The regular meeting of the PLANNING & DEVELOPMENT BOARD will be held at 6:00 p.m. on TUESDAY, JUNE 28, 2022. In accordance with NYS Executive Orders, this meeting will be conducted remotely via the online platform Zoom and streamed on the City of Ithaca YouTube Channel at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2lVCnTrDg.

Instructions for commenting to the Planning Board

Scheduled Public Hearings (Refer to the agenda for projects that have scheduled public hearings.)

There are two options to participate in a Public Hearing:

1. Submit comments by email no later than 4 p.m. on the day of the meeting (contacts below). Please indicate if you would like your comments read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing.

2. Attend the meeting via Zoom and speak directly to the Board. Comments are limited to three minutes.

General Public Comments

Public comments are heard at the beginning of the meeting via Zoom. Written comments should be sent to the contact(s) listed below. All comments received will be forwarded to the Planning Board for their consideration. Written comments received in advance of the meeting give the Board/Committee time to consider them fully. If you want your comment read aloud, please state so in your email and limit the comment to three minutes.

Please use the following contacts to submit comments or request access to the Zoom meeting: Anya Harris at aharris@cityofithaca.org or Lisa Nicholas at lnicholas@cityofithaca.org or call 607-274-6550.

AGENDA ITEM

<table>
<thead>
<tr>
<th>AGENDA ITEM</th>
<th>Approx. Start Time</th>
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</thead>
<tbody>
<tr>
<td>1. Agenda Review</td>
<td>6:00</td>
</tr>
<tr>
<td>2. Approval of Minutes – May 24, 2022</td>
<td>6:05</td>
</tr>
<tr>
<td>3. Public Comments (See instructions above.)</td>
<td>6:10</td>
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<tr>
<td>4. Board Response to Public Comment</td>
<td>6:15</td>
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<tr>
<td>5. Subdivision Review</td>
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</table>

**A Project:** Minor Subdivision
**Location:** 261 Lake Street
**Applicant:** Yuanliu He, DMG Investments

**Actions:**
- Declaration of Lead Agency
- Public Hearing
- Determination of Environmental Significance
- Consideration of Approval

**Project Description:** The applicants are requesting a subdivision of Parcel 28-3-5. Parcel B .607 acres (26,425 sq ft), an undeveloped steep lot is to be subdivided from parcel A 1.298 acres (55,545 sq ft) which contains a parking lot. Parcel B is then to be consolidated with Parcel C 12-7-4.2, .599 acres (26,100 sq ft), an undeveloped parcel. The intent is for the consolidated lot (Parcel B & Parcel C) to be a buildable lot for a potential future project or sale and to separate it from the parking lot, which is for the Auden I parcel across Lake Street. The
parcels are in the R-3a zoning district, and no variances will be required. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 and the State Environmental Quality Review Act (“SEQRA”) §617.4 and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1466

6 Site Plan Review

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

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1360

B Project: Apartments (35 Units)
Location: 228 Dryden Road
Applicant: 228 Dryden Rd LLC
Actions: ☐ Potential Final Site Plan Approval
Project Description: The applicant proposes to demolish the existing two-story structure and to construct an apartment building with 35 units on the .185-acre project site. The building will be four stories above average grade and one basement story below average grade for a total of five stories. The project includes other site amenities such as landscaping, walkways, and outdoor patios. The project site is in the CR-4 zoning district and has one approved area variance. It is also subject to Collegetown Design Guidelines. This was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(k) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (9) for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on October 26, 2021.

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1354

C Project: Breeze Apartments
Location: 121-125 Lake Street
Applicant: Todd Fox, 121-125 Lake Street LLC
Actions: ☐ Design Updates ☐ Review FEAF III/Human Health/Open Space & Recreation
Project Description: The applicant proposes to build an 83,160 GSF, four story apartment building and associated site improvements on the former Gun Hill Factory site. The 77-unit with approximately 109 beds, market-rate apartment building will be a mix of studios, one- and two-bedroom units and includes 77 parking

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.

"An Equal Opportunity Employer with a commitment to workforce diversification."
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.

"An Equal Opportunity Employer with a commitment to workforce diversification."

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<tr>
<th>Location</th>
<th>Applicant</th>
<th>Actions</th>
<th>Presentation</th>
<th>Board Q&amp;A</th>
<th>Discussion</th>
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<tbody>
<tr>
<td>Thurston Hall Addition&lt;br&gt;130 Hollister Drive&lt;br&gt;David Vanderpoorten, Cornell University Project Manager</td>
<td></td>
<td>Potential Preliminary &amp; Final Site Plan Approval</td>
<td>7:40</td>
<td>7:45</td>
<td>7:50</td>
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**Project Description:** The applicant proposes constructing a 4-story addition with a basement, approximately 50,550 GSF, to the existing Thurston Hall on the Cornell University Ithaca campus Engineering Quad. The addition will house instructional and research labs as well as instructional, research and collaborative spaces for the College of Engineering. The project includes new landscaping, lighting, outdoor seating, and areas for impromptu outdoor classrooms. The project site is located in the U-1 Zoning District where the primary use is Post-Secondary Education. The project will require no variances. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) §176-4 B(1)(h)(2), (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617-4 (b)(11) and is subject to environmental review.

**Project materials are available for download from the City website and are updated regularly:**<br>[https://www.cityofithaca.org/DocumentCenter/Index/852](https://www.cityofithaca.org/DocumentCenter/Index/852)

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<th>Discussion</th>
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<tbody>
<tr>
<td>The Hive&lt;br&gt;132 Cherry Street&lt;br&gt;132 Cherry Street Clinton LLC</td>
<td></td>
<td>Presentation &amp; Design Review</td>
<td>8:00</td>
<td>8:05</td>
<td>8:10</td>
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**Project Description:** The applicant proposes demolishing the existing building and construct a primarily residential mixed-use development. The applicant proposes two 5-story buildings, with a combined total gross floor area of 174,622 SF. The buildings contain 143 residential units on four floors, two commercial spaces totaling 3,220 SF, 50 +/- parking spaces on the ground floor, and indoor amenities including a fitness room, multifunctional studio, community kitchen, rooftop terrace and lounge, dog wash and secured package room. Outdoor amenities include a picnic area, a waterfront courtyard with a pool, a plaza along Cherry Street, streetscape improvements and landscaping. The project is located in the Cherry Street District and will require a front yard variance. The project site is in the Cherry Street Zoning District (CSD) and is subject to Design Review. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(b), (n) and the State Environmental Quality Review Act (“SEQRA”) §617-4 (b)(11) and is subject to environmental review.

**Project materials are available for download from the City website and are updated regularly:**<br>[https://www.cityofithaca.org/DocumentCenter/Index/1165](https://www.cityofithaca.org/DocumentCenter/Index/1165)
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.

"An Equal Opportunity Employer with a commitment to workforce diversification."

F Project: Maguire Hyundai-Subaru of Ithaca  Location: 320 Elmira Rd  Applicant: Philip Maguire  Actions: ☐ Presentation ☐ Potential Determination of Environmental Significance

Project Description: The applicant proposes a multiphase renovation project for the 2.53-acre site, and the existing building, 18,000 SF in area, which contains two vehicle dealership showrooms, offices, a service reception, a service garage, parts storage, and a store mezzanine. The proposed work for the building includes many exterior and interior renovations including service garage slab replacement, window replacement, partial height CMU partition walls, and interior and exterior painting. The proposed site renovations include removal and replacement of existing gravel parking with asphalt, planting beds and islands, curbing, and concrete aprons and pads. The project is located in in the SW-2 Zoning District. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 and the State Environmental Quality Review Act (“SEQRA”) §617.4 and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly: [https://www.cityofithaca.org/DocumentCenter/Index/1447](https://www.cityofithaca.org/DocumentCenter/Index/1447)

G Project: Cornell Computing and Information Science (CIS) Building  Location: Hoy Rd  Applicant: Kimberly Michaels  Actions: ☐ Declaration of Lead Agency ☐ Brief Presentation

Project Description: The applicant proposes constructing a 4-story L-shaped building, approximately 133,000 SF, south and adjacent to Gates Hall (107 Hoy Rd.) and west of Hoy Garage on Hoy Road in the area currently occupied by Hoy Baseball Field. The new building will house academic and research facilities for Cornell Bowers Computing and Information Science (CIS) programs, faculty, and students. The project includes a new quad, plaza spaces, new greenspaces along with native landscaping, pedestrian/vehicular circulation, accessible and electric vehicle parking, and a service drive. The project site is located in the U-1 Zoning District where the primary use is Post-Secondary Education. The project will require no variances. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(b),(n), 8(a) and the State Environmental Quality Review Act (“SEQRA”) §617.4 (b)(11) and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly: [https://www.cityofithaca.org/DocumentCenter/Index/1467](https://www.cityofithaca.org/DocumentCenter/Index/1467)

7 Zoning Appeals
- Appeal # 208 Hudson Street, Area Variance
- Appeal # 209 Bryant Avenue, Area Variance
- Appeal # 622 Cascadilla Street, Sign Variance
[https://www.cityofithaca.org/AgendaCenter/ViewFile/Agenda/_07052022-2516](https://www.cityofithaca.org/AgendaCenter/ViewFile/Agenda/_07052022-2516)

8 Old/New Business

9 Reports
   A. Director of Planning & Development

10 Adjournment

If you have a disability & would like specific accommodation to participate, please contact the City Clerk at 274-6570 by 12:00 p.m., 2-3 business days (not including weekends/holidays) before the meeting.

Pg. 4
Re: AG PRC June 10, 2022

Jeanne Grace <JGrace@cityofithaca.org>
Wed 6/8/2022 10:59 AM
To: Anya Harris <AHarris@cityofithaca.org>

Sorry for the late sending of these comments:

320 Elmira Rd - The city has specifications in the site plan code regarding construction of parking lots. This proposal does not seem to fit that guidance, in terms of tree island space. The plan includes details of construction of features like sidewalk, but no detail of how the tree islands will be constructed. How can we know if the required soil volume is being planned for the few island trees? This can not be determined by the "typical tree planting" detail provided.

The Hive- orange snow fencing is not adequate tree protection, see City code for requirements for tree protection. The submission does include the typical details for tree protect, tree lawn with structural soil, etc from the City website but the plans then specify orange snow fencing for tree protection (which is not what the City requires) and do not explain how those details (structural soil etc) are to be used in the construction.

Based on memory of the site, one tree in that group is a box elder tree that is conflicting with powerlines which should probably be removed (it may need to be removed for the pedestrian bridge project). Tree species and condition should be identified to see if protection is warranted. There should be a tree inventory with a list of all the trees being removed for the project.

121 Lake- I am concerned that there is not enough soil volume to support the proposed sugar maple trees along the parking lot. Detail of soil volumes needs to be provided. To me it looks like the trees are planned to be planted in a narrow strip between the parking pavement and a retaining wall. Maybe I am misunderstanding the drawings.

228 Dryden rd - what is the 48inch tree at ethe back of the property that is slated to be "preserved". That is a large tree and very close to the construction. May not be reasonable to expect it to survive.

Jeanne

---

From: Anya Harris <AHarris@cityofithaca.org>
Sent: Tuesday, June 7, 2022 6:02 PM
Subject: AG PRC June 10, 2022

Dear All,

The Planning and Development Board Project Review Committee Meeting is scheduled for Friday, June 10, 2022, starting at 8:30 a.m.

This meeting will be held remotely via Zoom. A livestream will be available at: https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg

A copy of the agenda is attached and can be found at the link below: https://www.cityofithaca.org/AgendaCenter/ViewFile/Agenda/_06102022-2508
Instructions on how to attend the Zoom meeting will be distributed tomorrow morning.

Additional materials were distributed previously with the Projects Memo which can be found at the link below:

Thanks,

Anya Harris
Office Assistant
City of Ithaca Planning Division
108 E. Green Street
Ithaca, NY 14850
(607) 274-6550
RE: June Planning Board Projects for Review and Comment

Erin Cuddihy <ecuddihy@cityofithaca.org>
Wed 6/15/2022 3:41 PM

To: Anya Harris <AHarris@cityofithaca.org>
Cc: Tim Logue <TLogue@cityofithaca.org>; Mark Verbanic <MVerbanic@cityofithaca.org>; John Licitra <JLicitra@cityofithaca.org>; Lynne Yost <LYost@cityofithaca.org>; Eric Hathaway <EHathaway@cityofithaca.org>

Hi Anya,

Below are the Engineering/Streets & Facilities/Transportation comments about the June Planning Board Projects for Review and Comment.

**Minor Subdivision, 261 Lake St:**
- The parcels may need to be re-addressed when the subdivision occurs (they may need new street addresses).

**Cornell CIS Building, Hoy Rd:** No comments

**Maguire Hyundai-Subaru, 320 Elmira Rd:**
- We may in the future have some additional sidewalk comments. Thank you for proposing a lawn area between the parking area and the sidewalk.

**The Hive, 132 Cherry St.:**
- Updated streetscape for west side needed.
- Also, the drawings show proposed work on the east side of the street; this should be removed from these drawings since the east side of the street is not part of this site plan review.
- We are still reviewing the storm sewer design.

**Thurston Hall Addition, 130 Hollister Dr:** No comments

**Breeze Apartments, 121-125 Lake St.:**
- We had comments in March about the retaining wall, sidewalk extension, drainage effects on the creek, what improvements are being proposed for the park, etc. but there are no updates in the folder.

**Valentine Place, 109-111 Valentine Place:**
- We had comments in March about stormwater flow, parking availability, bike parking, etc. but our comments have not been addressed.

**Apartments, 228 Dryden Rd:** No comments

**Four Two-Family Dwellings at 615 – 617 Cascadilla St:**
- They need a DOT highway work permit to work on/along N. Meadow St.
- We are disappointed that the project will result in only parking lots fronting this block of N. Meadow St., which does not agree with the City’s Comprehensive Plan, West End Urban Design Plan, etc. This will be an unpleasant place for pedestrians, and the City is supposed to encourage parking along the backs of buildings.

Thank you,
Erin Cuddihy, P.E., LEED AP, ENV SP
Transportation Engineer
City of Ithaca
607-375-7818

-----Original Appointment-----
From: Erin Cuddihy
Sent: Monday, June 13, 2022 11:26 AM
To: Erin Cuddihy; Eric Hathaway; Tim Logue; Mark Verbanic; John Licitra; Lynne Yost
Subject: June Planning Board Projects for Review and Comment
When: Wednesday, June 15, 2022 2:00 PM-3:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Hi Everyone,

Comments for this month’s Planning Board projects for review are due next Monday 6/20. The only time I can find that works for us (kind of; I’ll be skipping the second half of a webinar about Safe Streets For All grants) is Wednesday at 2pm. The memo is linked to below in Anya’s email. Below is a Teams link for our call.

Thanks!
Erin
607-375-7818

Microsoft Teams meeting
Join on your computer or mobile app
Click here to join the meeting
Learn More | Meeting options

From: Anya Harris <AHarris@cityofithaca.org>
Sent: Tuesday, June 7, 2022 5:47 PM
Subject: June Planning Board Projects for Review and Comment

Dear All,

Please find attached a PDF memorandum regarding projects the Planning and Development Board will be considering at its June 28, 2022 regular monthly meeting.
Please submit comments to me no later than noon, June 20, 2022, if at all possible, so the Planning Board may have the opportunity to fully consider them.

The memo with attachments can be viewed here: https://www.cityofithaca.org/DocumentCenter/View/13975/06062022-Projects-Memo

Thanks,

Anya Harris
Office Assistant
City of Ithaca Planning Division
108 E. Green Street
Ithaca, NY 14850
(607) 274-6550
Planning and Development...Public To Be Heard...Comments

todd kurzweil <tdatkurzweil@yahoo.com>
Mon 6/13/2022 8:38 AM
To: Lisa Nicholas <LNicholas@cityofithaca.org>; Anya Harris <AHarris@cityofithaca.org>; Common Council <council@cityofithaca.org>; Nels Bohn <NBohn@cityofithaca.org>

For next Public To Be Heard in accordance with current Open Meetings Law

The Full Thread to be included as a hard printed document in committee members packets

Uncle Toddy
IthacaN Flea Market

Begin forwarded message:

From: todd kurzweil <tdatkurzweil@yahoo.com>
Date: June 13, 2022 at 8:32:25 AM EDT
To: Deirdre Kurzweil <deirdre@sunnydaysny.com>, Lisa Nicholas <LNicholas@cityofithaca.org>, Laura Lewis <llewis@cityofithaca.org>, "Heather D. McDaniel" <heatherm@ithacaareaed.org>, Robert Cantelmo <rcantelmo@cityofithaca.org>, Nels Bohn <NBohn@cityofithaca.org>, Rich John <rjohn@tompkins-co.org>, Shawna Black <sblack@tompkins-co.org>, vpillar@tompkins-co.org, Thomas Knipe <tknipe@cityofithaca.org>
Subject: Re: Planning and Development...Public To Be Heard...Comments

Please inform the state when you are next audited that I'm an interested participant

And the dates of subdivisions matter

Can't stop

Won't stop

Litigation continues with Ithaca Properties, for NOW!
**TCIDA Projects**

**The Ithacan**

A portion of the City of Ithaca's aging Green Street parking structure will be rebuilt as part of this $64 million investment in downtown, with 118 spaces leased back to the City for public parking. Also included in the project are 20 affordable rental units, 180 market rate rental units, and an additional 32 public parking spaces. The project will receive the enhanced energy incentive for reaching additional energy efficiency goals. It is also one of the first projects approved under the new Workforce Housing Policy. The developer will provide a combination of affordable units on site and make a $500,000 contribution to the Community Housing Development Fund to support more affordable housing development in the county.

Renderings provided by The Vecino Group

*Let's Get Building!*
On Jun 11, 2022, at 10:38 AM, todd kurzweil <tdatkurzweil@yahoo.com> wrote:

The City and County and the Public Authorities and their Administrative units really did not look out for us!

Uncle Toddy
IthacaN Flea Market

On Feb 10, 2022, at 10:15 PM, todd kurzweil <tdatkurzweil@yahoo.com> wrote:

April 2020 asked to have it read

Uncle Toddy
IthacaN Flea Market

Begin forwarded message:

From: Lisa Nicholas <LNicholas@cityofithaca.org>
Date: April 28, 2020 at 12:00:51 PM EDT
To: todd kurzweil <tdatkurzweil@yahoo.com>, Anya Harris <aharris@cityofithaca.org>
Subject: RE: Planning and Development...Public To Be Heard...Comments

got it.
Lisa Nicholas, AICP, Deputy Director of Planning
Planning Division
108 E Green Street
Ithaca, NY 14850
607-274-6557

"Let us put our minds together and see what kind of life we can make for our children”. Sitting Bull (Dakota Sioux Chief, 1834-1890)

From: todd kurzweil [tdatkurzweil@yahoo.com]
Sent: Tuesday, April 28, 2020 11:50 AM
To: Anya Harris; Lisa Nicholas
Subject: Re: Planning and Development...Public To Be Heard...Comments

Thank you for your reply.

I understand it is Site Plan Review. I did not send an attachment as far as I know. Yes, I want it read.

If this revised project has any possibility of impacting our business the specific mitigation plan re: displacement for any period of time should be agreed upon/codified before final approval is given for groundbreaking.

I am re-sending the body of the email-->

*This comment is for a public hearing-Rimland Project

Commenting on agenda item 6F

Rimland Project

Please make sure to keep the language about required mitigation with displaced businesses.

It is important that these businesses be protected from lost income/wages as this project moves forward.

If this revised project has any possibility of impacting our business the specific mitigation plan re: displacement for any period of time should be agreed upon/codified before final approval is given for groundbreaking.

My wife, Deirdre, submitted, specific requests about this directly to Mr. Rimland as well as the City/IURA.

Thank you!
On Tuesday, April 28, 2020, 11:42:29 AM EDT, Lisa Nicholas <lnicholas@cityofithaca.org> wrote:

Todd,

Did you meant to send an attachment? I don't see your comment in the body of the email. There is no public hearing for the project tonight. We will distribute your comment. Do you want it read as well? If so- this will be done at the beginning of the meeting.

Lisa Nicholas, AICP, Deputy Director of Planning
Planning Division
108 E Green Street
Ithaca, NY 14850
607-274-6557

"Let us put our minds together and see what kind of life we can make for our children". Sitting Bull (Dakota Sioux Chief, 1834-1890)

---

From: todd kurzweil [tdatkurzweil@yahoo.com]
Sent: Tuesday, April 28, 2020 10:58 AM
To: Anya Harris; Lisa Nicholas
Subject: Planning and Development...Public To Be Heard...Comments

This comment is for a public hearing-Rimland Project

Commenting on agenda item 6F

Rimland Project

Please make sure to keep the language about required mitigation with displaced businesses.

It is important that these businesses be protected from lost income/wages as this project moves forward.

My wife, Deirdre, submitted, specific requests about this directly to Mr. Rimland as well as the City/IURA.

Thank you!

