has determined that with the mitigation measures during construction identified above, no significant impact to air is anticipated.

IMPACT ON PLANTS AND ANIMALS

According to Boundary & Topographic Map submitted by the applicant, site development will require the removal of approximately .2 acres of vegetation, including the removal of four trees, all of which are 8-inches DBH or smaller. The site will be stabilized with grass, and applicant has agreed to replace the removed trees after construction.

The New York Natural Heritage Program identifies the gray petaltail dragonfly as a species of “special concern,” in the area of the project site, indicating that it is at risk of becoming threatened. The general habitat of the gray petaltail can be described as hillside seeps and fens in areas of deciduous forest (Dunkle 2000). According to the New York Natural Heritage Program:

“In New York, all known populations are found at rocky gorges and glens with deciduous or mixed forests. Small shallow streams flow through the gorges and glens, and these streams are fed by hillside seepage areas, groundwater fed seepage streamlets or fens. The seepage areas represent the larval habitat for these populations, while the adults use both the seepage areas and the stream courses.”

The applicant has submitted an email from Meena Madhav Haribal, a retired chemical ecologist and author of Where to find Damselflies and Dragonflies in the Cayuga Lake Region which was released in 2014 in association with emeritus Prof. Thomas (Nick) Donnelly of Binghamton University. Haribal visited the property on June 14, 2019, at 3 p.m. to look for possible breeding sites for Gray Petaltails. The property owner asked Haribal for the site visit after a possible on-site sighting of the species. Haribal reports the following:

"...I was looking for such a habitat and we found a few spots above the property on Route 96 and Hector Street but far away from the said property. Therefore the insect he saw was just
a dispersing insect from the nearby breeding habitat..........Experimentally marked adults have been observed to disperse at least a kilometer away from the site. So given that biology, it is hard to say whether the insect he saw bred in that particular location or it was a dispersing individual from some other nearby location. As Dave has already mentioned I have seen one individual in Six Miles Creek, otherwise most of the sightings are from Robert Treman Park where there seems to be a healthy population of several individuals.

Based in the information above, the Lead Agency has determined no significant impact to plants and animals is anticipated.

**IMPACT ON AGRICULTURAL RESOURCES**
The project site is not in or adjacent to an agricultural area.

Based on the information provided above, the Lead Agency has determined no significant impact to agricultural resources is anticipated.

**IMPACT ON AESTHETIC RESOURCES**
According to the Tompkins County Scenic Resource Views, there are no scenic resources located adjacent to or in vicinity of the Project Site. Additionally, there are no locally identified scenic resources located near the project site. The project site will be visible from across the Inlet and along a portion of the Cayuga Waterfront Trail, but it is compatible with the surrounding residential development.

Based on the information above, the Lead Agency has determined that no significant impacts to aesthetic resources is anticipated.

**IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES**
The site is not located within a historic district, and the existing site is not designated at the local or state level as an historic resource. According to the NYSDEC EAF Mapper, the site is located in an archaeologically sensitive area. However, the site has experienced prior disturbance/development over many decades. Therefore, no archaeological resources are anticipated to be encountered or disturbed during construction.

As a result of the information provided above, the Lead Agency has determined no significant impact on historic and archaeological resources is anticipated.

**IMPACT ON OPEN SPACE AND RECREATION**
Based on the information above, the Lead Agency has determined that no significant impact to open space and recreation is anticipated.

**IMPACT ON CRITICAL ENVIRONMENTAL AREAS**
There are no critical environmental areas located within the City of Ithaca. However, Tompkins County identifies Unique Natural Areas ("UNAs") throughout the county, which are part of the landscape that has
outstanding geological and environmental qualities, such as special natural communities, or plants and animals that are rare or scarce elsewhere in the county or region. A UNA is not a regulatory designation and does not provide legal protection for an area, but signals that special resources may exist that require project modification.

A portion of the site is within Octopus Cliffs (UNA 137). According to information provided in the 2015 updated Tompkins County report for UNA 137, the area was designated due to its unique geological features and potential presence of rare or scarce plants. Characteristic features to be protected include steep slope, small stream, cliff and rock outcroppings. Characteristic ecological communities include mixed oak forests, intermittent streams, shale cliff and talus, cliff and talus and shale talus slopes. Rare plant species include the Kentucky coffee tree and yellow giant hyssop.

Because UNA’s do not have definite surveyed boundaries – a site visit was conducted on June 18, 2019 by planning staff to determine if characteristic features and ecological communities were present on the project site. As documented in the photo to the right, staff observed that the site was mostly unmown grass with some larger trees scattered throughout. No streams, cliffs, rock outcroppings or forested areas were observed.

As a result of the information provided above and, the Lead Agency has determined no significant impact to Critical Environmental Areas is anticipated.

IMPACT ON TRANSPORTATION
As the project is a single family home, the Lead Agency has determined that no significant impact on traffic is anticipated.

IMPACT ON ENERGY
The project proposes to increase annual electricity demand by 923,118 kWh/year. The building will not use natural gas except for the potential of an industrial-scale oven at the ground floor gathering space. The project is considering solar panels, which are currently being tested for feasibility. The project is pursuing New York State Energy Research Development Association’s Tier II or Tier III certification. In addition, the project is working with the County Business Energy Advising Program, and is holding itself to the locally proposed Green Building Policy Standards.

