# PLANNING & DEVELOPMENT BOARD AGENDA REVISED

The regular meeting of the PLANNING & DEVELOPMENT BOARD will be held at **6:00 p.m.** on **JULY 23RD, 2019** in COMMON COUNCIL CHAMBERS, City Hall, 108 E. Green Street, Ithaca, NY.

**AGENDA ITEM** | **Approx. Start Time**
--- | ---
1. **Agenda Review** | 6:00
2. **Privilege of the Floor** (3-minute maximum per person — if you will be speaking about a project with a scheduled **PUBLIC HEARING** below ↓, you are highly encouraged to speak at that time) | 6:05
3. **Approval of Minutes:** June 25, 2019 | 6:25
4. **Design Review**
   - **Project:** Signage - Tompkins County History Center
   - **Location:** 106-112 N Tioga Street (Bank Alley)
   - **Applicant:** Tompkins Center for History & Culture
   - **Actions:** ☐ Design Review for Proposed Signage
   - Signage for this project is subject to the [Downtown-Design-Guidelines](https://www.cityofithaca.org/DocumentCenter/Index/1093).
   - **Project materials are available for download from the City website at:**
     - [https://www.cityofithaca.org/DocumentCenter/Index/1093](https://www.cityofithaca.org/DocumentCenter/Index/1093)

5. **Subdivision Review**
   - **Project:** Minor Subdivision
   - **Location:** 243 Cliff Street
   - **Applicant:** Laurel Hart & Dave Nutter
   - **Actions:** ☐ Consideration of Conditional Subdivision Approval
   - **Project Description:** The applicant proposes to subdivide the .36 acre site into two parcels and build one single family home. The subdivision will result in Parcel A measuring .152 acres (6,638 SF) with 66 feet of frontage on Cliff Street and containing an existing single family home and garage, and Parcel B measuring .218 acres (9,484 SF) with 97 feet of frontage on Park Road. The property is in the R-3a Zoning District, which has the following minimum requirements: 5,000 SF lot size and 40 ft of street frontage for single family homes, 10 foot front yard, and 10 and five foot side yards and a rear yard of 20% or 50 feet, but not less than 20 feet. Access to the proposed home on Parcel B will be via a new access drive connecting to Park Road. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(2), and the State Environmental Quality Review Act ("SEQRA") §617.4(b)(11 for which the Planning Board, acting as Lead Agency, made a negative determination of Environmental Significance on June 25, 2019.
   - **Project materials are available for download from the City website and are updated regularly:**
     - [https://www.cityofithaca.org/DocumentCenter/Index/1030](https://www.cityofithaca.org/DocumentCenter/Index/1030)

6. **Site Plan Review**
   - **Project:** Construction of a Single Family Home
   - **Location:** 243 Cliff Street
   - **Applicant:** Laurel Hart & Dave Nutter
   - **Actions:** ☐ Consideration of Conditional Subdivision Approval
   - **Project Description:** The applicant proposes to construct a single family home on a newly subdivide parcels (see above). Access to the proposed home on Parcel B will be via a new access drive connecting to Park Road. This has
Out of consideration for the health of other individuals, please try to refrain from using perfume/cologne and other scented personal care products at City of Ithaca meetings. Thank you for your cooperation and understanding.

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

https://www.cityofithaca.org/DocumentCenter/Index/1028
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Ordinance § 176-4B(1)(k), (h)(2), (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/946

E Project: Student Housing
Location: 815 S. Aurora Street
Applicant: Stream Collaborative, Noah Demarest for Project Sponsors Todd Fox & Charlie O'Connor
Actions: □ Determination of Environmental Significance □ Potential Consideration of Preliminary Site Plan Approval
Project Description: The project applicant proposes a new 66 unit student housing complex 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 is 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

F Project: Commercial Building – 3,450 SF
Location: 410 Elmira Road
Applicant: PW Campbell for Visions Credit Union
Actions: □ Public Hearing □ Determination of Environmental Significance
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

G Project: Immaculate Conception Redevelopment Project (Mixed Use Housing)
Location: 320 W Buffalo Street
Applicant: Ithaca Neighborhood Housing Services
Actions: □ Project Presentation □ Public Hearing
Project Description: The project involves the renovation/ conversion of the existing two-story former school building into a mixed-use building, 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 79 dwelling units with 130 bedrooms. Total increase in square footage on the site will be 49,389 SF, from 62,358 to 111,747. 9,274 sf of new and existing space in the former school will be commercial use. Site development will require demolition of one wing of the existing school building and one single-family home. The project also includes greenspace areas, 48 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
<table>
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<tr>
<th><strong>Project:</strong></th>
<th>Carpenter Circle Project</th>
<th>8:50</th>
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<tr>
<td><strong>Location:</strong></td>
<td>Carpenter Park Road</td>
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<td><strong>Applicant:</strong></td>
<td>Andrew Bodewes for Park Grove Realty LLC</td>
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<td><strong>Actions:</strong></td>
<td>□ Review of FEAF Parts 1 &amp; 2</td>
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<td><strong>Project Description:</strong></td>
<td>The project seeks to develop the existing 8.7 acre vacant parcel located adjacent to Route 13 and off of Third Street in. The proposal includes a 64,000sf medical office, two mixed-use buildings which will include ground-level retail/restaurant/commercial uses of 23,810sf, interior parking, 166 market-rate apartment units, and 4,652 sf of amenity space and a residential building offering +/-42 residential units for residents earning 50-60% AMI. Site amenities will include public spaces for residents and visitors, bike parking, and transit access for TCAT, open green space, a playground and access to the Ithaca Community Gardens. The project includes 400 surface parking spaces and an internal road network with sidewalks and street trees. The Project Sponsor is seeking a Break in Access from NYS DOT to install an access road off of Rte 13. The property is located in the Market District, however, the applicant has applied to Common Council for a Planned Unit Development (PUD). The project will require subdivision to separate each program element. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(d), (i), (k), and (B)(6) and (8)(a) and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(11).</td>
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<th><strong>Project:</strong></th>
<th>Student Apartments</th>
<th>9:10</th>
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<tr>
<td><strong>Location:</strong></td>
<td>232 Dryden Road</td>
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<td><strong>Applicant:</strong></td>
<td>Todd Fox for Visum Development</td>
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<td><strong>Actions:</strong></td>
<td>□ Project Presentation □ Declaration of Lead Agency</td>
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<td><strong>Project Description:</strong></td>
<td>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.</td>
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<th><strong>Zoning Appeals:</strong></th>
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<th>9:20</th>
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<tr>
<td></td>
<td>3129 – Area Variance, 825 Taber Street</td>
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<td>3130 – Area Variance, 205 Fairmount Avenue</td>
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<td>3131 – Area Variance, 215 Mitchell Street</td>
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<td>3132 – Area Variance, 315 Elmira Road</td>
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<td>3133 – Sign Variance, 900 W. State Street</td>
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BZA materials available at:
https://www.cityofithaca.org/AgendaCenter/ViewFile/Agenda/_08062019-1908
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**TCHC Exterior signage estimates**

**A** Banners:
- Approx. 18” x 80” double-sided banners with pole pockets:
  - Design costs: Approx. 9 hrs. of time: $1,260.00
  - Production: banners + black mounting hardware, top and bottom: $1,995.00
  - Installation cost: $525.00

**B** Window graphics:
- Approx. 70 Sq. feet of vinyl graphic, mounted on interior of glass:
  - Design costs (if artwork supplied): Approx. 5 hrs. of time: $700.00
  - Production: Static cling for interior of glass: $525.00
  - Installation cost (regardless of number of panels): $460.00

**C** Information sign:
- Approx. 18” x 18” round sign, on metal, mounted on exterior of building:
  - Design costs: Approx. 4 hrs. of time: $560.00
  - Production: printed/painted metal sign, with wall mount brackets: $675.00
  - Installation cost: $300.00

**D** TCHC type:
- Approx. 10” high letters, painted white, cut aluminum/high density vinyl, stud-mounted on exterior of building:
  - Design costs: Approx. 3 hrs. of time: $420.00
  - Production: 34 metal letters: $2,890.00 | Installation cost: $1,350.00
  - 34 acrylic letters: $1,875.00

**SEE PAGE 2 FOR VISTOR CENTER WINDOWS**
Double-sided banners are 18” x 80” attach with black banner mounts to building facade

Info bubble will be blue as shown here

Banner general size and placement

South building

North building

Explore our history
Imagine our possibilities
Uncover our connections
Discover our culture
Connecting our past
Connecting our present
Connecting our future

Iron Design
Irondesign.com

TCHC Construction sign 5.15.19
Visit Ithaca windows

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

WHEREAS: the applicant proposes to subdivide the .36 acre site into two parcels and build one single family home. The originally proposed subdivision was to create Parcel A measuring .152 acres (6,638 SF) with 66 feet of frontage on Cliff Street and containing an existing single family home and garage, and Parcel B measuring .218 acres (9,484 SF) with 97 feet of frontage on Park Road. Access to the proposed home on Parcel B will be via a new access drive connecting to Park Road, and

WHEREAS: the property is in the R-3a Zoning District, which has the following minimum requirements: 5,000 SF lot size and 40 ft of street frontage for single family homes, 10 foot front yard, and 10 and five foot side yards and a rear yard of 20% or 50 feet, but not less than 20 feet, and

WHEREAS: due to a side yard deficiency caused by the placement of the existing home relative to the north property line, the applicant has arranged purchase of a portion of the property to the north, and

WHEREAS: the new proposal is to consolidate a newly created Parcel C measuring .0333 acres with the previously proposed Parcel A and the newly created Parcel D measuring .031 acres with the previously proposed Parcel B. The resulting two parcels would be a combined Parcel A & C measuring .185 acres (8,059 SF) with 80 feet of frontage on Cliff Street and containing an existing single family home and garage, and the combined Parcel B & D measuring .249 acres (10,846 SF) with 97 feet of frontage on Park Road. Access to the proposed home on Parcel B will be via a new access drive connecting to Park, and

WHEREAS: the creation and conveyance of Parcels C & D are considered a lot line adjustment in accordance with the City Code Article 1, §290-1, Definitions - Any conveyance of real property between adjacent landowners which does not result in additional buildable lots(s) nor create a zoning deficiency in either lot. A lot line adjustment is not considered a subdivision for purposes of this chapter. A lot Line adjustment is a ministerial action, and

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

WHEREAS: due to the site’s adjacency to parkland, this has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(2), and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(11) s, and

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

WHEREAS: legal notice was published and property posted in accordance with Chapters 276-6 (B) (4) and 176-12 (A) (2) (e) of the City of Ithaca Code, and
WHEREAS: a Public Hearing for the proposed action was held on June 25, 2019, and

WHEREAS: this Board, has, on July 23, 2019 reviewed and accepted as adequate: a Full Environmental Assessment Form (FEAF), Part 1, submitted by the applicant, and Parts 2 and 3 prepared by Planning staff and drawings titled “Boundary and Topographic Map No. 237-239 & 243 Cliff Street, City of Ithaca, Tompkins County, New York” dated 1/10/19 and “Subdivision Map No. 243 Cliff Street, City of Ithaca, Tompkins County, New York” dated 4/18/19 and prepared by TG Miller PC, and other application materials, and

WHEREAS: the City of Ithaca Parks, Recreation, and Natural Resources Commission, Tompkins County Department of Planning & Sustainability, and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered,

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

WHEREAS: the City of Ithaca Planning and Development Board did, on June 25, 2019 determine the proposed project would result in no significant impact on the environment and did make a Negative Declaration of Environmental Significance, and

WHEREAS: this Board, has, on July 23, 2019 reviewed and accepted as adequate: a revised survey titled “Subdivision Map No. 243 Cliff Street, City of Ithaca, Tompkins County, New York” with a revision date of 7/16/19, and

WHEREAS: the Planning Board has determined that the revised subdivision is consistent with the June 25, 2019 Negative Declaration of Environmental Significance and that no further environmental review is required, and

WHEREAS: the Planning and Development Board recognizes that information received and reviewed for this Subdivision indicates that, provided the aforementioned portion of the adjacent property is purchased and consolidated with the proposed Parcels A & B, the resultant parcels will conform to area requirements in the R-3a Zoning District, now, therefore, be it

RESOLVED: that the Planning and Development Board does hereby grant preliminary & final subdivision approval to the project subject to the following conditions:

i. Submission of three (3) paper copies of the final approved plat showing new boundary line resulting from purchased land, all having a raised seal and signature of a registered licensed surveyor, and

ii. Documentation of consolidation of purchased land.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
WHEREAS: an application has been submitted for review and approval by the City of Ithaca Planning and Development Board for a subdivision, the construction of one single family home and associated site improvements to be located at 243 Cliff Street, and

WHEREAS: the applicant proposes to subdivide the .36 acre site into two parcels and build one single family home and install associated site improvements. Access to the proposed home on Parcel B will be via a new access drive connecting to Park Road. The property is in the R-3a Zoning District, and

WHEREAS: due to the site’s adjacency to parkland, this has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(2), and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(11)s, and

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

WHEREAS: 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: a Public Hearing for the proposed action was held on June 25, 2019, and

WHEREAS: this Board, acting as Lead Agency in Environmental Review, did, on June 25, 2019 review and accept as adequate: a Full Environmental Assessment Form (FEAF), Part 1, submitted by the applicant, and Parts 2 and 3 prepared by Planning staff and drawings titled “Boundary and Topographic Map No. 237-239 & 243 Cliff Street, City of Ithaca, Tompkins County, New York” dated 1/10/19 and “Subdivision Map No. 243 Cliff Street, City of Ithaca, Tompkins County, New York” dated 7/16/19 and prepared by TG Miller PC, and “Foundation Plan C1” dated 3/22/19, an annotated C-1 drawing showing stormwater management practices and dated 6/12/19, and all prepared by SPEC Consulting, and three drawings showing building elevations labeled EV1, EV2, EV3 & EV4 dated 5/24/19 and prepared by ICON Legacy and other application materials, and

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

WHEREAS: the City of Ithaca Planning and Development Board did, on June 25, 2019 determine the proposed project would result in no significant impact on the environment and did make a Negative Declaration of Environmental Significance, now, therefore, be it

RESOLVED: that the Planning and Development Board does hereby grant preliminary & final subdivision approval to the project subject to the following conditions:

i. Submission of building materials, and
ii. Any future changes should be submitted to the Planning Board for review and approval, and
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, etc., and
Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
July 22, 2019

Lisa Nicholas
Planning Division
108 E. Green St.
Ithaca, NY 14850

Re.: Request for extension of Site Plan Approval, 203-209 Elm Street

Dear Ms. Nicholas:

On October 24, 2017, INHS received Preliminary and Final Site Plan Approval for the demolition and replacement of the existing buildings located at 203, 205, and 207-209 Elm Street. We are happy to report that this project received a funding award from the State of New York earlier this year and we are moving toward closing and construction start.

Our schedule currently has a projected construction closing date of October 30 with start of construction in early November. It is very possible, though, that we may not be ready to pull our building permit before our Site Plan Approval expires on October 24, 2019. Therefore, I am writing to request a one-month extension of our approval, to November 24, 2019.

Thanks very much for your consideration of this request. Please let me know if you need any additional information.

Sincerely,

Lynn L. Truame
Senior Housing Developer
PROPOSED RESOLUTION
Site Plan Approval Extension

Site Plan Review
Apartments (Rebuild)
203-209 Elm Street
Planning & Development Board
July 23, 2019

WHEREAS: the City of Ithaca Planning and Development Board Granted Final Site Plan Approval for construction of an apartment building at 203-209 Elm St. by Lynn Truame for Ithaca Neighborhood Housing Services (INHS) on October 24, 2017, and

WHEREAS: the proposed project consists of the demolition of one single family homes and two apartment buildings and the construction of a single 12,585 SF apartment building with 13 dwelling units, parking for six vehicles, and other associated site improvements. Due to the slope of the site, the building will have 2 stories facing Elm Street and three stories in the rear. The project requires the consolidation of three tax parcels. The project is in the R-3a Zoning district and has received two area variances for relief from rear yard setback and parking requirements, and

WHEREAS: this is a Type I Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) §176-4 (1)(h)[3], and the State Environmental Quality Review Act (“SEQRA”) § 617.4 (11) for which the Planning Board, acting as Lead Agency, did, September 26, 2017, issues a Negative Declaration of Environmental Significance, and

WHEREAS: the applicant is requesting an extension of the site plan approval for 12 months, now, therefore, be it

RESOLVED: that the City of Ithaca Planning and Development Board does hereby grant the requested extension until October 2020.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
TO: Planning & Development Board  
FROM: Lisa Nicholas, Deputy Director of Planning  
DATE: July 18, 2019  
RE: Chainworks District Phase 1 – Final Site Approval for Phase 1- Process and Issues

The purpose of this memo is to outline the remaining process for approval of Phase 1 of the CWD project and to identify site plan issues for discussion. I have prepared and attached a draft site plan approval resolution for discussion only at the July 23rd meeting. With amendments it may be considered for adoption at the August 27 meeting.

Overview of process
In accordance with the City’s Planned Unit Development (PUD) ordinance, environmental review and final site plan approval for at least one phase of the project must be complete before Common Council can adopt a PUD. Once the CWD PUD and Design Guidelines are adopted by Common Council, there are several milestones that must be met before the site can be developed. These include many items listed in the GEIS Findings, such as NYSDEC issuance of an amended Record of Decision and subsequent clean-up of the site to standards that would allow the proposed uses, as well as subdivision and purchase of the property by the Project Sponsor.

Compliance with PUD zoning
The applicant has submitted a zoning analysis for the project, which has been reviewed by Gino Leonardi, the City’s Zoning Administrator. The purpose of this analysis is to determine if the project complies with the zoning regulations in its district. In this case, the zoning analysis was to assure the proposed project complied with the proposed CW3b Subarea of the proposed Chainworks District PUD. During the analysis the applicant identified several needed amendments to clarify language and address existing buildings. These changes will be proposed in the final version of the PUD.

Compliance with Design Guidelines
The applicant is also proposing design guidelines for the project, which Council will adopt along with the PUD. The Planning Board will implement these guidelines through the Design Review Process, such as is already done with the Downtown and Collegetown Design Guidelines. The applicant has provided the attached letter to the Board in which Phase 1 of the project is evaluated for conformance with the proposed design guidelines.

Issues to Discuss on July 23
1. Review of Site & Landscape Plan
2. Review of Building Elevations
3. Items out of Compliance with proposed Design Guidelines (see attached memo)
4. Parking in front yard of Building 21
July 18, 2019

Ms. Lisa Nicholas, Deputy Director
Planning Division
City of Ithaca
108 East Green Street, 3rd Floor
Ithaca, NY 14850

RE: Chain Works District
   Design Guidelines Compliance
   Tax Map Parcel #106-1-8
   FE Project #2011-104

Dear Ms. Nicholas:

As per our discussions after the July PRC meeting, we have developed a compliance list for the Phase I Site Plan based on the PUD Schedule A: Design Guidelines. Phase I consists of the redevelopment of Buildings 21 and 24 in the CW3B Sub Area. The compliance list follows the Design Guideline Sections:

A. Introduction/Intent

   The redevelopment of Buildings 21 and 24 meets the intent of the Chain Works District (CWD) by reducing sprawl by repurposing existing buildings.

B. Sub Area and Character Intent

   Buildings 21 and 24 comply with the CW3B intent by promoting higher density, mixed-use buildings.

C. Design Review Process

   This list has been developed to assist the Design Review Committee during the process.

D. Precedent Images

   Not applicable. Phase I consists of existing buildings that define the character of CWD.
E. Building Guidelines

Energy

Building 21: The existing roof does not comply with the Solar Reflectivity Index (SRI) of 78 (min.) for flat roofs. Future replacement roofing shall comply. Even though the operable window guideline is only for new buildings, the Developer does propose new, operable windows for the building redevelopment.

Building 24: Phase I includes a penthouse level addition with the proposed roofing complying with the 78 (min.) SRI. Even though the operable window guideline is only for new buildings, the Developer does propose new, operable windows for the building redevelopment.

Architecture

Building 21: The existing 24” tall parapet for the flat roof complies. The existing façade materials is concrete, which will be repainted, is a durable material with a thickness that is greater than ¼”. The proposed aluminum composite panel system shall also comply. Because of the existing topography and architectural building layout, it would be difficult to significantly alter the building façade to provide small-scale detail. Building 21 will be improved by restoring the windows in place of solid panels and establishing storefront entrances on both the east and west elevations. All secondary facades include detailing consistent with the primary façade.

Building 24: The proposed penthouse addition includes a 24” tall parapet and other measures of hiding the mechanical equipment will also be reviewed. The existing façade materials is concrete, which will be repainted, is a durable material with a thickness that is greater than ¼”. The proposed redevelopment of Building 24 includes street level / at-grade architectural elements to create small-scale detail, enjoyable at the pedestrian level. All secondary facades include detailing consistent with the primary façade.

Windows, Awnings and Doors

The windows in both Phase I buildings are rectangular and square with multiple panes to be consistent with the character of the buildings. The window openings for the existing upper floors are not in compliance with the 50% (max.) of the wall area for either building, however the penthouse addition to Building 24 does comply. There are no awnings or balconies proposed for either building. Building 21 is not currently accessed via the thoroughfare side of the building. Building 24 has one main entry in the center of the ~320’ wide building. Because Phase I consists of the redevelopment of existing buildings, it would be difficult to significantly alter the floor plans. The first floor of both buildings is proposed commercial with façade glazing in compliance with the minimum 70% requirement. There are no proposed opaque obstructions proposed in the glazing area. There are no proposed blank walls for either building’s first floor.
Renovation & Reuse of Buildings

The redevelopment of Buildings 21 and 24 is in compliance with this Section since at least 20% of the surface will be retained/restored to preserve the existing character of the buildings as required by subsection (b).