Todd Kurzweil
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 a minor subdivision of City of Ithaca Tax Parcel ID: 28-3-5 located at 261 Lake Street by Yuanlui He, and

WHEREAS: the applicants are requesting a subdivision of Parcel 28-3-5 Parcel B .607 acres (26,425 sq ft), an undeveloped steep lot is to be subdivided from parcel A 1.298 acres (55,545 sq ft) which contains a parking lot. Parcel B is then to be consolidated with Parcel C 12-7-4.2, .599 acres (26,100 sq ft), an undeveloped parcel. The intent is for the consolidated lot (Parcel B & Parcel C) to be a buildable lot for a potential future project or sale and to separate it from the parking lot, which is for the Auden I parcel across Lake street. The parcels are in the R-3a zoning district, and no variances will be required, 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 the creation of one additional buildable lot, and

WHEREAS: this has been determined to be an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act ("SEQRA") and requires environmental review, 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: the City of Ithaca Planning and Development Board has one pending application for a minor subdivision of City of Ithaca Tax Parcel ID: 28-3-5 located at 261 Lake Street by Yuanlui He, and

WHEREAS: the applicants are requesting a subdivision of Parcel 28-3-5 Parcel B .607 acres (26,425 sq ft), an undeveloped steep lot is to be subdivided from parcel A 1.298 acres (55,545 sq ft) which contains a parking lot. Parcel B is then to be consolidated with Parcel C 12-7-4.2, .599 acres (26,100 sq ft), an undeveloped parcel. The intent is for the consolidated lot (Parcel B & Parcel C) to be a buildable lot for a potential future project or sale and to separate it from the parking lot, which is for the Auden I parcel across Lake street. The parcels are in the R-3a zoning district, and no variances will be required, 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 the creation of one additional buildable lot, and

WHEREAS: This has been determined to be an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act (“SEQRA”) and requires environmental review, and

WHEREAS: City of Ithaca Planning and Development Board, being that local agency which has primary responsibility for approving and funding or carrying out the action, did, on June 28, 2022, declare itself Lead Agency in Environmental Review for the proposed project, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, did on June 28, 2022, review and accept as adequate: a Short Environmental Assessment Form (SEAF), Part 1; a SEAF Part 2 prepared by Planning staff; Survey Map Ithaca Gunhill Property LLC Lands of DMG Ithaca LLC, Located on Lake Street, City of Ithaca, Tompkins County, New York dated 09/21/21 and prepared by TG Miller P.C.; and other application materials, and

WHEREAS: the Tompkins County Planning Department, and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered, now, therefore, be it

RESOLVED: that the City of Ithaca Planning and Development Board determines the proposed project will result in no significant impact on the environment and 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.
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for a minor subdivision of City of Ithaca Tax Parcel ID: 28-3-5 located at 261 Lake Street by Yuanlui He, and

WHEREAS: the applicants are requesting a subdivision of Parcel 28-3-5 Parcel B .607 acres (26,425 sq ft), an undeveloped steep lot is to be subdivided from parcel A 1.298 acres (55,545 sq ft) which contains a parking lot. Parcel B is then to be consolidated with Parcel C 12-7-4 .599 acres (26,100 sq ft), an undeveloped parcel. The intent is for the consolidated lot (Parcel B & Parcel C) to be a buildable lot for a potential future project or sale and to separate it from the parking lot, which is for the Auden I parcel across Lake street. The parcels are in the R-3a zoning district, and no variances will be required, 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 the creation of one additional buildable lot, and

WHEREAS: This has been determined to be an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act ("SEQRA") and requires environmental review, and

WHEREAS: the Planning Board, acting as Lead Agency, did on June 28, 2022, issue a Negative Declaration of Environmental Significance for the entire project and all its components, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, did on June 28, 2022, review and accept as adequate: a Short Environmental Assessment Form (SEAF), Part 1 submitted by the applicant and a SEAF Part 2 prepared by Planning staff; Survey Map Ithaca Gunhill Property LLC Lands Of DMG Ithaca LLC, Located On Lake Street, City of Ithaca, Tompkins County, New York dated 09/21/21 prepared by TG Miller P.C.; and other application materials, and

WHEREAS: the Tompkins County Planning Department, and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered, and

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

WHEREAS: the Planning and Development Board held the required Public Hearing on June 28, 2022, now, therefore, be it

RESOLVED: that the Planning Board does hereby grant Preliminary and Final Subdivision Approval to the proposed Minor Subdivision of City of Ithaca Tax Parcel ID: 28-3-5 located at 261 Lake Street subject to the submission of three final original subdivision plats with the raised signature of as licensed surveyor.

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

Project Changes (Site Plan)

WHEREAS: the City of Ithaca Planning and Development Board approved a (4) two family dwellings located at 615-617 Cascadilla Street by Stavros Stavropoulos, applicant and owner on September 28, 2021, and

WHEREAS: the applicant now seeks changes to the approved site plan including a redesign of all 4 buildings to be above the draft base flood elevation with crawl spaces designed to be flood resistant, a longer 617 footprint by 4’ with no finished basement, a new location for the heat pumps on the 617 building, a redesign of the front porches, a new planting plan for the central sidewalk and back fence areas, and new information on site lighting, and

WHEREAS: the Planning Board, has on June 28, 2022 reviewed and accepted as adequate the following drawings showing the proposed site plan changes: Building Elevations (A1a), First Floor & Second Floor Plans 615a (A3a), First Floor, Second Floor and Roof Plans 615 Units A,B,C (A3b), First Floor, Second Floor and Roof Plans 615 Units A,B,C (A3c), Site Layout from Survey (A4), Demolition Plan (A5), Utility Plan (A6), and Grading Plan (A7) all dated 5/9/22; Building Elevations (A1b) dated 05/31/22; and Site Plan including Zoning Analysis and Planting Schedule (A2) dated 6/7/22 and all prepared by Daniel R. Hirtler, Architect PLLC, and

WHEREAS: the Zoning Administrator reviewed the site plan changes and determined the changes are in compliance with the requirements for the R-2b and WEDZ-1b zones, and

WHEREAS: the Planning Board, has determined that the proposed changes are consistent with the Negative Declaration of Environmental Significance issued by this Board as Lead agency on August 24, 2021 and that further environmental review is not required, now therefore be it

RESOLVED: that the Planning Board does hereby grant approval to the proposed site changes, and be it further

RESOLVED: this approval does not change the remaining unsatisfied conditions from the Final Approval that are as follows:

i. Any changes to the approved project must be submitted to Planning Staff for review. Staff will determine if changes require Board approval, and
ii. Submission to the Planning Board for review and approval of all site details including but not limited to landscaping details, exterior furnishings, walls, railings, bollards, paving, signage, lighting, etc., and
iii. Submission of final Landscape Plan with planting schedule & specifications, and
iv. This site plan approval does not preclude any other permit that is required by City Code, such as sign permits, tree permits, street permits, and
v. Acceptance of the SWPPP by the City Stormwater Management Officer, and
vi. Noise producing construction activities will be limited to the hours between 7:30 A.M. and 5:30 P.M., Monday through Friday (or Saturday 9:00 A.M. to 5:30 P.M. with advance notification to and approval by the Director of Planning and Development), and
vii. Submission of compliance to the Tompkins County Environmental Management Council’s Environmental Alert: Important Recommendations for Indoor and Outdoor Lighting (2017) that
outdoor LED lighting be not higher than 2700K CCT to minimize adverse human and ecological impacts, and

viii. Installation of bike racks and bike storage, and

ix. Repair, replacement, or reconstruction of any City property damaged or removed during construction including, but not limited to paving, sidewalk, curbing, trees or tree lawn, signage, drainage structures, etc.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
615-617 Cascadilla Street: Site Plan Modification
Permit # 41477

Graphic Narrative of remaining issues
A Site Plan Modification is being requested for the Project at 615-617 Cascadilla Street to raise all the buildings in the project above the base flood elevations which will soon be adopted by FEMA, and a redesign of the 617 building to make it more compact and to make it possible to raise all living space of that building above the base flood elevation.

During the May Planning Board Meeting, two issues were identified which require further discussion before the Planning Board can move forward in evaluating the request for a Site Plan Modification for 615-617 Cascadilla Street.
1. The Board wanted the façade of the 617 building which will face Route 13 to be redesigned to give it more visual interest.
2. The Board wanted the planting scheme to be designed by a landscape professional and to have a denser planting scheme.

The current proposal to give the west elevation of 617 Cascadilla street more interest as one views it from Route 13 is to provide colored accent panels, similar to the accent panels in other places on the buildings of this project, which would frame the group of windows under the previously proposed dormer which would remain. The accent panels would be trimmed with white trim similar to the corner boards and window casings of the rest of the building.

For context, the three other elevations of 617 Cascadilla Street are shown here:
We have engaged Dan Segal, owner of The Plantmen Nursery who is also the founder of the Ithaca Native Landscape Symposium to work on enriching the 615-617 Cascadilla street landscape plan.

Dan has worked for several years with Purity Ice Cream Company on the landscape for the parking lot which is adjacent to 615-617 on the corner of Cascadilla Street and Route 13. He has also worked on the City Centre Project with WPD and Purcell Construction as well as 409 College Avenue with Student Agencies, WPD and Purcell Construction.

He has been sensitive to the challenges of planting success in tight landscapes like 615-617 Cascadilla Street and his plant selections for this project will increase the percentage of native species and habitat friendly plantings.
Cascadilla Street Frontage
The Cascadilla Street front yard of this project is currently proposed to feature a purple lilac bush against a backdrop of red leafed ninebark tree form bushes, and the entrance to the central sidewalk which gives access to all the residential buildings is proposed to be framed by two flowering doublefile viburnum bushes. Evergreen arbor vitae bushes are proposed to be placed at the mouth of each of the side yards to obscure the side yards from the public.

F2: purple lilac
F3: ninebark tree form
F4: doublefile viburnum
S1: arborvitae

Central Sidewalk Leading to All Four Residential Buildings
The five foot wide concrete sidewalk which extends southward from the public sidewalk on Cascadilla Street past each of the front porches of the residential buildings to the bike shelter and the parking area of this project is currently proposed to have a three and a half foot wide grass area on each side of the sidewalk to widen the area to stand in and pass by in the pedestrian circulation area of the project. A four foot wide perennial bed with an assortment of plants would flank the circulation path and act as a foundation planting. A small spirea bush is proposed to be planted at the base of each of the porches in the perennial bed to act as a woody form which would remain all through the winter. A trumpet honeysuckle vine is proposed to grow up the wood trellis porch skirt on each of the porches.

F4: doublefile viburnum
F5: small spirea
P assortment: assorted perennials
V1: Trumpet Honeysuckle

The assortment of perennials is group of plants which are one to three feet high, which will soften the building edge and cover the exposed concrete foundation during the growing season and die back in the winter, leaving the full width between the buildings open for managing snow. The small spirea bush at the base of each of the porches will act as a permanent plant form during the winter to soften the building edges. The honeysuckle vine which will climb the porch skirt trellis will also remain during the winter to soften the building edges in winter.
Parking Area

The shade trees to the east and the west of the paved parking area are proposed to be changed from columnar ginko trees to swamp white oak trees. Under the shade trees is proposed to be lawn. The change is proposed to eliminate the chance of planting a female ginko tree which would produce unwanted berries as well as being a tree which would be tolerant of less than optimal soil conditions and which grows at a moderate pace.

The foundation planting at the south face of 617 Cascadilla Street which is designed to obscure the HVAC outdoor units is proposed to be changed from bridal wreath spirea bushes to ninebark tree form bushes.

T2: swamp white oak
F3: ninebark tree form
Rear Yard

The rear yard is proposed to be accessible to the tenants and would have a lawn surface to walk on.
The feature shade tree which was specified to be a sugar maple tree is currently proposed to be substituted with an autumn blaze maple. The proposed tree is more tolerant of various environmental conditions, and still offers bright color in Fall when its leaves turn red.
The west side of the rear yard is currently proposed to be screened from the neighboring parking lot by a hedge of forsythia. Along the back property line a hedge of serviceberry bushes is proposed to screen the view over the property line into the neighboring residential property. The existing masonry privacy walls are currently proposed to remain, and the space separating the walls obscured with an evergreen arbor vitae bush. The foundation plantings in the rear yard at the 615 C building would consist of a purple lilac bush flanked by two ninebark tree form bushes, and a flowering doublefile viburnum would make a transition around the southwest corner of the building back to the central sidewalk.

T1: autumn blaze maple
F1: forsythia
F2: purple lilac
F3: ninebark tree form
F4: doublefile viburnum
F6: serviceberry
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for Site Plan Review for construction of apartments (40 units) located at 228 Dryden Road by 228 Dryden RD LLC, and

WHEREAS: the applicant proposes to demolish the existing two-story structure and to construct an apartment building with 39 units on the .185-acre project site. The building will be four stories above average grade and one basement story below average grade for a total of five stories. The project includes other site amenities such as landscaping, walkways, and outdoor patios. The project site is in the CR-4 zoning district and requires an area variance for lot coverage. It is also subject to Collegetown Design Guidelines, and

WHEREAS: this is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(k) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (10) and is subject to environmental review, and

WHEREAS: the City of Ithaca Planning and Development Board, being the local agency which has primary responsibility for approving and funding or carrying out the action, did on May 25, 2021, declare itself Lead Agency in Environmental Review for the project, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, did on October 26, 2021, 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; drawings titled Boundary and Topographic Map No. 228 Dryden Road, City of Ithaca, Tompkins, New York dated 12/07/2020 and prepared by TG Miller P.C.; Demolition Plan C-1.0, Site Plan C-2.0, Grading, Drainage & Erosion Control Plan C-3.0, Utility Plan C-4.0, Landscaping Plan C-5.0, Detail Sheet D-1 all dated October 13, 2021 and prepared by Marathon Engineering; Floor Plans AP-100, Exterior Elevations AP-201, Exterior Perspectives AP-202, AP-203, and AP-204, Building Sections AP-301 and AP-302 all dated October 14, 2021 and prepared by HOLT Architects, and other application materials, and

WHEREAS: legal notice was published and property posted in accordance with Chapters 276-6 B. (4) and 176-12 A. (2) (c) of the City of Ithaca Code, and

WHEREAS: the Planning and Development Board held the required public hearing on July 27, 2021, and

WHEREAS: interested parties have been given the opportunity to comment on the proposed project, and any received comments have been considered, and

WHEREAS: the Planning Board did, on October 26, 2021, determine, as elaborated in the FEAF Part 3, that the proposed project will result in no significant adverse impacts on the environment and issued a Negative Declaration of Environmental Significance, and

WHEREAS: The Planning Board conducted Design Review on June 22, 2021, and determined that the project was in compliance with the Collegetown Design Guidelines, and

WHEREAS: the applicant revised the project from the original submitted project by reducing the number of apartments from 40 units to 35 units, and
WHEREAS: the Board of Zoning Appeals granted the required area variance on May 3, 2022, and

WHEREAS: this Board did on June 28, 2022 review and accept as adequate the following new and revised drawings: Zoning Analysis Plan- 228 Dryden Road SK-01, Floor Plans AP-100, Building Elevations AP-20, Exterior Perspectives AP-202 & AP-203, Construction Site Logistics Plan AP-204, Building Sections AP-301 &AP-302 all dated 06/02/22 prepared by Holt Architects; and Site Plan E100 dated 06/02/22 prepared by Holt Architects and EC4B Engineering, P.C.

WHEREAS: the Board determined that the proposed changes are consistent with the October 26 Negative Declaration of Environmental Significance, and no further review is required, now, therefore, be it

RESOLVED: that the Planning and Development Board does hereby grant Final Site Plan Approval subject to the following:

The following conditions must be satisfied before issuance a Building Permit:

i. Submission of a full set of revised drawings clearly showing all changes from the original proposal, including a detailed planting plan and planting schedule for the entire project and specifically the concrete walls, planting beds and ramps along the streetscape, and all materials changes or additions

ii. Submission to the Planning Board for review and approval of placement, design, and photometrics of site lighting fixtures

iii. Submission of construction logistics and staging plans

iv. Submission to Planning staff, plans, drawings and/or visualizations showing all proposed exterior mechanicals and associated equipment including heat pumps, ventilation, etc., including appropriate screening if necessary

v. Documentation from Ithaca Fire Department emergency access issues have been satisfied

vi. This site plan approval does not preclude any other permit that is required by City Code, such as sign permits, tree permits, street permits

vii. Submission to the Planning Board for review and approval of all site details including but not limited to landscaping details, exterior furnishings, walls, railings, bollards, paving, building signage, lighting, etc.

The following construction must be satisfied during the construction period

i. If impacted groundwater and/or soil are encountered during construction, it is required to be handled in accordance with the applicable NYSDEC regulations and requirements and with the involvement of both the City of Ithaca and the NYSDEC in the approval and monitoring of the treatment system(s)

ii. Noise producing construction activities will be limited to the hours between 7:30 A.M. and 5:30 P.M., Monday through Friday (or Saturday 9:00 A.M. to 5:30 P.M. with advance notification to and approval by the Director of Planning and Development)
iii. Any traffic control measures on Dryden Rd will be coordinated with the City Fire Department and Department of Public Works

The following conditions must be satisfied before issuance of a Certificate of Occupancy:

i. Any changes to the approved site plans must be submitted to Planning staff for review and may require Board approval

ii. Installation of bike racks and/or bike storage

iii. Installation of any required or proposed sidewalk to the satisfaction of the City Sidewalk Coordinator

iv. Repair, replacement, or reconstruction of any City property damaged or removed during construction including, but not limited to paving, sidewalk, curbing, trees or tree lawn, signage, drainage structures, etc.

v. Submission of any required executed easement, licenses or other legal agreements involving City property

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
June 2, 2022

Nikki Cerra
City of Ithaca
108 E. Green Street
Ithaca, NY 14850

Re: 228 Dryden Road – “The Ruby” Apartments
    Applicant: 228 Dryden Road, LLC

Dear Ms. Cerra,

We are providing this narrative in support of the attached revised Site Plan Review materials. The project received Preliminary Site Plan Approval at the May 24, 2022 Planning and Development Board Meeting. We are attaching herewith a complete set of drawings for review at the June 10, 2022 Project Review Committee and the June 28, 2022 Planning and Development Board meeting.

The project consists of a four-story building with basement and 35 apartment units totaling 21,900 Building Gross Square Feet.

The Preliminary Site Plan Approval included the following conditions:

i. Submission of a full set of revised drawings clearly showing all changes from the original proposal, including a detailed planting plan and planting schedule for the entire project and specifically the concrete walls, planting beds and ramps along the streetscape, and all materials changes or additions.
   Landscaping Plan C-5.0 has been updated in response to comments made at the Project Review Committee. Exterior building materials are identified on drawing AP-203 Exterior Perspectives.

ii. Submission of construction logistics and staging plans.
   Refer to Drawing AP-204 Construction Site Logistics Plan.

iii. Plans, drawings and/or visualizations showing all proposed exterior mechanicals and associated equipment including heat pumps, ventilation, etc., including appropriate screening if necessary
   Refer to Renderings, Building Elevations and Building Sections for location of roof top air handling unit and heat pump condensing units. Section A2/AP-301 shows sight lines from the south side of Dryden Rd. The equipment is modeled in the Exterior Perspective views and is not visible. The roof top mechanical equipment is located in the middle of the roof and is not visible, therefore separate screening is not being provided.
iv. Documentation from Ithaca Fire Department emergency access issues have been satisfied.
The project has been reviewed with Ithaca Fire Department Fire Chief Tom Parsons. Based on his review of the design and in accordance with the Fire Code of NYS, the west exit stair has been extended to the roof for fire fighter access and an interior fire rated door and separation wall has been added to the basement level. The stair extension to the roof is in conformance with Zoning Code 325-16, A (1)(a).

v. This site plan approval does not preclude any other permit that is required by City Code, such as sign permits, tree permits, street permits. Agreed, these permits will be obtained when needed.

vi. Submission to the Planning Board for review and approval of placement, design, and photometrics of site lighting fixtures
Refer to Drawing E-100, Electrical Site Plan

vii. Submission to the Planning Board for review and approval of all site details including but not limited to landscaping details, exterior furnishings, walls, railings, bollards, paving, building signage, lighting, etc. These items are addressed in the update Civil Drawings and Exterior Renderings. Note that Trash/Refuse Management is addressed on drawing C-2.0 Site Plan.

viii. If impacted groundwater and/or soil are encountered during construction, it is required to be handled in accordance with the applicable NYSDEC regulations and requirements and with the involvement of both the City of Ithaca and the NYSDEC in the approval and monitoring of the treatment system(s) Contractors will be required to meet these requirements.

ix. Noise producing construction activities will be limited to the hours between 7:30 A.M. and 5:30 P.M., Monday through Friday (or Saturday 9:00 A.M. to 5:30 P.M. with advance notification to and approval by the Director of Planning and Development) This restriction is shown on Drawing C-2.0 Site Plan.

x. Any traffic control measures on Dryden Rd will be coordinated with the City Fire Department and Department of Public Works The contractor will be required to adhere to this requirement.

Conditions required to be satisfied before issuance of a Certificate of Occupancy

i. Any changes to the approved site plans must be submitted to Planning staff for review and may require Board approval Agreed.

ii. Installation of bike racks and/or bike storage
2 bike racks will be provided near the sidewalk - shown on Drawing C-2.0. Storage for 7 additional bicycles will be provided in a basement storage room.
iii. Installation of any required or proposed sidewalk to the satisfaction of the City Sidewalk Coordinator
   This will be included in the Construction Documents.

iv. Repair, replacement, or reconstruction of any City property damaged or removed during construction including, but not limited to paving, sidewalk, curbing, trees or tree lawn, signage, drainage structures, etc.
   This will be included in the Construction Documents.

v. Submission of any required executed easement, licenses or other legal agreements involving City property
   Agreed.