As a result from the information provided above, the Lead Agency has determined that no significant impact to energy is anticipated.
IMPACT ON NOISE, ODOR, AND LIGHT
The project will produce temporary construction noise. According to the site plan application provided by the applicant, construction is anticipated to last approximately 12 months.

Noise producing construction activities will temporarily impact area properties and will be limited to the hours of 7 a.m. to 5 p.m. Monday through Friday.

As a result from the information provided above, the Lead Agency has determined that no significant impacts to Noise, Odor, and Light are anticipated.

IMPACT ON HUMAN HEALTH
The NYSDEC EAF Mapper identified five Remediation sites within 2000 feet of the property, all of which are on east of Flood Control Channel. As the project site is on the west side of the FCC, no impact is anticipated.

As a result of the information and mitigation measures provided above, the Lead Agency has determined no significant impact to human health is anticipated.

CONSISTENCY WITH COMMUNITY PLANS
The project, as proposed, is consistent with the future land use plans expressed in the City of Ithaca’s 2015 Comprehensive Plan (“Plan Ithaca”).

Based on the information described above, the Lead Agency has determined that no significant impact to community plans is anticipated.

CONSISTENCY WITH COMMUNITY CHARACTER
The project is a small residential development and as such is consistent with the surrounding character. Based on the information provided above, the Lead Agency has determined no significant impact on community character is anticipated.

Prepared by: Lisa Nicholas, Deputy Director of Planning, AICP
Hi Lisa,
I visited Dave Nutter’s property on Friday May 14 at 3:00 pm to look for possible breeding sites for Gray Petaltails. According Dunkel (1981) and other literature, they breed in seepages where there is permanent water. They may burrow in the mud as larvae generally in vertical seeps. So I was looking for such a habitat and we found a few spots above the property on Route 96 and Hector Street but far away from the said property. Therefore the insect he saw was just a dispersing insect from the nearby breeding habitat.
I would like to a little bit about biology of the insect here. The mated females lay eggs in seeps and the larvae may take 5 to 7 years to develop, but may take longer if the water temperature is cooler. Nobody has studied the development of these insects in details, given that it takes long time to rear them. Experimentally marked adults have been observed to disperse at least a kilometer away from the site. So given that biology, it is hard to say whether the insect he saw bred in that particular location or it was a dispersing individual from some other nearby location. As Dave has already mentioned I have seen one individual in Six Miles Creek, otherwise most of the sightings are from Robert Treman Park where there seems to be a healthy population of several individuals.
I hope this information helps to make the desired appropriate conclusions about the property.

Cheers
Meena
Chemical Ecologist (retired from Cornell and BTI)
Local Naturalist
Author of "Where to find Damselflies and Dragonflies in the Cayuga Lake region"

Meena Haribal
Ithaca NY 14850
42.429007,-76.47111

http://meenaharibal.blogspot.com/
Ithaca area moths: https://plus.google.com/118047473426099383469/posts
Dragonfly book sample pages: https://drive.google.com/open?id=0B1ngrzElDNo5QnFDMt9BdVNiLXc
Site Plan with Basement
1" = 20'-0"

Section Through House
1" = 20'-0"

Disturbed Areas will be seeded + mulched.

Stabilized construction entrance (cobblestone)

Top of Foundation
399'-10"

Bottom of Foundation
391'-8"

Concrete Slab
House Floor Framing
10'-Superior Wall

$2$ Superior Wall

1" PVC Conduit Electric Utility

2" S40 PVC Sewer Pipe

3/4" Copper Water Supply

Utility Trench
1" = 10'-0"

Exg. First Floor
419'-6"

Exg. Basement

Exg. 12'x16' shed to be removed

New 26'x28' House with 8'-2" Basement Walls Below

Min. length required per code

Area of stone walkway = 510 sf

Future Parking

Utility and Sewage Trench

5'x6' Deck

Parking Area

1 - Site Plan with Basement
2 - Section Through House
3 - Utility Trench

Foundation Plan

S.W.P.P 6/12/19

Top soil construction stackpile

428'-3"

3C1

500 Gal Pump Tank

78'-8 1/2"

20'-0"

9'-0"

SIL Fence
PROPOSED RESOLUTION

Final Approval

Site Plan Review
North Campus Residential Expansion (NCRE)
Cornell University Campus
City of Ithaca Planning and Development Board
June 25, 2019

WHEREAS: the City of Ithaca Planning and Development Board (“City Planning Board”) has one pending application for site plan approval for the North Campus Residential Expansion (“Project”), located on Cornell University Campus by Cornell University though its agent Trowbridge Wolf Michaels LLP (“Applicant”), and

WHEREAS: the Applicant is proposing to construct two residential complexes, one for sophomores (“Sophomore Site”) and the other for freshmen (“Freshman Site”) on two areas on North Campus (“Project Site”). The Sophomore Site will have four residential buildings with 800 new beds and associated program space totaling 299,900 SF, and a 1,200 seat, 66,300 SF dining facility. All buildings in the Sophomore Site are in the City of Ithaca (“City”); the small portion in the Village of Cayuga Heights (“Village”) contains landscape improvements. The Freshman Site will have three new residential buildings, each spanning the City and Town of Ithaca (“Town”) line with a total of 401,200 SF and 1,200 new beds and associated program space, 223,400 of which is in the City and 177,800 of which is in the Town. The buildings will be between two and six stories using a modern aesthetic. The Project is in three zoning districts: the U-I zoning district in the City in which the proposed 5 stories and 55 feet are allowed; the Low Density Residential District (“LDR”) in the Town, which allows for the proposed two-story residence halls (with a special permit); and the Multiple Housing District within the Village in which no buildings are proposed.

