



CITY OF ITHACA

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DEPARTMENT OF PLANNING AND DEVELOPMENT

Lisa Nicholas, Director

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**PLANNING & DEVELOPMENT BOARD Project Review
NOTICE OF MEETING & AGENDA**

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Acting Director of Planning and Development
DATE: July 5, 2022
SUBJECT: **Agenda for Project Review Committee Meeting: FRIDAY, JULY 8, 2022**

The Project Review Committee Meeting is scheduled to begin at 8:30 am. This is a virtual meeting and will be streamed at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg. Please call or email Anya Harris at 274-6550 or aharris@cityofithaca.org, for information.

8:30 Project: Minor Subdivision
Location: 139-57 Chestnut Street
Applicant: Derek Carroll
Anticipated Board Action(s) in July: Declaration of Lead Agency, Public Hearing
Project Description: The applicant is requesting a subdivision of Parcel 57.-2-2 which is owned by Cayuga Gardens Partners LLC. Parcel B 3.12 acres (135,907sq ft), an undeveloped lot is to be subdivided from parcel A 3.50 acres (152,460 sq ft) which contains five apartment buildings and two smaller buildings. The intent is to sell Parcel A with the apartment buildings and retain Parcel B as a vacant, buildable lot. The parcels are in the R-2a 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/1476>

8:50 Project: Special Permit, Accessory Apartment
Location: 969 E State St
Applicant: Samantha Elebiary
Anticipated Board Action(s) in July: Declaration of Lead Agency, Public Hearing, Determination of Environmental Significance, Consideration of Approval
Project Description: The applicants are requesting a special permit in order to rent the legal accessory apartment located in the basement of their house. The existing 350 SF studio apartment is in the basement of the 1,790 SF home and contains a kitchen, full bathroom, and common space/sleeping area and is served by an external entry at the rear of the house. The floor area does not exceed 33 percent of the total habitable area of the building. The applicants are not proposing any interior or exterior changes to the building and the home will retain the appearance of a single-family residence. The property contains sufficient off-street parking for one additional car. The property is in the R-1b zoning district, and no variances are 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/1477>

- 9:10** **Project:** Cornell Computing and Information Science (CIS) Building
Location: Hoy Rd
Applicant: Kimberly Michaels
Anticipated Board Action(s) in July: Declaration of Lead Agency, Presentation, Public Hearing, Review FEAF Part 2
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>
- 9:30** **Project:** Maguire Hyundai-Subaru of Ithaca
Location: 320 Elmira Rd
Applicant: Philip Maguire
Anticipated Board Action(s) in July: Potential Preliminary & Final Site Plan Approval
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>
- 9:50** **Project:** The Hive
Location: 132 Cherry Street
Applicant: 132 Cherry Street Clinton LLC
Anticipated Board Action(s) in July: Design Updates, Review FEAF Part III
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 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.
Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1165>

10:10 Project: Breeze Apartments
Location: 121-125 Lake Street
Applicant: Todd Fox, 121-125 Lake Street LLC

Anticipated Board Action(s) in July: Design Update, Review FEAF III/Aesthetics & Community Character

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).

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

<https://www.cityofithaca.org/DocumentCenter/Index/852>

10:30 Project: Commercial Building (Key Bank)
Location: 500 S Meadow Street
Applicant: Ben Gingrich, Hengst, Streff, Bajko Architects and Eng. for Key Bank

Anticipated Board Action(s) in July: Potential Preliminary & Final Subdivision and Potential Preliminary & Final Site Plan Approval

Project Description: The applicant is proposing to subdivide the 17.771-acre parcel into two lots and to construct a 3,415 SF commercial building with associated site improvements. Lot 1 will measure 16.648 acres (725,210 SF) with 308 feet of frontage on S. Meadow Street and containing the existing Wegmans store, access road, and associated parking areas, and Lot 2 will measure 1.063 acres (46,297 SF) with 126 feet of frontage on S. Meadow Street. Lot 2 will be conveyed to the applicant and will contain the new building. The site will also include 59 parking spaces, two drive through lanes, lighting, landscaping, signage, and internal walkways. Vehicular site access will be from the rear of the property off the internal circulation road of the Wegmans property. This project is in the SW-2 zoning district and has received the required area variances from the BZA on April 6, 2021. The project is subject to the SW Area Design Guidelines. 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 the Lead Agency made a Negative Declaration of Environmental Significance on March 23, 2021. The subdivision will require a cross-property easement agreement for vehicular access.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1282>

11:10 Agenda Review – July 26, 2022

11:20 Adjourn

ACCESSING ONLINE DOCUMENTS

Site Plan Review & Subdivision Application Documents

Site Plan Review application documents are accessible electronically via the "Document Center" on the City web site (<http://www.cityofithaca.org/DocumentCenter>), under "Planning & Development" > "Site Plan Review Project Applications," and in the relevant street address folder. Subdivision application materials can be similarly located, but in the "Subdivision Applications" folder.