The following materials are attached:
G001 COVER SHEET
   BOUNDARY & TOPOGRAPHY MAP
C-1.0 DEMOLITION PLAN
C-2.0 SITE PLAN
C-3.0 GRADING, DRAINAGE & EROSION CONTROL PLAN
C-4.0 UTILITY PLAN
C-5.0 LANDSCAPING PLAN
D-1.0 DETAIL SHEET
E-100 ELECTRICAL SITE PLAN
SK-01 ZONING ANALYSIS PLAN - 228 DRYDEN ROAD
AP-100 FLOOR PLANS
AP-201 BUILDING ELEVATIONS
AP-202 EXTERIOR PERSPECTIVES
AP-203 EXTERIOR PERSPECTIVES
AP-204 CONSTRUCTION SITE LOGISTICS PLAN
AP-301 BUILDING SECTIONS
AP-302 BUILDNG SECTIONS

Very truly yours,
HOLT Architects, PC

Steven W. Hugo

Steven W. Hugo, AIA
Principal
CONSTRUCTION DOCUMENTS FOR
'THE RUBY' APARTMENTS
228 DRYDEN RD, LLC
ITHACA NY 14850

HOLT Architects, P.C.
Architects, Planners, and Interior Designers
619 W. State Street, Ithaca, New York 14850
132 E. Jefferson Street, Syracuse, New York 13202
Tel 607.273.7600  www.holt.com

Marathon Engineering
Civil Engineering / Landscape
840 Harshaw Road Suite #12 | Ithaca NY 14850
Tel 607.241.2917

Elwyn & Palmer Consulting Engineers, PLLC
Structural Engineering
213 E. Seneca Street | Ithaca NY 14850
Tel 607.272.5080

EC4B Engineering, P.C.
Mechanical / Electrical / Plumbing Engineering
15 Schoen Place, Suite 300 | Pittsford, NY 14534
Tel 585.641.7121

PROJECT LOCATION PLANS

LIST OF ALTERNATES

PROJECT INFORMATION

DATE:  2 JUNE 2022
JOB NUMBER:  2020095
CONSTRUCTION CLASSIFICATION:  IIA
SPRINKLER PROTECTION:  FULLY-SPRINKLERED (NFPA 13)
BUILDING USE CLASSIFICATION:  R-2 RESIDENTIAL

TOTAL AREA OF PROJECT (SF):  21,900

G001
NOTE: REFER TO DEMOLITION DRAWINGS FOR TREE SPECIES
DEMOlITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOval, AND DISPOSAL, IN ADDITION TO MAINTAINING ALL SITE ACCESSIBILITY INCLUDING CONSTRUCTION SITE ACCESSIBILITY. THE CONTRACTOR SHALL VERIFY THAT NO TRACK OUT OF SEDIMENT OCCURS THROUGHOUT CONSTRUCTION.

2. CONSTRUCTION ACCESS: THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SITE ACCESSIBILITY INCLUDING SITE ACCESSIBILITY. THE CONTRACTOR SHALL VERIFY THAT NO TRACK OUT OF SEDIMENT OCCURS THROUGHOUT CONSTRUCTION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL ABATEMENT WORK HAS BEEN COMPLETED PRIOR TO INITIATING STRUCTURE DEMOLITION.

4. THE CONTRACTOR SHALL REFER TO GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR ADDITIONAL EROSION CONTROL INFORMATION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL ABATEMENT WORK HAS BEEN COMPLETED PRIOR TO INITIATING STRUCTURE DEMOLITION.

HAZARDOUS BUILDING MATERIALS SURVEY

1. THE CONTRACTOR SHALL REFER TO GRADING, DRAINAGE AND EROSION CONTROL PLAN AND SURVEY REPORT (C3.0) FOR ADDITIONAL EROSION CONTROL INFORMATION.

2. THE CONTRACTOR SHALL REFER TO GRADING, DRAINAGE AND EROSION CONTROL PLAN AND SURVEY REPORT (C3.0) FOR ADDITIONAL EROSION CONTROL INFORMATION.
Earthwork

1. Preparation: The Contractor shall complete the site preparation in accordance with the approved construction documents. Erosion control measures shall be installed in accordance with the approved documents prior to the start of construction.

2. Topsoil: Upon completion of the stockpile stripping operation, stockpiles shall be stabilized in accordance with the approved construction documents. The Contractor is responsible for topsoil application and repair as necessary.

3. Slopes: The Contractor shall be responsible for the establishment of the baseline slope of the site prior to any construction activities. The baseline slope shall be maintained throughout the construction period.

4. Dust: The Contractor shall be responsible for the establishment of the baseline dust control measures. Dust control measures shall be maintained throughout the construction period.

5. Erosion Control: The Contractor shall be responsible for the installation and maintenance of erosion control measures as specified in the approved documents.

6. Temporary Stabilization: The Contractor shall be responsible for the installation and maintenance of temporary stabilization measures as specified in the approved documents.

7. Water Stabilization: The Contractor shall be responsible for the installation and maintenance of water stabilization measures as specified in the approved documents.

8. Airborne Dust: The Contractor shall be responsible for the installation and maintenance of airborne dust control measures as specified in the approved documents.

Erosion Control

1. Pre-Construction: The Contractor shall install erosion control measures in accordance with the approved construction documents prior to the start of construction.

2. Topsoil: The Contractor shall ensure that the topsoil is applied in accordance with the approved construction documents.

3. Slopes: The Contractor shall ensure that the baseline slope is maintained throughout the construction period.

4. Dust: The Contractor shall ensure that the baseline dust control measures are maintained throughout the construction period.

5. Erosion Control: The Contractor shall be responsible for the installation and maintenance of erosion control measures as specified in the approved documents.

6. Temporary Stabilization: The Contractor shall be responsible for the installation and maintenance of temporary stabilization measures as specified in the approved documents.

7. Water Stabilization: The Contractor shall be responsible for the installation and maintenance of water stabilization measures as specified in the approved documents.

8. Airborne Dust: The Contractor shall be responsible for the installation and maintenance of airborne dust control measures as specified in the approved documents.

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Site Development Plans

228 Dryden Road, LLC

City of Ithaca, State of New York

Job No: 1190-20
Scale: 1" = 10'
Drawn: AMF
Designed: AMF
Date: 4/28/2021

SEGMENTAL BLOCK RETAINING WALL

Typical Section- Unreinforced Retaining Wall

Location Map

Adherence

Grading, Drainage & Erosion Control Plan

C-3.0

Date

6/2/22

Drawn

AMF

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1. SANITARY

1.1 MATERIALS

- LATERALS - PIPING SHALL BE POLYVINYL CHLORIDE (PVC) WITH ENDS SUITABLE FOR CASCADELLA CREEK FITTINGS SHALL MEET: ASTM D-3034 (4" THRU 15"
- JOINTING MATERIALS - SHALL BE BELL-AND-SPIGOT WITH INTEGRAL PUSH ON TYPE ELASTOMERIC GASKET JOINTS, GASKET MATERIAL TO BE NEOPRENE MEETING ASTM D-3212.

1.2 INFILTRATION/ EXFILTRATION

- AREA SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY FOR THE SANITARY SEWER. IF AN AIR TEST IS USED, THE TEST AS A MINIMUM SHALL CONFORM TO THE AIR TEST OF PLASTIC PIPE LINES. SANITARY MANHOLES SHALL BE VISUALLY INSPECTED AND TESTED FOR LEAKAGE BY EXFILTRATION OR VACUUM. VACUUM TESTING OF MANHOLES SHALL COMPLY WITH THE METHOD OUTLINED IN THE NEW YORK STATE DEPARTMENT OF LINDEN AVE.

1.3 FLOOR DRAINS, IF CONSTRUCTED IN THE PROJECT, MUST BE CONNECTED TO THE SANITARY SEWER.

1.5 SEPARATION

- LOCATION MAP

1.6 INSPECTION

2. STORM

2.1 REGULATIONS

- STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST REGULATIONS OF THE MUNICIPALITY.

2.3 ROOF DRAINAGE

- ALL ROOF DRAINAGE SHALL BE COLLECTED AND PIPED TO THE STORM SEWER SYSTEM

2.4 TESTING

- UPON COMPLETION OF SYSTEM INSTALLATION, THE MAIN SEWER SYSTEM AND LEADS TO STRUCTURES SHALL BE FLUSHED AND LAMPED TO THE SATISFACTION OF THE MUNICIPALITY.

3. WATER

3.1 SPECIFICATIONS

- WATER SERVICE LINES SHALL BE SEPARATED AT LEAST 10 FEET, MEASURED FROM THE OUTSIDE OF THE PIPES, FROM SEWER MAINS OR SEPTIC SYSTEMS.

3.3 SEPARATION

- WATER SERVICE LINES SHALL BE IDENTIFIED AS: MINIMUM SIZE IS 1 INCH, SERVICE TYPES INCLUDE: DOMESTIC=DS, FIRE=FS, OR COMBINED=CMB

3.4 MATERIALS

3.6 BACKFLOW PREVENTION DEVICES

- EXISTING BACKFLOW PREVENTION DEVICE INSIDE MAY REQUIRE UPDATES AS REQUIRED BY THE CITY OF ITHACA PUBLIC WORK DEPARTMENT.

3.8 LINE EXTENSION

- THE PRIVATE PORTION OF THE SERVICE LINE MUST BE INSTALLED AS DIRECTED BY THE STRUCTURAL ENGINEER OR THE OWNER'S REPRESENTATIVE.

NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROPRIATE WORK PERMITS FROM NYSDOT FOR ANY WORK WITHIN NYSDOT RIGHT OF WAY.

2. INFORMATION ILLUSTRATED ON THIS PLAN IS FOR THE PROPOSED SANITARY SEWER IMPROVEMENTS ONLY. THE CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE PROJECT ARCHITECT (STREAM CONSTRUCTION) FOR ANY WORK RELATED TO THE PHASED INDUSTRIAL COMPLEX.

3. PROVIDE THRUST BLOCKS PER CITY OF ITHACA WATER DETAILS.

4. UNDERGROUND ELECTRIC SERVICE

- CONTRACTOR TO COORDINATE POINT OF CONNECTION, ROUTING PROVIDER PRIOR TO THE START OF WORK.

5. UNDERGROUND TELEPHONE SERVICE

- CONTRACTOR TO COORDINATE POINT OF CONNECTION, ROUTING PROVIDER PRIOR TO THE START OF WORK.

6. WATER METER & BACKFLOW


7. BACKFLOW PREVENTION DEVICES

- A WATER SERVICE TROUGH BLOCKER IS REQUIRED TO BE INSTALLED FOR CITY OF ITHACA WATER SERVICE.

8. UNDERGROUND ELECTRIC SERVICE

- CONTRACTOR TO INSTALL ELECTRIC SERVICE, ROUTING PROVIDER PRIOR TO THE START OF WORK.

9. UNDERGROUND TELEPHONE SERVICE

- CONTRACTOR TO INSTALL TELEPHONE SERVICE, ROUTING PROVIDER PRIOR TO THE START OF WORK.
RESTORATION AND LANDSCAPING

1. GUARANTEE - The contractor agrees to furnish and construct materials in a manner consistent with the design requirements shown on the plans and specifications. The work must be completed within the specified time frame and undergo quality control and testing as required by the owner.

2. TOOLS - All tools, equipment, and materials must be provided by the contractor and meet the specifications outlined in the plans and specifications.

3. WATER - Water supplies must be installed to ensure adequate irrigation of the plantings. The contractor is responsible for connecting the water supplies to the site and maintaining them in good working order.

4. MAINTENANCE - Regular maintenance of the plantings is necessary to ensure their proper growth and development. The contractor agrees to perform all required maintenance activities as specified in the plans and specifications.

5. PLANT LOCATIONS - Any plant locations shown on the plans may be subject to change based on the approval of the owner's representative.

6. PLANTING BEDS - Twelve inches (12") of topsoil, weed fabric (as directed by the owner), and three inches (3") of hardwood bark mulch (color TBD by the owner) must be provided at planting beds, unless specified otherwise on drawings.

SEED & MULCH

- Seed mix shall be Town & Country Seed Mix as manufactured by Crossman Seed Corporation. Seed mix shall consist of:
  - 30% Creeping Red Fescue
  - 20% Gator 3 Perennial RyeGrass
  - 20% All Star 3 Perennial RyeGrass
  - 20% Keystone 2 Perennial RyeGrass
  - 10% Kentucky Bluegrass 98 / 85

- Seeding rate shall be 6LBS./1000 S.F. of pure live seed.

- Mulch shall be straw, applied at 2 TONS/ACRE.

NORTH

DECIDUOUS PLANTINGS

CONIFEROUS PLANTINGS

SHRUB PLANTINGS

GROUND COVER PLANTINGS

DECIDUOUS PLANTINGS
From: 121-125 Lake Street LLC and Visum Development Group LLC
To: City of Ithaca Planning Division
Date: Friday, June 24, 2022
Re: Breeze Apartments – Scope of Planning Board review of brownfield cleanup

Dear Planning Staff and Board Members:

Our team is under the impression that some Planning & Development Board members feel like we are asking them to vote on the adequacy and efficacy of the brownfield cleanup at 121-125 Lake Street. This is not the case, though. We are therefore writing in hopes of offering them some comfort.

While we have been publicly transparent about the remediation plans, the brownfield cleanup is directly under the jurisdiction of the NYS Department of Environmental Conservation (DEC) and the Department of Health (DOH). In fact, the project team understands that we can perform the brownfield cleanup without a local SEQRA determination. Our hope, then, is that we can bring more focus to the development project itself. After all, we are proposing to replace a long-vacant and blighted site with unique access to open space alongside high-quality housing.

After all, the DEC brownfield regulations provide that the implementation of a remedial action under a DEC-approved work plan is not subject to SEQRA review so long as the design and implementation of the remedy do not

1. commit DEC or any other agency to a specific future use or action, and
2. prevent evaluation of a reasonable range of alternative future uses on the site.

Neither of those circumstances is present here.

Planning Board members thus do not need to be concerned about making a health and safety decision regarding the cleanup itself – DEC and DOH staff have already made that decision by approving the remedial plan and by continuing to exercise jurisdiction over the brownfield site post-remediation via a Site Management Plan and environmental easement. Plus, if either state agency is dissatisfied with the performance of work or documentation reported at any point, they can require site work to stop and reassess the situation.

Of course, the development team is always open to hearing any concerns the community might have. This is precisely why we decided to be so transparent and accessible with information about the cleanup. It is our priority to ensure that the cleanup does in fact proceed in a healthy and safe way in accordance with all state regulations, which were similarly followed when the City of Ithaca cleaned up its portion of the gun factory site. At the end of the day, we want the public and the planning board to feel comfortable with the technical knowledge and decisions of the NYS staff members who have been reviewing this site and its cleanup plans. We do not want to make the PDB feel like we are asking them to make a technical and engineering decision, since that is the scope of the DEC and DOH’s participation in the redevelopment of this site.

The Breeze site plan and building design have hardly changed over the past few PDB meetings, which suggests to us that a SEQRA determination by the end of July is a reasonable suggestion. To allay any concerns Board members may have about voting on a brownfield project, the PDB could choose to include a condition of approval in their SEQRA determination, requiring that the
brownfield remediation fully comply with NYS DEC and DOH rules and procedures, including safety, oversight, and long-term monitoring.

Board members and City staff should also take comfort in the fact that the site investigation, oversight, and health/safety rules for the Brownfield Cleanup Program are analogous to those of the Environmental Restoration Program (ERP), which the City completed a few years ago on the City-owned parcel of the old gun factory. Similarly to the City’s cleanup project, the Breeze project team will perform remediation on the privately-owned parcels in accordance with the DEC and DOH’s requirements.

Again, the DEC and DOH have already deliberated over the technical aspects of the proposed cleanup to ensure that as implemented, the cleanup meets regulations and remedial objectives. Because the project team plans to adhere to all state guidelines and oversight, the PDB should not feel responsible for deciding whether the brownfield remediation plans are safe.

Rather, front and center are the substantive, long-term features of the development proposal: a 77-unit, four-story apartment building with a 1:1 parking ratio, a crosswalk across Lake St, and public access to the Island, including two publicly accessible ADA parking spaces.

To recap, the DEC and DOH have determined that the cleanup plan is appropriate and safe for a residential project. We therefore believe the Planning Board should take comfort in that determination and feel confident in the work of the DEC and DOH. Again, the PDB is not being asked to make a decision about the cleanup, which can occur regardless of a local SEQRA determination. We thus believe that a SEQRA determination by July (accompanied with a condition that the project comply with state rules and oversight) is a reasonable path forward.

Thank you,
The Breeze Apartments team
PROJECT DESCRIPTION

The applicant proposes to build an 83,160 GSF, four story apartment building and associated site improvements on the former Gun Hill Factory site. The 77-unit with approximately 109 beds, market-rate apartment building will be a mix of studios, one- and two-bedroom units and includes 77 parking spaces (47 surface spaces and +/- 30 covered spaces under the building). Site improvements include stone dust walkways, bike racks, benches, a bioretention filter to treat the parking areas and rooftop stormwater, native and adaptive plant species, and meadow areas to restore edges of the site. The building will be constructed on the east parcel of the Former Ithaca Gun Factory Site which is currently in the New York State Brownfield Cleanup Program (BCP). Before site development can occur, the applicant is required to remediate the site based on a soil cleanup objective for restricted residential use. A remedial investigation (RI) was recently completed at the site and was submitted to NYSDEC in April 2021. The project is in the R-3a Zoning District and requires multiple variances.

This is determined to be a Type I Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) §176-4 B(1) (h)[2], (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617-4 (b) (11).

IMPACT ON LAND

The 1.63 acre currently vacated project site is located in a developed urban setting and has been previously disturbed due to historic land use associated with the former Ithaca Gun Factory. The average depth to water on-site is greater than 15-feet, and both soil and water have known contamination due to prior use of the site. Soil and groundwater remediation will be completed as part of project requirements for redevelopment as well as the site’s active participation in New York State’s Brownfield Cleanup Program (site no. C755019). The project proposes to return the site to habitable use through remediation and redevelopment. The site will be required to be remediated to the New York State Department of Environmental Conservation’s (“NYSDEC”) restricted residential use Soil Cleanup Objectives (“SCO”) due to the proposed use of the site for residential purposes.

Depth to Bedrock

According to a geotechnical report provided by the applicant dated August 24, 2018, bedrock depths are between the site’s surface and 8.5-feet from the surface, however no blasting is proposed to occur as part of development. The geotechnical report proposes conventional shallow foundations to be constructed to bear on stable natural rock or lean concrete to be placed during site preparation work.

Approximately 4,050 tons of rock and unconsolidated materials will be removed from the site (15,000 cubic yards). Ground disturbance will not require blasting and primarily impacts areas that have previously been developed (i.e. concrete foundations, gravel, and some bedrock). A 1.2 acre net increase of roads, buildings and other paved or impervious surfaces is proposed. The project will disturb more than one acre of land, requiring a Storm Water Pollution Prevention Plan (“SWPPP”) to be developed and implemented.

According to the site plan submitted on September 14, 2018 in reference to the above referenced geotechnical report:
“The report recommends conventional shallow foundations bearing on rock for 85% of the building. The allowable bearing pressure provided is 15ksf. A small area at the northeast portion of the building will require deep foundations due to the rock profile that is steeply sloping and will be much below the standard footing elevations. The footings in those areas will be supported by micropiles or other deep foundation options which have yet to be determined.”

Portions of the building are required to be constructed on steep slopes, as referenced above. These areas will be supported by micropiles which can be installed in soil, rock, cobbles, and boulders, through manmade obstructions or in areas of high-water table.

Soil Contamination
According to the NYDEC Brownfield Cleanup Program Fact Sheet November 2020, for this site, site no C755019:

“The primary contaminant of concern in surface and subsurface soil is lead, found at concentrations exceeding restricted residential soil cleanup objectives. A few other metals, some semi-volatile organic compounds (SVOCs) and PCBs have also been detected in isolated areas of subsurface soil and will be addressed by the site-wide remedy.”

Soil Remediation & Site Restoration
The private parcel/brownfield site consists of two areas: the upper area or Eastern Parcel where the primary location of the manufacturing facility of the Ithaca Gun Company was located and where the proposed apartment complex will be located and the lower terrace or Western Parcel which contained the boiler house and other support facilities.

The Remedial Work Plan (RWP) for the site created by the Ramboll Group April 26, 2021 describes in detail the remedial action for contaminated soils for both areas of the site.

Remedial action for the Eastern parcel includes: removal of soils to bedrock or to an elevation of 518 ft amsl in the northwest corner using excavation equipment; using bedrock hand tools or other means such as vacuum to remove remnant soil from the bedrock surface after excavation; covering the northwest corner with a minimum 2-foot thick cover consisting of a demarcation layer and at least two feet of stone fill; stockpiling soils on prepared stockpile areas for stabilization or loading into trucks for off-site disposal at an approved facility; wetting the soil to prevent dust migration; covering the loads of soil on trucks; and stabilization treatment and soil sampling from stockpiles that exceed TCLP lead threshold of 5 mg/L to meet off-site disposal requirements.

Site restoration for the Eastern parcel includes covering the exposed soils on western edge with a demarcation layer followed by a minimum 2-foot vegetated soil cover and the no restoration of surface as it is to be removed to bedrock.

Remedial action for the Western parcel includes excavating soils containing PCBs greater than 50 mg/kg to limits identified and disposing off site as regulated TSCA material; backfilling excavation with imported common fill meeting NYDEC DER-10 requirements; removing soil along northern sloped areas to bedrock; unloading soil into a roll-off container or stockpiling it at the Eastern Parcel; and grading surface as necessary and fill with minimum of 2-foot-thick vegetated soil cover. The estimated volume of material contaminated...
with PCBs is 27 cubic yards. Site restoration for the Western parcel includes covering the surface with geotextile as demarcation layer; filling with eighteen inches of common fill and six inches of topsoil; seeding the topsoil; and completing a topographic survey to verify cover thickness.

Also see sections “Impact to Human Health,” “Impacts to Transportation,” and “Impact to Groundwater.”

Based on the mitigation measures proposed by the applicant, the Lead Agency has determined there will be no significant impact to land.

**IMPACT ON GEOLOGIC FEATURES**

The site is located contiguous to the gorge, which accommodates the Fall Creek (“the Creek”) waterbody to the north, a designated recreational river. Construction and site activities are not proposed to impact this geological feature. Silt logs are proposed to be used for perimeter protection along topographic contours, as identified in the Erosion and Sediment Control Plan (C1.02) dated September 14, 2018. The applicant further proposes to periodically inspect and maintain all control measures during construction, and to clean out sediment when accumulated to 25% of the height of the silt logs. See also section on Impacts to Surface Water.

The Lead Agency has determined that based on the mitigation measures identified above, no significant impact on geologic features is anticipated.

