



CITY OF ITHACA
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DEPARTMENT OF PLANNING AND DEVELOPMENT

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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, Deputy Director of Planning and Development
DATE: July 10, 2020
SUBJECT: **Agenda for Project Review Committee Meeting: THURSDAY, JULY 16, 2020**

The Project Review Committee Meeting is scheduled to begin at 8:30 a.m. City Hall is closed to the Public. This meeting will be streamed at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg.

Please call or email Anya Harris at 274-6550 or aharris@cityofithaca.org, if you require additional information.

8:30 Project: Commercial Renovation
Location: 323-325 Elmira Road
Applicant: Christian Brunelle for Sonbyrne Sales Inc.
Anticipated Board Action(s) in July: Declaration of Lead Agency and Public Hearing
Project Description: The applicant proposes to renovate the existing building, to construct a new fuel canopy and to install associated site improvements at the 1-acre project site (formerly a Denny's Restaurant). The site is currently unoccupied with a 4,686 SF building, associated paving and parking for 60+ vehicles. The applicant will replace the existing roof with a peaked roof and install new exterior finishes all (4) sides of the building. A freestanding fuel canopy will be added with (6) fuel pumps. The site will utilize the (2) existing curb cuts (driveways). Site improvements will include reorganization of the parking area resulting in a reduction of 30 spaces, landscaping, lighting, signage, bike racks and a new sidewalk connecting the front of the building to the existing sidewalk along Elmira Road. The project site is in the Southwest District (SW-2). This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act 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/1185>

8:45 Project: Mixed Use Housing - Redevelopment Project
Location: 430-444 W State/MLK Street
Applicant: Arnot Realty 2 LLC
Anticipated Board Action(s) in July: Declaration of Lead Agency
Project Description: The Applicant is proposing to construct a five-story, mixed-use building with 114,085 GFA and 50 ground floor parking spaces on the .92-acre (40,075 SF) project site, at the northeastern corner of West State/MLK and Corn Streets. The development will include approximately 130 housing units on the third through fifth floors and 5,500 SF of commercial space for up to three tenants on the ground floor. Site improvements include an outdoor patio, new sidewalks, lighting, signage and landscaping. Site development will require the removal of the existing building, with the exception of the south and west facades of its three-story section. These historic facades will be retained to add character and context to the project. The project site is in both the CBD-52 and the B-2d Zoning Districts and will require a variance for height. The project is

subject to the Downtown Design Guidelines and requires Design Review. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (10) 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/1186>

9:00 Project: Duplex and Associated Site Improvements

Location: 209 Hudson Street

Applicant: Jagat Sharma on behalf of property owner, 209 Hudson Street, LLC

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

Project Description: The applicant is proposing to construct one duplex and associated site improvements on a newly created 20,383 SF (.47-acre) project site. The project includes four parking spaces, retaining/stone walls, new paving, walkways, and landscaping. Site development will require the removal of an existing pool, wooden fence and shed, three mature trees and associated paving and landscape elements. Access to both sites will be from the existing driveway, which will require easements to ensure permanent access. The project is in the R-2a zoning district, and the South Hill Overlay District for which a subdivision is required, as district requirements allow no more than one primary use per tax parcel. The Planning Board granted subdivision approval on June 23, 2020. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) and the State Environmental Quality Review Act (“SEQRA”) for which the Planning Board, acting as the Lead Agency in environmental review, issued a Negative Declaration of Environmental Significance on July 24, 2018.

NOTE: On November 6, 2018, the Board of Zoning Appeals voted to deny the variance for the existing side yard deficiency. The applicant filed an Article 78 proceeding challenging the Board’s decision. On March 5, 2019, the court ordered the Board to issue an area variance such that the applicant may subdivide the lot. The City appealed the court’s decision, and on April 16, 2020, the appellate court ordered the Board to issue an area variance such that the applicant may subdivide the lot.

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

<https://www.cityofithaca.org/DocumentCenter/Index/805>

9:15 Project: Major Renovations – Balch Hall

Location: 600 Thurston Ave, Cornell Campus

Applicant: Ram Venkat, Project Manager for Cornell University

Anticipated Board Action(s) in July: Public Hearing, Determination of Environmental Significance

Project Description: The Applicant proposes to renovate the interior and exterior of the 167,000 GSF, six-story building in order to improve accessibility and capacity. Renovations that affect the exterior of the building include: replacing the remaining single-glazed steel windows; rebuilding and/or replacing gutters, downspouts, gable ends and parapet walls to allow for new waterproofing detailing; and installing four roof bulkheads and dormers to accommodate new elevators. Site improvements include grading and installation of accessible walks to building entrances, installation of new stairs and landscaping at the arch to accommodate the new accessible path, and removal and replacement of four existing mature oak trees and other landscaping. The project also includes lighting and building systems replacements and upgrades to improve function and efficiency. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act and will be treated as a Type 1 Action due to the historic nature of the building.

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

<http://www.cityofithaca.org/DocumentCenter/Index/1172>

9:30 Project: Mixed-Use – Apartments and Retail

Location: 120-140 Brindley Street/902 Taber Street

Applicant: Jason K Demarest for Ithaca Aeroplane Factory, LLC

Anticipated Board Action(s) in July: Consideration of Preliminary and Final Site Plan Approval

Project Description: The applicant is proposing to build a four-story mixed-use building with a footprint of approximately 3,582 SF (GFA 14,328 SF). The 1.55-acre project site contains (2) one-story and (1) two-story commercial buildings, as well as parking, landscaping, and some out-buildings. The new building will contain office and retail on the first floor, office and residential on the second and third floors, and residential on the fourth floor for a total of five apartments, 1,100 SF of new commercial and approximately 6,000 SF of new office space. Site improvement will include two new curb cuts, an outdoor patio, landscaping, and a sidewalk and tree lawn along Taber Street. Phase 2 will include a 2,000 SF addition on the building closest to Taber Street. As part of the project, the property line on Taber Street will be moved to the north and property to the south will be incorporated into the street right of way to allow for a consistent width of 55 feet. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B. (1)(h) [2] and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (11) for which the Lead agency made a Negative Declaration of Environmental Significance on June 23, 2020. The project site is in the Cherry Street Zoning District (CSD) and has received Design Review.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1148>

9:45 Agenda Review for 7-16-20 & 7-28-20

10:00 Adjournment

cc: Mayor Svante Myrick & Common Council

Dr. Luvelle Brown, Superintendent, ICSDs

Jay Franklin, Tompkins County Assessment

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.