Landscaping and General Site

Street and Yard Landscaping

The proposed street trees and rain gardens depicted on CS-5.1 and 5.2 in compliance with this Section. The plant selection is native/climate adapted with non-invasive species.

Street Screens and Fences

This Section is not applicable for Phase I.

Public Planting Areas

Additional planting details are required to demonstrate compliance.

Street Trees

Sheet CS-5.2 demonstrates compliance for this Section since Phase I includes two streets near Building 24. There are no streets proposed near Building 21. The street trees are spaced at no greater than 40 feet except on the east side of both streets where existing topography prohibits the placement of trees or requires the removal of existing vegetation.

Parking Lot Requirements

There are three existing parking areas to be redeveloped. The existing tree lines will be preserved with all parking lots associated with Phase I, with additional trees proposed along the boundary, islands, and median. The landscaping plan associated with Building 21 contains twenty-five (25) tree plantings for the proposed 103 parking spaces. The landscaping plan associated with Building 24 contains forty-five (45) tree plantings for the proposed 202 parking spaces.

Site Selection for Tree Planting

The tree lawns associated with the new thoroughfares are eight (8) feet wide as required. The tree lawns provide greater than the required 50 sf of porous openings. Notes shall be added to the landscaping plan to comply with this Section. All tree plantings will meet the required spacing as outlined in this Section.

Plaza Design

This Section is not applicable for Phase I. Subsequent Phases include the demolition of Building 11A with the development of a Plaza in compliance with this Section within ¼ mile of Buildings 21 and 24.
Thoroughfare Assembly

Thoroughfares Type A and C are associated with Phase I in the vicinity of Building 24 and are subject to review by the Fire Department for life safety purposes.

Signage
Not applicable at this time since no tenants have been determined. As tenants are determined for the commercial / office space, they will be directed to the associated signage regulations and restrictions for compliance adherence.

Public Lighting
As a condition of approval, a final lighting plan complying with this Section will be provided.

Please feel free to contact me if you have any questions, comments or require additional information.

Sincerely,

FAGAN ENGINEERS & LAND SURVEYORS, P.C.

James B. Gensel, P.E., CPESC
President

cc: David Lubin - UnChained Properties, LLC
    Paul Sylvestri, Esq. - Harter Secrest & Emery, LLP
Chain Works District Planned Unit Development

SCHEDULE A:
DESIGN GUIDELINES

December 3, 2018 DRAFT
City of Ithaca Planned Unit Development Zone
A. Introduction

The purpose of this document is to describe the Design Guidelines intended to create a vibrant and walkable mixed-use district in a way that respects and enhances the form and character of the industrial heritage of the Chain Works District. Below, Figure 1 – Chain Works District Location Map, depicts the Chain Works District boundary and its location within the Town and City of Ithaca.
1. Intent

The Chain Works District is intended to:

a) Develop and model a neighborhood district designed to accommodate pedestrians and cyclists, with functional and attractive landscaping;

b) Create an identifiable community that bridges the City and Town of Ithaca by reactivating a property with an idle industrial complex;

c) Avoid sprawl by repurposing existing structures with potential future development where adequate infrastructure exists, comprised of a greater mix of uses than the existing Industrial zoning allows;

d) Protect environmentally valuable and sensitive areas by limiting all intense development to approximately one-third of the 95-acre property, retaining open space as an ecological and recreational amenity for the neighborhood and surrounding community;

e) Promote human-scaled development and social connectivity within the Chain Works District and around the community by creating pedestrian oriented pathways and streets;

f) Encourage walking, biking, car sharing, and public transit by providing the minimum amount of parking necessary for Chain Works District residences and businesses;

g) Utilize a zoning strategy that creates an aesthetic and safe neighborhood district to help foster a sense of community and connectivity with the surrounding communities;

h) Improve public access to the South Hill Recreation Way and Black Diamond Trail with the planned Gateway Trail through the Chain Works District;

i) Celebrate the property’s history by retaining the existing industrial character of the structures in their repurposing;

j) Demonstrate how a meaningful open space network may be created within a former 800,000+ sf industrial complex, in conjunction with potential new infill development of mixed uses retaining greater open space than is ordinarily required;

k) Encourage a vibrant and walkable mixed-use neighborhood.
Sub Areas are delineated within the Chain Works District as shown in Figure 2, Chain Works District Sub Areas.

**Sub Area and Character Intent**

**Natural Area / CW1.** These areas consist of lands approximating or reverting to a wilderness condition, including lands unsuitable for development due to topography, hydrology, or vegetation. The CW1 Sub Area is intended to permanently protect areas from development that would damage the contiguity, quality, character, and ecological function of natural areas. These are permanently preserved as natural open space with the following permitted uses: passive recreation, stormwater management facilities which may consist of constructed wetland or other water cleansing and stormwater practices, gardens, walking / recreational trails that may provide pedestrian connectivity to other zones, and other alike or corresponding non-intrusive uses. New structures are only allowed if they serve as auxiliary to a permitted use. Sheds, park restrooms, pavilions, gazebos, visitor centers, or affiliated buildings needed to maintain this area are examples of permitted auxiliary structures allowed in the Natural Area / CW1. Parking is permitted by special approval, but only appropriate amounts and types of parking will be permitted to support the allowable uses within the district.
Neighborhood Center Area / CW3 A&B. These areas will consist of higher density mixed-use buildings that accommodate retail, office, and other commercial uses, rowhouses, apartments, and incubator/artisan uses, and light industrial use are permitted by special permit in buildings #13A, 13B, and 35. Adult uses are excluded. It has a tight network of streets, with sidewalks, and buildings set close to the sidewalks. Open spaces consist of plazas in addition to green space. In the CW3A Sub Area, development is limited to 4 stories. Development in the CW3B Sub Area is limited to 6 stories, with an allowance for an additional 1-2 stories on the downhill side below grade plane.

Neighborhood Edge Area / CW3C. This area will consist of higher density residential buildings. Adult uses are excluded. It has a tight network of streets, with sidewalks, and buildings set close to the sidewalks. Open spaces consist of plazas and parks. In the CW3C Sub Area, development is limited to 6 stories with no additional stories allowed on the downhill side below grade plane.

C. Design Review Process

The City of Ithaca Design Review Ordinance requires design review of projects in the Chain Works District in accordance with Chapter 160: Design Review. The intent is to promote desirable growth and promote excellence in architecture and urban design. The Design Review Committee of the Planning and Development Board is responsible for design review. The Committee will use this document to guide the design review process and make recommendations.

In addition to design review, a project must be reviewed by the full Planning and Development Board to verify that it complies with the base zoning standards in the City of Ithaca Municipal Code (in this case, Planned Unit Development 1), the provisions of the Site Plan Review Ordinance and the Findings Statement adopted after completion of the FGEIS for this project. All locally designated historic properties are exempt from design review because they undergo a special approval process conducted by the Ithaca Landmarks Preservation Commission (ILPC).
D. Precedent Images

The following images were selected as precedents to provide examples of qualities or characteristics that are reflective of and complementary to the Project goals of creating a vibrant, human-scaled mixed-use development while respecting and enhancing the specific industrial heritage of the Project site.

CW2A – Scale, Massing and Articulation

These images exhibit preferred characteristics related to:

- Building Height
- Building Massing
- Building Scale
- Material / Cladding Variety
- Glazing Percentage
- Blank Wall Extents
- Façade Length
These images exhibit preferred characteristics related to:

- Building Height
- Building Massing
- Building Scale
- Material / Cladding Variety
- Glazing Percentage
- Blank Wall Extents
- Façade Length
- Front Façade
- Structural Articulation / Expression
CW3A & CW3B – Scale, Massing and Articulation

These images exhibit preferred characteristics related to:

- Building Height
- Building Massing
- Building Scale
- Material / Cladding Variety
- Glazing Percentage
- Blank Wall Extents
- Façade Length
- Front Façade
- Front Stoop
- Recessed Entry
- Landscaped Buffer
- Mitigation of Site Grade
These images exhibit preferred characteristics related to:

- Building Height
- Building Massing
- Building Scale
- Material / Cladding Variety
- Glazing Percentage
- Blank Wall Extents
- Façade Length
- Front Façade
- Front Stoop
- Recessed Entry
- Landscaped Buffer
- Mitigation of Site Grade
This image exhibits preferred characteristics related to:

- Building Height
- Building Massing
- Building Scale
- Material / Cladding Variety
- Glazing Percentage
- Blank Wall Extents
- Façade Length
- Front Façade
- Front Stoop
- Recessed Entry
- Landscaped Buffer
- Mitigation of Site Grade
This image exhibits preferred characteristics related to:

- Building Height
- Building Massing
- Building Scale
- Material / Cladding Variety
- Glazing Percentage
- Blank Wall Extents
- Façade Length
- Front Façade
- Recessed Entry
- Structural Articulation / Expression

This image exhibits preferred characteristics related to:

- Building Height
- Building Massing
- Building Scale
- Material / Cladding Variety
- Glazing Percentage
- Blank Wall Extents
- Façade Length
- Front Façade
- Articulation / Expression
This image exhibits preferred characteristics related to:

- Building Height
- Building Massing
- Building Scale
- Material / Cladding Variety
- Glazing Percentage
- Blank Wall Extents
- Façade Length
- Front Façade
- Recessed Entry
- Articulation / Expression

This image exhibits preferred characteristics related to:

- Building Height
- Building Massing
- Building Scale
- Material / Cladding Variety
- Glazing Percentage
- Blank Wall Extents
- Façade Length
- Front Façade
- Front Stoop
- Landscaped Buffer
- Mitigation of Site Grade
These images exhibit preferred characteristics related to:

- Building Height
- Building Massing
- Building Scale
- Material / Cladding Variety
- Glazing Percentage
- Blank Wall Extents
- Façade Length
- Front Façade
- Integration of Existing and New
This image exhibits preferred characteristics related to:

- Building Height
- Building Massing
- Building Scale
- Glazing Percentage
- Blank Wall Extents
- Façade Length
- Compact Streetscape

These images exhibit preferred characteristics related to:

- Building Height
- Building Massing
- Building Scale
- Material / Cladding Variety
- Glazing Percentage
- Blank Wall Extents
- Façade Length
- Integration of Existing and New
E. Building Guidelines

Energy

a. In new buildings, natural ventilation should be made available to all rooms by providing operable windows where the open window area is at least 4% of the floor area of the room being ventilated. The operable windows should be distributed to maximize the direction of prevailing breezes.

b. The Solar Reflectivity Index for flat roofs should be a minimum of 78.

c. The Solar Reflectivity Index for sloped roofs should be a minimum of 29.

d. The Solar Reflectivity Index for pavement should be a minimum of 29. Except pavement shaded by trees.

e. Solar photovoltaic/solar thermal energy systems are permitted.

Architecture

a. Pitched roofs along frontage line facing facades, if provided, should be symmetrically sloped no less than 5:12, except that roofs for porches, dormers and attached sheds may be no less than 2:12.

b. Flat roofs should be screened from view from the frontage line by parapets a minimum of 24 inches high, or higher as required to conceal mechanical equipment.

All utilities and mechanical equipment must be screened from public view.

(a) Incorporation of mechanicals into stories with occupiable space is encouraged; if this is done, mechanicals will be calculated as part of building height.

(b) Alternatively, mechanicals will not be measured as part of building height, provided that:

1) The mechanical equipment is not incorporated into stories with occupiable space;
2) The mechanical equipment is architecturally integrated into the building; and
3) The mechanical equipment is less than one-third of the building footprint and does not exceed 9 feet in height above the roof.

c. Frontage line facing facades on floors below 50 feet tall or below any required stepback, should use a durable outer material with a thickness greater than 1/4 inch.

Examples: Brick, stone, wood, cement, and traditional stucco/plaster are almost always thicker than ¼ inch. Thin stucco as applied in many Exterior Insulation and Finish Systems (EIFS), vinyl and aluminum siding, fiberglass and sheet metal panels are frequently thinner than ¼ inch, and would not comply with this guideline.

d. Frontage line facing facades should be constructed from a material that provides small-scale detail.

Either the height or width of any material uninterrupted by a change in color or thickness should be less than 8 inches. (For example, lap siding may be unlimited in length as long as it is no more than 8” high) Alternative larger scale durable façade materials may be allowed through Planning Board review.

e. Structures should blend in with natural surroundings and with the colors and textures of the
existing/adjacent early twentieth century industrial/historic structures through preferred use of stone, brick, concrete and/or natural wood and/or metal siding.

In all cases, structures shall be constructed and maintained so predominating exterior wall colors (including the colors of basement walls on the downhill side of the structure) and sloped roof surfacing materials repeat the colors found most commonly in the land, vegetation and historic buildings around the site. Furthermore, at least 65% of the building facade area should have a light reflectance value (LRV) less than 65%.

f. Architectural variety is important for community character. While primary facades facing thoroughfares should be prioritized, secondary facades visible from other properties should include architectural detailing that is consistent with the primary façade.

Windows, Awnings and Doors

a. All windows larger than 6 SF in area (with the exception of shopfronts) should be vertical or square in proportion. Arched-top windows are allowed so long as the overall dimensions of the window assembly are taller than they are wide.
b. Multi-pane glass or the appearance of multipane glass should be used to break up windows larger than 20 SF, except for shopfront windows.
c. Openings above the first story should not exceed 50% of the total building wall area, with each facade being calculated independently.
d. Awnings should not be backlit.
e. Awnings on shopfronts should be a minimum of 4 feet deep. Adjustable roll-up awnings are encouraged.
f. Shopfront awnings are encouraged to encroach above the public pedestrian way as long as no support or structure is lower than 7 feet high within the public right of way.
g. Doors of commercial buildings should allow visual access to the interior of the building.
h. Balconies and porches should be visibly supported by columns, or architectural brackets, made of or covered by cement, stone, cast iron, wood, steel, aluminum or brick.
i. The maximum distance between functional entries measured along thoroughfare is 85 feet.
j. Residential façade glazing (% front façade area between 2'-12' above the sidewalk) should be at least 30%.
k. Commercial façade glazing (% front façade area between 2'-12' above the sidewalk) should be at least 70%.
l. A maximum of 20% of the glazing area should be obscured by opaque or translucent obstructions including but not limited to signs, mullions, muntins, decorative architectural elements, screening, frosting, and etching.
m. Maximum length of blank walls should be 85’.

Renovation & Reuse of Buildings

a. The retention of at least 20% of the surface of historic buildings is required except when authorized by the Ithaca Landmarks Preservation Commission and/or NYSOPRHP.

Calculating Surface:
1. Each assembly (vertical or horizontal) may be calculated as up to three layers of surface area. For vertical building elements, the layers include structure, enclosure, and interior finish. For horizontal building elements, the layers include structure, floor finish, and ceiling finish.
2. Structural support elements, such as columns, beams, and studs, are considered part of the larger surfaces they support. Calculate the surface area of these elements as equal to surface area of the wall.

3. Not all projects will have all layers present at the beginning of construction, depending on the state of the building. If a layer that existed before construction or demolition is removed and replaced with new material, it must be included in the calculation. If an existing layer was removed and not replaced, it is excluded from the calculations.

Examples:

- A project has a floor assembly consisting of structural slab, ceiling tiles, and carpeting. The structural slab and ceiling tiles are reused, but the carpet is removed and not replaced because the design uses the exposed structural concrete as the finish material. Exclude the carpeting from the calculation but count the slab as reused.
- A building has an existing steel structure, brick enclosure, and drywall. The project is reusing the structure and enclosure but replacing the existing drywall with new drywall. The team must include all three existing layers in the denominator but only the reused portions in the numerator.
- A building has an existing steel structure and brick enclosure, with no drywall or interior finish. Include only those two layers in the reuse calculations.

b. Restoring and/or rehabilitating existing structures-to-remain in a way that preserves, reflects, and promotes the inherent historic and architectural significance of these selected buildings. This may include:

- Cleaning and repairing existing exterior walls
- When practical, repairing and restoring existing fenestration at existing openings
- Replacing existing windows (deteriorated to the point of inoperability) to closely emulate the design, pattern, color, and perhaps material construction of what currently exists on various existing CWD structures
- Wherever possible, restoring and maintaining the interior character of key existing structures with additional modifications developed to meet the needs and requirements of potential tenants.
- Working with a preservation professional to adequately photo document those structures that will be demolished, so that an historical record will remain of the architecture, context and materials removed.
- Selectively preserving historically significant elements of buildings, both internal and external, that contribute to the historical narrative of both the structure and the Morse Chain Factory itself.

F. Landscaping and General Site Guidelines

Street and Yard Landscaping

a. Where feasible and environmentally acceptable, stormwater should be treated, slowed and infiltrated as close to where it falls as possible:
Street trees should be planted below the grade of the sidewalk and the street in structural cells with sufficient root space, or in tree lawns.

Rain gardens and bioswales should be installed to infiltrate runoff from parking lots, thoroughfares, plazas and other impervious surfaces.

Where vegetative solutions are not feasible, porous concrete or porous asphalt may be specified for sidewalks, parking lots, and plazas to infiltrate stormwater.

b. Native or climate adapted plant perennial landscapes should replace turf grass where possible and should be diverse. They should be placed lower than walkways, not mounded up.

c. All landscaping should be restricted to non-invasive species.

d. In addition to these guidelines, all projects should comply with all DEC stormwater requirements.

e. Screening, ground cover and other plantings will be considered in site design and site plan review.

Street Screens and Fences

a. Street screens should be used to screen parking when it is placed along the side of a building. Screening should cover at least 75% of the linear frontage that is not dedicated to the access drive.

b. Street screens should be constructed of a material with durability similar to materials guidelines for front facades. Screening should be no more than 25% open and at least 6 feet high.

c. Street screens should match the setbacks of adjacent buildings.

d. Fences and walls along thoroughfares should be 3.5 feet or lower.

e. Chain link fencing should not be erected between the front facade and frontage line.

Public Planting Areas

a. Planting details should be appropriate to growing healthy trees, taking into account tree species, root medium, and width and soil volume of planter strips or wells.

b. Tree species in the project area should not be considered invasive according to USDA or Cornell Cooperative Extension.

Street Trees

Street trees should be provided on both sides of all streets where possible and practical. Exceptions relate to topography, soil conditions or areas where road follows existing forest that will be maintained. Other site constraints may make street trees inappropriate for a particular location.

In addition, the following guidelines apply:

CW3A+B: Provide street trees on both sides of at least 60% of new and existing streets within the project between the vehicle travel way and walkway, at intervals averaging no more than 40 feet (excluding driveways and utility vaults). Planting intervals should be appropriate based on type of tree proposed.

Parking Lot Requirements

Provide shade by planting no fewer than one (1) tree per ten (10) parking spaces in islands within
parking areas. Existing trees that are preserved on the edges of parking lots may count against the required tree count if at least 30% of their canopy extends over parking spaces.

**Site Selection for Tree Planting**

a. Tree lawns should be equal to or greater than 8 feet wide, wherever possible
b. Tree pits should have a porous opening at least 50 square feet (e.g.5’ x10’, 8’ x 8’, etc.).
c. Trees should not be planted:
   - within 20’ from the corner of intersecting streets
   - within 35’ in front of a stop sign
   - within 15’ from hydrants
   - within 15’ of where driveway intersects with thoroughfare
   - within 4’ of the street curb (additionally, trees should be planted as far from the sidewalk as possible)
d. Breakout underground soil paths between tree lawns and adjacent private green space should be considered when tree lawns are less than or equal to 8 feet wide. This provides a deep path for tree roots to grow into the adjacent private property while minimizing sidewalk damage as the tree grows.
e. No tree is to be planted directly under or in competition with an existing large tree.
f. For tree planting sites under single or triple phase utility wires, trees that mature at 30’ tall or less should be specified. It is preferred that utility wires be located underground.
g. Smaller trees (<30’ at maturity) require a minimum of 240 cubic feet of soil (e.g.8 x 10 x 3=240 cubic feet) per tree, unless there is opportunity for the tree to grow into adjacent green space.
h. Small trees should have a mature shape and stature so that pedestrians may eventually walk under them.
i. Medium-large trees (>30’ at maturity) require a minimum of 720 cubic feet of soil (e.g. 60’ x 6’ x 2’=720 cubic feet) per tree, unless there is opportunity for the tree to grow into adjacent green space on the other side of the sidewalk.
j. Planning staff may grant an administrative exception to site selection for tree planting guidelines a-i based on professional judgment and site conditions.

**Tree Planting**

a. Open planting sites in areas with little or no shade should be given priority over already shaded streets.
b. Where feasible, pavement should be removed to make spaces for trees in areas lacking shade.
c. On main thoroughfares, large trees maturing at a height greater than 30’ should be planted in all sites unless there are primary electric lines overhead. Where primary wires are present, trees maturing at a height of 30’ or less should be planted.
d. Based on research, planting of bare-root trees in the fall should continue to be the main method of planting. Evergreens or large trees should be planted balled and burlapped in the spring.
e. All newly planted trees should have irrigation bags and mulch during their first growing season.
f. After the first year, the mulch should be renewed and low expandable tree trunk guards placed around the bases of young trees until they reach 6” caliper.
g. In areas with heavy pedestrian traffic, sunken tree pits with grates or a permeable tree pit system aggregate covering are appropriate.
h. Species should not be over-planted. As a rule, no one species should make up more than 5% of the total population.
i. Species should be used that:
   1) Are tolerant of site conditions and not invasive
   2) Have few management problems
   3) Meet functional and aesthetic needs
   4) Are resistant to pests

Plaza Design

Locate 90% of planned and existing dwelling units and nonresidential use entrances within a 1/4-mile walk of at least one civic and passive use space. The spaces must be at least 1/6 acre in area. Spaces less than 1 acre, such as ‘pocket parks,’ must have a proportion no narrower than 1 unit of width to 4 units of length.