**IMPACT ON SURFACE WATER**

As stated in the prior section, the project site is located contiguous to Fall Creek. The applicant proposes to use best practices, identified in the Erosion and Sediment Control Plan (C1.02) dated September 14, 2018, to minimize erosion and sedimentation that may otherwise adversely impact the Creek. Such techniques include installation of silt logs around the project perimeter and placement of filter fabric over stormwater drains until site stabilization occurs. Introduction of turbidity is anticipated to minimal and limited to the period of construction.

Because the site is a previously developed site, it meets the City’s definition of a “Redevelopment Project.” In a letter dated January 8, 2019, the City of Ithaca Stormwater Management Officer (“SMO”) noted the following:

“A redevelopment project that results in no increase in impervious area or hydrology is exempt from installing water quantity controls as well as the requirements for runoff reduction. The two parcels included 1.52 acres of impervious cover prior to the demolition of the factory and associated site improvements. After redevelopment, the impervious cover will be 1.28 acres; a reduction of 16 percent. Therefore the project meets this threshold and qualifies for these exemptions.”

Projects that result in a net 25 percent reduction of impervious surface are further exempt from installing water quality controls. The project does not meet this threshold and therefore is not exempt from water quality controls.
A full Stormwater Pollution Prevention Plan ("SWPPP") will be submitted in accordance with NYSDEC GP-0-15-002, Chapter 9 of the New York State Stormwater Management Design Manual, and the City of Ithaca Stormwater Regulations. After review and approval of the SWPPP by the SMO, a Notice of Intent will be filed with the NYSDEC to obtain coverage under the State’s SPDES General Permit for Stormwater Activities. Weekly and/or monthly inspections will be required during construction to assess permanent controls.

The Lead Agency has determined that based on the mitigation measures identified above, no significant impact to surface water is anticipated.

**IMPACT ON GROUNDWATER**

The potable water source to support the residential development is not site groundwater, which is known to have pre-existing contamination. The City of Ithaca will supply potable water to the development. According to the applicant’s preliminary site plan (dated September 2018):

> “Groundwater occurs at depths of approximately 30-feet below grade and within fractures of the underlying bedrock.”

As part of remediation activities on the adjacent city-owned property, three 2-inch bedrock monitoring wells (MW-5, MW-6, and MW-7) were installed to investigate the site. Historic monitoring wells MW-3 and MW-4 were also sampled as part of this effort. Findings from groundwater monitoring activities indicated that site groundwater within the fractured bedrock has been impacted by volatile organic compounds ("VOCs"), particularly trichloroethene ("TCE"), and cis-1,2-dichloroethene. As summarized in the SMP for this portion of the site:

> “The results appear to indicate the source is to the east emanating from the Former Ithaca Gun Factory site. Impacted groundwater migrates beneath the Western Accessway portion of the site and off-site to the west and northwest. The metals detected are likely attributed to dissolved metals in the groundwater. Future groundwater monitoring will be conducted by the NYSDEC.”

Groundwater contours taken from measurements obtained in October 2012 and December 2012 are mapped on Figure 3A and Figure 3B, included in the SMP. These contours illustrate groundwater flow, and contaminant migration, off-site to the west and northwest, as described above.

**Groundwater Contamination**

According to the NYDEC Brownfield Cleanup Program Fact Sheet November 2020, for this site, site no C755019:

> “The primary contaminants of concern in groundwater are volatile organic compounds (VOCs), specifically cis-1,2-dichloroethene, tetrachloroethene (PCE), trichloroethene (TCE) and vinyl chloride. The highest concentrations of contaminants occur on-site within the fractured bedrock. Although the movement of groundwater is reduced vertically by a decrease in fractures with increased depth, contaminated groundwater does migrate off-site.”

**Groundwater Remediation**
The Remedial Work Plan (RWP) for the site created by the Ramboll Group April 26, 2021 describes groundwater remediation as, “Conduct in situ groundwater treatment by injection of amendments for biostimulation of native microbial populations.” The injection of amendments will promote biodegradation of the chlorinated VOCs present in the bedrock unit. The amendments include emulsified vegetable oil and fluids with nutrients that will feed the native microbes which will naturally accelerate breaking down hazardous materials into just carbon dioxide and water.

Groundwater is planned to be monitored and treated as part of site remediation, resulting in a net positive impact on groundwater quality for the site.

Due to the depth of the groundwater, it is unlikely construction and site use will impact groundwater or that exposure to VOC contamination will occur following site remediation.

Also see section “Impacts to Human Health.” The Lead Agency has determined that based on the information above and proposed remediation and mitigation measures, no significant impact to groundwater is anticipated.

**IMPACT ON FLOODING**
The project is not located in the 100- or 500-year floodplain and will not impact any waterbody that may contribute to flooding. Rainwater from roof areas will be conveyed via rain leaders to ground level. A below grade piping system will collect stormwater at the groundwater and convey water out of the building.

The Lead Agency has determined that based on the information above, no significant impact to 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 create the potential for increased airborne dust and dirt particles. As part of the Environmental Restoration Program (“ERP”) site investigation on the city-owned parcel, a soil vapor survey was conducted which included sampling of four soil vapor points (SV-01 through SV-4) along the Western Accessway. The results of this survey indicated elevated levels of TCE at SV-01 and SV-02, and other low-level VOCs. NYSDEC conducted additional off-site vapor intrusion investigations and based on the results, recommended institutional and engineering controls be enforced to address vapor mitigation in the event of future site redevelopment. The project proposes soil vapor mitigation measures as part of long-term site use.

During remediation and construction activities, air monitoring will be conducted in accordance with the NYSDOH Community Air Monitoring Plan (“CAMP”). In addition, a Health and Safety Plan (“HASP”) was developed as part of the Remedial Work Plan and will be implemented during site remediation 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 trucks to be covered;
Prohibiting burning of debris on site.

See also “Impacts On Human Health” Section.

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

**IMPACTS ON PLANTS AND ANIMALS**

According to the NYSDEC Environmental Resource Mapper, there are no rare or significant plant or animal communities located on or around the project site. In addition, the Environmental Resource Mapper does not identify any rare plant or animal species on or around the project site.

The existing vegetation consists of volunteer shrubs and trees since the land was cleared around 2008 as part of the Restore NY program. All vegetation will be removed during the remediation process.

The applicants in their submitted narrative propose “using primarily native and adaptive tree, shrub, and perennial plant species that do not require permanent irrigation. Lawn and meadow areas will be used to restore the edges of the site. Deciduous canopy trees will be used to shade the parking area and reduce surface heating.” The Landscape Plan L401 dated 03/16/22 submitted by the project team includes six larger trees and several smaller ornamental deciduous and evergreen trees and a diversity of shrubs and perennials throughout the project site.

The Lead Agency has determined that based on the information above, no significant impact to plants and animals is anticipated.

**IMPACT ON AGRICULTURAL RESOURCES**

The project site is located in an urbanized area, and there are no agricultural resources located in proximity to the project site.

The Lead Agency has determined that based on the information above, no significant impact on 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, although there are several views located within Fall Creek Gorge. Additionally, there are no locally identified scenic resources located near the project site.

The project site is visible from the public right-of-way, Lake Street, used for routine, multi-modal travel by area residents. The project aims to enhance viewing of scenic resources (e.g., Fall Creek) through construction of a publicly accessible overlook.
The Lead Agency has determined that based on the information above, no significant impact on aesthetic resources is anticipated.

**IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES**
The project site is located on an area that has experienced significant prior disturbance. Furthermore, there are no sites, districts or buildings listed or on the State and National Register of Historic Places substantially contiguous to the project site. The site is located in proximity to the Cornell Heights Historic District; however photo visualizations indicate the project will not be visible for locations within the historic district.

Demolition of the Ithaca Gun Factory Smokestack is contingent on the determination of contamination beneath the smokestack. In addition, safety and liability concerns are a consideration of its preservation. The applicant is proposing to make the bricks from the smokestack available to the public as mementos following demolition should demolition be necessary. Alternately, should demolition be unnecessary, the applicant is evaluating preservation options that also reduce safety and liability issues, including transferring the structure to city-ownership.

The Lead Agency has determined that based on the information above, no significant impact to historic and archaeological resources is anticipated.

**IMPACT ON OPEN SPACE AND RECREATION**
The site is an existing brownfield site with limited public access. Fall Creek and the Ithaca Falls Natural Area are adjacent to the parcel on the north. The applicants propose to enhance public access to Fall Creek by constructing a pathway and bridge across the raceway onto the adjacent city-owned land to an overlook of the Ithaca Falls Natural Area. The proposed public access will begin off of Lake Street to the east of the proposed building demarcated with a ‘Public Park Access’ Gateway Sign as depicted on the Site Plan (L-101) dated 3/16/22 submitted by the applicants. The public concrete path follows the proposed building and then leads northeast through a plaza and meadowed landscape and north over a bridge across the raceway. Here the stone dust path leads to the public overlook of the Ithaca Falls Natural Area to the north. An interpretive marker and bench are proposed in the overlook area. The development team and the City are meeting to finalize the public access plans.

Based on visualizations prepared and submitted by SWBR, the proposed project site will not block views for houses to the east/uphill of the project nor will it be very visible from many vantage points in the Fall Creek neighborhood.

The Lead Agency has determined that based on the information above, no significant impact to open space and recreational resources is anticipated.

**IMPACT ON CRITICAL ENVIRONMENTAL AREAS**
There are no Critical Environmental Areas located within the City of Ithaca.
The Lead Agency has determined that based on the information above, no significant impact to critical environmental areas is anticipated.

**IMPACT ON TRANSPORTATION**

According to the Site Plan Review Application Project Narrative submitted February 15, 2022, the project proposes 77 parking spaces, approximately 30 spaces in an uncovered surface parking lot and the rest in the garage underneath the building, to accommodate residents.

A Technical Letter dated June 16, 2022 and prepared by SRF Associates confirm the 2018 studies which are detailed below remain accurate for the project site. This 2022 letter concludes,

“Given the projected site generated traffic; the thresholds for completing a TIS; and the roadway characteristics previously described, a full TIS report is not warranted, and this letter supports our professional opinion that the proposed residential project will not result in any potentially significant adverse traffic impacts. The parking demand assessment showed that there is a projected deficit of five parking spaces. TDM strategies are recommended to reduce peak demands.”

A Transportation Impact Study (“TIS”), dated June 13, 2018 and prepared by SRF Associates, was submitted by the applicant. The study includes a sight distance evaluation to identify the required Stopping Sight Distance (“SSD”) and Intersection Sight Distance (“ISD”) for the proposed access drive location. Findings indicate that the available sight distances at the proposed access drive location exceed the required SSD in both directions. The ISD is met to the west of the project site but is deficient to the east of the project site. Community members have expressed some concern regarding how sight distance will be impacted by construction of the retaining wall proposed for the site.

According to the study, the Average Daily Traffic along Lake Street in front of the project site is approximately 3,075 vehicles per day. Estimated site generated traffic during morning peak hours is anticipated to be additional five (5) entering cars and 10 exiting cars. During the evening peak, it is estimated that 11 cars will enter and nine (9) will exit the site.

There will be temporary transportation impacts during the construction period. The project is intended to be constructed in a single phase. According to information provided by the applicant in the September 14, 2018 submission:

“All access to the east parcel will be from Lake Street. Access to the City-owned parcel for construction of the elevated public walkway located within the dedicated open space is anticipated to occur primarily from the east parcel and Lake Street.

Work located within the City right-of-way that will require street permits from the Engineering Division of the Department of Public Works include: new curbs, asphalt patch, two curb cuts, asphalt driveways, concrete public sidewalk and stairs, handrails, and a small quarry block retaining wall.
According to the applicant, an estimated 3,675 cubic yards of material is proposed to be removed as part of remediation efforts. The number of trucks required for soil removal will depend on the moisture content of the soil. Assuming an average of 12 CY per truck, approximately 300 trucks are anticipated for brownfield soil removals.

**IMPACT ON ENERGY**

On August 4, 2021, the Ithaca Energy Code Supplement (IECS) went into effect for all new buildings constructed in Ithaca. The IECS prioritizes electrification, renewable energy, and affordability with the following objectives:

> "deliver measurable and immediate reductions in greenhouse gas (GHG) emissions from new buildings, major renovations, and new additions; promote best practices in the design of affordable buildings to deliver reduced GHG emissions; and provide a rapid but orderly transition to buildings that do not use fossil fuels for major building energy needs such as space heating and hot water heating, by 2026. For construction subject to the Ithaca Energy Code Supplement, requirements for reductions in GHGs go into effect in three steps: 2021, 2023, and 2026."

From August 4, 2021, until 2023 all new buildings must produce 40% fewer greenhouse gas emissions than the Energy Conservation Construction Code of New York State requires. Beginning in 2023, the IECS will increase the requirements of new construction to produce 80% fewer greenhouse gas emissions than the Energy Conservation Construction Code of New York State requires, and by 2026 all newly constructed buildings in Ithaca will be required to be net-zero buildings that do not use fossil fuels. The IECS supports Ithaca’s Green New Deal which aims to “achieve an equitable transition to carbon-neutrality” community-wide by 2030.

The Building Division will oversee implementation and enforcement of the IECS.

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 & LIGHT**

According to the site plan review application provided by the applicant, construction will last approximately 12 months. The project is located in an urban, residential area. Noise producing construction activities will temporarily impact residents in the immediate area. Noise producing construction activity will be limited to the hours of 7:30 a.m. to 7:30 p.m. Monday through Friday.

A final lighting plan will be submitted for site plan review.

As a result, from the information provided above, the Lead Agency has determined that no significant impact to noise, odor and light is anticipated.
IMPACT ON HUMAN HEALTH
The site is currently undergoing remediation for lead contamination, PAHs, and select VOCs in both the soil and groundwater. Proposed future use is a higher density residential apartment complex. Institutional (e.g., deed restriction) and engineering controls (e.g., soil vapor intrusion mitigation measures) will be required for residential occupancy of the site. Remediation completed as part of site redevelopment is anticipated to have a net positive impact on human health and minimize exposure to any residual contamination.

Brownfield Site Contamination
The project site includes a 1.63 acre site consisting of two separate parcels: the eastern parcel being the site of the main operations of Ithaca Gun Company, and the smaller, western parcel containing the former boiler. Immediate adjacent to the project site is a parcel that was conveyed to the City of Ithaca (0.95 acre).

City-Owned Property
The City of Ithaca’s adjacent property was remediated through the Environmental Restoration Program (ERP). Remediation was completed by the City with NYSDEC and NYSDOH oversight in 2017. At the conclusion of the program, the City was required to establish a NYSDEC approved Site Management Plan (“SMP”), outlining required institutional controls as well as required inspections, monitoring, maintenance and reporting activities as part of plan implementation. In May 2017, the DEC recommended No Further Action on cleanup, noting that several institutional and engineering controls would continue to keep the site safe. An Environmental Easement was granted for the property on December 8, 2016, in accordance to Article 71 Title 36 of the Environmental Conservation Law, and states:

“The controlled property may be used for Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv).”

On October 4, 2018, the DEC issued a Certificate of Completion for the ERP on the public parcel.

Project Site
DEC documents for this site are available through DECinfo Locator:
https://www.dec.ny.gov/data/DecDocs/C755019/

Brownfield Clean-up Timeline
On April 19, 2013, DEC signed a Brownfield Cleanup Agreement (BCA) with previous applicants to place the project site (consisting of two areas in the Brownfield Cleanup Program (BCP). The project site has gone through several phases of extensive investigation and evaluation of remedial alternatives.

In November 2018, a Remedial Investigation Report (“RIR”) was completed by IFR Development, LLC and was reviewed and approved by the New York State Department of Environmental Conservation (NYSDEC) in consultation with the New York State Department of Health (NYSDOH). This report provides the results of the remedial investigation that was conducted. Based on findings of the investigation, it has been identified that the primary contaminant of concern in surface and subsurface soils is lead, however polycyclic aromatic
hydrocarbons ("PAHs") and polychlorinated biphenyls ("PCBs") have also been detected in isolated areas and will require cleanup.

On February 14, 2020, the Remedial Alternatives Analysis Report (RAAR) dated January 24, 2020 and created by Ramboll was modified and approved by the NYSDEC. According to the Brownfield cleanup summary for the Breeze Apartments Project report submitted May 24, 2022 by C&S Engineers, Inc., “This report [RAAR] analyzed four remedial alternatives: two benchmark options (do nothing or clean the site to “Unrestricted” level, explained below), and two intermediate options. The selected Remedial Action, which the project team is now implementing, has been approved by the DEC in a decision document.”

On April 26, 2021, the Remedial Work Plan (RWP) for the site created by the Ramboll Group which had a 45-day public comment period, and was approved by the NYSDEC and the New York State Department of Health (NYSDOH). According to the August 2018 BCP Fact Sheet prepared by the NYSDEC, “This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work... NYSDEC will keep the public informed throughout the investigation and cleanup of the site.”

**Remediation Process for Human Health Safety**

A Health & Safety Plan (HASP) was developed by Ramboll Americas Engineering Solutions, Inc. (Ramboll) as part of the Remedial Work Plan (RWP) 2021 beginning on page 70 of the RWP. The Hasp covers topics ranging from site safety and control procedures, chemical parameters of concern, hazard evaluation, employee air monitoring, medical monitoring, and emergency response time.

**Dust Control**

According to the Remedial Work Plan, 2021, “Soils being excavated will be wetted as needed to prevent dust migration. Trucks will have their load covered prior to leaving the Site.” Nevin Bradford stated at the May 24, 2022 Planning Board Meeting the mitigation method in terms of controlling dust is keeping the soil damp.

The project Community Air Monitoring Plan (CAMP) and Fugitive Dust and Particulate Monitoring Plan (**Appendix A of the HASP**) outlines perimeter air monitoring that will be conducted during field construction activities. The air monitoring program was based on air quality limits specified by NYSDOH and NYSDEC “Community air monitoring will evaluate potential air quality impacts at the site from VOCs and dust (as particulate matter less than 10 micrometers [PM10]) from remedial activities to maintain air quality within levels protective of residents in the surrounding community.”

The air monitoring plan is continuous real-time monitoring of air quality on-site and at the perimeter by air monitoring equipment which are electronic meters capable of detecting respirable dust at heights about 3-5’ that will be placed downwind to monitor dust and VOCs activity by air. The meters sound alarms when dust and/or VOCs above the agreed upon action level are detected and work must stop.

Air monitoring, restricted site access, maintenance of erosion and sedimentation barriers, wetting of excavations, wetting of roadways where construction trucks travel, and covering of stockpiled soils will be conducted throughout Remedial Phase Activities. Soil will also be stabilized prior to transportation and disposal with treatment additives that chemically fix and bind metals to minimize leaching.
Future Monitoring/Institutional Controls/Limited Actions
As contaminated groundwater does migrate off-site, NYSDEC has investigated off-site groundwater and continues to as part of an off-site remedial program (Site No. C755019A). According to the NYDEC Brownfield Cleanup Program Fact Sheet of November 2020, “Based on sampling results, only one site-related compound, TCE, has been detected in off-site groundwater, but at concentrations that meet the groundwater standard. Due to the presence of TCE, the NYSDEC has conducted a soil vapor intrusion evaluation as part of the off-site remedial program.” Once the groundwater remediation has started, “collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy” (NYDEC Fact Sheet November 2020).

The Remedial Work Plan details periodic site reviews and implementation of an environmental easement which would cover restricting land use to restrictive residential, restricting use of groundwater at the site, restricting excavation below demarcation level, and ensures institutional and engineering controls are still in place and remain effective by requiring the property owner to complete and submit periodic certifications to NYSDEC (Brownfield cleanup summary for the Breeze Apartments project, May 24, 2022).

A Site Management Plan (SMP) is submitted to the NYSDEC once the remedial action is complete. The plan would include “provisions for soil/cap management and groundwater monitoring, requirements to limit exposure to soil and groundwater during Site redevelopment and future construction activities, and requirements to limit exposure to groundwater until such a time as groundwater meets groundwater SCGs. The SMP would also provide for evaluation of potential vapor intrusion into the planned buildings associated with the Eastern Parcel” (NYDEC Fact Sheet November 2020).

Remediation Oversight
NYSDEC & NYSDOH
According to a memo by Gary W Priscott with NYSDEC submitted on May 17, 2022:
“DEC’s Division of Environmental Remediation and DOH’s Bureau of Environmental Exposure Investigation are active in review and oversight of the remedial program at this site, including on-site presence during field work (e.g., cleanup) activities. When cleanup activities are complete, the applicant will prepare a Final Engineering Report (FER) and submit it to DEC and DOH. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved. When DEC and DOH are satisfied that all cleanup requirements have been achieved for the site, it will approve the FER. DEC will then issue a Certificate of Completion (COC) to the applicant. Controls at the site will remain after issuance of the COC...”

C & S Engineers, Inc
Nevin Bradford, Senior Principal with C & S Engineers, Inc. submitted a report, Brownfield cleanup summary for the Breeze Apartments Project on May 24, 2022 and also gave a summary of the brownfield remediation at the site at the Planning Board meeting on May 24, 2022. According to Bradford C & S Engineers conducts the monitoring during work and they are obligated to report any exceedances to NYSDEC and NYSDOH immediately, and report what is being done to resolve issue.
See also sections on “Impacts to Land,” “Impacts to Groundwater,” and “Impacts to Air.”

The Lead Agency recognizes that any determination regarding the site remediation, the standard to which clean-up is required for the intended end-use, and how remediation will be carried out, is under the jurisdiction of NYSDEC and the NYS Department of Health. This project cannot be implemented until NYSDEC and NYSDOH determine that the site has been remediated to the required standard for the proposed use.

Based on the information provided above, proposed mitigation measures, and oversight by NYSDEC and NYSDOH, the lead agency has determined that no significant impact to human health is anticipated.

CONSISTENCY WITH COMMUNITY PLANS
Elaborate on Variances
The project requires several variances due to building height and building stories and deficient yard setbacks that result from a portion of the original property being dedicated to the City as open space. The project is located in an urbanized area and located in proximity to other higher density residential uses and supports the Comprehensive Plan by providing affordable housing. In addition, the project intends to enhance and protect environmental quality through site remediation.