WHEREAS: this has been determined to be a Type I Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) §176-4 B.(1)(b), (h), 4, (i) and (n) and the State Environmental Quality Review Act (“SEQRA”) § 617.4 (b)(5)(iii), and

WHEREAS: pursuant to CEQRO/SEQRA, on July 25, 2018 the City Planning Board distributed to all potentially Involved and Interested Agencies a Notice of Intent to Act as Lead Agency, a copy of the Project Application, and a completed Full Environmental Assessment Form Part I, and

WHEREAS: the Town Planning Board, Village Planning Board, the NYS Dormitory Authority, NYS Department of Environmental Conservation, and the Tompkins County Department of Health are all potentially involved agencies in this action and have all consented to the City Planning Board acting as Lead Agency for this Project, and

WHEREAS: the City Planning Board, being the local agency which has primary responsibility for approving and funding or carrying out the Action, did, on August 28, 2018 declare itself Lead Agency for environmental review of the Project, and

WHEREAS: legal notice was published and property posted, and adjacent property owners notified in accordance with Chapter 290-9 C. (1), (2), & (3) of the City of Ithaca Code, and

WHEREAS: the Planning and Development Board held a required Public Hearing on September 25, 2018. The public hearing was held open and the Planning Board continued and closed the public hearing at their October 23rd, 2018 meeting, and

WHEREAS: the City Planning Board, acting as Lead Agency in Environmental Review, did, on December 18, 2018 review and accept as adequate a Full Environmental Assessment Form (“FEAF”), Part 1, submitted by the applicant, and Parts 2 & 3, prepared by Planning staff and amended by the Planning Board, and the following environmental information: Report of Geotechnical Engineering Evaluations for Foundation Design for Site #1- CC Lot Proposed North Campus Housing, Ithaca, New York, February 8, 2018, John P. Stopen Engineering LLP;

1 of 7
WHEREAS: the City of Ithaca Parks Recreation and Natural Areas Commission, Tompkins County Department of Planning and Sustainability, and all other interested parties have been given the opportunity to comment on the proposed Project and all received comments have been considered, and

WHEREAS: the City Planning Board, acting as Lead Agency, determined, as more clearly elaborated in the FEAF, that the Applicant has mitigated any potentially significant impacts to the environment, and

WHEREAS: the City Planning Board did, on December 18, 2018, determine that, for the reasons detailed in Parts 2 and 3 of the FEAF, which are incorporated herein by reference, that the proposed Project will result in no significant adverse impacts on the environment and did issue a Negative Determination of environmental Significance, and

WHEREAS: due to project changes, a second Public Hearing was held at the February 26, 2019 Planning Board meeting. Legal notice for the public hearing was published and property posted, and adjacent property owners notified in accordance with Chapter 290-9 C. (1), (2), & (3) of the City of Ithaca Code, and

WHEREAS: the Planning Board, did on March 26, 2019 review and accept as adequate: the following updated and revised drawings: ‘Fire Access Plan’ dated 2-18-19 and signed by Ithaca Fire Chief, Parsons on 3-4-19, “Rendered Plan (L0.01)”, “Demolition Plan – Site 1 (L1.01, L1.02 & L1.04)”, “Demolition Plan – Site 2 -L1.03, L1.06 L1.07 & L1.08”, “Layout Plan – Site 1 L2.01, L2.02, L2.03 & L2.04”, “Layout Plan- Site Connector L2.05” “Layout Plan – Site 2 L2.06, L2.07 & L2.08”, “Enlarged Layout Plan –Site 1 L2.12” “Enlarged Layout Plan-Site 2 L2.13 & L2.14”, “Grading Plan-Site 1 L3.01, L3.02 & L3.04”, “Grading Plan-Site 2 L3.03, L3.06 L3.07 & L3.08” and “Grading Plan-Connector L3.05” all prepared by ikon5 et. al. and dated 2-08-19 and other application materials,

WHEREAS: the Planning Board did, on March 26, 2019 grant Preliminary Site Plan Approval to the project. Such approval applied to the major elements of the site layout including building placement and footprints, location and design of major routes of site circulation pertaining to emergency access, personal, commercial and service vehicles, and pedestrians and bikes, grading and demolition, and placement of major hardscape features such as walls, patios, stairways, etc. Preliminary approval did not apply to the placement and arrangement of building façade features, building and hardscape materials and colors, planting plans, lighting, signage, site furnishings and other site details, and

WHEREAS: Preliminary Approval for this project was subject to the following conditions:

A. Before Final Site Plan Approval:
i. Submission to the Planning Board of colored building elevations of all facades in the City of Ithaca, keyed to building materials, and

ii. Submission of written documentation from the Village of Cayuga Heights and City of Ithaca Fire Chiefs, confirming that the proposed fire access plan shown on Sheet L0.03 and fire access-truck turning plan shown on Sheet L0.04 are both adequate for emergency response purposes, and that the Village of Cayuga Heights and City of Ithaca have coordinated emergency responses to the project site,

iii. Full execution of a Memorandum of Understanding (MOU) between the City of Ithaca and Cornell University to facilitate and fund a project to replace and upgrade the Jointly Owned (City and Town of Ithaca) Thurston Avenue Sewer Interceptor, as specified in the memo written by Erik Whitney, P.E., City of Ithaca Assistant Superintendent of Public Works, Water and Sewer Division to Kim Michaels, RLA, Trowbridge Wolf Michaels, dated 10/12/18, and

iv. Full execution of a Memorandum of Understanding (MOU) between the City of Ithaca and Town of Ithaca specifying responsibility for all building permits, certificates of occupancy, certificates of compliance, and all code-related inspections, and

v. Full execution of a Memorandum of Understanding (MOU) between the City of Ithaca and Cornell University memorializing a joint commitment to develop and approve a reasonable pedestrian improvement plan for the intersections of Thurston Avenue (City owned) and Cradit Farm Drive and Thurston Avenue and Wait Avenue (City owned) that contains schedule milestones for Cornell, at its own expense, to:
   a) Hire consultants to oversee the project
   b) Develop preliminary and final project design documents in coordination with involved parties
   c) Prepare construction documents
   d) Construct project, and

vi. The Planning Board encourages Cornell work with the City of Ithaca to make the additional sidewalk improvements recommended by the transportation engineer in an email dated 9-12-18, and

vii. Documentation that TCAT will add two buses to the North Campus routes to accommodate the increase in student population, and

viii. Submission of final exterior lighting plans, details and photometrics demonstrating dark sky compliance and showing that no spillage occurs onto adjacent properties, and that nighttime lighting of buildings does not impact adjacent city neighborhoods, and

ix. Submission of locations, designs, and details of any proposed signage associated with the project, and

x. Receipt of preliminary site plan approval by the Town of Ithaca and Village of Cayuga Heights for the elements of the project located within those municipalities, and Documentation of progress for the following transportation improvements in the Town of Ithaca:
   - Provide a larger bus pull-off on Jessup Road (Cornell owned) in front of RPCC. The bus pull-off as currently shown accommodates only one bus at a time. The Applicant will work with TCAT to add two buses to the North Campus routes to accommodate the increase in student population.
   - Provide improved crosswalks along Jessup Road between the Project Site and the Townhouses to the north.
• Widen Cradit Farm Drive (a Cornell-owned road) in front of Appel Commons and Helen Newman Hall to provide bicycle lanes, bus pull-offs on both sides and improve pedestrian crossings. This section of Cradit Farm Drive is the only section without bicycle lanes. Cradit Farm Drive is along major bus routes and has heavy pedestrian traffic.

xi. Review and approval by the City Stormwater Management Officer of the Stormwater Pollution Prevention Plan (SWPPP), and

xii. Identification on the site plans of the limits of the water/sewer main and/or roadway dedications (if applicable). All applicable dedicated infrastructure must be in conformance with City of Ithaca rules and regulations and standards, and

B. Prior to issuance of building permits:

i. Submission to Planning Staff of monitoring plan for Deep Dynamic Compaction, and

ii. Approval by the City of the concept and locations of any applicable water and sanitary sewer mains and related infrastructure to be conveyed to the City, and

iii. Obtaining coverage under the SPDES General Permit (GP-0-15-002) for demolition and/or earthwork activities (approval must be obtained from the Town of Ithaca, City of Ithaca, Village of Cayuga Heights, and Village of Lansing [staging area] prior to submission of the NYSDEC Notice of Intent (NOI) for permit coverage), and

xiii. In accordance with City Code noise producing construction activities will be limited to Monday through Friday 7:30 AM to 5:00 PM. In addition, the University will work closely with the contractor to implement Best Management Practices (“BMP”) for noise reduction to the extent possible. BMP mitigation measures listed by New York State Department of Environmental Conservation include:
• Source reduction by using mufflers, dampers and electric motors instead of air compressors.
• Duration and impact reduction by limiting times worked.
• Use of equipment inside the building to reduce noise.

C. Prior to issuance of certificates of occupancy for Buildings 1 and 2:

i. Formalization of improved processes to address emergency access issues during move in/move out days to the satisfaction of the Ithaca Fire Department, including improved scheduling, staffing and communications, etc., and

ii. Completion in accord with previously-executed MOU of, and approval from City for, required upgrades to the Jointly Owned (City and Town of Ithaca) Thurston Avenue Sewer Interceptor, and

iii. Submission, approval by the City, full execution and filing of sanitary sewer and water easements and agreements, satisfactory to the City of Ithaca Public Works Department, and

