



CITY OF ITHACA
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DEPARTMENT OF PLANNING AND DEVELOPMENT
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PLANNING & DEVELOPMENT BOARD Project Review & Design Review

NOTICE OF MEETING & AGENDA

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Deputy Director of Planning and Development
DATE: July 9, 2019
SUBJECT: **Agenda for Project Review Committee Meeting: TUESDAY, JULY 16, 2019**

The Project Review Committee Meeting is scheduled to begin at 9:00 a.m. in the SECOND Floor Conference Room, City Hall, 108 E. Green St. Please call Anya Harris at 274-6550, if you cannot attend or you require additional information.

9:00 Project: Immaculate Conception Redevelopment Project
Location: 320 W Buffalo Street
Applicant: Ithaca Neighborhood Housing Services (INHS)
Anticipated Board Action(s) in July: Public Hearing, Review of FEAF Parts 2 & 3

Project Description: The project involves the renovation/conversion of the existing two-story former school building into a mixed-use building with a two-story addition along North Plain Street, a new four-story apartment building, (2) three-unit townhome buildings, (1) four-unit townhome building, the renovation/conversion of a single family home into a two-family home, and the renovation of the “Catholic Charities” Building. The overall project will contain 78 dwelling units with 127 bedrooms. Total increase in square footage on the site will be 49,389 SF, from 62,358 to 111,747 SF. 9,274 SF of new and existing space in the former school will be commercial use. Site development will require demolition of one wing of the existing school building and one single-family home. The project also includes greenspace areas, 45 surface parking spaces, and other site amenities. The property is located in the R-2b zoning district; however, the applicant has applied to Common Council for a Planned Unit Development (PUD). This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(k), (n), (B)(6), and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(11).

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1016>

9:15 Project: Commercial Building
Location: 410 Elmira Road
Applicant: PW Campbell or Visions Federal Credit Union
Anticipated Board Action(s) in July: Public Hearing, Determination of Environmental Significance & Recommendation to BZA

Project Description: The applicant proposes to construct a 3,450 SF commercial building with a drive-through, parking area for 20 cars, a 940 SF amphitheater, and associated site improvements on the 1.56 acre project site. The site is currently vacant. The project site is in the SW-3 Zoning district and will likely require an area variance. The project is subject to the Southwest Area Design Guidelines. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(2), and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(11).

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1019>

9:30 Project: ChainWorks District Redevelopment

Location: 620 N Aurora Street

Applicant: Jamie Gensel of Fagan Engineering for David Lubin of Unchained Properties

Anticipated Board Action(s) in July: Consideration of Final Approval for Phase 1

Project Description: The proposed Chain Works District is located on a 95-acre parcel traversing the City and Town of Ithaca's municipal boundary. It is a proposed mixed-use development consisting of residential, office, commercial, retail, restaurant/café, warehousing/distribution, manufacturing, and open space. Completion of the Project is estimated to be over a seven- to ten-year period and will involve renovation of existing structures as well as new structures to complete a full buildout of 1,706,150 SF. The applicant applied for a Planned Unit Development (PUD) for development of a mixed-use district, and site plan review for Phase 1 of the development in 2014. The project also involves a Planned Development Zone (PDZ) in the Town and subdivision. This project is a Type I Action under the City of Ithaca Code, Environmental Quality Review Ordinance, §174- 6 (B)(1)(i),(j),(k),(n), (2), (6), (7),(8)(a)and (b) and the State Environmental Quality Review Act §617.4 (b)(2),(3), (5)(iii), (6)(i), and (iv), for which the Lead Agency issued a Positive Declaration of Environmental Significance on October 28, 2014. The Lead Agency held subsequently Public Scoping on November 18, 2014. The Lead Agency deemed the Draft GEIS adequate for public review on March 8, 2016, held the public hearing on March 29, 2016 and accepted comments until May 10, 2016. The Lead Agency filed a Notice of Completion for the FGEIS on March 5, 2019. The FGEIS includes the original DGEIS, all comments and responses on the DGEIS, revised information resulting from those comments, and updated information since the publication of the DEIS. The Board adopted findings on March 26, 2019. The applicant is now proposing Phase 1 of the project which entails the rehabilitation of buildings 21 and 24.

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

<http://www.cityofithaca.org/DocumentCenter/Index/119>

9:45 Project: Student Apartments

Location: 232 Dryden Summit Rd

Applicant: Todd Fox for VISUM Development

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

Project Description: The applicant is proposing to construct a four-story building with eight apartments and associated site improvements. The .884-acre project site contains two recently completed apartment buildings. Site development requires the removal of existing landscaped areas and the removal, relocation, or upgrading of water and sewer lines within Summit Avenue. Site improvements will include retaining walls, landscaping, walkways, and exterior bike racks. Parking for bikes will be provided inside the buildings. The project site is in the CR-4 Collegetown Area Form District (CAFD) and requires Design Review. As no parking is proposed for the project, the applicant will submit a Transportation Demand Management Plan (TDMP) for approval by the Planning Board in accordance with district regulations. The project is likely to require area variances. 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.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1090>

10:00 Project: Student Housing

Location: 815 S Aurora Street

Applicant: Stream Collaborative, Noah Demarest for Project Sponsors Todd Fox and Charlie O'Connor

Anticipated Board Action(s) in July: Review of FEAF Parts 2 & 3, Potential Determination of Environmental Significance

Project Description: The project applicant proposes a new 66-unit student housing complex (approximately 16,700 SF footprint) comprised of three buildings constructed on hillside on the east side of Route 96B, overlooking the proposed Chain Works District. The proposed buildings will contain (2) one-bedroom units, (41) two-bedroom units, and (23) three-bedroom units. Amenities will include a gym and media room, with access to an outdoor amenity space on the first floor of building B, and a roof terrace and lounge on the fourth floor of building B. The project shares the 2.85-acre site with an existing cell tower facility, garages, an office, and a one-bedroom apartment. Site improvements will include walkways and curb cuts to be tied into a public sidewalk proposed by the Town of Ithaca. Fire truck access is proposed at existing site entry at the south end of the property, with a new fire lane to be constructed in front of the buildings A & B at the northern end of the site. The project will include 67 parking spaces, as required by zoning. The property located in the R-3b zoning district. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(k), (n), (B)(2), and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(11).

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

<https://www.cityofithaca.org/DocumentCenter/Index/982>

10:15 Agenda Review for 07-23-2019

10:30 Adjournment

cc: Mayor Svante Myrick & Common Council
Dr. Luvelle Brown, Superintendent, ICSD
Jay Franklin, Tompkins County Assessment

Out of consideration for the health of other individuals, please try to refrain from using perfume/cologne and other scented personal care products at City of Ithaca meetings. Thank you for your cooperation and understanding.

If you have a disability & would like specific accommodations to participate,,please contact the City Clerk at 274-6570 by 12:00 p.m., no later than 2 days (not including weekends and holidays) before the meeting.