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

CONSISTENCY WITH COMMUNITY CHARACTER
The site at 121-125 Lake Street is currently vacant, and the project proposes to construct a 83,160 GSF, four story apartment building on-site. Although this is in contrast to existing conditions, historically the site was used for industrial purposes and supported structures comparable to that proposed. The proposed residential development is in an area of the City that has historic and emerging residential uses. The project does not propose to replace any facilities or areas of historic importance to the community.

The architectural scale and character of the proposed development is anticipated to have a small impact and will be addressed and mitigated throughout the site plan review process.

The Lead Agency has determined that based on the information provided, the project will have no significant impact to community character.

Prepared by: Nikki Cerra, Environmental & Landscape Planner, and revised by the Planning Board
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval for constructing a 4-story addition with a basement by David Vanderpoorten, and

WHEREAS: the applicant proposes constructing a 4-story addition with a basement, approximately 50,550 GSF, to the existing Thurston Hall on the Cornell University Ithaca campus Engineering Quad. The addition will house instructional and research labs as well as instructional, research and collaborative spaces for the College of Engineering. The project includes new landscaping, lighting, outdoor seating, and areas for impromptu outdoor classrooms. The project site is located in the U-1 Zoning District where the primary use is Post-Secondary Education. The project will require no variances, and

WHEREAS: this is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(b), (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 (b)(11) and is subject to environmental review, and

WHEREAS: the City of Ithaca Planning and Development Board, being the local agency, which has primary responsibility for approving and funding or carrying out the action, did on April 26, 2022 declare itself Lead Agency in Environmental Review for the proposed project, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, did on May 24, 2022, 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; drawings titled Site Plan AE001, Context Map GI002, Site Prep & Demo Plan L1.00, Lay Out Plan L2.0, Site Plan L3.0 (2), Planting Plan L5.0, Existing Utility Plan C101.00, Existing Topographic Plan C102.00, Site Utility Demolition Plan C201.00, Site Utility Plan C301.00, and Exterior Elevations AE201 all dated 03/15/22 and submitted by nbbj and the project team; and other application materials, and

WHEREAS: legal notice was published, and property posted in accordance with Chapters 276-6 (B) (4) and 176-12 (A) (2) (c) of the City of Ithaca Code, and

WHEREAS: the Planning and Development Board held the required Public Hearing on April 26, 2022, and

WHEREAS: interested parties have been given the opportunity to comment on the proposed project, and any received comments have been considered, and

WHEREAS: the Planning Board did, on May 24, 2022, determine that the proposed project will result in no significant adverse impacts on the environment and issued a Negative Declaration of Environmental Significance, and

WHEREAS: this Board did on June 28, 2022 review and accept as adequate the following new and revised drawings: North Elevation, View from Northwest, Exterior Building Materials/North Elevation, and Exterior Building Materials/West Elevation all dated June 10, 2022 and prepared by Cornell University project team; and Unit Paver (3), Paving Pattern Option 1 & Option 2, Aggregate Paving, Site Furnishings, Trees, Shrubs, and Bioretention Precedents all dated June 8, 2022 and prepared by Stimson, now, therefore, be it
RESOLVED: that the Planning and Development Board does hereby grant Preliminary & Final Site Plan Approval subject to the following:

i. Any changes to the approved project must be submitted to Planning Staff for review. Staff will determine if changes require Board approval.

ii. Submission to the Planning Board for review and approval of all site details including but not limited to landscaping details, exterior furnishings, walls, railings, bollards, paving, signage, lighting, etc.

iii. This site plan approval does not preclude any other permit that is required by City Code, such as sign permits, tree permits, street permits.

Moved by:  
Seconded by:  
In favor:  
Against:  
Abstain:  
Absent:  
Vacancies: None
Hanover Prest Paver  
(Prest Brick Compatible)  
Matrix #M1109  
Ground Finish  
7% Recycled Content

Hanover Prest Brick  
Matrix #B91064  
Ground Finish  
7% Recycled Content

Hanover Prest Brick  
Traditional Edge  
Limestone Gray  
Ground Finish  
7% Recycled Content

Hanover Prest Brick  
Traditional Edge  
Natural Charcoal Blend  
Ground Finish  
7% Recycled Content

Unit Paver
Paving Pattern Option 2

Carpenter Hall

Hollister Hall

Duffield Hall

Thurston Hall
Unit Paver

55% of Charcoal Blend
30% of Limestone Gray
15% of B91064

Charcoal Blend
Limestone Gray
Concrete Paving

1109

Unit Paver
Stonedust / Stabilized Aggregate colors

- "Beige"
- "Nickel"
- "Natural"
- "Blue"
- "Rose"

Aggregate Paving - Stabilized Aggregate Paving (psyllium based binder)
Site Furnishings
Shrubs

- **Red twig dogwood**
  *Cornus sericea*

- **Wild hydrangea**
  *Hydrangea arborescens*

- **Winterberry**
  *Ilex verticillata*

- **Viburnum acerifolium**
  *Mapleleaf viburnum*

- **Rhus aromatica**
  *Fragrant sumac*

- **Rosa palustris**
  *Swamp rose*
Bioretention Precedents

Cornell Botanic Garden

Northeastern University ISEC
APPLICANT: Name: 132 Cherry Clinton LLC Title/Role: Owner

Address 1: 226 Cecil Malone Dr. Suite 3

Address 2: Ithaca, NY 14850

Telephone: 607-269-7300 Ext. 04

Cell Phone: E-Mail: todd@visumdevelopment.com

— PROJECT DESCRIPTION —

Visum Development is proposing five-story, mixed-use, market-rate housing project called The Hive at 132 Cherry Street, located in the Cherry Street District (CSD). The two buildings will include 143 units total: 24 studios, 50 one-bedrooms, 14 one bedroom+loft, 39 two-bedrooms, and 4 three-bedrooms. The building’s amenities include an outdoor pool, fitness room, community room, rooftop lounge, dog wash, and secured package room. The ground floor of the buildings will include +/- 50 covered parking spaces, 8 additional spaces will be available on-street. There are two ground-floor retail spaces; the northern space will comprise 1,570 square feet and the southern space 1,650 square feet. There is a plaza located along Cherry Street and a waterfront courtyard with pool.

The total square footage of the building is 174,622 sf, and the building footprint is 33,238 sf. A pergola adds and additional 2000 sf +/-. The lot is 1.37 acres, resulting in 56% proposed lot coverage. The majority of the building height is 53’, the top floor one-bedroom units have mezzanines that reach 63’. There is a single curb cut, situated between the two buildings to allow ground level parking access to the proposed buildings and entry plaza. A tree lawn and sidewalk have been integrated into the design.

The proposed landscape plan includes a diverse, primarily native palette of mixed trees, shrubs, pollinators and ornamental grasses. Street trees have been chosen in reference to the Ithaca Forestry Master Plan and Cornell Recommended Urban Trees. Where possible, spreading groundcovers and conservation seeding will be used in place of traditional turf-lawn.

— QUICK APPLICATION CHECKLIST —

Item
- Application Form (completely filled out and signed)
- Colored Elevations Keyed to Building Materials
- Landscape Plan – if relevant
- Information about building materials (samples should be brought to the Design Review meeting)
- Detail sheets and/or other materials that provide relevant design information

ELECTRONIC SUBMISSIONS: You must provide electronic versions of ALL submitted documents.

LARGE FILES: Incoming e-mails to the City must be under 10 MB in size (including message envelope), so please either provide a flash/thumb drive, or use a free file-sharing web site, like: www.hightail.com, www.dropbox.com, www.google.com/drive, etc. You can also split documents into smaller parts and send multiple e-mails/files to: inicholas@cityofithaca.org and aharris@cityofithaca.org.
By signing this application form, the applicant acknowledges City staff may visit the site in order to fully understand the proposed development.

### Waterfront Design Guidelines

#### Design Review Application

For properties within the Waterfront Design Guidelines Area, projects must satisfy each of the priority guidelines noted below. Please indicate how the project has met each of the priority guidelines. The design guidelines are available at [http://www.cityofithaca.org/DocumentCenter/Home/View/10999](http://www.cityofithaca.org/DocumentCenter/Home/View/10999)

<table>
<thead>
<tr>
<th>Guideline #</th>
<th>Guideline</th>
<th>Met</th>
<th>Not Met</th>
<th>NA</th>
<th>Brief description of how the guideline is met or why it is not met:</th>
</tr>
</thead>
<tbody>
<tr>
<td>SD.1</td>
<td>Orient architectural and landscape elements to the public realm and the waterways.</td>
<td>✕</td>
<td>□</td>
<td>□</td>
<td>Building oriented with multiple Primary Entrances on Cherry St. with a first-floor commercial space on each corner and entrances to the Waterfront Trail including the entrance to shared studio/gallery space at SW corner. Outdoor space provides view of a waterway.</td>
</tr>
<tr>
<td>SD.2</td>
<td>Provide a physical and visual connection for pedestrians between a site and the public realm.</td>
<td>✕</td>
<td>□</td>
<td>□</td>
<td>Multiple connections to sidewalk at Cherry St. Entry court at Cherry St. Multiple connections to Cayuga Waterfront Trail on south side. Pool court at Cayuga Inlet side. Large Storefront windows to Cherry St and Cayuga Waterfront Trail.</td>
</tr>
<tr>
<td>SD.7</td>
<td>Locate surface parking area to the interior of a site, avoid fronting on a public street or waterfront. If possible, consolidate and share parking with neighboring properties.</td>
<td>□</td>
<td>□</td>
<td>✕</td>
<td>No surface parking other than on-street parking. Only 43+- off street parking spaces under buildings for 143 units.</td>
</tr>
<tr>
<td>SD.8</td>
<td>If surface parking must be located adjacent to a street or waterway, buffer or screen the lot.</td>
<td>□</td>
<td>□</td>
<td>✕</td>
<td>No surface parking. Under building parking is screened from street or waterway.</td>
</tr>
<tr>
<td>SD.9</td>
<td>Limit the number of vehicular access points of a site to reduce pedestrian-vehicular encounters.</td>
<td>✕</td>
<td>□</td>
<td>□</td>
<td>A single curb cut at Cherry St serves both buildings.</td>
</tr>
</tbody>
</table>
Site Design (Continued)

<table>
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<tr>
<th>Guideline #</th>
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<th>Brief description of how the guideline is met or why it is not met:</th>
</tr>
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<tbody>
<tr>
<td>SD.19</td>
<td>Use landscaping to screen a sensitive edge, such as an abutting residential property or natural feature. Maintain visual access for safety and to prevent completely hidden areas.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>The waterfront is desirably activated and visual access is incorporated into and through the site via both buildings. Landscaping at west side abutting Cayuga Waterfront Trail. An allée of trees is proposed along Cherry street, providing screening and shading while keeping vision lines open for safety. Foundation plantings along the southern façade of the south building provide visual interest to the adjacent trail, while foundation plantings along the western façades of both buildings create an additional layer of interest between the development and the waterfront.</td>
</tr>
<tr>
<td>SD.33</td>
<td>Prevent light spill to adjacent properties, the sky or waterway.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Landscape lighting will be kept to a minimum and will be Dark Sky compliant.</td>
</tr>
<tr>
<td>SD.35</td>
<td>Design a site to integrate added or existing topography.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Site activates and connects to the forthcoming entry onto the footbridge, and many units are oriented directly toward the waterway. Pool court visually connected to waterway. The proposed site and landscape design integrates primarily with existing grades, to reduce cut and fill and overall earthwork operations.</td>
</tr>
</tbody>
</table>

Building Design

<table>
<thead>
<tr>
<th>Guideline #</th>
<th>Guideline</th>
<th>Met</th>
<th>Not Met</th>
<th>NA</th>
<th>Brief description of how the guideline is met or why it is not met:</th>
</tr>
</thead>
<tbody>
<tr>
<td>BD.1</td>
<td>Design a primary entrance to a building to be clearly identifiable.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Primary building lobby entrances and entrances to commercial tenant spaces will be recessed or have a canopy.</td>
</tr>
<tr>
<td>BD.2</td>
<td>Use an authentic, functional entry on a street-facing facade.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>All entries on Cherry St and the Waterfront trail to be fully glazed extruded aluminum storefront doors with adjacent storefront glazing.</td>
</tr>
<tr>
<td>Guideline</td>
<td>Guideline Description</td>
<td>Met</td>
<td>Not Met</td>
<td>NA</td>
<td>Brief Description</td>
</tr>
<tr>
<td>-----------</td>
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</tr>
<tr>
<td>BD.5</td>
<td>Locate and space windows to express a traditional rhythm and create visual continuity.</td>
<td>☒</td>
<td></td>
<td></td>
<td>Consistent horizontal spacing between windows on upper floors with some variation in sill height for studio units to break up building. Consistent window and patio door head height. Windows align vertically on upper floors.</td>
</tr>
<tr>
<td>BD.6</td>
<td>Place a window opening to correspond to an actual interior space.</td>
<td>☒</td>
<td></td>
<td></td>
<td>Large windows or patio doors into living/kitchen/dining space and smaller windows into bedrooms on upper floors. Storefront glazing at first floor into lobbies and commercial space.</td>
</tr>
<tr>
<td>BD.7</td>
<td>Design a window to create depth and shadow on a facade.</td>
<td>☒</td>
<td></td>
<td></td>
<td>Windows recessed into façade rather than flush. Window types used: gliding, single/double hung and sliding patio doors all have glazing in two separate planes.</td>
</tr>
</tbody>
</table>

**Building Design (Continued)**

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>BD.8</td>
<td>Design a roof to be architecturally consistent with the overall architectural design and detailing of the structure in terms of the form and material.</td>
<td>☒</td>
<td></td>
<td></td>
<td>Roofline varied. Taller at double height ‘pentazzinne’ units. Contemporary design with a flat roof.</td>
</tr>
<tr>
<td>BD.9</td>
<td>Use materials to convey a sense of human scale and generate visual interest.</td>
<td>☒</td>
<td></td>
<td></td>
<td>Transparent and perforated materials at much of first floor. Corrugated metal and fiber cement cladding in different colors at upper floors. CMU at stairtowers and mechanical areas some with painted murals.</td>
</tr>
<tr>
<td>BD.10</td>
<td>Use a material that is compatible with the surrounding context.</td>
<td>☒</td>
<td></td>
<td></td>
<td>Incorporates “steel, metal panels and Concrete Masonry Units (CMU) found in existing buildings” in Cherry St district. Newer buildings in district have used Fiber Cement (Arthaus) or corrugated galvanized steel (Cherry Arts)</td>
</tr>
<tr>
<td>BD.11</td>
<td>Use a high-quality material that is proven durable.</td>
<td>☒</td>
<td></td>
<td></td>
<td>Galvanized and coated corrugated steel, fiber cement cladding, and CMU are all high-quality durable materials.</td>
</tr>
<tr>
<td>BD.15</td>
<td>Minimize the visual impact of building equipment and equipment affixed to a building.</td>
<td>☒</td>
<td></td>
<td></td>
<td>No gas meters. Electric meters in electrical rooms inside buildings. Minimal rooftop equipment. Most apartments use VRPs whose louvers are integrated into window surround where possible. Other louvers color to blend into surrounding material.</td>
</tr>
<tr>
<td>BD.23</td>
<td>Design a ground floor to engage the public realm</td>
<td>☒</td>
<td></td>
<td></td>
<td>The building has seven entrances to the public way at Cherry St and the Cayuga waterfront trail. Building lobbies,</td>
</tr>
</tbody>
</table>
and provide visual interest for pedestrians. Commercial and amenity spaces have aluminum storefront glazing. Public art and landscaping at other areas.

| BD.24 | Use a combination of “façade articulation” and “massing variation” methods shown in Figure 13 to reduce the perceived and/or actual mass and scale of a building. | Buildings use both Massing Variation and Facade Articulation. Portions of the upper floors either overhang or are recessed compared to the first floor creating variation both vertically and horizontally. Some balconies are recessed and some are projected off the building. The façade materials help break down the scale of the building. One bedroom units are clad with fiber cement and project over the base, 2 and 3 bedroom units are clad in coated corrugated metal (black or white) and are either flush with or recessed over the base, studio units are clad in galvanized corrugated metal, project over the base and have taller windows. Stacks of one bedroom units also have double height ‘pentazinne’ unit at top to vary roof height. |
Secondary Guidelines

Secondary guidelines will also be used in the design review process, and while not all will be relevant to each project, secondary guidelines should be met, if applicable. Please indicate which secondary guidelines have been met by the project and how, and attach additional pages as necessary.

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<tr>
<td>SD.6</td>
<td>Incorporate Open Space into design where feasible.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Entry court on Cherry St connected to central courtyard between buildings and Pool Court at Waterfront</td>
</tr>
<tr>
<td>SD. 23</td>
<td>Integrate LID Features to Minimize Impacts to Energy Consumption, the municipal stormwater system and area watersheds.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Bioretention area. Large area of greenspace (22%) to absorb storm runoff.</td>
</tr>
<tr>
<td>SD. 30</td>
<td>Integrate freestanding features to enhance a site or the public realm.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Providing a piece of sculpture/public art and bicycle racks.</td>
</tr>
<tr>
<td>BD. 17</td>
<td>Minimize the visibility of parked cars and prevent a monotonous appearance on a parking garage wall.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Use of perforated metal architectural screen and landscaping to screen vehicles.</td>
</tr>
<tr>
<td>BD. 21</td>
<td>Include amenities that encourage walking or biking as an alternate to driving.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Interior bicycle storage room provided for tenants as well as covered bicycle parking. The building is located directly adjacent to the waterfront trail network and new pedestrian bridge.</td>
</tr>
<tr>
<td>BD. 22</td>
<td>If parking is essential, provide one that supports fuel efficient and electric vehicles.</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>Four total Level 2 electric vehicle charging stations to be provided. Two in each building. This is approx. 10% of off-street parking.</td>
</tr>
</tbody>
</table>
Site Plan Drawings For

THE HIVE

132 CHERRY STREET

CITY OF ITHACA, TOMPKINS COUNTY, NEW YORK

April 28, 2020
Last Revised: JUNE 10, 2022

PREPARED FOR:
132 CHERRY CLINTON LLC
226 CECIL MALONE DRIVE, SUITE 3
ITHACA, NEW YORK 14850

PROJECT LOCATION:
132 CHERRY STREET
ITHACA, NEW YORK 14850
TAX MAP #:77-4-2

INDEX OF DRAWINGS

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<tr>
<th>NO.</th>
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<tbody>
<tr>
<td>C1</td>
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1. LANDSCAPE PLAN
1. NURSERY INSPECTIONS - CROWN OBSERVATION

2. COMPACTED SUBSOILS - MODIFICATION METHODS
RED SUNSET MAPLE

COLUMNAR SARGENT CHERRY

RED OAK

‘HERITAGE’ RIVER BIRCH
LANDSCAPE PLANTS

ARTIC FIRE DOGWOOD

FEATHER REED GRASS

'SHENANDOAH' SWITCH GRASS

BOBEE NORTHERN BAYBERRY

BLUE STOCKINGS BEE BALM

LITTLE BLUESTEM

RUSSIAN SAGE

GRO-LOW SUMAC

LISSEK
LANDSCAPE PLANTS AND LIGHTING

- CAREX
- CREEPING RED FESCUE
- MEADOW MIX
- PLANTER BOXES
- LED STRING LIGHTING
VISUM CHERRY ST DEVELOPMENT
132 CHERRY ST
06.22.22

SITE PLAN
ENTRY COURT
POOL COURT CENTRAL
COURTYARD
ROOFTOP PATIO
TRAIL CONNECTIONS

SOUTH BUILDING - NORTH ELEVATION
SOUTH BUILDING - WEST ELEVATION
COURTYARD

CJS ARCHITECTS
BUFFALO, NY

THE HIVE
132 CHERRY ST
ERIE, NY

SOUTH BUILDING ELEVATIONS
A-502
SEPARATE DESIGN
Waterfront Plan Goals: Retain Industrial Character
New Construction will be Contextually Sensitive

Use of Industrial Materials

- Metal Cladding: Black
- Metal Cladding: White
- Metal Cladding: Galvanized
- Fiber Cement Unpigmented
- Fiber Cement Pigmented
- Concrete Masonry at Ground Floor and Stairs
- Anodized Aluminum Storefront Glazing
- Public Art
- Perforated Galvanized Steel at Balconies
- Perforated Metal Screen at Parking Garage
7/8” Corrugated Metal Cladding

7/8” corrugated has deep wavy corrugations that are both vintage and modern looking. It’s easy to install, structurally strong, and incredibly impact resistant.

• Painted, Galvalume, Galvanized
Minerit HD (Raw)

Minerit HD is an uncoated fiber cement board that allows the authentic appearance of the fiber cement to stand out. In application, Minerit HD is a building board that can be installed for cladding purposes when a natural expression is desired. Minerit HD is an unpigmented material, and variations may occur in the individual boards and from board to board, adding a lively expression to your façade.

Minerit HD combines value with the unique properties of fiber cement that make the board resistant to extreme weather conditions as well as mold and algae. The uncoated board is virtually maintenance-free — no surface treatment required. However, if you wish to add a colorful expression to your façade, it can be painted on-site with acrylic paints or transparent stains suitable for cement-based materials. (Specific instructions for painting/staining are available.)

Cembrit Patina

Cembrit Patina has a natural, textured surface. You can see the fiber and natural characteristics of the raw materials, and you can see and feel the sanding lines on the surface. As the seasons change and the years pass, the natural aging of the fiber cement leaves subtle traces on the surface, and the façade will gradually acquire a distinctive patina.