D. Prior to issuance of certificates of occupancy for Buildings 3, 4 and 5 that are under the jurisdiction of the City of Ithaca:

i. Completion at Cornell’s expense, and acceptance by the City of Ithaca, of pedestrian improvements at the intersections of Thurston Avenue (City owned) and Cradit Farm Drive and Thurston Avenue and Wait Avenue (City owned), and
WHEREAS: the Planning Board, has on June 25, 2019 reviewed and accepted as adequate: the following updated, revised and new drawings: “Rendered Plan (L0.01)”; “ADA Access Plan (L0.05)”; “Demolition Plan – Site 1 (L1.01, L1.02 & L1.04)” “Demolition Plan – Site 2 – (L1.03, L1.06 L1.07 & L1.08)” “Materials Site Plan– Site 1 Formerly Layout Plan- Site 1 (L2.01, L2.02, L2.03 & L2.04)” “Materials Site Plan– Site Connector formerly Layout Plan- Site Connector (L2.05)” “Materials Site Plan– Site 2 formerly “Layout Plan – Site 2 (L2.06, L2.07 & L2.08)”; “Scoring, Striping Signage – Site 1 (L2.17, L2.18, L2.19 & L2.20)” “Scoring, Striping Signage – Connector (L2.21)” “Scoring, Striping Signage – Site 2 (L2.22, L2.23 & L2.24)” “Grading Plan-Site 1 (L3.01, L3.02 & L3.04)” “Grading Plan-Site 2 (L3.03, L3.06 L3.07 & L3.08)” and “Grading Plan-Connector (L3.05)” “Paving Details (L5.01)” “Walls and Typical Stair Details (L5.02)” “Site Furnishings (L5.03)” “Stair Profiles A-G (L5.04)” “Stair Profiles H-O (L5.05)” “Concrete Wall Elevations (L5.06)” “Planting Details (L5.07 & L5.08)” “Site 1 Building 1 Exterior Elevations (A4.11, A4.12, A4.13, A4.14 & A4.15)” “Site 1 Building 2 Exterior Elevations (A4.21, A4.22, A4.23, A4.24 & A4.25)” “Site 2 Building 3 Exterior Elevations (A4.31, & A4.35)” “Site 2 Building 4 Exterior Elevations (A4.41, A4.42, A4.43, A4.44 & A4.45)” “Site 2 Building 5 Exterior Elevations (A4.51)” “Overall Site Lighting Plan (E3.00)” and the following seven drawings showing lighting locations: “Site Primary Walkways (three sheets)” “Paving and Roadways (four sheets)” “Planting Schedule (L4.00)” “Planting Plan – Site 1 (L4.01, L4.02, L4.04)” “Planting Plan- Connector (L4.05)” “Site Furnishings (L5.03)” ”Stair Profiles A-G (L5.04)” “Stair Profiles H-O (L5.05)” “Concrete Wall Elevations (L5.06)” “Planting Details (L5.07 & L5.08)” “Site 1 Building 1 Exterior Elevations (A4.11, A4.12, A4.13, A4.14 & A4.15)” “Site 1 Building 2 Exterior Elevations (A4.21, A4.22, A4.23, A4.24 & A4.25)” “Site 2 Building 3 Exterior Elevations (A4.31, & A4.35)” “Site 2 Building 4 Exterior Elevations (A4.41, A4.42, A4.43, A4.44 & A4.45)” “Site 2 Building 5 Exterior Elevations (A4.51)” “Overall Site Lighting Plan (E3.00)” and the following seven drawings showing lighting locations: “Site Primary Walkways (three sheets)” “Paving and Roadways (four sheets)” “Planting Schedule (L4.00)” “Planting Plan – Site 1 (L4.01, L4.02, L4.04)” “Planting Plan- Connector (L4.05)” “Site Furnishings (L5.03)” ”Stair Profiles A-G (L5.04)” “Stair Profiles H-O (L5.05)” “Concrete Wall Elevations (L5.06)” “Planting Details (L5.07 & L5.08)” “Site 1 Building 1 Exterior Elevations (A4.11, A4.12, A4.13, A4.14 & A4.15)” “Site 1 Building 2 Exterior Elevations (A4.21, A4.22, A4.23, A4.24 & A4.25)” “Site 2 Building 3 Exterior Elevations (A4.31, & A4.35)” “Site 2 Building 4 Exterior Elevations (A4.41, A4.42, A4.43, A4.44 & A4.45)” “Site 2 Building 5 Exterior Elevations (A4.51)” “Overall Site Lighting Plan 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Final Site Plan Approval:

i. Drawings A4.11 – A4.51 dated 5-03-19

ii. Drawings approved by the City Fire Chief on March 4, 2019, and email from George Tamborelle, Village of Cayuga Heights Fire Chief dated 5-3-19

iii. Moved and reworded condition below

iv. This condition was removed. Building permits for Phase 2 cannot be issued until this item has been resolved - therefore - a condition is not necessary.

v. Moved and reworded below

vi. Cornell has agreed to complete 4 of the 5 items in a memo dated 5-10-19 from Kimberly Michaels of TWMLA. These improvements will be incorporated into the pedestrian and transportation improvements MOU

vii. Letter from Scott Vanderpool, TCAT General Manager dated May 1, 2019

viii. Drawings In 5-10-19 submission E3.00 and associated drawings and lighting specifications

ix. Partial completion – 5-10 submission L2.17 - L2.21

x. Approvals – L0.01 dated 5-03-19’ Town SPA 4-2-19, Village of CH SPA 4-22-19

xi. SWPPP Approved on 5-19-19

xii. Memo dated 5-10-19 from Kimberly Michaels of TWMLA

Conditions to be satisfied prior to issuance of building permits:

i. This condition was no longer needed as is will be covered in the MOU

ii. SWPPP Approved on 5-19-19

now therefore be it

RESOLVED: that the Planning Board does hereby grant Final Site Plan Approval to the project subject the following remaining and amended conditions from the March 26, 2019 Preliminary Approval as well as the following new conditions:

B. Prior to issuance of building permits:

i. Submission to Planning Staff of monitoring plan for Deep Dynamic Compaction, and
ii. In accordance with City Code noise producing construction activities will be limited to Monday through Friday 7:30 AM to 5:00 PM. In addition, the University will work closely with the contractor to implement Best Management Practices (“BMP”) for noise reduction to the extent possible. BMP mitigation measures listed by New York State Department of Environmental Conservation include:

- Source reduction by using mufflers, dampers and electric motors instead of air compressors.
- Duration and impact reduction by limiting times worked.
- Use of equipment inside the building to reduce noise.