Open Space Courtyards, street-adjacent plazas, linear outdoor dining areas and other open spaces provide places for customers and tenants to gather and engage in activities. When located adjacent to a public space, these features can activate and enhance the pedestrian experience. A project should incorporate open space into a site design where feasible via the following guidelines:

- Consider placing an open space so that it is visually and physically connected to a public space.
- Link an open space to internal site features and the public realm.
- Size an open space to be adequate for its function.
- Enclose an open space by framing it with building edges, landscaping or other site elements.
- Site an open space to maximize sun exposure.
- Program an open space with site features or activities that will keep it lively and occupied.

G. Thoroughfare Assembly

Intent – Thoroughfare assemblies for the Chain Works District are intended to create streets, roads and sidewalks that prioritize in the following order, slow and safe travel for people walking; people riding bikes; people taking transit; people driving in cars; and lastly, people moving freight. The specific dimensions focus on keeping lane widths to the minimum that is practical in order to calm traffic. On-street parking is encouraged wherever possible to buffer and protect people walking on sidewalks from auto traffic. Vehicular traffic speed and counts are kept low in order to facilitate shared multi-modal uses. Many of the thoroughfare assemblies are designed around a yield condition where two-way traffic is allowed but autos must yield to oncoming traffic in order to pass. This yield condition is described by American Association of State Highway and Transportation Officials (AASHTO) as “typical” for residential streets and it creates the conditions most conducive to naturally slow and careful driving, as is necessary to make roads safe for people walking and biking.
In general sidewalks should be at least 5’; however, the City of Ithaca Planning & Development Board may grant approval for the ADA minimum, 4’, at its discretion if all ADA conditions are met and special site conditions such as topography or very low expected pedestrian traffic merit an exception.
Assembly Type A is intended to serve most of the development, this yield condition street may include occasional bump-outs into the parking area to accommodate street trees if there is not room for a continuous tree lawn due to site topography. With two 8' travel lanes, average size cars (6' wide) will easily pass each other but will naturally slow down to do so. On rare occasions when two larger vehicles encounter each other they may need to yield to pass in driveways, intersections or open parking spaces. People riding bikes will ride in the traffic lanes due to the low expected speeds and traffic counts on these streets.
Assembly Type B is intended to be used between residential clusters where parking is not needed and as access between existing surface parking lots. This yield condition street will handle low traffic volumes and will encourage slow travel speeds where walking and biking are prioritized. With 16' clear space in the lane and the availability of adjacent sidewalk space without obstructions firetrucks will be able to access and spread supports easily in emergency situations but other large vehicles should not frequently use these roads under non-emergency circumstances.
Assembly Type C is a one way alley/driveway with parallel parking on one side. The narrow lanes, low speeds and limited traffic make this assembly appropriate for people riding bikes to share the lane with slow moving cars.

<table>
<thead>
<tr>
<th>Thoroughfare Type</th>
<th>Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub Area Assignment</td>
<td>CWS</td>
</tr>
<tr>
<td>Right-of-Way Width</td>
<td>36 feet minimum</td>
</tr>
<tr>
<td>Pavement Width</td>
<td>15 feet</td>
</tr>
<tr>
<td>Movement</td>
<td>Slow</td>
</tr>
<tr>
<td>Design Speed</td>
<td>25 MPH</td>
</tr>
<tr>
<td>Pedestrian Crossing Time</td>
<td>XX seconds</td>
</tr>
<tr>
<td>Traffic Lanes</td>
<td>1 lane</td>
</tr>
<tr>
<td>Parking Lanes</td>
<td>One side @ 7 feet minimum un-marked</td>
</tr>
<tr>
<td>Curb Radius</td>
<td>10 feet</td>
</tr>
<tr>
<td>Walkway Type</td>
<td>4 foot minimum sidewalk</td>
</tr>
<tr>
<td>Planter Type</td>
<td>6 foot continuous planter</td>
</tr>
<tr>
<td>Curb Type</td>
<td>Granite curb</td>
</tr>
<tr>
<td>Landscape Type</td>
<td>Trees at 30' o.c. avg.</td>
</tr>
<tr>
<td>Transportation Provision</td>
<td>Bikes share lane</td>
</tr>
</tbody>
</table>
Assembly D is an off-street parking area that also provides emergency fire access, the 20 foot fire lane could be stripped smaller or include a rolled curb area to reduce the space available for cars to keep speed low while maintaining emergency access options.
Assembly E is a pedestrian priority shared street, also known as a Woonerf. This neighborhood street type allows vehicles as infrequent guests but is mainly intended for people walking and biking. Assembly E will be used exclusively in the space that will be created between the existing buildings when the development process opens the space between buildings 2-6 and buildings 8, 10 and 13. The area where slow and careful driving is allowed is flush with the sidewalks where driving is not allowed, people walking and biking will generally use the middle of the road, but have the option of moving to the side to let slow vehicles through.

**THOROUGHFARE ASSEMBLIES: TYPE E**

<table>
<thead>
<tr>
<th>Throughfare Type</th>
<th>Thoroughfare Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub Area Assignment</td>
<td>Through alley</td>
</tr>
<tr>
<td>Right-of-Way Width</td>
<td>CW3</td>
</tr>
<tr>
<td>Pavement Width</td>
<td>N/A</td>
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<tr>
<td>Movement</td>
<td>21 feet +/-</td>
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<tr>
<td>Design Speed</td>
<td>Slow</td>
</tr>
<tr>
<td>Pedestrian Crossing Time</td>
<td>25 MPH</td>
</tr>
<tr>
<td>Traffic Lanes</td>
<td>N/A</td>
</tr>
<tr>
<td>Parking Lanes</td>
<td>1 lane</td>
</tr>
<tr>
<td>Curb Radius</td>
<td>None</td>
</tr>
<tr>
<td>Walkway Type</td>
<td>10 feet</td>
</tr>
<tr>
<td>Planter Type</td>
<td>4-8 foot flush sidewalk</td>
</tr>
<tr>
<td>Curb Type</td>
<td>None</td>
</tr>
<tr>
<td>Landscape Type</td>
<td>flush in-ground lights, bollards, or change of materials</td>
</tr>
<tr>
<td>Transportation Provision</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>Bike share lane</td>
</tr>
</tbody>
</table>

**Perspective View**

![Perspective View](image-url)
Assembly F is an option for part of the woonerf between the existing buildings, Assembly E, where a planter can further compress the auto traffic lane, forcing a queuing/yield condition where cars in opposite directions must slow and wait for an opportunity to carefully pass – having an exceptional traffic calming effect while also introducing some natural beauty into the area where there is enough light for trees to survive. Bicycles and people walking will dominate the roadway but vehicles will be allowed as careful guests.

**THOROUGHFARE ASSEMBLIES: TYPE F**

<table>
<thead>
<tr>
<th>Thoroughfare Type</th>
<th>Woonerf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub Area Assignment</td>
<td>CVS</td>
</tr>
<tr>
<td>Right-of-Way Width</td>
<td>20 feet +/-</td>
</tr>
<tr>
<td>Pavement Width</td>
<td>20 feet +/-</td>
</tr>
<tr>
<td>Movement</td>
<td>Slow</td>
</tr>
<tr>
<td>Design Speed</td>
<td>25 MPH</td>
</tr>
<tr>
<td>Pedestrian Crossing Time</td>
<td>N/A</td>
</tr>
<tr>
<td>Traffic Lanes</td>
<td>2 lanes yield</td>
</tr>
<tr>
<td>Parking Lanes</td>
<td>None, 15 minute loading</td>
</tr>
<tr>
<td>Curb Radius</td>
<td>10 feet</td>
</tr>
<tr>
<td>Walkway Type</td>
<td>3 feet minimum flush sidewalk</td>
</tr>
<tr>
<td>Planter Type</td>
<td>7 foot flush planters</td>
</tr>
<tr>
<td>Curb Type</td>
<td>Flush granite curb</td>
</tr>
<tr>
<td>Landscape Type</td>
<td>Small trees @ 30 feet c.c.</td>
</tr>
<tr>
<td>Transportation Provision</td>
<td>Bikes share lane</td>
</tr>
</tbody>
</table>

Perspective View
H. Signage

Signage plays a major role in expressing the character and quality of a place. The Chain Works District is intended to create a lively, walkable, and people centered community of residents, businesses and shopping/dinning opportunities. In an evolving and flexible space where start-up businesses are expected to grow and thrive it is important to minimize red tape for small local enterprise while also protecting the community from noxious and out of scale impacts. To meet both goals, strict standards limit signs to pedestrian scale sign types that are consistent with the low speed and high quality commercial and retail place types that are desired. Within these strict standards, the high quality and small scale signs are allowed by right.

Monument signage at driveway entries and oversized building mounted signage may be determined appropriate in rare circumstances by the Planning Board to enhance the overall identity and character of the Chain Works District and reference the District’s industrial history. Signs that are not in compliance with the strict pedestrian scale regulations will be considered by the Planning Board on an individual basis for artistic quality, impact on the development and surrounding community, and potential to have a negative community impact.

Throughout the Chain Works District up to 10 interactive directional kiosks may be constructed so long as backlit screens are not visible from city roads. Unlit painted metal directional and wayfinding signs are allowed without a permit.
### Table XX Signage

<table>
<thead>
<tr>
<th></th>
<th>CW1</th>
<th>CW3A</th>
<th>CW3B</th>
<th>CW3C</th>
<th>SPECIFICATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Nameplate Sign</strong></td>
<td>![Image]</td>
<td>![Image]</td>
<td>![Image]</td>
<td>![Image]</td>
<td>![Image]</td>
</tr>
<tr>
<td>a. Quantity (max)</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Area</td>
<td></td>
<td></td>
<td></td>
<td>max 3 ft</td>
<td></td>
</tr>
<tr>
<td>c. Width</td>
<td></td>
<td></td>
<td>max 18 in</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Height</td>
<td></td>
<td></td>
<td>max 3 ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. Depth / Projection</td>
<td></td>
<td>max 3 in</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. Clearance</td>
<td></td>
<td>min 4 ft</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>g. Apex</td>
<td></td>
<td>max 7 ft</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>h. Letter Height</td>
<td></td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Letter Height</td>
<td></td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Outdoor Display Case</strong></td>
<td>![Image]</td>
<td>![Image]</td>
<td>![Image]</td>
<td>![Image]</td>
<td>![Image]</td>
</tr>
<tr>
<td>a. Quantity</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Area</td>
<td>max 6 in</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Width</td>
<td>max 2.5 ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Height</td>
<td>max 3.5 ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. Depth / Projection</td>
<td>max 5 in</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. Clearance</td>
<td>min 6 ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>g. Apex</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>h. Letter Height</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Shingle Sign</strong></td>
<td>![Image]</td>
<td>![Image]</td>
<td>![Image]</td>
<td>![Image]</td>
<td>![Image]</td>
</tr>
<tr>
<td>a. Quantity</td>
<td>1 per facade, 2 max</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Area</td>
<td>4 ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Width</td>
<td>max 2 ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Height</td>
<td>max 3 ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. Depth / Projection</td>
<td>max 2 ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. Clearance</td>
<td>min 7 ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>g. Apex</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>h. Letter Height</td>
<td>max 8 in</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Sidewalk Sign</strong></td>
<td>![Image]</td>
<td>![Image]</td>
<td>![Image]</td>
<td>![Image]</td>
<td>![Image]</td>
</tr>
<tr>
<td>a. Quantity</td>
<td>1 per business</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Area</td>
<td>max 8 ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Width</td>
<td>max 26 in</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Height</td>
<td>max 42 in</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. Depth / Projection</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. Clearance</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>g. Apex</td>
<td>max 42 in</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>h. Letter Height</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Window Sign</strong></td>
<td>![Image]</td>
<td>![Image]</td>
<td>![Image]</td>
<td>![Image]</td>
<td>![Image]</td>
</tr>
<tr>
<td>a. Quantity</td>
<td>1 per window</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Area</td>
<td>max 25% of glass</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Width</td>
<td>varies</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Height</td>
<td>varies</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. Depth / Projection</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. Clearance</td>
<td>4 ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>g. Apex</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>h. Letter Height</td>
<td>max 8 in</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Specifications</td>
<td>CW1</td>
<td>CW3A</td>
<td>CW3B</td>
<td>CW3C</td>
<td></td>
</tr>
<tr>
<td>---------------</td>
<td>-----</td>
<td>------</td>
<td>------</td>
<td>------</td>
<td></td>
</tr>
<tr>
<td>a. Quantity</td>
<td></td>
<td></td>
<td></td>
<td>1 max per business</td>
<td></td>
</tr>
<tr>
<td>b. Area</td>
<td></td>
<td></td>
<td></td>
<td>max 6 of</td>
<td></td>
</tr>
<tr>
<td>c. Width</td>
<td></td>
<td></td>
<td></td>
<td>max 3 ft (not counting post)</td>
<td></td>
</tr>
<tr>
<td>d. Height</td>
<td></td>
<td></td>
<td></td>
<td>max 2 ft (not counting post)</td>
<td></td>
</tr>
<tr>
<td>e. Depth / Projection</td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>f. Clearance</td>
<td></td>
<td></td>
<td></td>
<td>min 3 ft to sign edge</td>
<td></td>
</tr>
<tr>
<td>g. Apex</td>
<td></td>
<td></td>
<td></td>
<td>max 6 ft to top of post</td>
<td></td>
</tr>
<tr>
<td>h. Letter Height</td>
<td></td>
<td></td>
<td></td>
<td>max 8 in</td>
<td></td>
</tr>
</tbody>
</table>
I - Public Lighting

Lighting varies in brightness and also in the character of the fixture according to the Sub Area. “Table XX Lighting Standards by Sub Area” shows three sizes of street light that are appropriate for different contexts and building mounted light requirements. Maximum light levels measured at the building Frontage Line are described for each Sub Area. All new lighting in the City of Ithaca must comply with dark sky requirements.
### Table XX Lighting Standards by Sub Area

<table>
<thead>
<tr>
<th>Sub Area</th>
<th>CW1</th>
<th>CW2A</th>
<th>CW2B</th>
<th>CW3A</th>
<th>CW3B</th>
<th>CW 4</th>
<th>Specifications</th>
</tr>
</thead>
<tbody>
<tr>
<td>Column</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6/12” Task - Focused on providing light for pedestrians This light type should have a warm appearance that is interesting for pedestrians at close range. Each fixture must have a backlit spotlight glare (BUS) rating (as defined in ES TM-15-11, Addendum A) of no more than E2-U2-02.</td>
</tr>
<tr>
<td>Bollard</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>&lt; 4” Tall - Focused on providing light for pedestrians This light type should have a warm appearance that is interesting for pedestrians at close range. Each fixture must have a backlit spotlight glare (BUS) rating (as defined in ES TM-15-11, Addendum A) of no more than E2-U2-02.</td>
</tr>
<tr>
<td>Building Mounted</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Each new fixture must have a backlit spotlight glare (BUS) rating (as defined in ES TM-15-11, Addendum A) of no more than E2-U2-02.</td>
</tr>
</tbody>
</table>

### Table XX Light Standards by Task Area

<table>
<thead>
<tr>
<th>Task Area</th>
<th>Average</th>
<th>Not to Exceed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active Building Entrance</td>
<td>2 fc</td>
<td>5 fc</td>
</tr>
<tr>
<td>Active Building Approach</td>
<td>0.2 fc</td>
<td>5 fc</td>
</tr>
<tr>
<td>Sidewalks</td>
<td>0.2 fc</td>
<td>5 fc</td>
</tr>
<tr>
<td>Surface of Signs</td>
<td>n/a</td>
<td>2 fc</td>
</tr>
<tr>
<td>Parking Lots (Uniformity ratio 20:1/4:1)</td>
<td>0.8 fc (0.2 fc min.)</td>
<td>2 fc</td>
</tr>
</tbody>
</table>
PROPOSED RESOLUTION
Preliminary & Final Approval
Phase 1

Site Plan Review
Chain Works District Redevelopment Project
620 S Aurora St
City of Ithaca Planning & Development Board
August 27, 2019

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for Site Plan Approval for the Phase I of the Chain Works District Redevelopment Project (CWD) to be located at 620 S. Aurora Street by Jamie Gensel of Fagan Engineers & Land Surveyors PC, for David Lubin, Project Sponsor, Unchained Properties (UP), and

WHEREAS: the overall proposed CWD seeks to redevelop and rehabilitate the +/-800,000-SF former Morse Chain/Emerson Power Transmission facility, located on a 95-acre parcel traversing the City and Town of Ithaca’s municipal boundary. The applicant has applied to Common Council for a Planned Unit Development (PUD) for a mixed-use district, which includes residential, commercial, office, manufacturing and a natural area, and which consists of four primary phases: (1) the redevelopment of four existing buildings (21, 24, 33, & 34); (2) the repurposing of the remaining existing buildings; (3) potential future development within areas of the remainder of the site adjacent to the existing buildings/parking areas; and (4) future developments within remaining areas of the site. The project also requires a subdivision approval and approvals from the Town of Ithaca for a Planned Development Zone and site plan approval, and

WHEREAS: The proposed project exceeds the thresholds defined for Type I projects in both the State and City Environmental Quality Review Law. Type I actions carry with them the presumption that it is likely to have a significant effect on the environment. Specifically, this project exceeds the Type I thresholds as defined in Chapter 176 of 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), and

WHEREAS: the City of Ithaca Planning and Development Board, as Lead Agency, made a Positive Declaration of Environmental Significance on October 2, 2014, directing the Project Sponsor to prepare a Draft Generic Environmental Impact Statement (DGEIS) to evaluate potential impacts of the proposed project, and

WHEREAS: on October 18, 2014, the City of Ithaca Planning and Development Board held both an Agency Scoping Session and a Public Scoping Session to identify issues to be analyzed in the DGEIS, and

WHEREAS: the City of Ithaca Planning and Development Board did, on January 13, 2015, approve a Scoping Document, and

WHEREAS: the City of Ithaca Planning and Development Board, as Lead Agency for the purpose of environmental review, did on March 8, 2016 review the DGEIS submitted by the Project Sponsor for completeness and adequacy for the purpose of public review and comment, and with the assistance of City Staff and the City’s consultants, Adam Walters of Phillips Lytle LLP, find the DGEIS to be satisfactory with respect to its scope, content, and adequacy, and

WHEREAS: on March 29, 2016, a public hearing was held by the Planning and Development Board to obtain comments from the public on potential environmental impacts of the proposed action as evaluated in the DGEIS, and written comments for the same purpose were accepted until May 25, 2016, and

WHEREAS: the Planning and Development Board as Lead Agency, did on March 26, 2019 accept the Final GElS for the CWD as complete for filing, having duly considered the potential adverse environmental impacts and proposed mitigating measures as required under 6 NYCRR Part 617 (the SEQRA regulations) and Chapter 176 of the City of Ithaca Code (the City of Ithaca Environmental Quality Review Ordinance, CEQRO), and
**WHEREAS:** on March 26, 2019, the Planning Board adopted the Findings Statement, which was a “positive” findings statement, meaning that the proposed Project was potentially “approvable” (a relevant term used in the State’s “SEQR Handbook”) by the Planning Board, as to its site plan, and

**WHEREAS:** the Planning Board has used the Findings Statement to assist in its review of the proposed site plan, and in considering conditions that should be applied to any approval thereof, and

**WHEREAS:** In accordance with the City of Code regarding PUDs; “When and if the Planning and Development Board has completed its environmental review of the project to the extent required under SEQRA and CEQRO and has issued a contingent site plan approval or in the case of a multiphase project has issued a preliminary contingent site plan approval of multiple phases along with a final contingent site plan approval of at least one phase, the project will return to the Common Council for final consideration of the adoption of the PUD, which at Council’s discretion may be authorized for one or all phases of a multiphase project, and

**WHEREAS:** as this is a multiphase project, for which the Planning Board granted preliminary site plan approval for the Conceptual Overall Site Layout Plan on May 28, 2019, with the condition that prior to final site plan approval of Phase 1, the applicant must submit a full site plan review application that includes all required materials and demonstrates compliance with the FGEIS, the approved conceptual site layout plan and the proposed Chainworks District PUD and Design Guidelines, and

**WHEREAS:** the applicant is now seeking final site plan approval for Phase 1 of the project which involves the redevelopment of the existing Buildings 21 and 24 and associated site work as outlined in the GEIS. As stated in the GEIS, Building 21 is a 4-story building with a total gross floor area (GFA) of 43,400 sf and will be redeveloped as commercial/office space. As the original windows of Building 21 were removed and infilled with panels, the Applicant proposes to remove the panels and installed new windows. The concrete façade will be restored and painted. New aluminum storefront entrances will be installed at the front and rear main doors. Building 24 is an 117,450 sf, 3-story building with a basement level that is partially exposed. The proposal is to redevelop the basement level and first story as commercial/office space, redevelop the second and third story as residential, and construct a new fourth story for residential use -for a total space of 135,450 sf. The existing portion of the building is also concrete that will be restored and painted. All windows will be replaced in compliance with the current building code. Associated site work involves the sidewalk and parking area restoration, resurfacing of existing parking areas, pavement reductions to define the access and parking areas, new sidewalks on Turner Place, landscaping, and limited site prep for future buildings. Phase I will be accessed via Drives I and II on NYS Route 96B with a connection through to Building 24. The access to Building 24 also includes access on Turner Place and South Cayuga Street. Phase 1 is in the proposed CW3B Sub Area of the Chainworks District PUD, and