FIBER CEMENT COLORS

UNPIGMENTED

AMBER
NRG Insulated Block creates insulated thermal mass, a complete separation between the interior and exterior block components. NRG is the only commercially available block that features zero thermal bridging, which enables it to achieve a very high effective R-value (R-22).
WINDOW – FIBERGLASS OR VINYL GLIDING
WINDOW – FIBERGLASS OR VINYL HUNG

MINIMUM
1'5-1/2" W x 4'5-1/2" H
(445 x 1359)

MAXIMUM
3'11-1/2" W x 6'5-1/2" H
(1207 x 1968)
PATIO DOORS – FIBERGLASS OR VINYL

VISUM
CHERRY ST DEVELOPMENT
132 CHERRY ST
06.22.22

Black
White
PROJECT DESCRIPTION
The applicant proposes to demolish the existing building and construct a primarily residential mixed-use development. The applicant proposes two 5-story buildings, with a combined total gross floor area of 174,622 SF. The buildings contain 143 residential units on four floors, two commercial spaces totaling 3,220 SF, 50 +/- parking spaces on the ground floor, and indoor amenities including a fitness room, multifunctional studio, community kitchen, rooftop terrace and lounge, dog wash and secured package room. Outdoor amenities include a picnic area, a waterfront courtyard with a pool, a plaza along Cherry Street, streetscape improvements and landscaping. The project is located in the Cherry Street District Zoning District and will require a front yard variance. The project site is in the Cherry Street Zoning District (CSD) and is subject to Design Review.

This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1) (h)[2], (k), and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 (b)(11) and is subject to environmental review.

IMPACT ON LAND
The 1.373-acre relatively flat project site is on Cherry Street and adjacent to Cayuga Inlet and the new mixed-use development Ithaca Arthaus. Cherry Street is primarily characterized by industrial and commercial land uses, while the Cayuga Inlet and its banks are used for passive recreation and boating. The site is an industrial site that is currently utilized by Weitsman Steel Service Center for offices, a storage yard, and for parking and storage. Project implementation will require the demolition and complete removal of the existing single-story masonry and pre-engineered metal building which is approximately 11,500 sf and most of the vegetation within the limits of disturbance as indicated on the Demolition Plan C2 dated April 28, 2020 and submitted by the applicants.

Construction is expected to last approximately 20 months and will occur in two phases from approximately September 2022 through the beginning of 2024.

According to the FEAF Part 1, the applicant estimates approximately 2 CY of material will be excavated from the project site.

The estimated depth to bedrock on the site ranges from approximately 68 feet to 100 feet below grade as indicated in the Subsurface Investigation Report prepared by Elwyn & Palmer in February 2020. As a result, no blasting is anticipated for construction. Building foundations are proposed deep foundation system. The Report recommends use of a driven pile system to support the new building. The applicants indicate in their narrative they propose foundations pile-supported using either timber or steel piles and a structural slab-on-grade system for all interior spaces.

The Lead Agency has determined that based on the information above, no significant impact to land is anticipated.

IMPACT ON SURFACE WATER
Bioretention areas/permeable pavement

The project site is adjacent to the Cayuga Inlet. Construction is anticipated to last approximately 20 months. During construction according to the E & S C9 Plan dated April 28, 2020, submitted by the applicant, a silt fence will be located along the perimeter of the area of disturbance of the project site to stop soil sediment and protect the Cayuga Inlet.

As total area of disturbance will be greater than 1 acre, the project team will submit a Basic SWPPP, including erosion and sediment control practices during construction to the City of Ithaca in order to comply with NYSDEC regulations.

Therefore, based on the information above and complete adherence to an accepted SWPPP, the Lead Agency has determined that no significant impact to surface water is anticipated.

IMPACT ON GROUNDWATER
Elwyn & Palmer performed a subsurface investigation of the project site in February 2020 which measured groundwater depths 3.0 to 6.5 feet. According to the Subsurface Investigation Report, “Standing groundwater was encountered in three of the borings at depths that would affect the construction. Contractors should plan on incorporating dewatering efforts into their costs. Also, water infiltration into the excavations during periods of wet weather may be problematic during construction and will need to be directed away from and out of the excavation.” They recommend dewatering operations to route groundwater and surface water away from the site and out of excavation.

The Lead Agency has determined that based on the information above and adherence to the recommendations in the Subsurface Investigation Report, no significant impact to groundwater is anticipated.

IMPACT ON FLOODING
Net gain or loss of Imperious/pervious surfaces

The project site is located in a 500-year flood zone.

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 20 months. During construction, generators may be required to provide power to the site. Excavation and preparation of foundations additionally create the potential for 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

Number Of trees to be demolished, Species and DBH

According to the Demolition Plan C2 dated April 28, 2020, submitted by the applicants the proposed redevelopment will require the removal of approximately # trees, which primarily consist of spruce and apples. Most of the larger trees are located on the western side of the project site along the Cayuga Inlet and along Cherry Street. All the trees identified for removal are 6” or greater DBH.

The Landscape Plan L-100 dated 6/15/22 and submitted by the applicants proposes 5 large deciduous trees along Cherry Street and one large deciduous tree in the internal courtyard between the buildings. Several cherry trees, many shrubs, and a fairly diverse palette of annuals and perennials are included in the landscape plan.

Wildlife likely to be encountered on or near the project site include invertebrates and occasional birds. The New York Natural Heritage Program identifies the gray petaltail dragonfly as a species of “special concern,” 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.”

Population loss of this species has primarily been attributed to suburban development trends. The project site is a previously developed site that is noted for relatively flat terrain, despite being located adjacent to the Cayuga Inlet. In addition, no development is proposed on or near the banks, which is part of a NYSDEC easement.

Based on the development history of the site and its historic uses, it is unlikely that any wildlife habitat exists on the project site.
Based on the information provided 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.

However, the project site will be highly visible from residential areas across the Inlet, waterfront natural areas, open spaces and parks, and other vantage points within the waterway and around its edges.

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 extensive prior disturbance based on its use for industrial/commercial purposes, so no archaeological resources are anticipated to be encountered or disturbed during construction.

As a result of historic site use and based on 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**
The project site will be highly visible by users of the Inlet and the existing Cayuga Waterfront Trail, and to proposed segments of the existing Black Diamond Trail. The Cayuga Waterfront Trail is a 5.5-mile multi-use trail that connects many of Ithaca’s waterfront destinations, including Cass Park, the Farmers’ Market, and the Visitors’ Center. The Black Diamond Trail is a 15-mile pedestrian and cyclist trail located on the western shore of Cayuga Lake. The trail connects four major state parks, as well as other regional community destinations. Improvements include development of segments from which the project site may be visible. A bridge to connect bikers on the east side of the Cayuga Inlet to the Black Diamond Trail is to be built on the southern side of the proposed building.
Both of these recreational resources, as well as Cass Park, currently have views of the Cherry Street industrial area and the project site. As these corridors transition, efforts are being made to fit into the community character while also accommodating changing land uses. The project aims to incorporate architectural styles that are compatible with the surrounding area, while accommodating a transitioning land use that is in synergy to the vision for the Enterprise Zone, as defined in Plan Ithaca. As such, no major impact to open space and recreation is anticipated, but the project aims to improve the character of the site from industrial to mixed-use with retail spaces and public access areas fronting the public trail to the south of the project site, providing more public spaces and amenities. See also Impacts on Community Character.

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.

The closest UNA to the Project Site is Octopus Cliffs (UNA 137), which is located across the Cayuga Inlet from the site. Although the project will be visible, the applicant is carefully considering architectural materials and colors that will coincide with the surrounding transitional industrial corridor, and be less impactful to natural areas, residences, and parks that may be impacted by the structure.

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

**IMPACT ON TRANSPORTATION**

The proposed project is primarily a residential development with private amenities, two retail spaces, and potential community art spaces located on the ground floors of the buildings.

The site will accommodate on-site parking spaces for residential parking and seven parallel parking spaces along Cherry Street. The ground floors will house approximately +/- 50 covered parking spaces, and 8 additional spaces will be available along Cherry Street.

The project team is in discussions with the city regarding creating a streetscape design in front of their building that will fit within a larger streetscape plan for the entirety of Cherry Street. This plan includes a double bike lane, on-street parking, 5-6’ wide tree lawns, 6’ wide sidewalks, 10-12’ drive lanes, and TCAT bus service. The applicants are also in discussion with TCAT regarding the potential location of bus stops and services on or near the project site.
As a result of the information provided above, the Lead Agency has determined that no significant impact on traffic is anticipated.

**IMPACT ON ENERGY**

On August 4, 2021, the Ithaca Energy Code Supplement (IECS) went into effect for all new buildings constructed in Ithaca. The IECS prioritizes electrification, renewable energy, and affordability with the following objectives:

“deliver measurable and immediate reductions in greenhouse gas (GHG) emissions from new buildings, major renovations, and new additions; promote best practices in the design of affordable buildings to deliver reduced GHG emissions; and provide a rapid but orderly transition to buildings that do not use fossil fuels for major building energy needs such as space heating and hot water heating, by 2026. For construction subject to the Ithaca Energy Code Supplement, requirements for reductions in GHGs go into effect in three steps: 2021, 2023, and 2026.”

From August 4, 2021, until 2023 all new buildings must produce 40% fewer greenhouse gas emissions than the Energy Conservation Construction Code of New York State requires. Beginning in 2023, the IECS will increase the requirements of new construction to produce 80% fewer greenhouse gas emissions than the Energy Conservation Construction Code of New York State requires, and by 2026 all newly constructed buildings in Ithaca will be required to be net-zero buildings that do not use fossil fuels. The IECS supports Ithaca’s Green New Deal which aims to “achieve an equitable transition to carbon-neutrality” community-wide by 2030.

The Building Division will oversee implementation and enforcement of the IECS.

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, particularly during pile driving. According to the site plan application provided by the applicant, construction is anticipated to last approximately 20 months. The project is located in an industrial area and some commercial activity and is adjacent to a new mixed-use residential building.

The building foundation will be deep piles with cap footing, grade beams and structural slab on grade, where required. The estimated depth to bedrock on the site ranges from approximately 68 feet to 100 feet below grade. As a result, no blasting is anticipated for construction. This has the potential to produce temporary noise impacts in the area and across the inlet.

Noise producing construction activities will temporarily impact area properties and will be limited to the hours of 7:00 a.m. to 5 p.m. Monday through Friday.

Site lighting may cast light onto adjoining properties. The project is proposing to incorporate LED light fixtures and to be dark sky compliant. A final lighting plan will be submitted during site plan review.
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 project site has no reported spills in the NYDEC Spills Incidents database or in the Environmental Remediation database. The project site is located within 2000’ of 110 Cherry Street, NYSDEC Environmental Site Remediation Site ID, C755020. 110 Cherry Street is a Brownfield Cleanup Program Site for which a Remedial Investigation Work Plan was created in September 2021 by C&S Engineers, Inc. 110 Cherry Street will be remediated through the program.

The project site is also adjacent to 130 Cherry Street which was a former automotive repair facility and filling station that operated on the site since the 1970s until recently when it was redeveloped into a multi-use residential building, Ithaca Arthaus. Before development, a Phase I Environmental Site Assessment (“ESA”) was completed for 130 Cherry St and this along with the results of the Focused Investigation. As is described in the Focused Investigation Report and in the Environmental Risk Management Summary (“ERMS”), “no contamination was observed in soil at the Site above regulatory levels of the State of New York.”

The existing building will be completely removed and replaced. Demolition may include removal of toxic substances such as asbestos or lead paint. Removal and disposal of any hazardous building materials will be done by a licensed contractor and in accordance with State and local Laws.

As a result of this information, 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”). Plan Ithaca recognizes the area as the City’s industrial park, established in the 1990s. The plan identifies the Cherry Street corridor as an Enterprise future land use area, defined as areas targeted for expansion of business and employment opportunities as well as particular residential uses.

The project site was rezoned from industrial use to the Cherry Street District (CSD) in 2018 to encourage a more diverse mix of uses including residential use. The project site is also within the planning area for the Waterfront Plan, which is slated for adoption in late 2019. The project furthers the planned characteristics for the area as identified in the draft of the plan: more mixed use and/or live/workspace, retention of the industrial character, improvements to multimodal transportation connections and development of 24/7 activity.

The project requires one area variance, Required Minimum Front Yard. The CSD requires a 15’ minimum front yard setback measured from the inside edge of the sidewalk.

The applicants have been working with the city to create the streetscape and in discussions city staff have indicated they will place the future parking curb on the property line and would like a tree lawn between...
the curb and the sidewalk. The applicant reasons, “The width of the parking lane, tree lawn, sidewalk and required 15’ setback from edge of sidewalk puts the buildings outside of the Fire and Aerial Apparatus Fire Road requirements of FCNYS Sections 503 and D105. In addition, the adjacent building is located 15’ from the property line.” The proposed southern building is therefore, located closer, approximately 8’ away to the inside of the sidewalk.

**The Lead Agency**

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

**CONSISTENCY WITH COMMUNITY CHARACTER**

As noted above the intention of the CSD is to transform the area to mixed use while retaining its industrial aesthetic. The applicant proposes which will complement and support other area organizations including the Cherry Artspace, and Found Antiques, both of which are located on the same corridor.

In addition to use, the applicant aims to construct a building compatible to the surrounding industrial character of the neighborhood. Based on the information provided above, the Lead Agency has determined no significant impact on community character is anticipated.

**Prepared by: Nikki Cerra, Environmental & Landscape Planner, and revised by the Planning Board**
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval for multiphase renovation project of a car dealership site by Philip Maguire, and

WHEREAS: the applicant proposes a multiphase renovation project for the 2.53-acre site, and the existing building, 18,000 SF in area, which contains two vehicle dealership showrooms, offices, a service reception, a service garage, parts storage, and a store mezzanine. The proposed work for the building includes many exterior and interior renovations including service garage slab replacement, window replacement, partial height CMU partition walls, and interior and exterior painting. The proposed site renovations include removal and replacement of existing gravel parking with asphalt, planting beds and islands, curbing, and concrete aprons and pads. The project is located in in the SW-2 Zoning District, and

WHEREAS: this is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 and the State Environmental Quality Review Act (“SEQRA”) §617.4 and is subject to environmental review, and

WHEREAS: the City of Ithaca Planning and Development Board, being the local agency which has primary responsibility for approving and funding or carrying out the action, did on April 26, 2022 declare itself Lead Agency in Environmental Review for the project, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, did on June 28, 2022, review and accept as adequate: a Short Environmental Assessment Form (SEAF), Part 1, submitted by the applicant, and Parts 2 and 3 prepared by Planning staff; drawings titled Existing Conditions Plan L100, Erosion and Sediment Control Plan L200, Demolition and Removals Plan L201, Layout and Materials Plan L300, Grading, Drainage and Utility Plan L400, Planting Plan L500, Site Details L600 & L601 all dated 06/22/22 and prepared by John Snyder Architects and Saratoga Associates; and other application materials, and

WHEREAS: interested parties have been given the opportunity to comment on the proposed project, and any received comments have been considered, now, therefore, be it

RESOLVED: that the City Planning Board determined, as elaborated in the SEAF Part 3, that the proposed project will result in no significant adverse impacts on the environment and a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be issued in accordance with the provisions of Part 617 of SEQRA.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
1. All soil erosion and sediment control practices shall be installed in accordance with New York State Standards and Specifications for Erosion and Sediment Control, August 2005.

2. Construction shall be sequenced in accordance with the construction sequencing notes below.

3. Elmira Road shall be kept clean at all times.

4. The site shall at all times be graded and maintained such that all sediment laden stormwater runoff is diverted to soil erosion and sediment control facilities.

5. Dust control—water shall be applied by sprinkler or water truck during grading operations to minimize sediment transport and maintain acceptable air quality conditions. Repetitive treatments shall be done as needed until grades are stabilized.

6. The contractor shall inspect the effectiveness and condition of erosion control devices during storm events and repair or replace as needed.

7. The contractor shall be prepared to implement temporary drainage controls and erosion control measures as necessary to protect existing concrete sidewalk from construction traffic.

8. The contractor shall be prepared to implement temporary drainage and erosion control measures as necessary to protect the existing concrete sidewalk from construction traffic.

9. Any disturbed areas that are left exposed more than 14 days and are not subject to construction traffic shall immediately receive a temporary erosion control blanket to prevent sedimentation.

10. Any disturbed areas that are left exposed more than 14 days and are not subject to construction traffic shall immediately receive a temporary erosion control blanket to prevent sedimentation.

11. The contractor shall be prepared to implement temporary drainage and erosion control measures as necessary to protect the existing concrete sidewalk from construction traffic.

12. The contractor shall be prepared to implement temporary drainage and erosion control measures as necessary to protect the existing concrete sidewalk from construction traffic.

EROSION CONTROL NOTES:
1. Contractor to stake out all new work in the field.
2. Install erosion controls including sediment control fence, stabilized construction entrance and inlet protections at locations shown on the plans.
3. As work progresses, disturbed areas shall be stabilized and all erosion control measures shall be maintained until grades are stabilized.
4. After all disturbed areas have been stabilized and all erosion control measures are maintained, the construction representative inspects all disturbed temporary erosion and sediment control devices.

CONSTRUCTION SEQUENCING NOTES:
1. Contractor to stake out all new work in the field.
2. Install erosion controls including sediment control fence, stabilized construction entrance and inlet protections at locations shown on the plans.
3. As work progresses, disturbed areas shall be stabilized and all erosion control measures shall be maintained until grades are stabilized.
4. After all disturbed areas have been stabilized and all erosion control measures are maintained, the construction representative inspects all disturbed temporary erosion and sediment control devices.
DEMOLITION LEGEND:

- REMOVE TREE OR OBJECT
- REMOVE EXISTING VEGETATION
- REMOVE EXISTING ASPHALT
- SAWCUT
- REMOVE ASBESTOS CEMENT PRODUCTS
- REMOVE LIGHT FIXTURES FROM POLE
- REMOVE LAWN MOWER BASIN
- REMOVE ALL CONCRETE SLABS
- REMOVE 4" PVC SAN. LINE AND CLEANOUTS
- REMOVE GAS METER
- REMOVE LIGHTPOLE BASE
- REMOVE OR ABANDON IN PLACE 4" SAN. LINE AND CLEANOUTS
- REMOVE OR ABANDON IN PLACE 4" SAN. LINE AND CLEANOUTS
- REMOVE GRAVEL SPOILS
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE GRAVEL PARKING
- REMOVE EXISTING TREES AND VEGETATION
- REMOVE LIGHT FIXTURES FROM POLE
- REMOVE EXISTING SIGN TO REMAIN
- REMOVE CONCRETE ENTRY SLAB
- REMOVE CONCRETE SLAB
- REMOVE BOLLARDS
- REMOVE EXISTING HYUNDAI SIGN TO REMAIN
- REMOVE ASPHALT PAVEMENT AND SUBBASE
- CLEAN EXISTING ASPHALT AND PREP. FOR SEAL COAT
- SEE ELECTRICAL PLANS
- CUT EXISTING ALUMINUM BASE AND RAISE BASE SHROUD TO FIT NEW FINISH GRADE

DEMOLITION NOTES:
1. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE A LOCATING SERVICE TO VERIFY UNDERGROUND UTILITY LOCATIONS.
2. THE CONTRACTOR SHALL EXERCISE CARE DURING ALL REMOVAL OPERATIONS TO ENSURE THE PROTECTION OF EXISTING FACILITIES TO REMAIN. DAMAGED FACILITIES INTENDED TO REMAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. ALL DEMOLITION MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
4. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE ALL DEMOLITION ITEMS INDICATED TO BE SALVAGED. DELIVER SALVAGED ITEMS TO A STORAGE AREA DESIGNATED BY THE OWNER'S REPRESENTATIVE.

DRAWINGS ALTERATION NOTICE:
It is a violation of Section 69.5b of the New York State Education Department for any person, unless acting under the direction of the licensed architect, to alter this drawing in any way. It is also illegal for the owner to alter this drawing and it is the responsibility of the architect to affix their signature, date of alteration, and a specific description of the alteration.

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LEGEND

EX. CONTOUR LINE
PROPOSED CONTOUR LINE
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
DIRECTION OF SURFACE FLOW
CATCH BASIN
STORM SEWER PIPE TRENCH

GRADING AND DRAINAGE NOTES

1. BEFORE COMMENCING WORK THE CONTRACTOR SHALL VERIFY THAT THE COORDINATES, UTILITIES, AND GRADE ELEVATIONS ARE CORRECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL CONSTRUCTION WORK IS PERMITTED AND THAT MACHINERY IS NOT OPERATING IN THE PATH OF ANY UTILITY LINES.
2. THE CONTRACTOR SHALL STAKE OUT ALL GRADES IN THE FIELD AND NOTIFY THE ORGANIZATION THAT ALL GRADES ARE CORRECT.
3. THE CONTRACTOR SHALL ISSUE THE SITE TO PROVIDE POSITIVE DRAINAGE TO CATCH BASINS AND DRAIN LISTS.

06/22/2022

GRADING, DRAINAGE
AND UTILITY PLAN

SA PROJ #

2021-032.10

L400

Maguire Hyundai- Subaru
of Ithaca

320 Elmira Rd.
Ithaca, NY 14850

John Snyder, AIA
320 Elmira Rd.
Ithaca, NY 14850

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PLANTING NOTES

1. The Contractor shall verify field conditions prior to commencing planting work and notify the contract representative immediately if conditions are detrimental to field and excess plant material are unacceptable.

2. Prior to commencing work, the Contractor shall verify the locations of all underground utilities. It is the responsibility of the Contractor to utilize a locating service to verify underground utility locations.

3. The Contractor shall stave locations of all plant materials prior to installation. Notify the contract representative when staving is complete to determine final locations.

4. All plant beds shall receive 4" of mulch material. The Contractor shall be double-bagged chipped bark mulch, free of roots or contaminated with other ingredients and deleterious materials. Suitable for top dressing of all plantings of grasses, shrubs, and small woody plants and is unacceptable.

5. The Contractor shall furnish and install at depth of topsoil and bed footprint areas and all areas disturbed as a result of any construction.