C. After Final Site Plan Approval

i. Execution, within 6 months of Final Site Plan Approval (subject to extension on approval of the City Attorney), of an MOU between the City of Ithaca and Cornell University to, at Cornell’s sole expense, design and install pedestrian and transportation improvements primarily at the intersections of Thurston Avenue (City owned) and Cradit Farm Drive and Thurston Avenue and Wait Avenue (City owned). The MOU shall include a mutually agreed upon scope of work and schedule. The MOU terms shall be satisfactory to the Planning Director, the Superintendent of Public Works, the Mayor, and the City Attorney, and

ii. Execution, within 6 months of Final Site Plan Approval (subject to extension on approval of the City Attorney), of an MOU between the City of Ithaca and Cornell University to, at Cornell’s sole expense, replace and upgrade the Jointly Owned (City and Town of Ithaca) Thurston Avenue Sewer Interceptor. The MOU shall include a mutually agreed upon scope of work and schedule. The MOU terms shall be satisfactory to the Planning Director, the Superintendent of Public Works, the Mayor, and the City Attorney, and

D. Prior to issuance of certificates of occupancy for Buildings 1 and 2:

iv. Formalization of improved processes to address emergency access issues during move in/move out days to the satisfaction of the Ithaca Fire Department, including improved scheduling, staffing and communications, etc, and

v. Completion, at Cornell’s sole expense, and in accord with the previously-executed MOU of, and approval from City for, required upgrades to the Jointly Owned (City and Town of Ithaca) Thurston Avenue Sewer Interceptor, and

vi. Submission, approval by the City, full execution and filing of sanitary sewer and water easements and agreements, satisfactory to the City of Ithaca Public Works Department, and

E. Prior to issuance of certificates of occupancy for Buildings 3, 4 and 5 that are under the jurisdiction of the City of Ithaca:

iii. Completion at Cornell’s sole expense, and acceptance by the City of Ithaca, of pedestrian and transportation improvements as memorialized in the above referenced MOU, before issuance of final Certificate of Occupancy, and

iv. Completion of all stormwater facilities and required utilities, to the satisfaction of the City of Ithaca,

F. New Conditions (if any)

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
June 10, 2019

Lisa Nicholas, Senior Planner  
Planning Division, City of Ithaca,  
108 E. Green Street, 3rd Floor  
Ithaca, NY 14850

Susan Ritter, Director of Planning  
Planning Department  
Town of Ithaca  
215 North Tioga Street  
Ithaca, NY 14850

Dear Lisa, JoAnn, Susan, Chris and members of the City and Town of Ithaca Planning and Development Boards

As you work toward considering final site plan approval for the NCRE project, enclosed please find additional information. Included in this submission is the following:

1. Information on rooftop fans for the buildings. This was a request from a City planning board member.

2. Updated planting plans. The only changes in these plans from the last set you received is a reduction of plants in the interior of the site. We realized, after submitting the set for final approval, that our office had added significantly more plants than included in the original SEQR plans, and landscape budget, would support. The attached plans bring the landscape plan back into budget, do not change any of the quantities or design at the perimeter of the property and still maintain or exceed a proposed installation of 320 major trees as noted in the SEQR documents.

We look forward to reviewing the project with you at your next planning board meetings.

A copy of this letter and all of the materials will also be sent to the Village of Cayuga Heights.

Sincerely,

Kimberly Michaels  
Principal

Cc: Brent Cross, Village of Cayuga Heights
PLANTING PLAN
MATCH LINE - SEE SHEET L4.01

PLANTING NOTES
1. ALL PLANTING BEDS TO BE EXCAVATED TO MINIMUM DEPTH AS SHOWN ON DETAILS.
2. TREE PITS IN LAWN TO BE EXCAVATED TO DEPTH OF ROOT BALL + 6", 3X WIDTH OF ROOT BALL, PER DETAIL.
3. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS SHALL BE SEEDED.
4. ALL TREES AND PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
5. NO PLANTS OR TREES ARE TO BE PLACED BENEATH ANY BUILDING.