**WHEREAS:** the Board has, on August 27, 2019 reviewed and accepted as adequate the following plans: “Existing Conditions(CS-2)”, “Demolition and Phasing Plan (CS-3)”, “Site Plan (CS-4)”, “Landscaping Plan (CS-5.1 & CS-5.2)”, “Utility Plan (CS-7)”, “Civil Details (CS-8)”, “E&S Plan (CS-9) and E&E Details (CS-10)” all with the latest revision date of 6-2-19 and prepared by Fagan Engineering, and “Building 21 Elevations (A-1)”, “Building 24 Elevations (A-2)”, “Building 21 Floor Plan (A-3)” and “Building 24 Floor Plan (A-4)”, all with the latest revision date of 6-2-19 and prepared by CIS Architects, and other application materials, and

**WHEREAS:** the Planning Board has determined that the Phase 1 of the project complies with the proposed Design Guidelines, except in the following cases:

INSERT INFORMATION

**WHEREAS:** INSERT Statement about Potential changes to the PUD
now, therefore, be it

RESOLVED: that the Planning and Development Board does hereby grant Preliminary and Final Site Plan Approval to Phases 1 of the proposed Chainworks District Project, subject to the following conditions:

INSERT All Conditions From Findings Statement:

Additional Conditions Identified During Site Plan Review:
1. Adoption of the proposed PUD by Common Council
2. Adoption of the Proposed PDZ by the Town of Ithaca.
3. Submission of a construction management information to include number of contractors, hours of operations, contractor parking and delivery and hauling routes
4. Submission of information regarding bike parking and storage and rack type
5. Submission of a more detailed landscaping plan showing, among other things, planting specifications,
6. Approval of subdivision, to include finalization of the easement for the Gateway trail
7. Response to the Tompkins County Energy Guidelines
8. Submission to and approval by the Planning Board of all project details including building materials, site furnishings, signage, lighting etc,
9. Approval in writing from the Ithaca Fire Department that all fire access requirements have been satisfied, and

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

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

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

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

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

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

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

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

3. Impacts on Surface Water

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

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

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

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

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.</td>
<td>D2c</td>
<td>☑</td>
</tr>
<tr>
<td>b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:</td>
<td>D2c</td>
<td>☑</td>
</tr>
<tr>
<td>c. The proposed action may allow or result in residential uses in areas without water and sewer services.</td>
<td>D1a, D2c</td>
<td>☑</td>
</tr>
<tr>
<td>d. The proposed action may include or require wastewater discharged to groundwater.</td>
<td>D2d, E2l</td>
<td>☑</td>
</tr>
<tr>
<td>e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.</td>
<td>D2c, E1f, E1g, E1h</td>
<td>☑</td>
</tr>
<tr>
<td>f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.</td>
<td>D2p, E2l</td>
<td>☑</td>
</tr>
<tr>
<td>g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.</td>
<td>E2h, D2q, E2l, D2c</td>
<td>☑</td>
</tr>
<tr>
<td>h. Other impacts: <em>Proposed project will create 8,530 g/day new demand for water</em></td>
<td></td>
<td>☑</td>
</tr>
</tbody>
</table>

5. **Impact on Flooding**

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

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

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in development in a designated floodway.</td>
<td>E2i</td>
<td>☑</td>
</tr>
<tr>
<td>b. The proposed action may result in development within a 100 year floodplain.</td>
<td>E2j</td>
<td>☑</td>
</tr>
<tr>
<td>c. The proposed action may result in development within a 500 year floodplain.</td>
<td>E2k</td>
<td>☑</td>
</tr>
<tr>
<td>d. The proposed action may result in, or require, modification of existing drainage patterns.</td>
<td>D2b, D2e</td>
<td>☑</td>
</tr>
<tr>
<td>e. The proposed action may change flood water flows that contribute to flooding.</td>
<td>D2b, E2i, E2j, E2k</td>
<td>☑</td>
</tr>
<tr>
<td>f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?</td>
<td>E1e</td>
<td>☑</td>
</tr>
</tbody>
</table>
6. Impacts on Air
The proposed action may include a state regulated air emission source.
(See Part 1. D.2.f., D.2.h, D.2.g)
If “Yes”, answer questions a - f. If “No”, move on to Section 7.

<table>
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<th>No, or small impact may occur</th>
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</tr>
</thead>
<tbody>
<tr>
<td>a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO₂) ii. More than 3.5 tons/year of nitrous oxide (N₂O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions vi. 43 tons/year or more of methane</td>
<td>D2g</td>
<td>✔</td>
</tr>
<tr>
<td>b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.</td>
<td>D2g</td>
<td>✔</td>
</tr>
<tr>
<td>c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU’s per hour.</td>
<td>D2f, D2g</td>
<td>✔</td>
</tr>
<tr>
<td>d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.</td>
<td>D2g</td>
<td>✔</td>
</tr>
<tr>
<td>e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.</td>
<td>D2s</td>
<td>✔</td>
</tr>
<tr>
<td>f. Other impacts: On-site air Quality may be impacted by adjacency to metal scrap yard - see Part 3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

7. Impact on Plants and Animals
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m-q.)
If “Yes”, answer questions a - f. If “No”, move on to Section 8.

<table>
<thead>
<tr>
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<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.</td>
<td>E2o</td>
<td>✔</td>
</tr>
<tr>
<td>b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.</td>
<td>E2o</td>
<td>✔</td>
</tr>
<tr>
<td>c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.</td>
<td>E2p</td>
<td>✔</td>
</tr>
<tr>
<td>d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.</td>
<td>E2p</td>
<td>✔</td>
</tr>
</tbody>
</table>
e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.  
Source: ____________________________  

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

h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.  
Habitat type & information source: ____________________________________________  

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

j. Other impacts: Removal of approximately 20 trees - including some on adjacent land.  

8. Impact on Agricultural Resources  
The proposed action may impact agricultural resources.  (See Part 1. E.3.a. and b.)  
If “Yes”, answer questions a - h. If “No”, move on to Section 9.  
☑ NO ☐ YES  

<table>
<thead>
<tr>
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<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.</td>
<td>E2c, E3b</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).</td>
<td>E1a, E1b</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.</td>
<td>E3b</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.</td>
<td>E1b, E3a</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may disrupt or prevent installation of an agricultural land management system.</td>
<td>E1a, E1b</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.</td>
<td>C2c, C3, D2c, D2d</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.</td>
<td>C2c</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other impacts: ____________________________</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
9. **Impact on Aesthetic Resources**  
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1, E.1.a, E.1.b, E.3.h.)  
*If “Yes”, answer questions a - g. If “No”, go to Section 10.*

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

10. **Impact on Historic and Archeological Resources**  
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1, E.3.e, f, and g.)  
*If “Yes”, answer questions a - e. If “No”, go to Section 11.*

<table>
<thead>
<tr>
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<th>No, or small impact may occur</th>
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</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.</td>
<td>E3e</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.</td>
<td>E3f</td>
<td>□</td>
</tr>
</tbody>
</table>
| c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.  
  Source: ____________________________________________________________ | E3g | □ | □ |
d. Other impacts: ______________________________________________________  
__________________________________________________________________

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

| i. | The proposed action may result in the destruction or alteration of all or part of the site or property. | E3e, E3g, E3f | ☐ | ☐ |
| ii. | The proposed action may result in the alteration of the property’s setting or integrity. | E3e, E3f, E3g, E1a, E1b | ☐ | ☐ |
| iii. | The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting. | E3e, E3f, E3g, E3h, C2, C3 | ☐ | ☐ |

11. Impact on Open Space and Recreation
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.)

If “Yes”, answer questions a - e. If “No”, go to Section 12.

<table>
<thead>
<tr>
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<th>No, or small impact may occur</th>
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</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.</td>
<td>D2e, E1b, E2h, E2m, E2o, E2n, E2p</td>
<td>☑</td>
</tr>
<tr>
<td>b. The proposed action may result in the loss of a current or future recreational resource.</td>
<td>C2a, E1c, C2c, E2q</td>
<td>☑</td>
</tr>
<tr>
<td>c. The proposed action may eliminate open space or recreational resource in an area with few such resources.</td>
<td>C2a, C2c, E1c, E2q</td>
<td>☑</td>
</tr>
<tr>
<td>d. The proposed action may result in loss of an area now used informally by the community as an open space resource.</td>
<td>C2c, E1c</td>
<td>☑</td>
</tr>
<tr>
<td>e. Other impacts: Proposed property will be visible by users of adjacent open space</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

12. Impact on Critical Environmental Areas
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)

If “Yes”, answer questions a - c. If “No”, go to Section 13.

<table>
<thead>
<tr>
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<th>No, or small impact may occur</th>
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</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.</td>
<td>E3d</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.</td>
<td>E3d</td>
<td>☐</td>
</tr>
<tr>
<td>c. Other impacts: Proposed property will be visible by users of adjacent open space</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 13. Impact on Transportation
The proposed action may result in a change to existing transportation systems.  
(See Part 1. D.2.j)

If “Yes”, answer questions a - f. If “No”, go to Section 14.

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

The proposed action may cause an increase in the use of any form of energy.  
(See Part 1. D.2.k)

If “Yes”, answer questions a - e. If “No”, go to Section 15.

<table>
<thead>
<tr>
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<th>No, or small impact may occur</th>
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</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action will require a new, or an upgrade to an existing, substation.</td>
<td>D2k</td>
<td>✔️</td>
</tr>
<tr>
<td>b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.</td>
<td>D1f, D1q, D2k</td>
<td>✔️</td>
</tr>
<tr>
<td>c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.</td>
<td>D2k</td>
<td>✔️</td>
</tr>
<tr>
<td>d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.</td>
<td>D1g</td>
<td>✔️</td>
</tr>
<tr>
<td>e. Other Impacts: Project will increase electrical demand by 923,118 kWh/yr</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting.  
(See Part 1. D.2.m., n., and o.)

If “Yes”, answer questions a - f. If “No”, go to Section 16.

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

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

f. Other impacts: ______________________________________________________

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>16. Impact on Human Health</td>
<td>Relevant Part I Question(s)</td>
<td>No, or small impact may occur</td>
</tr>
</tbody>
</table>
| a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community. | E1d | ✓ | □
| b. The site of the proposed action is currently undergoing remediation. | E1g, E1h | ✓ | □
| c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action. | E1g, E1h | ✓ | □
| d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction). | E1g, E1h | ✓ | □
| e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health. | E1g, E1h | ✓ | □
| f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health. | D2t | ✓ | □
| g. The proposed action involves construction or modification of a solid waste management facility. | D2q, E1f | ✓ | □
| h. The proposed action may result in the unearthing of solid or hazardous waste. | D2q, E1f | ✓ | □
| i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste. | D2r, D2s | ✓ | □
| j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste. | E1f, E1g, E1h | ✓ | □
| k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures. | E1f, E1g | ✓ | □
| l. The proposed action may result in the release of contaminated leachate from the project site. | D2s, E1f, D2r | ✓ | □
| m. Other impacts: On-site air quality may be impacted as a result of adjacency to metal scrap yard. See Part 3 |                      | □ | ✓

If “Yes”, answer questions a - m. If “No”, go to Section 17.
### 17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.  
(See Part 1. C.1, C.2. and C.3.)

If “Yes”, answer questions a - h.  If “No”, go to Section 18.

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

### 18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.  
(See Part 1. C.2, C.3, D.2, E.3)

If “Yes”, answer questions a - g.  If “No”, proceed to Part 3.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.</td>
<td>E3e, E3f, E3g</td>
<td>✔</td>
</tr>
<tr>
<td>b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)</td>
<td>C4</td>
<td>✔</td>
</tr>
<tr>
<td>c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.</td>
<td>C2, C3, D1f D1g, E1a</td>
<td>✔</td>
</tr>
<tr>
<td>d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.</td>
<td>C2, E3</td>
<td>✔</td>
</tr>
<tr>
<td>e. The proposed action is inconsistent with the predominant architectural scale and character.</td>
<td>C2, C3</td>
<td>✔</td>
</tr>
<tr>
<td>f. Proposed action is inconsistent with the character of the existing natural landscape.</td>
<td>C2, C3 E1a, E1b E2g, E2h</td>
<td>✔</td>
</tr>
<tr>
<td>g. Other impacts: ______________________________________________________</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Amendment to the Negative Declaration of 4-23-10  
City of Ithaca  
FULL ENVIRONMENTAL ASSESSMENT FORM – Part III  
Project Name: Arthaus Apartments - 130 Cherry Street  
Date Created: 3/18/19, Updated 4/2/19, 4/17/19, 4/23/19 and 6/5/19  
And 7/18/19 for the Amended Negative Declaration

Any text differing from the 4-23-19 FEAF Part III is underlined.

PROJECT DESCRIPTION
The applicant proposes a five-story building approximately 63 feet in height with gallery, office and affordable residential space at 130 Cherry Street, on the east side of the Cayuga Inlet. The site is currently the location of AJ Foreign Auto. The program includes ground floor covered parking for approximately 36 vehicles, plus 7,600 SF of retail/office and amenity space geared towards artists’ needs. Building levels two through five will house approximately 120 studio, one-bedroom and two-bedroom residential units. The total building square footage is 97,500 SF. All residential rental units will be restricted to renters earning 50 to 80 percent of the Area Median Income (“AMI”). The north edge of the property will include a publicly accessible path leading to the Inlet. The project may require approval from NYSDEC for proposed improvements to their adjacent property.

This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4B(1)(k), (h)(2), (n), 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 April 23, 2019.

In May 2019, during which time the Lead Agency was preparing for final site plan approval of the project, the Lead Agency was presented with new information pertaining to potential environmental conditions on the site related to air quality. In accordance with §176-7 E. of CEQR and §617.7(e) of SEQRA, the Lead Agency decided to amend this negative determination in order to consider the new information in the environmental review.

IMPACT ON LAND
The .82-acre project site is on Cherry Street and adjacent to Cayuga Inlet. 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. According to information provided by the applicant, the project site has been fully developed since 1910, initially for residential uses and then subsequently redeveloped for commercial use in the late 1970s. The site may have been used as a filling station before operating as an automotive repair facility for the last 20 years (i.e., AJ Foreign Auto).

The project site is currently used as an automotive repair business and is occupied by an approximately 5,000 SF one-story building and a large unpaved parking and car storage area. The southern edge of the site contains some vegetation and trees.

Based on information provided by the applicant in their March 6, 2019, submission, preliminary soil borings have been completed and 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 70 feet to 100 feet below grade. As a result, no blasting is anticipated for construction. Based on information provided by the applicant, pile driving will last 35 days or approximately 6 weeks.

**IMPACT ON SURFACE WATER**

The project site is adjacent to the Cayuga Inlet. Construction is anticipated to last approximately 18 months. During site preparation and foundation construction, there will be increased potential for erosion that may impact the Inlet. The applicant has submitted an Erosion and sedimentation Plan dated 3-6-19 showing silt fencing around the perimeter of the property and other erosion control measures. The applicant has also submitted information about stormwater management on the drawing titled “Utility Plan (C6)” dated 3-6-19. The notes state that on-site stormwater will be managed through the use of (at least) two drywell structures within the parking garage. Overflow will be directed into the City's existing storm sewer on Cherry Street. The City Stormwater Officer will review these plans as well as the SWPPP, which will address construction and post-construction stormwater practices.

The applicant has also stated that choice of stainless steel material for outdoor screening will avoid adverse impacts that other materials may have on adjacent waterways (e.g., Corten steel) as they begin to weather. In addition, the applicant notes:

“... the design of the building has been moving toward a CMU first floor wall system along with ribbed/corrugated metal paneling. This allows for the use of prefinished metal siding that should not corrode or degrade into any local water sources.”

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

**IMPACT ON GROUNDWATER**

According to information provided by the applicant on January 15, 2019, the proposed project is located in an area currently serviced by public utilities (e.g., water and sewer). The project will be served by potable water provided by the City of Ithaca, and will not draw from groundwater resources. Anticipated water demand is approximately 8,350 gallons per day, which the existing public water supply has the capacity to service.

The project site is listed in the NYSDEC Environmental Site Remediation database (site no. 755007) due to historic coal tar contamination. According to the NYSDEC’s March 2003 Record of Decision for the site, the NYSDEC concluded that no further action was required, and no use restrictions needed to be imposed on the site. The proposed land use for the site is lower intensity than historic uses, being primarily residential and public gathering space, and therefore no contaminants are anticipated to be introduced to the site.

The Lead Agency has determined that based on the information above, no significant impact to groundwater is anticipated.
PROPOSED RESOLUTION
Amended Negative Declaration
Site Plan Approval
130 Cherry Street - Arthaus
City of Ithaca Planning & Development Board
July 23, 2019

WHEREAS: on April 23, 2019, the City of Ithaca Planning and Development Board determined that the proposed Arthaus Project at 130 Cherry St would result in no significant impact on the environment and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act, and

WHEREAS: the applicant proposes an as-of-right five-story building approximately 63 feet in height with gallery, office and affordable residential space at 130 Cherry Street, on the east side of the Cayuga Inlet. The program includes ground floor covered parking for approximately 36 vehicles, plus 7,600 SF of potential retail/office and amenity space geared towards artists’ needs. Building levels two through five will house approximately 120 studio, one-bedroom and two-bedroom residential units. The total building square footage is 97,500 SF. The north edge of the property will include a publicly accessible path to the Inlet, and

WHEREAS: this is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance § 176-4B(1)(k), (h)[2], (n), and the State Environmental Quality Review Act (“SEQRA”) § 617.4(b)(11), both of which require environmental review, and

WHEREAS: in accordance with §176-7 E. of CEQR and §617.7(e) of SEQRA, the City of Ithaca Planning and Development Board acting as Lead Agency has determined that (1) new information has been discovered, and the Lead Agency has determined that no significant adverse impact will occur, and

WHEREAS: the Board, acting as Lead Agency in environmental review, has on June 25, 2019 reviewed and accepted as adequate the new information consisting of: a revised Full Environmental Assessment Form (FEAF), Parts 2 and 3, prepared by Planning staff and a letter and from Peter Wissoker dated May 28, 2019, and supporting material, a response letter from J Kevin Cassil, Principal Scientist for Environmental Works, INC. dated June 10, 2019, and a report titled Metals in Air Testing Area IH Ambient Air Sampling Delta Project No. 2019.316.001, and other supporting materials, now, therefore, be it

RESOLVED: that the City of Ithaca Planning and Development Board does hereby amend the Negative Declaration issued on April 23, 2019 to include the above-mentioned information in the environmental record, and be it further

RESOLVED: that based on all supporting documentation related to air quality, the City of Ithaca Planning and Development Board, acting as Lead Agency, does hereby determine that the proposed project will result in no significant impact on the environment and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
**IMPACT ON FLOODING**

The project site is not located in a 100- or 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**

**See Impacts to Human Health**

According to information provided by the applicant, construction is projected to last approximately 18 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**

According to the Demolition Plan provided on March 6, 2019, proposed redevelopment will require the removal of approximately 20 trees, which primarily consist of box elder with a few catalpa and red maples. Twelve of the 20 trees identified for removal are 8” or greater DBH.

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. Therefore, 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.

The applicant has designed the project to both retain the industrial aesthetic of the surrounding land uses and be compatible with its adjacency to waterways and recreational areas. The project incorporated the following features to achieve this end:

- Materials colors will vary from dark to light as the building rises
- The water-facing side of the building has variation of the façade plan to break up the mass
- Several features connect the project to the water – including a public walkway form Cherry Street to the water’s edge and a proposed patio area
- The project includes trees on two sides of the building

Both the building design and landscape plan will be further developed during site plan approval.

See also Impacts on Open Space and Recreation, Impacts on Critical Environmental Areas, and Consistency with Community Character.

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.

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 automotive to mixed-use with public access areas, 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 some public gathering space on the main floor to be utilized during special events. It is estimated that morning traffic generated will be an average of approximately 38 additional trips. The average number of trips generated during the afternoon peak hours is estimated to be 49 additional trips. According to the City Engineer in correspondence dated February 25, 2019, the existing road infrastructure and planned improvements (e.g., Brindley Street Bridge project) will adequately serve this projected demand.

The project proposes on street parking and a sidewalk in front of the building. As it appears that these are not in the public ROW, an access easement will be required. Line of sight will be evaluated before a landscape plan is finalized.

The site will accommodate approximately 36 new on-site parking spaces for residential and guest parking and five parallel parking spaces along Cherry Street. Special events are anticipated to occur during limited days/times on the evenings and weekends. Surrounding businesses primarily have daily operation schedules and are industrial in nature, with the exception of Found Flea and Cherry Arts, which also have some evening and weekend operations. As a result, it is not anticipated that site traffic will interfere with traffic and circulation from surrounding land uses.

In addition, the project team is accommodating approximately 54 enclosed and secure bike parking spaces dedicated for resident use, and approximately 8 outdoor bike parking spaces are proposed for visitors. The team is also in discussions with Ithaca Carshare, LimeBike, and TCAT bus service regarding the potential location of these services on or near the project site to encourage alternate transportation options.

As a result of the information provided above, the Lead Agency has determined that no significant impact on traffic is anticipated.