PLANTING LEGEND

TYPICAL DECIDUOUS TREE PLANTING

TYPICAL SHRUB PLANTING

TYPICAL GROUND COVER PLANTING

PLANT QUANTITY

PLANT SYMBOL
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 for constructing a 4-story L-shaped building by Kimberly Michaels, and

WHEREAS: the applicant proposes constructing a 4-story L-shaped building, approximately 133,000 SF, south and adjacent to Gates Hall (107 Hoy Rd.) and west of Hoy Garage on Hoy Road in the area currently occupied by Hoy Baseball Field. The new building will house academic and research facilities for Cornell Bowers Computing and Information Science (CIS) programs, faculty, and students. The project includes a new quad, plaza spaces, new greenspaces along with native landscaping, pedestrian/vehicular circulation, accessible and electric vehicle parking, and a service drive. The project site is located in the U-1 Zoning District where the primary use is Post-Secondary Education. The project will require no variances, and

WHEREAS: this is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(b),(n), 8(a) and the State Environmental Quality Review Act (“SEQRA”) §617.4 (b)(11) and is subject to environmental review, and

WHEREAS: NYS Department of Environmental Conservation, and the Tompkins County Department of Health, both potentially involved agencies in this action, have 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
BOARD OF ZONING APPEALS (BZA)

AGENDA

The regular monthly meeting of the BOARD OF ZONING APPEALS will be held at 6:00 p.m. on Tuesday, July 5, 2022. This meeting will be held remotely as authorized by Part WW of Chapter 56 of the Laws of 2022 of New York State and Local Law 2022-05. A live stream is available at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg.

I. NEW APPEALS
   A. Appeal Number: 3222  6:05 PM
      Address: 208 Hudson Street
      Zone: R-2a
      Applicant: Hadi Darvish of Cloud Vending LLC, property owner
      Public Hearing: Yes
      Description: Request for an area variance from §325-8, Column 6, Lot Area; Column 7, Lot Width; Column 10, Lot Coverage by Buildings; Column 11, Front Yard; Column 12, Side Yard; Column 13, Other Side Yard; and Column 14/15, Rear Yard requirements of the Zoning Ordinance as well as §325-25, Location of Accessory Structure to increase the occupancy of a two-family dwelling on a property that does not meet the minimum lot area requirements of the R-2a district.

   B. Appeal Number: 3224  6:20 PM
      Address: 209 Bryant Avenue
      Zone: R-1b
      Applicant: Crown Construction
      Property Owner: Michael and Ashlee McGandy
      Public Hearing: Yes
      Description: Request for an area variance from §325-8, Column 11, Front Yard, requirements of the Zoning Ordinance to allow the construction of new porch steps within the required front yard.

   C. Appeal Number: 3225  6:35 PM
      Address: 622 Cascadilla Street
      Zone: WEDZ-1b
      Applicant: Claudia Brenner
      Property Owner: Chris Read
      Public Hearing: Yes
      Description: Request for a sign variance from §272-6B(2), Number of Permitted Signs in a Commercial Zone, of the Sign Ordinance to allow the installation of five building signs in a district that is limited to two building sign per business.

II. CONTINUED APPEALS
   A. None

If you have a disability and would like specific accommodation in order to participate, please contact the City Clerk’s Office at 274-6570 by 12:00 p.m., no later than 2 days (not including weekends and holidays) before the meeting.
III. PRELIMINARY PRESENTATIONS & BOARD COMMENTS  
A. The Breeze, 121-125 Lake Street  

IV. ADMINISTRATIVE MATTERS  
A. August BZA Meeting  
   1. Return to In-Person Meetings  
   2. Agenda Review  

V. APPROVAL OF MINUTES  
A. June 2022 (to be distributed under separate cover)  

VI. ADJOURNMENT  

PLEASE NOTE: The Board may take a 10-minute break around 8:00 p.m., if the meeting will continue for more than two hours.  

ACCESSING ONLINE MEETING MATERIALS  
Parties interested in reviewing application materials prior to the meeting may visit the City’s website at http://www.cityofithaca.org/368/Board-of-Zoning-Appeals (select “Most Recent Agenda”), beginning one week before the scheduled BZA meeting. Please do not hesitate to contact our office if you have any questions or need any assistance accessing the materials.  

WRITTEN COMMENTS & QUESTIONS  
Interested parties may submit comments for public hearings by mail or email. All comments must be received by 4 p.m. on the day of the meeting, and they will be read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing and please include your name and address. All comments and questions can be emailed to Megan Wilson at mwilson@cityofithaca.org or call (607) 274-6550.
Appeal of property owner Hadi Darvish of Cloud Vending LLC for an area variance from §325-8, Column 6, Lot Area; Column 7, Lot Width; Column 10, Lot Coverage by Buildings; Column 11, Front Yard; Column 12, Side Yard; Column 13, Other Side Yard; and Column 14/15, Rear Yard requirements of the Zoning Ordinance as well as §325-25, Location of Accessory Structure. The applicant proposes to reconfigure the existing two-family dwelling at 208 Hudson Street to add an additional bedroom to each unit. The additional bedrooms will be constructed within the existing footprint of the building. The legal occupancy of Apartment 1 will remain at 3 residents, but the new bedroom in Apartment 2 will allow an additional occupant in the upstairs apartment.\(^1\) While the occupancy of 3 unrelated residents per unit is allowed in the R-2a district, the Zoning Ordinance does not allow an increase in occupancy on lots that do not meet the minimum lot area requirements without an area variance. The property has a lot area of 2,200 SF, and the R-2a district requires a minimum lot area of 5,000 SF for a two-family dwelling. In addition, the district regulations require a minimum lot width of 45’ at the street, and the property has 40.2’ of street frontage.

The property also has existing deficiencies in lot coverage by buildings, front yard, both side yards, rear yard, and location of accessory structure that will not be exacerbated by the proposal.

208 Hudson Street is located in the R-2a zoning district in which the proposed use is permitted. However, Section 325-38 requires that area variances be granted before a building permit is issued.

\(^1\) Occupancy of two-family dwellings is limited to three unrelated residents in each unit within all R-1 and R-2 zones.
### City of Ithaca Board of Zoning Appeals Worksheet

**Appeal Number:** 3222  
**Address:** 208 Hudson Street  
**Use District:** R-2a  
**Date:** 7/5/2022  
**Applicant:** Hadi Darvish  
**Owner:** Cloud Vending LLC  
**Application Type:** Area Variance

<table>
<thead>
<tr>
<th>Column Number</th>
<th>2</th>
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<td>2,200</td>
<td>40.2</td>
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<td>~22</td>
<td>74.8%</td>
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<td>1.5' or 2%</td>
<td></td>
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<td></td>
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<td>None Required</td>
<td>5000</td>
<td>45</td>
<td>3</td>
<td>35</td>
<td>30%</td>
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<td>OK</td>
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**Notes:** Existing deficiencies are noted in blue; new or exacerbated deficiencies are noted in red.
CITY OF ITHACA
108 E. Green St. — Third Floor  Ithaca, NY 14850-5690
DEPARTMENT OF PLANNING, BUILDING, ZONING & ECONOMIC DEVELOPMENT
Megan Wilson, Secretary to the Board of Zoning Appeals
Telephone: 607-274-6550  Fax: 607-274-6558  E-Mail: mwilson@cityofithaca.org

BOARD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:
   [X] AREA VARIANCE
   [ ] SPECIAL PERMIT
   [ ] USE VARIANCE
   [ ] SIGN VARIANCE
   [ ] ACTION, DECISION, OR INTERPRETATION OF ZONING OFFICER

   APPEAL #: 3222  (FILLED IN BY STAFF)
   HEARING DATE: 7/15/22
   BUILDING PERMIT #: 42580  (REQUIRED)
   RECEIPT #:  (FILLED IN BY STAFF)

2. Property Address: 208 Hudson St Ithaca NY 14850  Use District: R-2a
   Owner’s Name: Cloud Vending LLC  Owner’s Address: 88 Belden Ave
   City: Dryden  State: NY  Zip: 10520

3. Appellant’s Name: Hadi Darvish  Appellant’s Address: 115 James St Apt 10
   City: Ithaca  State: NY  Zip: 14850
   Telephone: 914-715-2577  E-Mail: Cloudvending15@gmail.com

4. Attach Reason for Appeal (see “Zoning Appeal Procedure Form”)

5. Appellant Certification: I certify the information submitted with the appeal is true to the best of my knowledge/belief, and I have read and am familiar with City of Ithaca Zoning Ordinance sections that apply to this appeal (incl. Section 325-40, describing the powers and duties of the Board of Zoning Appeals). I also acknowledge the Board of Zoning Appeals may visit the property and I specifically permit such visits.

   [X] I have met/discussed this application with Zoning Division staff prior to submission.

   Appellant Signature

STATE OF NEW YORK
COUNTY OF TOMPKINS

Sworn to this 15th day of March, 2022

Notary Public
SUSAN STICKEL
Notary Public - State of New York
No. 015T4602173
Qualified in Tompkins County
My Commission Expires Dec. 30, 2023

Notary Public available at City Hall.

IMPORTANT: INCOMPLETE applications will be returned to the applicant and the applicant will have to reapply.

If ANOTHER CITY APPROVAL is required (e.g., Site Plan Review, Subdivision Review, Ithaca Landmarks Preservation Commission Review), this application will likely not be considered at the next scheduled BZA meeting date.

If an application is submitted and subsequent CHANGES are made to the proposal/project, a revised application will be required. The original application will not be considered a placeholder for the original BZA hearing date. Zoning Division staff will also not remove contents from earlier applications to complete a revised application. Applicants are responsible for ensuring all information necessary for processing a Zoning Appeal is submitted by the application deadline for a given BZA hearing date.
1. Ordinance Section(s) for the Appeal:

<table>
<thead>
<tr>
<th>Zoning Ordinance Section Being Appealed</th>
<th>Sign Ordinance Section Being Appealed</th>
</tr>
</thead>
<tbody>
<tr>
<td>§325- 8, Columns 6, 7, 10, 11, 12, 13, 14/15</td>
<td>§272-</td>
</tr>
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<td>§272-</td>
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<td>§272-</td>
</tr>
</tbody>
</table>

2. Application of SEQR determination: [ ] Type 1 [x] Type 2 [ ] Unlisted

3. Environmental Assessment form used:

[ ] Short Environmental Assessment Form (SEAF)
[ ] Full Environmental Assessment Form (FEAF)
[ ] Completed by Planning Division at preliminary hearing for Site Plan Review
[ ] Not Applicable (Type 2 Action)

4. A previous appeal [ ] has / [x] has not been made for this proposal:

   Appeal No. ________, dated ____________
   Appeal No. ________, dated ____________
   Appeal No. ________, dated ____________
   Appeal No. ________, dated ____________
   Appeal No. ________, dated ____________

5. Notes or Special Conditions:
NOTICE OF APPEAL
REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. __3222__

TO: Owners of Property within 200 feet of 208 Hudson Street and others interested.

FROM: Cloud Vending LLC applicable to property named above, in R-2a zone.

 REGARDING: [ ] Area Variance [ ] Use Variance [ ] Sign Variance [ ] Action, Decision, or Interpretation of Zoning Officer

City regulations require you be notified of this appeal to the Board of Zoning Appeals (BZA), as described in the attached letter and provide the opportunity for you to comment on it and/or attend the meetings listed below. Anyone considered an interested party may speak for or against the appeal at the meetings listed below, or submit a written statement to the BZA before its designated meeting. There is a time limit of three (3) minutes for each interested party to address the BZA during the Public Hearing portion of the meeting.

The Board of Zoning Appeals bases its decision primarily on the written evidence submitted and presented to it, the testimony of interested parties, and zoning and legal considerations. The written case record will be available for review on the City’s website (http://www.cityofithaca.org/368/Board-of-Zoning-Appeals) under “Most Recent Agenda,” beginning one week before the scheduled BZA meeting. This case has also been referred to the City’s Planning and Development Board that will advise the BZA, if granting the relief sought by the appellant will affect long-term planning objectives. The date of the Planning Board’s meeting regarding this appeal is also listed below.

The Planning Board will consider this case on 6/28/2022 at 6:00 P.M. in Common Council Chambers of City Hall. A live stream is available at https://www.youtube.com/channel/UC7RtJN1P_RFaFW21VCnTrDg. To provide comments to the Planning Board on this appeal, please submit written comments to Anya Harris at aharris@cityofithaca.org, and your comments will be forwarded to the Board members for their review.

The Board of Zoning Appeals will consider this case on 7/5/2022 at 6:00 P.M. in Common Council Chambers of City Hall. There will be a public hearing on this appeal, and there are two options to participate in the public hearing:

1. Submit comments by email no later than 4 p.m. on the day of the meeting to zoningdivision@cityofithaca.org and they will be read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing. You must provide your name and address.

2. To speak at the meeting, sign up and receive instructions by contacting zoningdivision@cityofithaca.org or Anya Harris at (607) 274-6550 or aharris@cityofithaca.org. You must provide your name and address.

Signature of Appellant

208 Hudson St  Ithaca, NY 14850  6/21/22

Date
June 21, 2022

Dear Neighbors,

I own the property at 208 Hudson Street, which is currently a duplex with one two-bedroom apartment and one one-bedroom apartment. I would like to create two three-bedroom apartments within the existing building. The occupancy of the downstairs apartment would remain the same, but I am proposing to add another occupant to the upstairs unit. There will be no exterior changes to the property.

This proposal meets the use and off-street parking requirements of the R-2a zoning district. However, the lot at 208 Hudson Street does not meet the minimum lot size requirements of the Zoning Ordinance, and an area variance is required to increase the occupancy of the building.

Please contact me if you have any questions about my project. If you would like to submit comments to the Board of Zoning Appeals, please see the enclosed Notice of Appeal for further instructions.

Hadi Darvish
Cloud Vending LLC
(914) 715-2577
Cloudvending15@gmail.com
Stavros Stavropoulos
Georgia Stavropoulos
131 Haller Blvd
Ithaca NY 14850

Thouyezen H Munir
Jill R Bordelon
15 King St
Hampton Falls NH 03844

Ioannis Seferlis
Laura Branca
110 Joanne Dr
Ithaca NY 14850

Elizabeth O Clapp
227 Bone Plain Road
Freeville NY 13068

Christopher Carnell
Patricia Carnell
120 Park Ln
14850

Clare A McMillan
Karl Pillemer
135 Hudson St
Ithaca NY 14850

Hudson Street 137-139, LLC
28 Smugglers Path
Ithaca NY 14850
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals  Zoning Appeal #3222

I, [NAME], affirm all property owners within two hundred (200) feet of the boundaries of the lot(s) under consideration have been mailed a copy of the enclosed notice on or before [DATE]. I affirm the notice was mailed to the property owners at the addresses shown on the attached list of owners, by depositing the copy in a post-paid properly addressed envelope, in a post office or an official depository under the exclusive care and custody of the United States Post Office. I further affirm the names and addresses of the property owners are the same as the most recent assessment roll.

[Appellant’s Signature]

PLEASE SUBMIT THIS FORM TO:
City of Ithaca Zoning Division  Phone: (607) 274-6550
108 E. Green St., 3rd Fl.  Fax: (607) 274-6558
Ithaca, NY 14850
City of Ithaca, NY - 750 Foot Buffer for Parcel - Final Tax Roll

Data contained on this map was provided or derived from data developed or compiled by the City of Ithaca, and is the best available to date. The originators do not warrant the accuracy or completeness of the information portrayed by the data.
APPEAL # 3224

Appeal of Crown Construction on behalf of property owners Michael and Ashlee McGandy for an area variance from §325-8, Column 11, Front Yard, requirements of the Zoning Ordinance. The applicants propose to demolish the existing front porch steps that are located on the side of the porch and construct new steps on the front side of the existing porch. The property has an existing front yard deficiency, with the existing front porch located 10.6’ from the property line at the closest point. The relocated porch steps will further reduce the front yard to 8.5’ of the required 25’. The purpose of the proposal is to locate access to the front porch closer to the sidewalk and to better align the front steps with the home’s front entry.

The property is located in an R-1b district in which the proposed use is permitted. However, Section 325-38 requires that an area variance be granted before a building permit is issued.
## City of Ithaca Board of Zoning Appeals Worksheet

**Appeal Number**: 3224  
**Address**: 209 Bryant Avenue  
**Use District**: R-1b  
**Applicant**: Crown Construction  
**Date**: 7/5/2022  
**Owner**: Michael and Ashlee McGandy  
**Application Type**: Area Variance

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<th>Column Number</th>
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<tr>
<td><strong>Existing Condition and Use</strong></td>
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<td>6,256</td>
<td>59.83'</td>
<td>2</td>
<td>~23</td>
<td>22.3%</td>
<td>10.6'</td>
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<tr>
<td><strong>District Regulations for Existing</strong></td>
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**Notes**: Existing deficiencies noted in blue; new or exacerbated deficiencies noted in red.
BOARD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:

☐ AREA Variance
☐ SPECIAL PERMIT
☐ USE Variance
☐ SIGN Variance
☐ ACTION, DECISION, OR INTERPRETATION OF ZONING OFFICER (OR OTHER CITY OFFICIAL)

APPEAL #: 3224 (FILLED IN BY STAFF)
HEARING DATE: 7/5/22
BUILDING PERMIT #: 42517 (REQUIRED)
RECEIPT #: 67958 (FILLED IN BY STAFF)

2. Property Address: 209 Bryant Ave, Ithaca, NY 14850 Use District: R-1b

Owner’s Name: Michael Ashlee Mc Gandy Owner’s Address: 209 Bryant Ave

City: Ithaca State: NY Zip: 14850

3. Appellant’s Name: Adam Gosser Appellant’s Address: 176 Cortland Rd

City: Dryden State: NY Zip: 13053

Telephone: 607-708-0234 E-Mail: agosser@crumconstrucrhminc.com

4. Attach Reason for Appeal (see “Zoning Appeal Procedure Form”)

5. Appellant Certification: I certify the information submitted with the appeal is true to the best of my knowledge/belief; and I have read and am familiar with City of Ithaca Zoning Ordinance sections that apply to this appeal (incl. Section 325-40, describing the powers and duties of the Board of Zoning Appeals). I also acknowledge the Board of Zoning Appeals may visit the property and I specifically permit such visits.

☐ I have met/discussed this application with Zoning Division staff prior to submission.

Appellant Signature

STATE OF NEW YORK
COUNTY OF TOMPKINS

Sworn to this _______ day of ________

*Notary not required

per Zoning Administrator

Notary Public

Notary Public available at City Hall.

IMPORTANT: INCOMPLETE applications will be returned to the applicant and the applicant will have to reapply.

If ANOTHER CITY APPROVAL is required (e.g., Site Plan Review, Subdivision Review, Ithaca Landmarks Preservation Commission Review), this application will likely not be considered at the next scheduled BZA meeting date.

If an application is submitted and subsequent CHANGES are made to the proposal/project, a revised application will be required. The original application will not be considered a placeholder for the original BZA hearing date. Zoning Division staff will also not remove contents from earlier applications to complete a revised application. Applicants are responsible for ensuring all information necessary for processing a Zoning Appeal is submitted by the application deadline for a given BZA hearing date.
1. Ordinance Section(s) for the Appeal:

<table>
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<th>Sign Ordinance Section Being Appealed</th>
</tr>
</thead>
<tbody>
<tr>
<td>• §325- 8 Column 11</td>
<td>• §272-</td>
</tr>
<tr>
<td>• §325-</td>
<td>• §272-</td>
</tr>
<tr>
<td>• §325-</td>
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</tr>
</tbody>
</table>

2. Application of SEQR determination: ☒ Type 1   ☒ Type 2   ☐ Unlisted

3. Environmental Assessment form used:

☐ Short Environmental Assessment Form (SEAF)
☐ Full Environmental Assessment Form (FEAF)
☐ Completed by Planning Division at preliminary hearing for Site Plan Review
☒ Not Applicable (Type 2 Action)

4. A previous appeal ☐ has / ☒ has not been made for this proposal:

   Appeal No. ________, dated _____________
   Appeal No. ________, dated _____________
   Appeal No. ________, dated _____________
   Appeal No. ________, dated _____________
   Appeal No. ________, dated _____________

5. Notes or Special Conditions:
CITY OF ITHACA
108 East Green Street — 3rd Floor  Ithaca, New York  14850-5690

DEPARTMENT OF PLANNING, BUILDING, ZONING & ECONOMIC DEVELOPMENT
Megan Wilson, Secretary to the Board of Zoning Appeals
Telephone: 607-274-6550  Fax: 607-274-6558  Email: mwilson@cityofithaca.org

ONLY SUBMIT THIS FORM IF ZONING APPEAL APPLICATION IS BEING SUBMITTED/SIGNED BY
SOMEONE OTHER THAN CURRENT RECORD PROPERTY OWNER.

OWNER’S AUTHORIZATION FORM

ZONING APPEAL #: 3224  DATE: 5/20/22

TO:  BOARD OF ZONING APPEALS (Ithaca, NY):

I (We)  Michael & Ashley McSweeney  of  209 Brigant Ave  (Name)

Ithaca, NY 14850 (Street Address)

Ithaca (City/Municipality)  NY 14850 (State & Zip Code)

Owner of the property at  209 Brigant Ave  (Street & Number)

☐ I am the sole owner of the above-mentioned property.

☐ This property is also owned by ____________________________

and I have a Power of Attorney to authorize this appeal (attach POA).

I do hereby authorize Crown Construction to appeal or request a
Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the
July 5, 2022  (Date)

Ashley McSweeney  Signature

STATE OF NEW YORK)
COUNTY OF TOMPKINS)

Sworn to this 5/24/22 day of

Mary  Notary Public

SALLY GILLOGLY
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN TOMPKINS COUNTY
NO. 01G/201978
MY COMMISSION EXPIRES 9/20, 2025

Note to those signing this form:

(1) Owners authorizing another to present an appeal on their behalf should be aware the Board may, in granting
relief, add reasonable conditions which then become binding on the property.