PLANTING LEGEND

KEY MATERIAL DETAIL

STORMWATER PLANTER
PERENNIAL GROUNDCOVER - SEE PLANTING SCHEDULE

BIORETENTION SEED AND PLUG MIX - SEE PLANTING SCHEDULE

MAJOR BROAD LEAF DECIDUOUS TREE

MAJOR CONIFEROUS TREE

MAJOR DECIDUOUS TREES PLANTED IN CU STRUCTURAL SOIL

SHRUBS

TURF MIX A - TRAFFIC/DROUGHT TOLERANT TALL FESCUE MIX

TURF MIX B - LOW GROW FINE FESCUE MIX

EXISTING TREE DRIPLINE

EXISTING HYDRANT TO REMAIN, SEE CIVIL
EXISTING BLUE PHONE TO REMAIN AND NEW BLUE PHONE
EXISTING LIGHT TO REMAIN
EXISTING SURFACE UTILITIES, VALVE COVERS AND CLEAN OUTS AND CATCH BASINS TO REMAIN
EXISTING UTILITY VAULT OR MANHOLE TO REMAIN
EXISTING TREE RINGS WITH 4" SHREDDED HARDWOOD MULCH
MULCH EXISTING TREES RINGS WITH 4" SHREDDED HARDWOOD MULCH
STONE TYPE RIVER STONE BY AREA
ROUGH LIMESTONE QUARRY BLOCK

UTILITIES LEGEND

FIRE DEPARTMENT CONNECTIONS
EXISTING SURFACE UTILITIES
EXISTING TREE RINGS (4"
EXISTING LIGHT (4"
EXISTING BLUE PHONE
EXISTING HYDRANT TO REMAIN, SEE CIVIL
EXISTING SURFACE UTILITIES, VALVE COVERS AND CLEAN OUTS AND CATCH BASINS TO REMAIN
EXISTING UTILITY VAULT OR MANHOLE TO REMAIN
EXISTING TREE RINGS WITH 4" SHREDDED HARDWOOD MULCH
MULCH EXISTING TREES RINGS WITH 4" SHREDDED HARDWOOD MULCH
STONE TYPE RIVER STONE BY AREA
ROUGH LIMESTONE QUARRY BLOCK

SCALE: 1:20
Distribute in Drifts of 40 - 60 @ 8" spacing on bottom of basin.

**PLANTING LEGEND**

- **Stormwater planter perennial groundcover** - See planting schedule
- **BioRetention seed and plug mix** - See planting schedule
- **Major broad leaf deciduous tree**
- **Minor broad leaf deciduous tree**
- **Multistem deciduous tree**
- **Major coniferous tree**
- **Major deciduous trees planted in cu structural soil**
- **Shrubs**
- **Turf mix A - traffic/drought tolerant tall fescue mix**
- **Turf mix B - low grow fine fescue mix**
- **Existing tree dripline**
- **Rough limestone quarry block**
- **Scree bed - 60% stone type scree stone, 40% stone type river stone by area**
- **Mulch existing trees rings with 4" shredded hardwood mulch**

**PLANTING NOTES**

1. All planting beds to be excavated to minimum depth as shown on details.
2. Tree pits in lawn to be excavated to depth of root ball + 6", 3x width of root ball, per detail.
3. All disturbed areas not receiving plantings shall be seeded.
4. All trees and plants to comply with applicable requirements of ANSI Z60.1 "American Standard for Nursery Stock".
5. No plants or trees are to be placed beneath any building overhangs.

**UTILITIES LEGEND**

- **Fire department connections**
- **Existing light to remain**
- **Existing blue phone to remain and new blue phone**
- **Existing hydrant to remain, see civil new hydrant, see civil**
- **Existing surface utilities, valve covers and clean outs and catch basins to remain**
- **Existing utility vault or manhole to remain**
- **Proposed site lighting**
- **Proposed bldg storm drain at wall**

**SCALE: 1:20**

**PLANTING PLAN - SITE 2**

**MATCH LINE - SEE SHEET L4.02**

**MATCH LINE - SEE SHEET L4.06**

**MATCH LINE - SEE SHEET L4.04**
PLANTING LEGEND

- Stormwater planter perennial groundcover - see planting schedule
- Bioretention seed and plug mix - see planting schedule
- Major broad leaf deciduous tree
- Minor broad leaf deciduous tree
- Multistem deciduous tree
- Major coniferous tree
- Major deciduous trees planted in cu
- Structural soil
- Shrubs
- Turf mix a - traffic/drought tolerant tall fescue mix
- Turf mix b - low grow fine fescue mix
- Existing tree dripline
- Rough limestone quarry block
- Scree bed - 60% stone type scree stone, 40% stone type river stone by area
- Mulch existing trees rings with 4" shredded hardwood mulch

PLANTING NOTES

1. All planting beds to be excavated to minimum depth as shown on details.
2. Tree pits in lawn to be excavated to depth of root ball + 6", 3x width of root ball, per detail.
3. All disturbed areas not receiving plantings shall be seeded.
4. All trees and plants to comply with applicable requirements of ANSI Z60.1 "American Standard for Nursery Stock".
5. No plants or trees are to be placed beneath any building overhangs.

UTILITIES LEGEND

- Fire department connections
- Existing light to remain
- Existing blue phone to remain and new blue phone
- Existing hydrant to remain, see civil
- New hydrant, see civil
- Existing surface utilities, valve covers and clean outs and catch basins to remain
- Existing utility vault or manhole to remain
- Proposed site lighting
- Proposed bldg storm drain at wall