**IMPACT ON ENERGY**

The project proposes to increase annual electricity demand by 923,118 kWh/year. The building will not use natural gas except for the potential of an industrial-scale oven at the ground floor gathering space. The project is considering solar panels, which are currently being tested for feasibility. The project is pursuing New York State Energy Research Development Association’s Tier II or Tier III certification. In addition, the project is working with the County Business Energy Advising Program, and is holding itself to the locally proposed Green Building Policy Standards.
The project has worked to address each of the seven recommendations outlined in the Tompkins County Energy Recommendations, as submitted in a March 1, 2019, deliverable from Taitum Engineering. According to the deliverable, the project will comply with the recommendations outlined in the County’s strategy. Specific measures from the project plan are cited as follows:

- The building will be all-electric
- All appliances and water fixtures will be Energy Star rated and meet the EPA’s Water sense requirements;
- Heat pumps will be utilized for heating, cooling and domestic water heating, and will be selected based on the North East Energy Efficiency Partnerships Cold Climate heat pumps list.
- The roof will be designed to handle the potential for future solar loads and is considering installation of some solar PV during construction;
- The building has been designed to allow for adequate lighting, and to reduce unnecessary energy loss. The building has been design to have R-values greater than code resulting in a performance that is at least 20 percent better than code;
- Lighting will be LED and lighting controls installed in almost all spaces. A combination of bi-level lighting, occupancy sensors and photo sensors will be used throughout the project;
- High efficiency cold climate air source heat pumps will be used for heating and cooling and perform higher than code requirements. The ventilation system will use Energy Star kitchen and bathroom exhaust fans in each apartment, ducted directly to outdoors. Heating and cooling ductwork will be located in each apartment, and testing will be performed during construction to ensure leakage is less than the Energy Star requirement (<4 CFM/100 SF). Each apartment will have control over its own heating and cooling equipment. Split system and/or VRF heat pumps will be utilized in common area spaces with individual control of the indoor units for each space.
- Taitum Engineering has built a conceptual model and is working with the design team to use this model to make informed decisions. The whole building energy model is at least 25% better than code and complies with NYSERDA Tier II performance levels.

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 18 months. The project is located in an industrial area, with some commercial activity.

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 70 feet to 100 feet below grade. As a result, no blasting is anticipated for construction. Based on information provided by the applicant, pile driving will last 35 days or approximately 6 weeks. 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.

The Lead Agency has received comments regarding the potential for increased noise, particularly for residents across the inlet, due to the introduction of residential use and activity in close proximity to the water. The concern is that sound is amplified as it travels over the water and that the flat surface of the building will itself reflect and possibly amplify sound. The Lead Agency finds that the project and use are in conformance with the City’s vision for a vibrant waterfront. Increased activity will create noise, however the Lead Agency does not find that residential use will create a potential significant impact.

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**

As described in other sections, the project site was a former automotive repair facility and filling station that operated on the site since the 1970s to present day. Prior to the site’s industrial/commercial development, the site was residential. A Phase I Environmental Site Assessment (“ESA”) was completed for the site on October 29, 2018. The Report highlighted the following conclusions:

- The subject property appears to have been utilized as an automotive repair facility for at least 20 years. The operation of an automotive repair facility at the Site for several decades suggests the potential for impact to the soil and possibly groundwater at the Site by chemicals related to automotive service activities. This represents an REC and a potential VEC to the Subject Property.
- The Floor Drain Investigation Report indicates that the former floor drain at the facility may have discharged to soil beneath the building. This represents an REC and a potential VEC to the site.
- The Site was previously classified as a retail petroleum. This represents an REC and a potential VEC to the Site.
- The poor housekeeping practices, documented releases and related activities and conditions at the salvage yard and other facilities to the east of the Site represent an REC and a potential VEC to the Site.

As described in the ESA Report, the subject property had no significant environmental conditions listed in any of the Environmental Data Resources (“EDR”) database searches. Adjacent properties were noted for spill incidents, listings as hazardous waste generators, and containing Aboveground Storage Tanks (“ASTs”).
The applicant has submitted a letter from J Kevin Cassil, Principal Scientist for Environmental Works, Inc, which addresses potential soil and water vapor issues. He states:

The findings of the Phase I ESA are further qualified by 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.” Diesel-range organic chemicals were observed in groundwater at only one location. The source of this condition is not known, since groundwater results around this isolated result indicated no detectable concentrations of these analytes. Therefore, the source of this observance may be small and isolated, if even still present.

The concentrations observed could present an indoor vapor exposure condition under certain conservative conditions. However, it is not anticipated that the concentrations observed will present an indoor vapor exposure concern under the conditions expected for the proposed development. This is discussed further in the ERMS.

The risk of exposure from groundwater is considerably different from the risk of exposure to surface soil. Exposure to soil vapors is an issue for accumulation of vapors within the interior of an inhabited building. The presence of diesel-range components in a limited area of groundwater does not present a short-term exposure risk to construction workers performing pile driving or other construction activities at the Site.

At the May 28, 2019 Planning Board meeting the Lead Agency was made aware of potential air quality issues at the site due to its adjacency to a metal recycling and processing facility. The Lead Agency had not considered this potential impact in its negative declaration of April 23, 2019.

Information, provided in a letter to the Planning Board from Peter Wissoker dated May 28, 2019, questioned whether the air quality at the project site would be healthy for its future residents. Wissoker cited information on the Phase 1 ESA submitted by the applicant that during 2015-2017 air quality at the facility was not at recommended levels in four different categories and also cited research done in Houston, Texas that found an elevated presence of particulates the air in neighborhoods proximate to metal processing facilities.

In response to this potential issue, the applicant arranged for air sampling. The applicant has provided the methods and results of the sampling in a report by Delta Engineers, Architects & Land Surveyors dated July 18, 2019. The report includes the sampling data and a cover letter explaining the results. The letter states the following:

The following is in regard to the area ambient air sampling conducted at the property located at 130 Cherry Street, in Ithaca, New York. The purpose of the testing was to examine if the operations of the nearby scrap facility (located across from 130 Cherry St.) have impact on the
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And 7/18/19 for the Amended Negative Declaration

air quality of the subject property. The area air sampling scope included metals in air for the following four constituents: (1) Chromium (metallic), (2) Copper, (3) Iron Oxide and (4) Lead. These four metals are believed to be a part of the scrapping facility’s sorting operation, thus were selected for sampling/lab analysis. On Monday, July 15th, 2019 Delta Industrial Hygienist Patrick Reardon was onsite to perform the baseline air sampling and monitor activities within the vicinity of the samples and subject property. See Attachment A: IH Air Sample Survey Form for a log of the sampling activities.

Ambient air sampling included the collection of four (4) area air samples (plus one field blank); two on the subject property (north and south), one in greenspace across Six Mile Creek and the last east of the scrapping facility, near train tracks on Cecil Malone Drive (see Attachment C: Google Map, air sampling location drawing for details). Metals (as reference above) area air sampling and analysis was performed by NIOSH 7301 Methodology. Air sampling was conducted using a 37mm MCE cassette attached to a low-flow battery-operated pump with tygon tubing. Each air sample was pre-calibrated to 2.0 lpm for run for a total of 120 minutes (240 liters of air). The cassettes were then capped and shipped along with Chain of Custody for analysis (at RUSH turn-around). See Attachment B for Laboratory Results.

Summary of Lab Results
Apart from employee workplace exposures, no standard exists for ambient air exposure to metals in air (residential setting). General Industrial Hygiene guidelines and good practices were used as a point of reference. Based on the reported results, none of the sampled metal constituents tested (Cr, Cu, Fe or Pb) were found to have a reportable concentration; as all were reported as Below the Limit of Detection for a given location (including the field blank). Please Note: the OSHA workplace exposure standards for the metals tested with the lab’s reported Limit of Detection (LOD) in parentheses were as follows: Chromium II & III: [PEL] 0.5 mg/m3, [LOD] (0.0031 mg/m3) Copper: 1.0 mg/m3, (0.0031 mg/m3); Iron Oxide: 10 mg/m3, (0.012 mg/m3) and Lead: 0.05 mg/m3, (0.0031 mg/m3). The lab’s LOD for these constituents was several orders of magnitude below the OSHA workplace exposure levels and all samples were reported as being below the LOD. As such, the reported lab results appear to indicate that no significant risk of exposure is present and no further sampling is recommended.

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

CONSISTENCY WITH COMMUNITY PLANS
The project, as proposed, is consistent with the future land use plans expressed in the City of Ithaca’s 2015 Comprehensive Plan (“Plan Ithaca”). 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/work space, retention of the industrial character, improvements to multimodal transportation connections and development of 24/7 activity.

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 flexible space that is open to the public for arts events, with a possible ground-floor café, and with public space on the inlet in addition to its mix of affordable housing units. The proposed public spaces and residential units are intended to appeal to artists, 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:** Lisa Nicholas, Deputy Director of Planning, AICP

---

REC is an acronym for “Recognized Environmental Conditions.” REC, as defined by the American Society for Testing and Materials are: the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”

VEC is an acronym for “Vapor Encroachment Conditions.” A VEC is the presence or likely presence of chemical vapors in the sub-surface of the Subject Property caused by the release of vapors from contaminated soil or groundwater either on or near the Subject Property.

The Floor Drain Investigation Report was completed April 14, 2005.
July 18, 2019

Mr. J. Kevin Cassil, Principal Scientist
Environmental Works, Inc.
1455 East Chestnut Expressway
Springfield, MO 65802

Re: Property located at 130 Cherry Street, Ithaca, NY: Metals in Air Testing
Area IH Ambient Air Sampling
Delta Project No. 2019.316.001

Dear Mr. Cassil,

The following is in regard to the area ambient air sampling conducted at the property located at 130 Cherry Street, in Ithaca, New York. The purpose of the testing was to examine if the operations of the nearby scrap facility (located across from 130 Cherry St.) have impact on the air quality of the subject property. The area air sampling scope included metals in air for the following four constituents: (1) Chromium (metallic), (2) Copper, (3) Iron Oxide and (4) Lead. These four metals are believed to be a part of the scrapping facility’s sorting operation, thus were selected for sampling/lab analysis. On Monday, July 15th, 2019 Delta Industrial Hygienist Patrick Reardon was onsite to perform the baseline air sampling and monitor activities within the vicinity of the samples and subject property. See Attachment A: IH Air Sample Survey Form for a log of the sampling activities.

Ambient air sampling included the collection of four (4) area air samples (plus one field blank); two on the subject property (north and south), one in greenspace across Six Mile Creek and the last east of the scrapping facility, near train tracks on Cecil Malone Drive (see Attachment C: Google Map, air sampling location drawing for details).

Metals (as reference above) area air sampling and analysis was performed by NIOSH 7301 Methodology. Air sampling was conducted using a 37mm MCE cassette attached to a low-flow battery-operated pump with tygon tubing. Each air sample was pre-calibrated to 2.0 lpm for run for a total of 120 minutes (240 liters of air). The cassettes were then capped and shipped along with Chain of Custody for analysis (at RUSH turn-around). See Attachment B for Laboratory Results.

Summary of Lab Results
Apart from employee workplace exposures, no standard exists for ambient air exposure to metals in air (residential setting). General Industrial Hygiene guidelines and good practices were used as a point of reference. Based on the reported results, none of the sampled metal constituents tested (Cr, Cu, Fe or Pb) were found to have a reportable concentration; as all were reported as Below the Limit of Detection for a given location (including the field blank). Please Note: the OSHA workplace exposure standards for the metals tested with the lab’s reported Limit of Detection (LOD) in parentheses were as follows: Chromium II & III: [PEL] 0.5 mg/m³, [LOD] (0.0031 mg/m³) Copper: 1.0 mg/m³, (0.0031 mg/m³); Iron Oxide: 10 mg/m³, (0.012 mg/m³) and Lead: 0.05 mg/m³, (0.0031 mg/m³). The laboratory LOD for these constituents was several orders of magnitude below the OSHA workplace exposure levels and all samples were reported as being below the LOD. As such, the reported lab results appear to indicate that no significant risk of exposure is present and no further sampling is recommended.
If you have any questions, or require any other information, please feel free to contact me at your convenience.

Respectfully,

DELTA ENGINEERS, ARCHITECTS, & LAND SURVEYORS, DPC

[Signature]

Robert M. Cherevko
Project Manager

Attachments
Attachment A

130 Cherry Street, Ithaca, NY

Industrial Hygiene Air Sample Survey Form
**INDUSTRIAL HYGIENE AIR SAMPLE SURVEY FORM**

**Sample Date:** 07/15/2019

**Laboratory:** ESIS

**Project:** 130 Cherry Street, Ithaca, NY; Ambient Air IH Sampling

**Laboratory Report #:** C1960855

**Project #:** 2019.316.001

**Client:** Environmental Works, Inc.

**Client Contact:** Kevin Cassill

**Laboratory:** ESIS

**Laboratory Report #:** C1960855

**Project:** 130 Cherry Street, Ithaca, NY; Ambient Air IH Sampling

**Project #:** 2019.316.001

**Client:** Environmental Works, Inc.

**Client Contact:** Kevin Cassill

**Rotameter #:** MESA Lab 510

**Turn Around Time:** Next Day RUSH

**Shift:**
- 1. Day
- 2. Eve.
- 3. Night

**Frequency of Operation**
- 1. Daily
- 2. 2-3/wk
- 3. Weekly
- 4. 2-3/mo
- 5. Monthly
- 6. 2-3/yr
- 7. Yearly
- 8. Special

**Duration of Operation**
- 1. 0-30 min
- 2. 30-60 min
- 3. 1-2 hr
- 4. 2-4 hr
- 5. 4-6 hr
- 6. 4-6 hr
- 7. 8 hr
- 8. > 8 hr

**NOTE:** Sample 150705-Metals; Field Blank not entered on this IH Form

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<thead>
<tr>
<th>Location (Column No.)</th>
<th>1</th>
<th>2</th>
<th>3</th>
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<tbody>
<tr>
<td>South of Building</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>North of Building</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sidewalk</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>East by train tracks</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>&amp; facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sample #</th>
<th>150701-Metals</th>
<th>150702-Metals</th>
<th>150703-Metals</th>
<th>150704-Metals</th>
</tr>
</thead>
</table>

| Flow Rate (lpm)       | 2.0           | 2.0           | 2.0           | 2.0           |
| Volume (liters)        | 240 L         | 240 L         | 240 L         | 240 L         |

**Operation**
- Ambient Air

**Activity/Task**
- n/a

**Source Description**
- Metals reclamation sorting station
- Metals reclamation sorting station
- Metals reclamation sorting station
- Metals reclamation sorting station

**Materials/Products Used**
- Adjacent properties metals
- Adjacent properties metals
- Adjacent properties metals
- Adjacent properties metals

**Exposure Origin**
- Ambient Operator
- Operator
- Ambient Operator
- Operator

**Industrial/Office/Environmental Exposure**
- Environmental
- Environmental
- Environmental
- Environmental

**Ventilation Description (if present)**
- n/a

**Ventilation Used**
- Yes
- No
- Yes
- No
- Yes
- No
- Yes
- No

**Respirator Description (if used)**
- n/a

**Respirator #**
- n/a

**PPE Description (if used)**
- n/a

**PPE Adequate**
- Yes
- No
- Unknown
- Yes
- No
- Unknown
- Yes
- No
- Unknown

**Laboratory #**
- C1960855
- C1960855
- C1960855
- C1960855

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<tr>
<th>Stressor</th>
<th>CAS#</th>
<th>Concentration/Unit mg/M³</th>
<th>Concentration/Unit mg/M³</th>
<th>Concentration/Unit mg/M³</th>
<th>Concentration/Unit mg/M³</th>
<th>8 hr TWA mg/M³</th>
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<tr>
<td>Chromium, Metallic as Cr (0)</td>
<td>7440-47-3</td>
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<tr>
<td>Copper</td>
<td>7440-50-8</td>
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<td>&lt; 0.0031</td>
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<tr>
<td>Iron Oxide</td>
<td>1309-37-1</td>
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<tr>
<td>Lead</td>
<td>7439-92-1</td>
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</tbody>
</table>

**BLD – Below Limit of Detection**
- Blank was BLD for All constituents
<table>
<thead>
<tr>
<th>Sample #</th>
<th>150701-Metals</th>
<th>150702-Metals</th>
<th>150703-Metals</th>
<th>150704-Metals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pump Type</td>
<td>Low-Flow Battery</td>
<td>Low-Flow Battery</td>
<td>Low-Flow Battery</td>
<td>Low-Flow Battery</td>
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<tr>
<td>Pump Mfg.</td>
<td>Gillian</td>
<td>Gillian</td>
<td>Gillian</td>
<td>Gillian</td>
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<tr>
<td>Pump Model</td>
<td>BDXII</td>
<td>BDXII</td>
<td>BDXII</td>
<td>BDXII</td>
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<tr>
<td>Pump Serial#/Name</td>
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<td>20170102102</td>
<td>20170102101</td>
<td>20161101125</td>
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<td>MESA Labs</td>
<td>MESA Labs</td>
<td>MESA Labs</td>
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<td>Calibrator Model</td>
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<tr>
<td>Calibrator Serial#/Name</td>
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<td>155508</td>
<td>155508</td>
<td>155508</td>
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<tr>
<td>Pre Cal Flow Rate (lpm)</td>
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<td>1.998</td>
<td>2.001</td>
<td>2.002</td>
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<tr>
<td>Post Cal Flow Rate (lpm)</td>
<td>2.002</td>
<td>1.999</td>
<td>2.002</td>
<td>1.999</td>
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<tr>
<td>Lower Flow Rate (lpm)</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Media</td>
<td>37 mm (MCE)</td>
<td>37 mm (MCE)</td>
<td>37 mm (MCE)</td>
<td>37 mm (MCE)</td>
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<td>18174-7E1-0298</td>
<td>18174-7E1-0298</td>
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<td>Time On</td>
<td>0935</td>
<td>1005</td>
<td>0956</td>
<td>0946</td>
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<tr>
<td>Time Off (with lunch/break)</td>
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<td>---</td>
</tr>
<tr>
<td>Time On (with lunch/break)</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Time Off</td>
<td>1135</td>
<td>1205</td>
<td>1156</td>
<td>1146</td>
</tr>
<tr>
<td>Pump Check(s)</td>
<td>1030</td>
<td>1105</td>
<td>1056</td>
<td>1045</td>
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</tbody>
</table>

**Calculations:**

Exposure during the unsampled period is: [ ] Same as sample period [ ] Zero [ ] Other

Shift Length: N/A  Actual Length of Sampled Work: N/A  Time Course of Events/Comments:

The IH and IHT arrived onsite at 130 Cherry St., Ithaca, NY at 0915 and obtained keys to the gate from Lisa/Molly. The IH and IHT began to set up 4 ambient air samples-2 immediately adjacent to the structure in question, 1 in a greenspace across from 130 Cherry St. and 1 near an intersection of Cecil Malone Drive (near train tracks); per the scope of work. All metals air sampling pumps were pre-calibrated to 2.0 lpm, prior to arriving onsite. Ambient air samples were collected using low-flow battery operated pumps, set up on air sampling stands, approximately 3-5’ off the ground. The building in question was “up-wind” (wind blowing in an easterly to westerly direction) from a potential contamination source-Weitsman Metal Sorting Facility. NOTE: following set up of sample 150702-Metals (North of Bldg.) landscaping operations (lawn cutting, leaf blowing) took place in the immediate vicinity of that air sample. The IH elected to void and re-take that sample (vs. obscuring the 37mm cassette). The area can be described as semi-active industrial with tractor trailers/construction vehicles regularly traveling nearby. No trains and no work on the gravel piles near location 1 during the sampling event. Samples were all collected by 1205. The IH & IHT exited by 1215. See Google map for air sampling locations.
Attachment B

130 Cherry Street, Ithaca, NY

ESIS/Chubb Laboratory Sample Results
To: Robert Cherevko  
Delta Engineers Architects & Land Surveyors  
860 Hooper Road  
Endwell, NY  13760

Report #: C1960855

P.O. No.:  
Project 2019.316.001 - 130 Cherry Street Ithaca NY

Date Received:  07/16/2019  
Date Reported: 07/17/2019

Case Narrative

This report shall not be reproduced except in full, without the written approval of the laboratory.  
Unless noted, the condition of samples on receipt was acceptable.  
Results relate only to items tested in the condition received.  
Weighted concentrations reported are based on values provided by the client.
To: Robert Cherevko  
Delta Engineers Architects & Land Surveyors  
860 Hooper Road  
Endwell, NY 13760

Report #: C1960855  
P.O. No.:  
Project 2019.316.001 - 130 Cherry Street Ithaca NY

Date Received: 07/16/2019  
Date Reported: 07/17/2019

Analysis: Metals in Air  
Analytical Method: Inductively Coupled Plasma; NIOSH 7301 - MCE Filter  
Prep Date: 07/16/19  
Analysis Date: 07/16/19

<table>
<thead>
<tr>
<th>Sample Number</th>
<th>Air Volume (Liters)</th>
<th>Component</th>
<th>ug</th>
<th>mg/m³</th>
</tr>
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<tbody>
<tr>
<td>150701-Metals</td>
<td>240</td>
<td>Chromium</td>
<td>&lt;0.750</td>
<td>&lt;0.0031</td>
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<tr>
<td></td>
<td></td>
<td>Copper</td>
<td>&lt;0.750</td>
<td>&lt;0.0031</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Iron Oxide</td>
<td>&lt;2.86</td>
<td>&lt;0.012</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lead</td>
<td>&lt;0.750</td>
<td>&lt;0.0031</td>
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<tr>
<td>150702-Metals</td>
<td>240</td>
<td>Chromium</td>
<td>&lt;0.750</td>
<td>&lt;0.0031</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Copper</td>
<td>&lt;0.750</td>
<td>&lt;0.0031</td>
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<td></td>
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<td></td>
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<td>Lead</td>
<td>&lt;0.750</td>
<td>&lt;0.0031</td>
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<tr>
<td>150703-Metals</td>
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<td>&lt;0.0031</td>
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<tr>
<td></td>
<td></td>
<td>Copper</td>
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<td>&lt;0.0031</td>
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<td></td>
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<td></td>
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<td>Lead</td>
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<td>&lt;0.0031</td>
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<tr>
<td>150704-Metals</td>
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<tr>
<td></td>
<td></td>
<td>Copper</td>
<td>&lt;0.750</td>
<td>&lt;0.0031</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Iron Oxide</td>
<td>&lt;2.86</td>
<td>&lt;0.012</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lead</td>
<td>&lt;0.750</td>
<td>&lt;0.0031</td>
</tr>
<tr>
<td>150705-Metals</td>
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<td>Chromium</td>
<td>&lt;0.750</td>
<td>Reporting Limit: 0.750 ug</td>
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<td></td>
<td></td>
<td>Copper</td>
<td>&lt;0.750</td>
<td>Reporting Limit: 0.750 ug</td>
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<tr>
<td></td>
<td></td>
<td>Iron Oxide</td>
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<tr>
<td></td>
<td></td>
<td>Lead</td>
<td>&lt;0.750</td>
<td>Reporting Limit: 0.750 ug</td>
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</tbody>
</table>