(2) Especially where a Variance is being sought, the owner may be the only person with detailed information about
the property that is essential to the appeal. In such a case, authorizing another person to appeal may be detrimental
to the appeal, unless the owner is either present at the hearing or sends another person fully prepared to answer
questions about the property and the feasibility of using it consistent with the Zoning Ordinance.
NOTICE OF APPEAL
REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. 3224

TO: Owners of Property within 200 feet of 209 Bryant Ave, Ithaca, NY 14850 and others interested.

FROM: Adam Gossner applicable to property named above, in R-1b zone.

REGARDING: (check appropriate box)

☑ Area Variance ☐ Use Variance ☐ Sign Variance

City regulations require you be notified of this appeal to the Board of Zoning Appeals (BZA), as described in the attached letter and provide the opportunity for you to comment on it and/or attend the meetings listed below. Anyone considered an interested party may speak for or against the appeal at the meetings listed below, or submit a written statement to the BZA before its designated meeting. There is a time limit of three (3) minutes for each interested party to address the BZA during the Public Hearing portion of the meeting.

The Board of Zoning Appeals bases its decision primarily on the written evidence submitted and presented to it, the testimony of interested parties, and zoning and legal considerations. The written case record will be available for review on the City’s website (http://www.cityofithaca.org/368/Board-of-Zoning-Appeals) under “Most Recent Agenda,” beginning one week before the scheduled BZA meeting. This case has also been referred to the City’s Planning and Development Board that will advise the BZA, if granting the relief sought by the appellant will affect long-term planning objectives. The date of the Planning Board’s meeting regarding this appeal is also listed below.

The PLANNING BOARD will consider this case on 4/29/22 at 6:00 P.M. via the online platform Zoom. A live stream is available at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg. To provide comments to the Planning Board on this appeal, please submit written comments to Anya Harris at aharris@cityofithaca.org, and your comments will be forwarded to the Board members for their review.

The BOARD OF ZONING APPEALS will consider this case on 7/15/22 at 6:00 P.M. via the online platform Zoom. There will be a public hearing on this appeal, and there are two options to participate in the public hearing:

1. Submit comments by email no later than 4 p.m. on the day of the meeting to zoningdivision@cityofithaca.org and they will be read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing. You must provide your name and address.

2. To speak at the meeting, sign up and receive instructions by contacting zoningdivision@cityofithaca.org or Anya Harris at (607) 274-6550 or aharris@cityofithaca.org. You must provide your name and address.

Signature of Appellant

1760 Cottage Rd, Dryden, NY 13013

Date 05/23/2022
May 23, 2022

To the neighbors of:
Michael & Ashlee McGandy hereafter referred to as "Owners"
209 Bryant Ave
Ithaca, NY 14850

RE: Notice of Appeal

WHAT: The Owners of the stated above address are desiring to relocate the front porch stairway and sidewalk to be more in line with the front entry door. The existing steps and side would be removed from the right side of the house. The proposed new steps and railing would be installed to closely match the existing style. The new concrete sidewalk would lead from the proposed steps to the existing pedestrian sidewalk (public).

HOW: No new change in area of yard covered would change from the existing to the proposed. During construction of the sidewalk from the house to the pedestrian sidewalk, the pedestrian sidewalk may be temporarily routed to the tree lawn area (between the street and pedestrian sidewalk) for safety purposes.

WHY: The purpose of this "Notice of Appeal" is because of the existing front yard deficiency, and the plan to relocate the steps to the front of the porch will exacerbate this deficiency. Due to the Owners' desire to have a more direct route from the pedestrian sidewalk to their front entry door a variance process is required according to the local code enforcement office.

Respectfully submitted,

Adam Gosser
Project Consultant

SPECIALTY CREWS FOR: ADDITIONS • SUNROOMS • KITCHENS • BATHS • BASEMENTS • WINDOWS • SIDING • ROOFING • DECKS • PORCHES • SEAMLESS GUTTERS • HANDYMAN SERVICES • MODULAR & CUSTOM HOMES

www.crownconstructioninc.com

176 CORTLAND ROAD • DRYDEN, NY 13053 • 607-844-3993 • FAX: 607-844-3991
that I am a licensed land surveyor, New York State License No. S1059992, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York Association of Professional Land Surveyors; and that I found no visible encroachments either way across property lines except as shown herein.

SIGNED: Michael J. Reagan
DATED: 02/16/2010
Drawing Specifications
1. Remove stairs
2. Remove deck fascia board on right side
3. Remove lattice on right side
4. Break-up and remove concrete sidewalk. Stairs to remain.
**Drawing Specifications**

1. Install railing to match existing. 3-1/2" x 1-1/2" top and bottom rail, 1-1/2" balusters 3" O.C. 34 1/2" height.
   New railing may not exactly match existing, and all effort will be made to match materials and design of existing railing.

2. Replace porch band joist on right side

3. Replace porch lattice at stair removal. New lattice may not exactly match existing and all effort will be made to match materials and design of existing lattice.

4. New stairs and railing with materials and in a style that matches as close as possible existing materials and design style.

5. Add newel post in material and style that matches the existing porch and the newel post removed during stair removal.

b. Form and pour sidewalk, 4" gravel and 4" concrete.
PROJECT DESCRIPTION

Porch Stairs

Note: All measurements to be verified in field.
PROJECT DESCRIPTION:
Porch Stairs

Michael & Ashlee McGandy
209 Bryant Ave
Ithaca NY 14850

Elevation Drawings

Note: all measurements to be verified in field.
that I am a licensed land surveyor, New York State License No. 09892, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York Association of Professional Land Surveyors; and that I found no visible encroachments either way across property lines except as shown hereon.

Signed: Michael F. Segar
Dated: 09/10/2010
Appeal of Claudia Brenner on behalf of property owner Chris Read for a sign variance from §272-6 B(2), number of permitted signs in a commercial zone. The proposed signage is part of a larger renovation of the former restaurant space at 6222 Cascadilla Street to create meldrim’s Paint, a retail use. The applicant is proposing to install 5 building signs on the south, west, and east elevations. The Sign Ordinance limits each business to 1 freestanding sign or 2 building signs, and each sign is limited to 50 SF in sign area. The proposed signage package meets the sign area requirements but exceeds the maximum number of permitted signs by 3 building signs.

The property is located in a WEDZ-1b use district in which the proposed use is permitted. However, the Sign Ordinance, §272-18, requires that variances be granted before a sign permit is issued.
# City of Ithaca Board of Zoning Appeals Worksheet

**Appeal Number:** 3225  
**Address:** 622 Cascadilla Street  
**Use District:** WEDZ-1b  
**Date:** July 5, 2022  
**Applicant:** Claudia Brener  
**Owner:** Chris Read  
**Application Type:** Sign Variance  

<table>
<thead>
<tr>
<th>Sign</th>
<th>Type</th>
<th>Area</th>
<th>Setback</th>
<th>Projection</th>
<th>Other Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>meldrim's PAINT</td>
<td>Building Sign</td>
<td>32 SF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paint</td>
<td>Building Sign</td>
<td>43 SF (Text 7 SF)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paint</td>
<td>Building Sign</td>
<td>43 SF (Text 7 SF)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>meldrim's</td>
<td>Building Sign</td>
<td>13 SF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Benjamin Moore</td>
<td>Building Sign</td>
<td>13 SF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regulations</td>
<td>1 freestanding sign OR 2 building signs permitted</td>
<td>Max. 50 SF per sign Max 450 SF of total signage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Note Non-conforming Conditions</td>
<td>5 building signs proposed</td>
<td>OK</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**
BOARD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:
   - [ ] Area Variance
   - [ ] Special Permit
   - [X] Use Variance
   - [ ] Sign Variance
   - [ ] Action, Decision, or Interpretation of Zoning Officer (Or Other City Official)

   APPEAL #: 3225
   HEARING DATE: 7/5/2022
   BUILDING PERMIT #: 42236 (REQUIRED)
   RECEIPT #: [FILLED IN BY STAFF]

2. Property Address: 6072 CASCADILLA ST
   Use District: WEDZ-1B

   Owner's Name: CHRIS READ
   Owner's Address: 5975 WEST RD CORINTH

   City: Cortland
   State: NY
   Zip: 13045

3. Appellant's Name: CLAUDIA BRENNER
   Appellant's Address: 421 N Aurora St

   City: Ithaca
   State: NY
   Zip: 14850

   Telephone: 607-725-0715
   E-Mail: c.brenner@claudiabrennerdesign.com

4. Attach Reason for Appeal (see "Zoning Appeal Procedure Form")

5. Appellant Certification: I certify the information submitted with the appeal is true to the best of my knowledge/belief, and I have read and am familiar with City of Ithaca Zoning Ordinance sections that apply to this appeal (incl. Section 325-40, describing the powers and duties of the Board of Zoning Appeals). I also acknowledge the Board of Zoning Appeals may visit the property and I specifically permit such visits.

   [ ] I have met/discussed this application with Zoning Division staff prior to submission.

   Appellant Signature

   STATE OF NEW YORK
   COUNTY OF TOMPKINS

   Sworn to this 26th day of MAY 2022

   [Signature]

   Notary Public

   IMPORTANT: INCOMPLETE applications will be returned to the applicant and the applicant will have to resubmit.

   If another City approval is required (e.g., Site Plan Review, Subdivision Review, Ithaca Landmarks Preservation Commission Review), this application will likely not be considered at the next scheduled BZA meeting date.

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<td>• §272- _______________________________</td>
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2. Application of SEQR determination: [ ] Type 1 [ ] Type 2 [ ] Unlisted

3. Environmental Assessment form used:
   - [x] Short Environmental Assessment Form (SEAF)
   - [ ] Full Environmental Assessment Form (FEAF)
   - [ ] Completed by Planning Division at preliminary hearing for Site Plan Review
   - [ ] Not Applicable (Type 2 Action)

4. A previous appeal [ ] has / [ ] has not been made for this proposal:
   - Appeal No. ________, dated _____________
   - Appeal No. ________, dated _____________
   - Appeal No. ________, dated _____________
   - Appeal No. ________, dated _____________
   - Appeal No. ________, dated _____________

5. Notes or Special Conditions:
ONLY SUBMIT THIS FORM IF ZONING APPEAL APPLICATION IS BEING SUBMITTED/SIGNED BY SOMEONE OTHER THAN CURRENT RECORD PROPERTY OWNER.

OWNER'S AUTHORIZATION FORM

ZONING APPEAL #: 3225

DATE: 5-26-22

TO: BOARD OF ZONING APPEALS (Ithaca, NY):

I (We) CHRIS READ of 3975 WEST RD, 13045

(City/Municipality)

Owner of the property at 672 CASCADILLA ST, ITHACA NY

☑ I am the sole owner of the above-mentioned property.

☐ This property is also owned by ________________________________

and I have a Power of Attorney to authorize this appeal (attach POA).

I do hereby authorize CLAUDIA BRENDEL, ARCH to appeal or request a Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the 7-5-22 meeting of the Board of Zoning Appeals.

(Signature)

STATE OF NEW YORK)
COUNTY OF TOMPKINS)

Sworn to this 26th day of MAY, 2022

Notary Public

Note to those signing this form:

(1) Owners authorizing another to present an appeal on their behalf should be aware the Board may, in granting relief, add reasonable conditions which then become binding on the property.

(2) Especially where a Variance is being sought, the owner may be the only person with detailed information about the property that is essential to the appeal. In such a case, authorizing another person to appeal may be detrimental to the appeal, unless the owner is either present at the hearing or sends another person fully prepared to answer questions about the property and the feasibility of using it consistent with the Zoning Ordinance.
**Short Environmental Assessment Form**  
**Part 1 - Project Information**

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

### Part 1 - Project and Sponsor Information

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>622 CASCADILLA ST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a location map):</td>
<td></td>
</tr>
<tr>
<td>Brief Description of Proposed Action:</td>
<td>INTERIOR AND EXTERIOR ALTERATIONS</td>
</tr>
<tr>
<td>Name of Applicant or Sponsor:</td>
<td>CLAUDIA BRENNER, ARCH</td>
</tr>
<tr>
<td>Address:</td>
<td>121 P AURORA ST</td>
</tr>
<tr>
<td>City/PO:</td>
<td>ITHACA</td>
</tr>
<tr>
<td>State:</td>
<td>NY</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>14850</td>
</tr>
</tbody>
</table>

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?  
   - [ ] NO  
   - [X] YES  

If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

2. Does the proposed action require a permit, approval or funding from any other governmental Agency?  
   - [ ] NO  
   - [X] YES  

If Yes, list agency(s) name and permit or approval:

3.a. Total acreage of the site of the proposed action?  
   - [X] 40 acres  

b. Total acreage to be physically disturbed?  
   - [ ] 70 acres  

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  
   - [X] 40 acres  

4. Check all land uses that occur on, adjoining and near the proposed action.  
   - [ ] Urban  
   - [ ] Rural (non-agriculture)  
   - [ ] Industrial  
   - [X] Commercial  
   - [X] Residential (suburban)  
   - [ ] Forest  
   - [ ] Agriculture  
   - [ ] Aquatic  
   - [ ] Other (specify):  
   - [ ] Parkland
5. Is the proposed action,  
   a. A permitted use under the zoning regulations?  
      [ ] NO  [ ] YES  [ ] N/A  
   b. Consistent with the adopted comprehensive plan?  
      [ ] NO  [ ] YES  [ ] N/A  

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?  
   [ ] NO  [ ] YES  

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?  
   If Yes, identify:  

8. a. Will the proposed action result in a substantial increase in traffic above present levels?  
      [ ] NO  [ ] YES  
   b. Are public transportation service(s) available at or near the site of the proposed action?  
      [ ] NO  [ ] YES  
   c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?  
      [ ] NO  [ ] YES  

9. Does the proposed action meet or exceed the state energy code requirements?  
   If the proposed action will exceed requirements, describe design features and technologies:  

10. Will the proposed action connect to an existing public/private water supply?  
    If No, describe method for providing potable water:  

11. Will the proposed action connect to existing wastewater utilities?  
    If No, describe method for providing wastewater treatment:  

12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  
      [ ] NO  [ ] YES  
   b. Is the proposed action located in an archaeological sensitive area?  
      [ ] NO  [ ] YES  

13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  
      [ ] NO  [ ] YES  
   b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  
      If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:  

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:  
   [ ] Shoreline  [ ] Forest  [ ] Agricultural/grasslands  [ ] Early mid-successional  
   [ ] Wetland  [ ] Urban  [ ] Suburban  

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?  
   [ ] NO  [ ] YES  

16. Is the project site located in the 100 year flood plain?  
   [ ] NO  [ ] YES  

17. Will the proposed action create storm water discharge, either from point or non-point sources?  
   If Yes,  
      a. Will storm water discharges flow to adjacent properties?  
         [ ] NO  [ ] YES  
      b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
         If Yes, briefly describe:  
         [ ] NO  [ ] YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?
   **If Yes, explain purpose and size:**
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑️</td>
<td></td>
</tr>
</tbody>
</table>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
   **If Yes, describe:**
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑️</td>
<td></td>
</tr>
</tbody>
</table>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
   **If Yes, describe:**
<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑️</td>
<td></td>
</tr>
</tbody>
</table>

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: CLAUDIA BRENNER  
Signature: [Signature]  
Date: 5-26-22
**Short Environmental Assessment Form**

**Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

<table>
<thead>
<tr>
<th>Question</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>2. Will the proposed action result in a change in the use or intensity of use of land?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>3. Will the proposed action impair the character or quality of the existing community?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>7. Will the proposed action impact existing:</td>
<td></td>
<td></td>
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<tr>
<td>a. public / private water supplies?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>b. public / private wastewater treatment utilities?</td>
<td>✔</td>
<td></td>
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<tr>
<td>8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</td>
<td>✔</td>
<td></td>
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<tr>
<td>9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</td>
<td>✔</td>
<td></td>
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<tr>
<td>10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>11. Will the proposed action create a hazard to environmental resources or human health?</td>
<td>✔</td>
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</tbody>
</table>
Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Part 3 Not Applicable for BZA 3225
NOTICE OF APPEAL

REGARDING ZONING OR SIGN ORDINANCE

CITY OF ITHACA, NEW YORK

APPEAL NO. 3225

TO: Owners of Property within 200 feet of 622 Cascadilla Street and others interested.

FROM: Claudia Brenner applicable to property named above, in WEDZ-1B zone.

REAGARDING: Sign Variance

City regulations require you be notified of this appeal to the Board of Zoning Appeals (BZA), as described in the attached letter and provide the opportunity for you to comment on it and/or attend the meetings listed below. Anyone considered an interested party may speak for or against the appeal at the meetings listed below, or submit a written statement to the BZA before its designated meeting. There is a time limit of three (3) minutes for each interested party to address the BZA during the Public Hearing portion of the meeting.

The Board of Zoning Appeals bases its decision primarily on the written evidence submitted and presented to it, the testimony of interested parties, and zoning and legal considerations. The written case record will be available for review on the City’s website (http://www.cityofithaca.org/368/Board-of-Zoning-Appeals) under “Most Recent Agenda,” beginning one week before the scheduled BZA meeting. This case has also been referred to the City’s Planning and Development Board that will advise the BZA, if granting the relief sought by the appellant will affect long-term planning objectives. The date of the Planning Board’s meeting regarding this appeal is also listed below.

The PLANNING BOARD will consider this case on 6/28/2022 at 6:00 P.M. in Common Council Chambers of City Hall. A live stream is available at https://www.youtube.com/channel/UC7RtJN1P_RFafW2iVcnTrDg. To provide comments to the Planning Board on this appeal, please submit written comments to Anya Harris at aharris@cityofithaca.org, and your comments will be forwarded to the Board members for their review.

The BOARD OF ZONING APPEALS will consider this case on 7/5/2022 at 6:00 P.M. in Common Council Chambers of City Hall. There will be a public hearing on this appeal, and there are two options to participate in the public hearing:

1. Submit comments by email no later than 4 p.m. on the day of the meeting to zoningdivision@cityofithaca.org and they will be read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing. You must provide your name and address.

2. To speak at the meeting, sign up and receive instructions by contacting zoningdivision@cityofithaca.org or Anya Harris at (607) 274-6550 or aharris@cityofithaca.org. You must provide your name and address.

Claudia Brenner
Signature of Appellant

421 N Aurora St Ithaca NY
Address

6-8-22
Date
Hello Neighbors

We have been working hard renovating 622 Cascadilla St for the Ithaca home of Meldrim’s Paint.

We’d like to have signage on Meadow Street, Cascadilla St, and internal to the site (at the main entry. Please see the attached drawings for the locations. We feel this is necessary for customers to find their way to our building.

While we do not exceed the allowable square footage (we have 74 SF and are allowed 100 SF), but we do exceed the allowable number of signs. (2)

1. Meldrim’s East Elevation 13 SF
2. PAINT East Elevation 9 SF
3. Benjamin Moore South Elevation 13 SF
4. PAINT Corner 7 SF
5. Meldrim’s PAINT West Elevation 32 SF

We therefore respectfully request a variance from the City of Ithaca Board of Zoning Appeals. We look forward to becoming a part of this wonderful neighborhood.

Sincerely

Chris Read, Owner
Claudia Brenner, Architect
Ic e Cream Come r LLC
700 Cascadilla St
Ithaca NY 14850

C.P. Read Enterprises, LLC
3673 Hedgemoor Dr
Cortland NY 13045

Nicole E Bayer
608 Cascadilla St
Ithaca NY 14850

Daniel C Rosenberg
Alicia R Myers
616 Cascadilla St
Ithaca NY 14850

Gaw Paw
Sea Nee Sow
707 Hancock St
Ithaca NY 14850

Travis Brooks
114 Fifth Street
Ithaca NY 14850

Anastasia Stavropoulos
318 Taylor Pl
Ithaca NY 14850

Lakeview Mental Health Svc Inc
600 West Washington St
Geneva NY 14456

Merle Whitehead
6505 Quaker St E
Orchard Park NY 14127

Jonah Wanagel
110 Fifth St
Ithaca NY 14850

Sak Chanthanak
Hom Chanthanak
610 Cascadilla St
Ithaca NY 14850

Frederick D Thomas
INHS, Inc
711 Hancock St
Ithaca NY 14850

Nancy L Webster
120 Fifth St
Ithaca NY 14850

Chin C Guan
Li Fang Chen
709 Hancock St
Ithaca NY 14850

Robert D Terry
312 Washington St
Ithaca NY 14850

Louis Angelo Battisti
614 Cascadilla St
Ithaca NY 14850

Jackie R Chase
116 Fifth St
Ithaca NY 14850

Benedetto Campagnolo
Giuliana Campagnolo
1209 Hanshaw Rd
Ithaca NY 14850

Benedetto Campagnolo
Giuliana Campagnolo
1209 Hanshaw Rd
Ithaca NY 14850

Anastasia Stavropoulos
318 Taylor Pl
Ithaca NY 14850

Kendra L Utter
605 Cascadilla St
Ithaca NY 14850

Irving D Booth Inc
620 William St
P.O. Box 579
Elmira NY 14902
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals  
Zoning Appeal #_3225____

I, _Claudia Brenner__________, affirm all property owners within two hundred (200) feet of the boundaries of the lot(s) under consideration have been mailed a copy of the enclosed notice on or before ___6-21-22____________. I affirm the notice was mailed to the property owners at the addresses shown on the attached list of owners, by depositing the copy in a post-paid properly addressed envelope, in a post office or an official depository under the exclusive care and custody of the United States Post Office. I further affirm the names and addresses of the property owners are the same as the most recent assessment roll.

Claudia Brenner
(Appellant’s Signature)

PLEASE SUBMIT THIS FORM TO:
City of Ithaca Zoning Division
108 E. Green St., 3rd Fl.
Ithaca, NY 14850

Phone: (607) 274-6550  
Fax: (607) 274-6558