PLANTING PLAN - SITE 1

MATCH LINE - SEE SHEET L4.01
MATCH LINE - SEE SHEET L4.05

SCALE: 1:20
PLANTING LEGEND

- **STORMWATER PLANTER**
- **PERENNIAL GROUNDCOVER**
  - SEE PLANTING SCHEDULE
- **BIORETENTION SEED AND PLUG MIX**
  - SEE PLANTING SCHEDULE
- **MAJOR BROAD LEAF DECIDUOUS TREE**
- **MINOR BROAD LEAF DECIDUOUS TREE**
- **MULTISTEM DECIDUOUS TREE**
- **MAJOR CONIFEROUS TREE**
- **MAJOR DECIDUOUS TREES PLANTED IN CU STRUCTURAL SOIL**
- **SHRUBS**
- **TURF MIX A - TRAFFIC/DROUGHT TOLERANT TALL FESCUE MIX**
- **TURF MIX B - LOW GROW FINE FESCUE MIX**
- **EXISTING TREE DRIPLINE**
- **ROUGH LIMESTONE QUARRY BLOCK**
- **SCREE BED - 60% STONE TYPE SCREE STONE, 40% STONE TYPE RIVER STONE BY AREA**
- **MULCH EXISTING TREES RINGS WITH 4' SHREDDED HARDWOOD MULCH**

PLANTING NOTES

1. All planting beds to be excavated to minimum depth as shown on details.
2. Tree pits in lawn to be excavated to depth of root ball + 6", 3x width of root ball, per detail.
3. All disturbed areas not receiving plantings shall be seeded.
4. All trees and plants to comply with applicable requirements of ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
5. No plants or trees are to be placed beneath any building overhangs.

UTILITY LEGEND

- **EXISTING LIGHT TO REMAIN**
- **EXISTING BLUE PHONE TO REMAIN AND NEW BLUE PHONE**
- **EXISTING HYDRANT TO REMAIN, SEE CIVIL**
- **NEW HYDRANT, SEE CIVIL**
- **EXISTING SURFACE UTILITIES, VALVE COVERS AND CLEAN OUTS AND CATCH BASINS TO REMAIN**
- **EXISTING UTILITY VAULT OR MANHOLE TO REMAIN**
- **PROPOSED SITE LIGHTING**
- **PROPOSED BLDG STORM DRAIN AT WALL**

SCALE: 1:20

MATCH LINE - SEE SHEET L4.02

MATCH LINE - SEE SHEET L4.04

MATCH LINE - SEE SHEET L4.07

MATCH LINE - SEE SHEET L4.03

MATCH LINE - SEE SHEET L4.06

MATCH LINE - CONNECTOR

L4.05
NOTE:
1. ALL TREES AND BUILDINGS REMOVED FOR DIAGRAMMATIC CLARITY, ONLY
2. DINING EXHAUST FANS ARE NOT VISIBLE FROM TRIPHAMMER ROAD
June 19, 2019
Ithaca, NY 14850

Dear City of Ithaca Planning Board and Staff:

Please find attached supplemental documentation addressing fire lane and façade concerns. The accompanying renderings, including hedge plantings are subject to DOT final review, but we have received conceptual design approval from both NYS DOT and Tom Parsons of IFD, including the gates depicted.

Sincerely,

Noah Demarest
AIA, RA, RLA, LEED AP
Principal

noah@streamcolab.com
607.216.8802
815 S. Aurora updated views from public way.
Submitted June 19, 2019
PROPOSED RESOLUTION

3,450 SF Commercial Building & Associated Site Improvements

Lead Agency

410 Elmira Road

Site Plan Review

City of Ithaca Planning & Development Board

June 25, 2019

WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, require that a lead agency be established for conducting environmental review of projects, in accordance with local and state environmental law, and

WHEREAS: State Law specifies that, for actions governed by local environmental review, the Lead Agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS: an application has been submitted for review and approval by the City of Ithaca Planning and Development Board for the construction of a 3,450 SF commercial building and associated site improvements a subdivision, the construction of one single family and associated site improvements to be located at 410 Elmira Road by PW Campbell for Visions Credit Union, and

WHEREAS: 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.

WHEREAS: 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), now, therefore, be it

RESOLVED: that the City of Ithaca Planning and Development Board, being that local agency which has primary responsibility for approving and funding or carrying out the action, does, by way of this resolution, declare itself Lead Agency in Environmental Review for the proposed project.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, require that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

WHEREAS: State Law specifies that for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval a housing project at the site of the former Immaculate Conception Catholic School, located at 320 W Buffalo St located by Ithaca Neighborhood Housing Services, owner and Project Sponsor, and

WHEREAS: 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 approximately 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. 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), and

WHEREAS: 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).

WHEREAS: Common Council, NYS Department of Environmental Conservation, and the Tompkins County Department of Health all potentially involved agencies in this action, have all consented to the Planning Board acting as Lead Agency for this project, now, therefore be it

RESOLVED: that the City of Ithaca Planning and Development Board does, by way of this resolution, declare itself Lead Agency in Environmental Review for the proposed project.

Moved by: 
Seconded by: 
In favor: 
Against: 
Abstain: 
Absent: 
Vacancies: None
WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, require that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

WHEREAS: State Law specifies that for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval a mixed use project located at Carpenter Park Road by Park Grove Realty LLC., and

WHEREAS: 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 Route 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, and

WHEREAS: 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).and

WHEREAS: the City of Ithaca Common Council, Tompkins County Industrial Development Agency, Tompkins County Department of Health, NYS Homes and Community Renewal, NYS Department of Transportation, and NYS Department of Environmental Conservation, all potentially involved agencies in this action have all consented to the Planning Board acting as Lead Agency for this project, now, therefore be it

RESOLVED: that the City of Ithaca Planning and Development Board does, by way of this resolution, declare itself Lead Agency in Environmental Review for the proposed project.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None