Analytical results do not require blank correction.
**REQUEST FOR ANALYTICAL SERVICES**  
*Lab approval is REQUIRED for RUSH analysis. Please call ahead. Additional charges apply.*

<table>
<thead>
<tr>
<th>TAT</th>
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<tbody>
<tr>
<td>Standard TAT</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Next Day RUSH TAT</td>
<td></td>
<td>X</td>
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<tr>
<td>3 Day RUSH TAT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Same Day RUSH TAT</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Send INVOICE To:**  
Robert M. Cherevko  
Delta Engineers, Architects & Land Surveyors  
860 Hooper Road  
Endwell, NY 13760  
Phone: 607-231-6676  
Fax: 607-231-6640  
E-mail: rcherevko@delta-eas.com

**Send RESULTS To:**  
Robert M. Cherevko  
Delta Engineers, Architects & Land Surveyors  
860 Hooper Road  
Endwell, NY 13760  
Phone: 607-231-6676  
Fax: 607-231-6640  
E-mail: rcherevko@delta-eas.com

**Project Information**  
**Accts. Payable Phone #:** 607-231-6600  
**Accts. Payable E-mail:**  
**PO# Ref # (if required):** Project 2019.316.001  
**Sampling Location:** 130 Cherry Street, Ithaca, NY

**CHAIN OF CUSTODY**  
**Relinquished by:**  
**Signature:**  
**Date/Time:** 7/16/19 11:38 AM

**RESULTS DELIVERY**  
(Select all that apply)

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<tr>
<th>EHL #</th>
<th>SAMPLE IDENTIFICATION</th>
<th>MEDIA TYPE</th>
<th>ANALYSIS DESIRED</th>
<th>NOTES</th>
<th>DATE SAMPLED</th>
<th>SAMPLING RATE (liters/min)</th>
<th>TOTAL TIME (minutes)</th>
<th>SAMPLE VOLUME (liters)</th>
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<tr>
<td>1</td>
<td>150701-Metals</td>
<td>37mm MCE</td>
<td>NIOSH 7301</td>
<td>Location #2, 5th Fl, Office Bldg</td>
<td>7/15/2019</td>
<td>2</td>
<td>120</td>
<td>240 L</td>
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<tr>
<td>2</td>
<td>150702-Metals</td>
<td>37mm MCE</td>
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<td>Location #1, 1st Fl, Office Bldg</td>
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<td>2</td>
<td>120</td>
<td>240 L</td>
</tr>
<tr>
<td>3</td>
<td>150703-Metals</td>
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<td>7/15/2019</td>
<td>2</td>
<td>120</td>
<td>240 L</td>
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<tr>
<td>4</td>
<td>150704-Metals</td>
<td>37mm MCE</td>
<td>NIOSH 7301</td>
<td>Location #4, 1st Fl, Office Bldg</td>
<td>7/15/2019</td>
<td>2</td>
<td>120</td>
<td>240 L</td>
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<td>7/15/2019</td>
<td>n/a</td>
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</tbody>
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**FOR NOTES ONLY:**  
Analyze for Chromium, Copper, iron and Lead ONLY; RUSH TAT-1 day
Attachment C

130 Cherry Street, Ithaca, NY

Google Map-Air Sample Locations Drawing
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for Site Plan Review for a mixed-use development located at 130 Cherry Street, by Whitham Planning & Design, applicant for owner, and

WHEREAS: the applicant proposes an as-of-right five-story building approximately 63 feet in height with gallery, office and affordable residential space at 130 Cherry Street, on the east side of the Cayuga Inlet. The program includes ground floor covered parking for approximately 36 vehicles, plus 7,600 SF of potential retail/office and amenity space geared towards artists’ needs. Building levels two through five will house approximately 120 studio, one-bedroom and two-bedroom residential units. The total building square footage is 97,500 SF. The north edge of the property will include a publicly accessible path to the Inlet, and

WHEREAS: this is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance § 176-4B(1)(k), (h)[2], (n), and the State Environmental Quality Review Act (“SEQRA”) § 617.4(b)(11), both of which require environmental review, and

WHEREAS: the Planning Board, being the local agency which has primary responsibility for approving and funding or carrying out the Action, did, on February 26, 2019 declare itself Lead Agency for environmental review of the Project, 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: a Public Hearing for the proposed action was held on April 23, 2019, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, has on April 23, 2019 reviewed and accepted as adequate a Full Environmental Assessment Form (“FEAF”), Part 1, submitted by the applicant, and Parts 2 & 3, prepared by Planning staff and amended by the Planning Board, the following drawings, “Existing Conditions (C2)”, “Demolition Plan (C3)”, “Site Plan (C4)”, “Grading Plan (C5)”, “Utility Plan (C6)”, “Civil Details (C7 & C8)”, “E&S Plan (C9)” and “E&S Details (C10)”, dated 3/20/19 and prepared by Fagan Engineers; “1st Floor Plan (P1)” dated 04-02-19, and “2nd Floor Plan (P2)”, “3rd Floor Plan (P3)”, “4th Floor Plan (P4)” and “5th Floor Plan (P5)” dated 01-17-19 and “1st Floor Accessibility”, “Exterior Elevations (2 sheets)”, “Southeast Approach Perspective”, “Northeast Human Scale Perspective (P6, P8 P9 & P11) ” and “Southeast Human Scale Perspective (P7)” all dated 4/15/19 and “Exterior Elevations (P10)” dated 4/02/19 and all prepared by BW Architects and Engineers; “Site Plan (L-1.0)” dated 3-11-19, and “Landscape Site Plan” – showing Construction Phases Timeline dated 3-06-19, and other application materials, and

WHEREAS: the City of Ithaca Parks, Recreation, and Natural Resources Commission, Tompkins County Department of Planning & Sustainability, and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered,

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

WHEREAS: the City of Ithaca Planning and Development Board did, on April 23, 2019 determine the proposed project would will result in no significant impact on the environment and did make a Negative Declaration of Environmental Significance, and
WHEREAS: in accordance with §176-7 E. of CEQR and §617.7(e) of SEQRA, the City of Ithaca Planning and Development Board acting as Lead Agency determined that (1) new information had been discovered, and the Lead Agency determined that no significant adverse impact will occur, and

WHEREAS: the Board, acting as Lead Agency in environmental review, did on June 25, 2019 review and accept as adequate the new information consisting of: a revised Full Environmental Assessment Form (FEAF), Part 3, prepared by Planning staff and a letter and from Peter Wissoker dated May 28, 2019 and supporting material and a response letter from J Kevin Cassil, Principal Scientist for Environmental Works, Inc. dated June 10, 2019 and a report titled Metals in Air Testing Area IH Ambient Air Sampling Delta Project No. 2019.316.001, and other supporting materials, and

WHEREAS: the City of Ithaca Planning and Development Board did, on June 25, 2019 amend the Negative Declaration issued on April 23, 2019 to include the above-mentioned information in the environmental record, and

WHEREAS: this Board, did on July 23, 2019 review and accept as adequate the following new and revised drawings: “1st Floor Plan (PR1)”, “Tower Floor Plan (PR2)”, Exterior Elevations (PR3 & PR4)’, Perspectives (PR5-9) and “Proposed Signage (PR 10)” all dated 5/16/19 an prepared by BW Architects and Engineers and other application materials, now, therefore be it

RESOLVED: that the Planning and Development Board does hereby grant preliminary & final approval to the project subject to the following conditions:

   i. Submission to the Planning Board of project details, including but not limited to lighting, signage, exterior furnishings, bike racks, etc., and
   ii. Confirmation from the City transportation Engineer that all concerns have been addressed, and
   iii. Submission to the Planning Board of a revised site plan showing any changes since 3/6/19, and
   iv. Submission of building materials, and
   v. Submission of a revised first floor plan showing a stripped accessible pathway through the parking garage to the activity room, and
   vi. Any future changes should be submitted to the Planning Board for review and approval, and
   vii. Bike racks must be installed before a certificate of occupancy is granted, and
   viii. Execution of a easement agreement between the City and the property owner for portions of the sidewalk on private property, and
   ix. This site plan approval does not preclude any other permit that is required by City Code, such as sign permits, tree permits, street permits, etc., and

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
Attn: Lisa Nichols  
Planning Department  
108 E Green St.  
Third Floor, Ithaca City Hall  
Ithaca, NY 14850

RE: Ithaca Arthaus Site Plan Review - City Engineering Comments

18 July 2019

Dear Eric, Lisa and City staff:

We received Site Plan engineering review comments on July 15th, 2019. From the letter we were advised to respond to comments from Eric Hathaway dated April 8, 2019.

The following are responses to our items:

- A parking generation analysis to show parking demand throughout the day must be submitted. The applicant has stated that parking demand is similar to other locations but has not provided documentation to this point.
- Most of our projects are mandated by zoning to have a certain ratio, ranging from 1:1 to 1.5 spaces per unit. The below estimates on parking usage are all taken at peak hours, which typically fall on the weekend, or Monday-Friday between 6:30 PM and 7:00 AM, or the non-working hours. During the business day, the parking counts fall dramatically. Below are the examples that may correlate to Ithaca Arthaus;
  - Hudson Arthaus in Troy, 80 units with 73 spaces, I would estimate 60 are used. This is a less walkable site, higher concentration of 2BR and 3BR units.
  - 444 River Street in Troy, 74 units with 26 spaces. This is a very urban, walkable area, with project scheduled to open in September, higher concentration of 2BR.
  - Utica, 49 units, mandated at 1.3:1. Onsite there are 49 spaces, city gave us garage parking for 15 remaining spaces to hit ratio. The onsite lot routinely has 20 empty spaces, I don’t believe the parking garage spaces are utilized. This is an urban/walkable site.
  - Elmira is mandated at 1:1, this is scheduled to open in August.
  - Saratoga Springs, mandated at 1.5:1, scheduled to open end of 2019
  - Mosaic Village Cohoes, 68 units with 54 parking spaces, this was mandated by city, scheduled to open December 2019.
  - Bodhi Salt Lake City, 80 units with 46 parking spaces. Urban site, typically 10 spaces+- vacant.
  - Intrada El Reno, 57 units including 6 youth units, 32 parking spaces, parking typically half occupied.
  - Intrada St Louis, 56 units including 10 youth units, 54 spaces per city mandate, typically 30+- spaces vacant.
  - Freedom Place St Louis, 68 units with 44 parking spaces, parking typically half occupied.
- Ithaca Arthaus is scheduled for 124 units, 40 of which will be supportive units through TC Action, largely youth. None of their Amici House residents have cars, we assume the same will be true at Ithaca Arthaus. Currently showing 34 onsite parking spaces, this number could be reduced by 3 if playground equipment is added to the site, which would be within building footprint.
• The plan shows possible construction along the Flood Control Channel. Such work would need approval from the City, DEC and Army Corp of Engineers.
• No construction along the Flood Control Channel.

• Some of the proposed plantings seem like they could create sight distance issues for vehicles exiting the driveway. This must be formally evaluated.
• Plantings adjacent to the driveway will maintain a clear view between 3’-6’ high. The majority of the species indicated are small grasses, street trees are proposed, and there are a small number of mid-sized shrubs, all to be maintained below 3’-0.” Canopy trees to be maintained above 6’-0.”

• If the sidewalk is proposed setback from the street as currently shown, easements from adjacent property owners will be required to ensure a continuous linear sidewalk connection in the future.
• The project team feels parallel parking along Cherry Street would be a great thing in the future, and therefore adjacent sidewalks would align because they would be designed in the same ways as Ithaca Arthaus. We would not expect Vecino to be party to any future easements - this would be between the City and the future landowner.

• The current sidewalk detail shows the sidewalk changing elevation at the proposed driveway and crossing the driveway offset significantly from the roadway. The City will require a consistent elevation of the sidewalk and that the sidewalk move closer to the roadway for visibility of pedestrians.
• The sidewalk is located against the building to allow for a tree lawn between the sidewalk and curb and to allow for the transformer. As for a consistent elevation, is the review referring to the “Driveway Entrance (Type 2) Standard Detail” on sheet C8 and not the grading plan? We added the NYSDOT standard detail to show max/min requirements. Our grading along the sidewalk is much less, changing from 388.52 at south to 389.22 at the entrance to the garage entrance.

Please let us know if you have any additional comments. Thank you!

Sincerely,

Molly Chiang

Developer, Vecino Group – Northeast Region
mollyc@vecinogroup.com
(m) 607.275.1786
PROPOSED RESOLUTION
CEQR Negative Declaration
Site Plan Review
815 S. Aurora Street
City of Ithaca Planning and Development Board
July 23, 2019

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for Site Plan Review for a new 66-unit student housing complex comprised of three buildings, located at 815 South Aurora Street by Stream Collaborative on behalf of the owner, and

WHEREAS: the project applicant proposes to construct a new 66 unit student housing complex 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 is located in the R-3b Zoning District, and

WHEREAS: this is 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), and

WHEREAS: New York State Department of Environmental Conservation, and the Tompkins County Department of Health, and the New York State Department of Transportation, all potentially involved agencies in this action have all consented to the Planning Board acting as Lead Agency for this project,

WHEREAS: the Planning Board, being the local agency which has primary responsibility for approving and funding or carrying out the Action, did, on March 26, 2019 declare itself Lead Agency for environmental review of the project, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, has on July 23, 2019 reviewed and accepted as adequate a Full Environmental Assessment Form (“FEAF”), Part 1, submitted by the applicant, and Parts 2 & 3, prepared by Planning staff and amended by the Planning Board, the following drawings: “Topographic Map, No. 815 South Aurora Street, City of Ithaca, Tompkins County, New York” dated 9-26-16 and prepared by T.G. Miller P.C; “Demolition Plan (C1.0)”, “Site Plan (C2.0)”, “Site Plan Future Access (C2.1) (showing bike parking)”, “Grading, Drainage and Erosion Control Plan (C3.0 & 3.1)”, “Lighting Plan (C5.0)”, “Rock Plan (C6.0)”, “Detail Sheet (C9.0, 9.1, 9.2, 9.3, 9.4 & 9.5)”; and “Driveway Plan (C10.0, 10.1, 10.2 & 10.3) with a latest revision date of 5-21-19; “Truck Plan (C8.0 & 8.1)” with a latest revision date of 5-23-19 and “Utility Plan (C4.0)” with a latest revision date of 6-14-19 all prepared by Marathon Engineering, and “Building A Unit Area Plans (A.00)”, “Building B Unit Area Plans (A.01)”, “Building A Exterior Elevations (A2.00)”, “Building B Exterior Elevations (A2.01)”, “Building A Sections (A3.01)” and “Building B Sections (A3.03)” dated 6-03-19 “Building C Unit Area Plans (A.00)”, “Building C Exterior Elevations (A2.00)”, “Building B Exterior Elevations (A2.01)” and “Building C Sections (A3.00)” dated 6-07-19, all prepared by Stream Collaborative et al; and “Planting Plan (L103)” dated 6-21-19; “site Sections (L301)” dated 5-22-19; “Solar Study (A9.1, 9.2 & 9.3)”, Context Images (A9.4 & 9.5) dated 5-09-19; “815 Aurora Updated Drawings from the Public Way Submitted June 19, 2019”, and unattributed renderings showing the rooftop mechanical layout and screening, hand dated 6-25-19, and other application materials, and
WHEREAS: the City of Ithaca Parks, Recreation, and Natural Resources Commission, Tompkins County Department of Planning & Sustainability, and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered,

WHEREAS: the City Planning Board, acting as Lead Agency, has determined, as more clearly elaborated in the FEAF, that the applicant has mitigated any potentially significant impacts to the environment, 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 that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act.

Moved by: 
Seconded by: 
In Favor: 
Against: 
Abstain: 
Absent: 
Vacancies: None
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for Site Plan Review for a new 66-unit student housing complex comprised of three buildings, located at 815 South Aurora Street by Stream Collaborative on behalf of the owner, and

WHEREAS: The project applicant proposes a new 66 unit student housing complex 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 is located in the R-3b Zoning District, and

WHEREAS: this is 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), and

WHEREAS: New York State Department of Environmental Conservation, and the Tompkins County Department of Health, and the New York State Department of Transportation, all potentially involved agencies in this action, all consented to the Planning Board acting as Lead Agency for this project, and,

WHEREAS: the Planning Board, being the local agency which has primary responsibility for approving and funding or carrying out the Action, did, on March 26, 2019 declare itself Lead Agency for environmental review of the Project, and

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

WHEREAS: the Planning and Development Board held a required Public Hearing on April 23, 2019, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, has on July 23, 2019 reviewed and accepted as adequate a Full Environmental Assessment Form ("FEAF"), Part 1, submitted by the applicant, and Parts 2 & 3, prepared by Planning staff and amended by the Planning Board, the following drawings: "Topographic Map, No. 815 South Aurora Street, City of Ithaca, Tompkins County, New York" dated 9-26-16 and prepared by T.G. Miller P.C; "Demolition Plan (C1.0)", "Site Plan (C2.0)", "Site Plan Future Access (C2.1) (showing bike parking)", "Grading, Drainage and Erosion Control Plan (C3.0 & 3.1)", "Lighting Plan (C5.0)", "Rock Plan (C6.0)", "Detail Sheet (C9.0, 9.1, 9.2, 9.3, 9.4 & 9.5)" and "Driveway Plan (C10.0, 10.1, 10.2 & 10.3)" with a latest revision date of 5-21-19; "Truck Plan (C8.0 & 8.1)" with a latest revision date of 5-23-19 and "Utility Plan (C4.0)" with a latest revision date of 6-14-19 all prepared by Marathon Engineering, and "Building A Unit Area Plans (A.00)", "Building B Unit Area Plans (A.01)", "Building A Exterior Elevations (A2.00)", "Building B Exterior Elevations (A2.01)", "Building A Sections (A3.01)" and "Building B Sections (A3.03)" dated 6-03-19 "Building C Unit Area Plans (A.00)", "Building C Exterior Elevations (A2.00)", "Building B Exterior
Elevations (A2.01)" and “Building C Sections (A3.00)” dated 6-07-19, all prepared by Stream Collaborative et al; and “Planting Plan (L103)” dated 6-21-19; “site Sections (L301)” dated 5-22-19, “Solar Study (A9.1, 9.2 & 9.3)”, Context Images (A9.4 & 9.5) dated 5-09-19; “815 Aurora Updated Drawings from the Public Way Submitted June 19, 2019”, and unattributed renderings showing the rooftop mechanicals layout and screening, hand dated 6-25-19, and other application materials, and

WHEREAS: the City of Ithaca Parks, Recreation, and Natural Resources Commission, Tompkins County Department of Planning & Sustainability, and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered,

WHEREAS: the City Planning Board, acting as Lead Agency, has determined, as more clearly elaborated in the FEAF, that the proposed Project will result in no significant adverse impacts on the environment and did issue a Negative Determination of Environmental Significance, and

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

RESOLVED: Preliminary Approval for this project is subject to the following conditions:

Before Final Site Plan Approval:
   i. Submission to the Planning Board of colored and keyed building elevations for all facades, and
   ii. Submission to the Planning Board of documentation of the hours of operation of the exterior amenity spaces, and
   iii. Submission to the Planning Board of all site details including building materials and colors, signage, lighting, exterior furnishings, paving, wall and railing materials and details, and
   iv. Applicant to consider additional exterior bike racks, and
   v. Submission to the Board of the layout of covered bike parking, and

Before issuance of a Building Permit
   i. Confirmation from the City Transportation Engineer that all concerns have been addressed, and
   ii. Documentation of a binding commitment for winter sidewalk snow removal, and
   iii. Documentation from Ithaca Fire Department and DOT that all transportation and emergency access issues have been satisfied, and

Before Certificate of Occupancy
   iv. Any future changes should be submitted to the Planning Board for review and approval, and
   v. Bike racks must be installed before a certificate of occupancy is granted, and
   vi. Execution of a easement agreement between the City and the property owner for portions of the sidewalk on private property, and
   vii. This site plan approval does not preclude any other permit that is required by City Code, such as sign permits, tree permits, street permits, etc., and

Moved by:
Seconded by:
In Favor:
PROJECT DESCRIPTION
The project applicant proposes a new 66 unit student housing complex 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 is 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).

IMPACT ON LAND
The 2.85 acre project site is partially developed, containing an existing cell tower facility, garages, an office, a one-bedroom apartment and parking area for 15 cars and two access roads – one off S. Aurora Street and a shared access drive from Hudson Place. Current development/impervious surface occupies approximately .71 acres of the site, with the remainder of the site being lawn. The new project will occupy an undeveloped portion of the site and will increase impervious surface by approximately .73 acres. Impervious surface will go from .71 acres (25%) to 1.44 acres (51%).

Based on information provided by the applicant, the area to be developed is characterized by steep slopes – mostly over 15% - covered by grass with a few trees and shrubs, with shallow depth to underlying bedrock.

Foundation construction, utility installation, and site work and improvements will require rock removal. The applicant has submitted a Subsurface Investigation Report dated February 2019 and prepared by Elwyn & Palmer Consulting Engineers PLLC (Elwyn & Palmer). Based on information provided in the report, the proposed structures can be supported on conventional shallow footings. Rock excavation will be performed by conventional methods, including use of rock bucket and hoe ram. Blasting will not be permitted on site. The applicant states, in application materials dated April 17, 2019, that site preparation will last 4 months during which approximately 3,700 CY of rock will be removed for site and foundation preparation.

A Stormwater Pollution Prevention Plan ("SWPPP") will be required in compliance with NYS Department of Environmental Conservation’s ("DEC") regulations for stormwater management. The SWPPP will require the installation of temporary practices to provide erosion and sediment controls during
construction as well as permanent stormwater practices to treat and manage stormwater runoff following completion of the Project;

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

**IMPACT ON SURFACE WATER**
Currently, the land drains downhill to the north and is directed to an existing 15” drainage pipe that connects to the storm sewer system. According to the applicant, the existing 15” collection pipe and associated storage provided in the shallow receiving ditch do not provide sufficient capacity to contain 100% of the flow during the storm events analyzed for this project. The capacity of the storage ditch is exceeded for rain events less than the 2 year storm event and during this event the water flows to the north directly onto Aurora Street.

Under the proposed conditions water will continue to flow to the north and will be collected via drainage inlets. The applicant proposes to install a larger 18” diameter pipe to connect to the storm sewer system (subject to approval by the DOT).

Roof runoff and impervious pavement runoff (for Buildings A and B) will pass through a pre-fabricated hydrodynamic stormwater treatment unit prior to entering 9 (nine) 2,000 gallon cisterns/tanks located within the basement of building A, this will provide the required peak flow reduction for runoff and will discharge into the upgraded storm sewer system.

Roof runoff for Building C, parking areas, walks, etc. will be directed to a bio retention area for water quality treatment. Some water will infiltrate through the soil and collect in underdrains while higher intensity flows will be collected in drainage inlets within the bio retention area.

The Lead Agency has received comments concerning the potential for impacts to downhill properties due to increased runoff. The SWPPP will require the installation of temporary practices to provide erosion and sediment controls during construction as well as permanent stormwater practices to treat and manage stormwater runoff following completion of the Project.

During the initial phase of construction, portions of the permanent stormwater collection system will be installed. Diversion berms/swales will divert onsite runoff to sediment traps, minimizing impacts to downhill properties.

The applicant has submitted a Stormwater Pollution Prevention Plan (SWPPP) dated 2-13-19 (and revised 4-12-19) and prepared by Marathon Engineering which must be reviewed and approved by the City Stormwater Management Officer. Additionally, the NYSDOT must review and approve the stormwater collection upgrade as it will tie into the NYSDOT’s storm sewer.
The Lead Agency has determined that with best practices and regulatory adherence for storm water retention and water quality in accordance with the approved SWPPP, no significant impacts on surface water are anticipated.

**IMPACT ON GROUNDWATER**
The applicant has submitted a Subsurface Investigation Report dated February 2019 and prepared by Elwyn & Palmer. Based on information provided in the report, water is expected at or near the top of the subsurface rock in all elevations. Groundwater flow generally follows the existing topography of a site as well as any impermeable subsurface boundary condition. Based on the geotechnical report, fractured shale is present throughout the project site at depths as shallow as 2’.

During construction, rock removal will be required, which may impact groundwater flow. Groundwater control will be managed through standard construction practices as outlined in the SWPPP and in accordance with DEC guidelines.

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

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

**IMPACTS ON AIR**
According to information provided by the applicant, construction is projected to last approximately 12 months. Excavation and preparation of foundations may create the potential for 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

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**
The new project will occupy an undeveloped portion of the site and will increase impervious surface by approximately .73 acres. Impervious surface will go from .71 acres (25%) to 1.44 acres (51%). Based on information provided by the applicant, the area to be developed is characterized by steep slopes – mostly...
over 15% - covered by grass and trees, areas of shrubs, and with shallow depth to underlying bedrock. Due to the open and undeveloped nature of the site, it is likely used by browsing deer and small mammals.

The applicant has submitted a survey dated 9/26/2016 and prepared by TG Miller and a Demolition Plan dated 2/13/19 and prepared by Marathon Engineering. The drawings show nine trees to be removed, all of which are 15’ dbh or over with two being 28’ and 34’ dbh. No information was given regarding species or condition of the trees to be removed. Drawings also show stands of shrubs along the north and west property lines proposed to be removed.

The applicant has submitted a landscape plan for the entire site dated 7/1/19 and prepared by Stream Collaborative. The plan shows thirteen new shade trees, six ornamental trees, four evergreen trees, a row of columnar trees (along the north property edge as well shrubs and perennials. The plan will be further developed during site plan review and should include deer protection and a preliminary watering system to help establish plants. Any trees and stands of vegetation to be retained should be protected from construction activities with ridged fencing that extends to the dripline.

The Lead Agency has determined that, with acceptable tree protection during construction, and proper establishment of new plantings, 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 this information, 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. The site is, however is in a highly visible gateway area to travelers entering the City from the south. Within the site there will likely be some sweeping views towards Cayuga Lake and across the valley with spectacular views of East Hill and Cornell University

Most of the site is perched high above Aurora Street. As such, building C will not be visible from any public way. Buildings A and B will set into the slope and will be most visible from the downhill side of Aurora Street and directly in front of the buildings. The applicant has included building features and materials that reference the industrial site (the former Emerson plant) across S Aurora Street.

Due to the slope of the site, building A & B are quite tall on the downhill side when compared to the modest two story homes just to the south of the project site. The applicant has submitted a street level visualization to demonstrate how these buildings interface with downhill residential properties as well as two (undated) massing studies showing potential by-right development in the adjacent R-2 zoning district to the immediate north. The latter illustrates that potential zoning compliant development on adjacent downhill properties would be allowable with significantly greater massing than existing conditions.
The applicant has submitted drawings titled “Solar Study (A9.1, A9.2 & A9.3)” dated 5-0-19 and prepared by Stream Collaborative which models shadows cast by the proposed buildings during the summer and winter solstices and the summer equinox. The study demonstrates significant winter shading and minimal summer shading during the time modeled.

The site plan and building details will be further developed during site plan review, including the following:

- Scaled elevations of and materials for retaining walls, stairs and railings, building details, including location of vents and other utility related features on the building facades, materials and colors for all materials, including bike racks (2 details shown) bridge(s), and utility entrance

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.

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 site is not part of or adjacent to a public open space or recreational system. The site is a large undeveloped parcel and as such, may be seen by some as community an open space or recreational amenity. However, the property is privately owned and not part of a public system.

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, 156- Six Mile Creek Valley, is more the one half mile from the project site and will not be impacted by project development or operations.

As a result of the information provided above the Lead Agency has determined no significant impact to Critical Environmental Areas is anticipated.
IMPACT ON TRANSPORTATION
The project requires approval from NYS DOT to install two curb cuts needed for fire truck pull-off in front of buildings A & B. The pull off is required by the City Fire Department to meet life safety needs for the two buildings.

Vehicular Access
The applicant has submitted an Engineering Report dated February 13, 2019 and prepared by Marathon Engineering. The report provides the following information about transportation:

Currently, access to the parcel is via two (2) driveway entrances. One from South Aurora Street (NYS Rt 96B) and one from Hudson Place via an existing ingress/egress easement with the neighboring parcel. As proposed, this project will eliminate the driveway to Hudson place, demolish and re-construct the existing full-access driveway to South Aurora Street, and construct two (2) new driveways to South Aurora Street for fire department access. This driveway removal and construction work will require commercial driveway permit review and approval by NYSDOT.

In addition, a planned sidewalk and roadway improvement project is proposed Rt. 96B including this project’s frontage on Rt. 96B. That project includes the removal of the right in-bound travel lane on Rt 96B resulting in a single inbound lane. In addition, pedestrian access is proposed to extend from the City of Ithaca sidewalk located on the east side of South Aurora Street south to the Ithaca College campus main entrance. The IC Overlook, LLC project and its associated driveway entrances have been designed to accommodate the future roadway and sidewalk work proposed by the Town of Ithaca.

According to the report, “the project is anticipated to generate 6 entering/16 exiting vehicle movements during the AM peak hour and 22 entering/20 exiting vehicle trips during the PM peak hour as well as the Saturday peak hour. Given the anticipated trip generation for this project (22 vehicles per hour or less), the project is not anticipated to have any potentially significant adverse impacts on traffic operations. No further traffic study is warranted or recommended at this time.”

The above conclusions were corroborated in a February 14, 2019 letter from Stephen Ferrante, PE, Principal Transportation Engineer of SRF Associates to Adam Fishel, Project Engineer/Senior Engineer of Marathon Engineering. The City Transportation Engineer should review and approve the traffic report.

The Planning Board has received some comments stating that fire safety access to the site will be impeded due to the future removal of one northbound lane starting at the City limit for the purpose of accommodating a sidewalk on the east side of Rte. 96B. As stated above, the project requires approval from NYS DOT to install two curb cuts needed for fire truck pull-off in front of buildings A & B. The pull off is required by the City Fire Department to meet life safety needs for the two buildings. NYSDOT is evaluating this the safety of this arrangement in their review of the project.
Pedestrian and Public Transit Access
The applicant states that most residents will be students at Ithaca College and that the site is within walking distance of downtown amenities and IC and is well served by transit. The applicant has provided the following information regarding transit and pedestrian access in their April 17, 2019 submission materials:

Public Transit:
- We have engaged TCAT to discuss potential additional stops along the South Aurora Corridor. Due to limited sight distances, in-bound traffic speeds, road slope, etc. TCAT does not currently have plans to add a new stop along this project’s frontage.
- TCAT currently has a bus stop at the South Aurora/Hillview intersection. Tenants could walk northbound down South Aurora along new/improved City of Ithaca sidewalks to utilize this existing bus stop. Total walking distance is less than ½ mile.

TCAT currently has a bus stop at the Coddington/Hudson Street intersection. Tenants could walk north on either Hudson Place or Coddington Road, both just a short distance from this intersection.

Pedestrian Access:
- To downtown: utilize new/improved City sidewalk to walk northbound along South Aurora.
- Until the Town of Ithaca completes their sidewalk/roadway improvement project access to IC would be as follows: utilize new/improved City sidewalk to walk northbound along South Aurora, then down Grandview Avenue to Hudson Street, then up Hudson Street to IC’s footpath near the Coddington/Hudson Street intersection. This route is not substantially longer than if tenants were allowed to cut across the Dennis’ property to Hudson Pl/Coddington. (This is not going to happen. The students will walk from the project site to Hudson Place, to Coddington Road up the hill through the maintenance facility to the main campus or they will likely drive. (Could the property owners provide a shuttle?)

- Snow removal from the contiguous Town of Ithaca future sidewalk should be the responsibility of the adjacent property owner as it is for all city residents. The applicant should provide documentation of a binding commitment to provide snow removal.

The site plan shows the project’s walkways and curb cuts tied into the new public sidewalk configuration as proposed by the Town and to be constructed in 2020. Sidewalks should also be built through the site to connect to Hudson Place if the adjacent property owner is in agreement.

Bike Access & Amenities
The applicant has provided the following information regarding bike parking in their April 17, 2019 submission

31 bike parking spaces are required for the 153 bedrooms, 30 of which must be covered. Bikes will be accommodated in 3 stalls of the existing vehicle garage accessible from the parking area.
One car parking space typically accommodates 10 bikes, as such the proposed garage will allow for 100% of the required bike parking to be under cover.

Transportation Construction Impacts
The applicant states, in application materials dated April 17, 2019, that site preparation will last 4 months during which approximately 3,700 CY of rock will be removed during site and foundation preparation. Assuming a 12 CY truck capacity, this would equal 308 truckloads.

In materials submitted May 22, 2019 the applicant provided the following additional information:

Rock removal will be performed with a hoe-ram attachment on an excavator and then loaded and hauled to a disposal site. Depending on the successful site contractor at the time of bidding there are various options for disposing of it. Some site work contractors elect to take the spoiled rock, crush it and re-purpose it. However, the equipment and permits for crushing rock is extensive and few site contractors are able to do that. Others will utilize various spoil sites depending on what land they own or relationships they have people that own dump sites. The majority of bidders are going to be looking to find something to the south of the project site to avoid the inefficiencies of trying to navigate through the city. We do know that many site contractors have dump sites on 79 to the south of Ithaca and some bidders may elect to come down 96 and then turn right onto 79 and back up the hill, out of the city. Delivery traffic will be coming and going in various directions. It is difficult to predict at this time, without specific suppliers and contractors selected for this project. The most consistent traffic will be dump truck traffic, and is difficult to completely predict, besides the general information above, without a specific contractor selected.

As a result of the information provided above, the Lead Agency has determined that no significant impact on traffic is anticipated.

IMPACT ON ENERGY

In the May 22, 2019 submission materials the applicant provided information about energy usage systems. The information was provided on Taitem Engineering P.C. letterhead, however it was undated with no indication of an author, and gave a theoretical scoring based on the City’s Green Building Policy which is currently under development. It states:

In order to comply with the Ithaca Green Building Policy easy path, the project must achieve 6 points or more. The summary below contains the points that this project would achieve through the Ithaca Green Building Policy as it is currently written.

EE1 – Heat pumps for space heating (3 points)
- Project is using Air Source mini split one-to-one heat pumps for space heating qualifying for 3 points in this category.
A12 – Heating systems in heated space (1 point)
- All heating systems will be contained within the thermal envelope of the building qualifying for 1 point in this category.
A13 – Efficient Building Shape (1 point)
- The building shape complies with the maximum wall + roof / floor area ratios in order to achieve 1 point in this category
A15 – Window to wall ratio less than 20% (1 point)
- The window to wall ratio for buildings A and B is just under 15% and for building C it is just over 18% meaning that all three buildings comply with the window to wall ratio threshold of 20%.
OP1 – Development density (1 point)
- This development will have more than 7 dwelling units per acre qualifying for 1 point in this category.
Total Points = 7

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
Construction is expected to last approximately 12 months during which time there will be temporary impacts due to construction noise and activities. Foundation construction, utility installation, and site work and improvements will require rock removal. The applicant has submitted a Subsurface Investigation Report dated February 2019 and prepared by Elwyn & Palmer Consulting Engineers PLLC (Elwyn & Palmer). Based on information provided in the report, the proposed structures can be supported on conventional shallow footings. Rock excavation will be performed by conventional methods, including use of rock bucket and hoe ram. Blasting will not be permitted on site. The applicant states, in application materials dated April 17, 2019, that site preparation will last 4 months.

Noise-producing construction shall be limited to the hours of 7:30 A.M. and 7:30 P.M., Monday through Friday (or Saturday 9:00 A.M. to 7:30 P.M. with advance notification to and approval by the Director of Planning and Development).

The Lead Agency has received comments regarding the potential for impactful noise due to the rooftop terrace on Building B. The applicant has provided the following response and information to address this concern:

Local ordinances and policies regarding gatherings will be referenced in the lease. Any issues are immediately reported to the landlord and dealt with in a more managed way compared to your typical south hill house party. There will be no access to the lounge or rooftop terrace after 10:00pm. No gatherings in courtyard after 10:00pm. No gatherings in parking lot will be allowed. Noise issues have historically been self-regulating in larger apartment buildings because the closest neighbors are other tenants who have similar concerns to any other neighboring properties.
IMPACT ON HUMAN HEALTH

The applicant has submitted a Phase 1 ESA dated December 20, 2011 and prepared by EBI Consultants. This assessment has identified no evidence of recognized environmental conditions (RECs) in connection with the Project Site. As there has been no development activity on the site since the issuance of this report, it is not expected that conditions have changed.

The Lead Agency has received comments regarding potential health impacts to project residents due to the proximity to the telecommunications tower and the associated exposure to radio frequency fields. The Federal Communications Commission (FCC) is the agency responsible for determining and regulating exposure safety limits for radio frequency emission. Information on the FCC website state:

.....radiofrequency emissions from antennas used for cellular and PCS transmissions result in exposure levels on the ground that are typically thousands of times below safety limits. These safety limits were adopted by the FCC based on the recommendations of expert organizations and endorsed by agencies of the Federal Government responsible for health and safety. Therefore, there is no reason to believe that such towers could constitute a potential health hazard to nearby residents or students.

This issue is also addressed in the City Code Section 325-29.17, which states:

Registry, monitoring, inspection, abandonment and obsolescence, B. Inspection, (1), The owner or operator of PWSF shall provide for and conduct an inspection of mounts at least once every five years. A report shall be provided to the Department of Planning, Building and Economic Development verifying compliance with previous approvals and the City Code, and (2) The owner or operator of PWSF shall provide for and conduct an inspection of radio frequency radiation at least once every two years by a licensed radio frequency engineer. Three copies of a report shall be provided to the Department of Planning, Building and Economic Development, verifying that the radio frequency radiation is in compliance with FCC Guidelines.

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

CONSISTENCY WITH COMMUNITY PLANS

- All new development is outside the existing fall zone of the cell tower. (The Lead Agency has received comments regarding the 2015 amendment to the City Code that reduced the fall zone for telecommunication towers. There is only one such tower in the City located on the project site. The change, voted on by Common Council in May of 2016, reduced the fall zone as a percentage the tower height from 200% to 120%. The revision to the zoning ordinance was based on two engineering reports submitted to the City which demonstrated that the distance the cell tower could actually fall in the worst situation in which all three- guy wires supporting the tower fail, would be equal to the tower's height of 170 feet and that a debris field may extend beyond
the collapsed tower an additional 10-15 feet. Therefore the fall zone for the tower on the project site was effectively reduced from 340 feet to 204.)

- The project, as proposed, does not require area variances and complies with zoning.
- All existing building development within the fall zone will remain without alteration or expansion.
- The project requires approval from NYS DOT to install two curb cuts needed for fire truck pull-off in front of buildings A & B. The pull off is required by the City Fire Department to meet life safety needs for the two buildings. NYS DOT has given tentative conceptual approval for this arrangement but may require gates at each curb cut to restrict access.
- Trash will be accommodated in a screened dumpster area within the expanded parking lot to make it easier for residents to deposit trash on their way to key destinations.
- The City of Ithaca will be installing a 12” water main extending from the existing 6” water main on South Aurora Street, running through the project site and ultimately connecting to the existing 12” water main located along Hudson Place. The purpose of this upgrade will be to provide adequate water service to this project, the Chainworks Project and other South Hill developments. The City will be deeded a maintenance easement from the applicant.

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

CONSISTENCY WITH COMMUNITY CHARACTER

Due to the slope of the site, building A & B are quite tall on the downhill side. The applicant has submitted street level visualizations dated 4-17-19 to demonstrate how these buildings interface with downhill residential properties.

The project site is in the R-3b Zoning District where multiple dwellings of 4 stories and up to 40 feet are allowed by right. Properties directly to the south and east are also in the R-3b Zoning District. The area is a mixture of single family homes, multifamily housing, and some small scale commercial. Surrounding the R-3b Zone is the R-2a where buildings are restricted to single family homes or duplexes of 3 stories and up to 35 feet. Due to the change in grade on the site, Building A, as proposed, technically complies with these height limits. However, its north façade will rise approximately 50’ or more above the ground and contain 5 habitable levels (one considered a basement and therefore not a story) in the front portion of the building.

The applicant has submitted a street level visualization to demonstrate how these buildings interface with downhill residential properties as well as two (undated) massing studies showing potential by-right development in the adjacent R-2 zoning district to the immediate north. The latter illustrates that potential zoning compliant development on adjacent downhill properties would be allowable with significantly greater massing than existing conditions.
The Aurora Street building façade at street-level features a large garage door and retaining walls which differs from the residential character north of the property.

The applicant has submitted drawings titled “Solar Study (A9.1, A9.2 & A9.3)” dated 5-0-19 and prepared by Stream Collaborative which models shadows cast by the proposed buildings during the summer and winter solstices and the summer equinox. The study demonstrates significant winter shading and minimal summer shading during the time modeled.

The site plan and building details will be further developed during site plan review, including the following:

- Scaled elevations of and materials for retaining walls, stairs and railings, building details, including location of vents and other utility related features on the building facades, materials and colors for all materials, including bike racks (2 details shown) bridge(s), and utility entrance

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

**Prepared by:** Lisa Nicholas, Deputy Director of Planning, AICP
PROPOSED RESOLUTION

SEQR Negative Declaration

3,450 SF Commercial Building & Associated Site Improvements
410 Elmira Road
Site Plan Review
City of Ithaca Planning & Development Board
July 23, 2019

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

WHEREAS: the applicant proposes to construct a 3,450 SF commercial building with a drive-through, parking area for 20 cars, a 940 SF amphitheater, and associated site improvements on the 1.56 acre project site. The site is currently vacant. The project site is in the SW-3 Zoning district and requires area variances. The project is subject to the Southwest Area Design Guidelines, and

WHEREAS: this has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(2), and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(11),

WHEREAS: the Planning Board, being the local agency which has primary responsibility for approving and funding or carrying out the Action, did, on June 25, 2019 declare itself Lead Agency for environmental review of the project, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, has on July 23, 2019 reviewed and accepted as adequate a Full Environmental Assessment Form (“FEAF”), Part 1, submitted by the applicant, and Parts 2 & 3, prepared by Planning staff and the following drawings: “Existing Features /Demolition Plan (CA100)”, “Site and Pavements Marking Plan (CA110)”, “Utility Plan (CA120)”, “Grading and Erosion Control Plan (CA130)”, “Lighting Plan (EA100)” and “Landscape Plan (LA100)” all dated 7/10/19 and “Detail Sheet (CA500 & 501)” dated 5/17/19 and all prepared by Costich Engineering, and “Proposed Building Elevations (A201 202 & 203), and “Proposed Site Plan (A101)” dated 7/12/19 and “Proposed Amphitheater Floor Plan (A102)” and “Proposed Amphitheater Elevations (A204)” dated 5/17/19 and all prepared by PW Campbell, and other application materials, and

WHEREAS: the City of Ithaca Parks, Recreation, and Natural Resources Commission, Tompkins County Department of Planning & Sustainability, and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered,

WHEREAS: the City Planning Board, acting as Lead Agency, has determined, as more clearly elaborated in the FEAF, that the applicant has mitigated any potentially significant impacts to the environment, 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 that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act.

Moved by:
Seconded by:
In Favor:
Against:
Abstain:
Vacancies: None
July 19, 2019

Visions FCU
410 Elmira Rd
Ithaca, NY
Re: Response to “Tompkins County Energy Recommendations for New Construction”

Dear Lisa,

Below are the current directions regarding the referenced items for this project:
1) **Energy Star products** – We will specify products that are Energy Star rated.
2) **Heat Pumps** - We are currently looking into air source heat pumps and hybrid water heaters.
3) **Solar** – The roof structure is large enough to support a future solar panel array. The structure will be designed to support such a system. We are also investigating solar canopies to supplement the two electric car charging stations that are proposed.
4) **Energy Efficient Building Design** – As you can see from the design, we have avoided complex building shapes and we do plan to utilize best practices to minimize air infiltration.
5) **Lighting Controls and High Efficiency Lighting Technology** – Several years ago, Visions FCU committed to utilizing LED lighting and occupancy sensors on all of their new or renovation projects. We intend to utilize both of these technologies on this project as well.
6) **Heating and Cooling Systems** – The ductwork will be tested for efficiency on this project and adjusted accordingly if unacceptable air leakage is observed.

These systems will also be zoned to more effectively create a comfortable climate throughout the space.

We will be more than happy to answer any further questions that you may have.

Sincerely,

Mitch Leech
July 17, 2019

Lisa Nicholas, Deputy Director of Planning  
City of Ithaca  
108 East Green Street  
Ithaca, New York 14850

Re: Visions FCU/Amphitheater  
Trip Generation

Dear Ms. Nicholas:

The following are anticipated vehicular trips generated for the proposed use:

**Amphitheater**

Exhibit “A” attached shows the proposed outdoor seating area ± 8,300 S.F. which conforms to the site grading producing a cone shaped viewing area. We are estimating 16 S.F. average space per person. The proposed lawn area can accommodate standing, lawn chairs and ground seating.

# seats = 8,300 S.F. / 16 S.F./seat = 519 seats

The City of Ithaca off-street parking requirements are 1 space per 5 seats based on theater use.

# parking spaces required for event = 519 / 5 = 104 parking spaces = estimated generated vehicle trips

Conservative assumptions include no “pass-by trips” or vehicles already on the road for another purpose and all patrons attending events by vehicle versus bicycle or walking. There are no land use studies in the ITE Trip Generation Manual which match the proposed amphitheater use/scale. It is also anticipated that the amphitheater events will occur in the weekday PM hours and weekends when the Credit Union is closed.

If you have any questions or comments, please feel free to contact our office.

Very truly yours,

COSTICH ENGINEERING, D.P.C.

Garth Winterkorn

GW/ew  
Attachment  
xc: PW Campbell

h:\job\7181\documents\correspondence\2019-07-17 trip generation letter to ithaca
detention ponds, and supporting facilities, storm water systems, retaining and exterior walls, sidewalks, outside courts, landscaped and planted areas, stairways, elevators, service corridors, loading docks, hallways, public restrooms, roofs, equipment, signs and any special services provided by Landlord for the common or joint use and benefit of all tenants in the Development, their employees, customers and other invitees.

7.02 - Development of Common Areas

Landlord shall make available from time to time such Common Areas, which may in part consist of areas made available by means of an REA or other like agreements, for the common benefit to the tenants and occupants of the Development as Landlord shall deem appropriate. Subject to the provisions of any REA or other like agreements, Landlord shall operate, manage, equip, insure, repair and maintain such Common Areas for their intended purposes in such a manner as Landlord shall, in its sole discretion, determine. Landlord shall at all times have the right to determine, change or alter the nature, extent, size or location of the Common Areas and Landlord shall be not subject to liability therefor, nor shall Tenant be entitled to any compensation or diminution or abatement of rent on account of any such determination or change, nor shall any such action be deemed an actual or a constructive eviction of Tenant. Notwithstanding the foregoing, Landlord shall not unreasonably obstruct Tenant’s right of access to the Premises, or unreasonably interfere with the Tenant’s use of the Premises.

7.03 - Use of Common Areas and Tenant Common Areas

Subject to the terms of the REA, Tenant and its officers, employees, agents, customers and invitees shall have the nonexclusive right, in common with Landlord and all others to whom Landlord has or may hereafter grant rights, to use the Common Areas as designated from time to time by Landlord, subject to such reasonable regulations as Landlord may from time to time impose, including the designation of the days and hours of operation and use and designation of specific areas in which motor vehicles owned or used by Tenant, its officers, employees and agents must be parked. Tenant agrees to abide by such regulations and to use its best efforts to cause its officers, employees, agents, customers and invitees to conform thereto. Landlord may at any time refuse temporarily the Common Areas or any portion thereof to make repairs or changes to prevent the acquisition of public rights therein, or to discourage non-customer parking, and may do such other acts in and to the Common Areas as in its judgment may be desirable to improve the convenience thereof. Tenant shall not at any time interfere with the rights of Landlord and other tenants, its and their permitted officers, employees, agents, customers, and invitees, to use any part of the parking areas and other Common Areas. Landlord shall have the sole and exclusive right to use the Common Areas for advertising purposes, promotions, exhibits, shows, displays, kiosks and such other similar uses.

7.04 - Common Areas Costs

To reimburse Landlord for Common Area costs, commencing as of the Term Commencement Date and continuing throughout the Lease term, Tenant shall pay to Landlord, as Additional Rent, monthly in advance on the first day of each month, a sum equal to one-twelfth (1/12) of the fixed annual charge of $2,000.00.

ARTICLE 8

Utilities

8.01 - Utility Lines

Tenant covenants and agrees that at all times during the term of this Lease, its use of any utility service shall never exceed the capacity of the mains, feeders, ducts, conduits and lines bringing the same to the Premises, provided, however, that Tenant may increase the capacity of the aforesaid, with Landlord’s prior written approval, if Tenant pays for and performs all necessary work therefor (including maintenance and repair of same) and, provided further, that no work performed by Tenant will result in any increased expense to Landlord in any manner whatsoever. Tenant shall make application for and be solely responsible for the payment of any impositions charged by applicable governmental jurisdictions or utility providers which are commonly referred

(4677183.1)
Ithaca, NY location – proposed amphitheater usage

PROPOSED USE
The outdoor amphitheater space will be used to bring the community together for free and/or charitable, family-friendly events and activities. They will be hosted by Visions Federal Credit Union and when appropriate, will include local resources and talent.

STAFFING
Visions Federal Credit Union employees and Visions Cares volunteers will be on site during all events. As the host, we want to create a fun and safe atmosphere. Our team of employees and volunteers will work to make that happen. If necessary, outside security professionals will be hired.

FREQUENCY
During the first year, our goal is to host (1) event per month May – September. At the end of 2020, we will evaluate the success of the season and consider increasing the frequency. Knowing there are many wonderful opportunities in Tompkins County all year, we would balance our event schedule to not create conflicts with other venues.

EVENTS
In addition to polling our members in the Ithaca area and asking for their input on events, here is a sampling of some family-friendly events we would consider hosting:

- Concerts
- Comedian
- Magician (children’s entertainment)
- Movies
- Plays
- Adult Spelling Bee

We would be open to partnering with neighbors on events like:
- Yoga Class – Mighty Yoga, Blackbird Studio, Fine Spirit Studio, etc.
- Nature Talks/Education – Buttermilk Falls State Park
- Story Hour – Tomkins County Public Library
- Glass Blowing – Corning Museum of Glass
- Lecture Series – Ithaca College, Cornell University
- Cooking Demo – Cornell Hotel Administration & Hospitality Management School

With its proximity to natural resources, it would be a great gathering spot to begin:

- Nature Walk/Hike
- 5K Run

Visions would also take advantage of the space and utilize it for internal teambuilding and wellness programs for our staff and volunteers.
410 ELMIRA ROAD
SITE DEVELOPMENT PLANS
CITY OF ITHACA
COUNTY OF TOMPKINS
STATE OF NEW YORK

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PREPARED FOR:
PW CAMPBELL
109 ZETA DRIVE
PITTSBURGH, PENNSYLVANIA 15238

APPROVAL PLANS
PROJECT NO. 7181
SHEET NO. CA001
DATE MAY 17, 2019

CITY OF ITHACA
COUNTY OF TOMPKINS
STATE OF NEW YORK
July 16, 2019

Lisa Nicholas
Division of Planning and Economic Development, City of Ithaca
108 E. Green Street, 3rd Floor
Ithaca, N.Y. 14850

Re: Carpenter Park – SEQR—Plan Revisions

Dear Lisa:

Attached please find revisions to previously submitted materials for Carpenter Park. This project has received its declaration of Lead Agency, and offers these revised plans for discussion during the SEQR process. The submission is in response to a previous review of all materials needed to begin SEQR.

Revisions to the plans are as follows:

- Revised Existing Conditions and Demolition Plan
  - Limits of Disturbance in the DOT areas
  - Detail of tree protection
  - Erosion control devices during and after construction

- Revised Site Plan
  - Proposed Site Furnishings
  - Proposed Site Lighting
  - Details Sheet
  - Land Cover
  - Parking Evaluations

- Revised Subdivision Plan
  - Proposed parcel lines

These changes are illustrated in the attached drawings. We look forward to continuing the public review process.

Sincerely,

Scott Whitham
GENERAL NOTES:

1. APPLICABILITY - THE NOTES AND INFORMATION PROVIDED ON THIS SHEET ARE APPLICABLE TO ALL "C" SERIES DRAWINGS. THE "C" SERIES DRAWINGS COVER SITE RELATED IMPROVEMENTS OUTSIDE THE BUILDING ENVELOPE. THE BUILDING ENVELOPE INCLUDES ALL AREA WITHIN 5' OUTSIDE OF THE BUILDING'S EXTERIOR WALL. THE ENGINEER MAKES NO WARRANTY AS TO THE LOCATION, SIZE, TYPE, ELEVATION, AND/OR NUMBER VERTICAL LOCATION OF UTILITIES IN THE VICINITY OF THE NEW INFRASTRUCTURE.

4. PROPERTY PROTECTION - THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING PAVEMENT, CURBS, WALKS, LAWNS, TREES, ETC. CAUSED BY THEIR CONSTRUCTION OPERATIONS. ALL DAMAGE SHALL BE REPAIRED OR

5. ACCESS - THE CONTRACTOR SHALL PROVIDE SATISFACTORY VEHICULAR ACCESS TO ALL ADJOINING PROPERTIES, PRIVATE ROADWAYS, PARKING FACILITIES, AND PUBLIC STREETS DURING CONSTRUCTION.

6. SITE SAFETY - PRIOR TO AND THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL POST SIGNAGE IN THE CONTRACTOR.

8. MAINTENANCE - PUBLIC STREETS, PRIVATE DRIVES AND PARKING FACILITIES SHALL BE KEPT FREE OF FOREIGN MATERIALS. ALL AREAS SHALL BE SWEPT CLEAN AT THE END OF EACH WORKING DAY AND/OR AS DIRECTED BY THE OWNER'S ON-SITE REPRESENTATIVE. SECURED AREA AS DETERMINED IN CONTRACT DOCUMENTS OR AS SPECIFIED BY THE OWNER'S ON-SITE REPRESENTATIVE.

10. PERMIT(S) - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE

11. BIDDERS TAB - TECHNICAL INFORMATION PROVIDED AS PART OF THE BID PROCESS IS INTENDED TO AID AND HELP DEFINE THE CONTRACTOR'S WORK SCOPE AND QUANTITIES. IF DISCREPANCIES OCCUR THE CONTRACTORS SHALL REQUEST A CLARIFICATION.

CONSTRUCTION NOTES:

3. PRE-CONSTRUCTION MEETING - A PRE-CONSTRUCTION MEETING SHALL BE HELD ON-SITE PRIOR TO THE START OF WORK. THIS DESIGN ENGINEER AND OWNER.

4. DEMOLITION - CLEARING AND GRUBBING SHALL BE LIMITED TO THE SITE BOUNDARIES OR WITHIN THE "WORK LIMIT LINE" AS DEFINED ON THE PLAN. TREES AND OBJECTS DESIGNATED FOR REMOVAL SHALL BE COORDINATED AND FIELD VERIFIED WITH PROJECT ON-SITE REPRESENTATIVE. ALL MATERIALS SHALL BE LEGALLY DISPOSED OF OFF-SITE OR RETURNED TO OWNER AS DIRECTED BY CONTRACT DOCUMENTS. ALL ITEMS NOT SPECIFICALLY CALLED OUT TO BE REMOVED SHALL REMAIN.

5. UTILITIES (I.E. GAS, ELECTRIC, LIGHTING, COMMUNICATIONS) TO AVOID POTENTIAL INSTALLATION CONFLICTS.

6. STAGING - AS DEFINED BY THE CONTRACT DOCUMENTS THE CONTRACTOR SHALL CONSTRUCT A SECURE STAGING AREA AS DETERMINED IN CONTRACT DOCUMENTS OR AS SPECIFIED BY THE OWNER'S ON-SITE REPRESENTATIVE.

7. CLOSE-OUT - THE CONTRACTOR'S WORK SCOPE INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING AT PROJECT CLOSE-OUT TO THE SATISFACTION OF OWNER'S ON-SITE REPRESENTATIVE:

- RESTORATION OF ALL DISTURBED GRASS AND LANDSCAPED AREAS.
- COMPLETION OF FINAL PUNCH LIST ITEMS.

APPROVALS:

- PLANNING BOARD CHAIRMAN
- COMMISSIONER OF PUBLIC WORKS
- TOWN ASSESSOR
- HIGHWAY SUPERINTENDENT

NO ABSTRACT OF TITLE HAS BEEN PROVIDED FOR THE COMPLETION OF THIS SURVEY.

WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED ON DECEMBER 10, 2018, FROM NOTES OF A BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED APPROVED BY DATE

APPROVED BY DATE

APPROVED BY DATE

APPROVED BY DATE

APPROVED BY DATE

DRAWING A LOT

TOTAL ACREAGE: 0.84

BUILDING ACREAGE: 0.28

CONCRETE ACREAGE: 0.13

OPEN SPACE: 0.33

PARKING COUNT: 16

APPROVED BY DATE

JUNE 2019
PROPOSED PARKING COUNT
PROPOSED BUILDING
PROPOSED CONCRETE
PROPOSED CURB
EXISTING CENTER LINE ROAD
PROPERTY BOUNDARY
SETBACK
PROPOSED EASEMENT LINE
PROPOSED SIGN
PROPOSED LIGHT POLE
RIGHT OF WAY
EXISTING EASEMENT LINE
EXISTING SIGN
PROPOSED FENCE
PROPOSED ACCESS RAMP
PROPOSED PAVEMENT STRIPING
PROPOSED BUILDING MOUNTED LIGHT

BUILDING B & C 107
TOTAL ACREAGE: 5.76
ASPHALT ACREAGE: 2.83
BUILDING B ACREAGE: 0.83
BUILDING C ACREAGE: 0.54
CONCRETE ACREAGE: 0.67
OPEN SPACE: 0.89
PARKING COUNT: 272

LAYOUT PLAN
CARPENTER PARK

20172440.0003
C 102 2
1" = 20' JUNE 2019

APPROVALS
COMMISSIONER OF PUBLIC WORKS
TOWN ASSESSOR
FIRE MARSHAL
HIGHWAY SUPERINTENDENT
PLANNING BOARD CHAIRMAN
APPROVED BY                                                     DATE
APPROVED BY                                                  DATE
APPROVED BY                                                 DATE
APPROVED BY                                                        DATE
APPROVED BY                                                   DATE
EXISTING CENTER LINE ROAD
EXISTING FENCE
EXISTING EASEMENT LINE
PROPOSED BUILDING
PROPOSED CONCRETE
PROPOSED LIGHT
PROPOSED WATER SERVICE W/ HYDRANT & VALVE
EXISTING WATER SERVICE VALVE
MANHOLE
EXISTING ELECTRIC LINE & POLE
EXIST. ELECTRIC HANDHOLE
EXIST. GAS VALVE
EXIST. GAS MAIN

UTILITY NOTES:
1. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST REGULATIONS OF THE STATE, COUNTY AND LOCAL MUNICIPALITY
2. MATERIALS - THE CONTRACTOR MAY USE THE FOLLOWING PIPE MATERIAL FOR THE MAIN SEWER AS ALLOWED BY THE MUNICIPALITY, PROVIDING THAT THE ROUGHNESS COEFFICIENT (“N” FACTOR) IS 0.013 OR BETTER:
   - REINFORCED CONCRETE PIPE (RCP), CLASS III
   - HIGH DENSITY CORRUGATED POLYETHYLENE PIPE (PE), AASHTO M-29, TYPE S, ASTM D-3350.
3. MAXIMUM ALLOWABLE INFILTRATION AND EXFILTRATION FOR SANITARY SEWERS SHALL BE LIMITED TO 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE PER 24 HOURS.
4. ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND PERMITS ISSUED BY THE MUNICIPALITY.
5. MANHOLES SHALL BE VISUALLY INSPECTED FOR LEAKAGE BY EXFILTRATION OR VACUUM TESTING. THE CONTRACTOR IS RESPONSIBLE FOR FLUSHING AND LAMPING ALL MANHOLE INSTALLATIONS TO THE SATISFACTION OF THE MUNICIPALITY.
6. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL INSTALLATION AND BEFORE THE FLOOR IS CONCRETE.
7. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
8. ALL HOUSE LATERALS SHALL HAVE A CLEANOUT AT THE PROPERTY LINE OR EASEMENT LINE.
9. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER/COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS. ALL DISCHARGES TO THE SANITARY/COMBINATION SEWER OR STORM SEWER ARE PROHIBITED.

STORM SEWER NOTES
1. REGULATIONS - STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST REGULATIONS OF THE MUNICIPALITY
2. MATERIALS - THE CONTRACTOR MAY USE THE FOLLOWING PIPE MATERIAL FOR THE MAIN SEWER AS ALLOWED BY THE MUNICIPALITY, PROVIDING THAT THE ROUGHNESS COEFFICIENT (“N” FACTOR) IS 0.013 OR BETTER:
   - REINFORCED CONCRETE PIPE (RCP), CLASS III
   - HIGH DENSITY CORRUGATED POLYETHYLENE PIPE (PE), AASHTO M-29, TYPE S, ASTM D-3350.
4. MANHOLES - SHALL BE PRECAST CONCRETE WITH NEOPRENE GASKETS MEETING ASTM C-478 & ASTM C-443.
5. MANHOLES SHALL BE VISUALLY INSPECTED FOR LEAKAGE BY EXFILTRATION OR VACUUM TESTING. THE CONTRACTOR IS RESPONSIBLE FOR FLUSHING AND LAMPING ALL MANHOLE INSTALLATIONS TO THE SATISFACTION OF THE MUNICIPALITY.
6. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL INSTALLATION AND BEFORE THE FLOOR IS CONCRETE.
7. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
8. ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND PERMITS ISSUED BY THE MUNICIPALITY.
9. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL INSTALLATION AND BEFORE THE FLOOR IS CONCRETE.
10. ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND PERMITS ISSUED BY THE MUNICIPALITY.

WATER
1. SPECIFICATIONS - WATER SERVICE LINES (LATERALS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REGULATIONS OF THE MUNICIPALITY
2. COVER - WATER SERVICE LINES SHALL HAVE A MINIMUM OF FIVE FEET OF COVER FROM FINISHED GRADE IN LAWN AND GARDENS. WATER MAINS SHALL HAVE A MINIMUM OF SIX FEET OF COVER FROM FINISHED GRADE.
3. MATERIALS - WATER MAINS SHALL BE GROoved Polyvinyl Chloride (PVC) WITH ENDS SUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A MINIMUM WALL THICKNESS OF SDR-21. PIPING AND FITTINGS SHALL MEET ASTM F-679 (18" THRU 48")
4. MANHOLES - SHALL BE PRECAST CONCRETE WITH NEOPRENE GASKETS MEETING ASTM C-478 & ASTM C-443.
5. MANHOLES SHALL BE VISUALLY INSPECTED FOR LEAKAGE BY EXFILTRATION OR VACUUM TESTING. THE CONTRACTOR IS RESPONSIBLE FOR FLUSHING AND LAMPING ALL MANHOLE INSTALLATIONS TO THE SATISFACTION OF THE MUNICIPALITY.
6. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL INSTALLATION AND BEFORE THE FLOOR IS CONCRETE.
7. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
8. ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND PERMITS ISSUED BY THE MUNICIPALITY.
9. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL INSTALLATION AND BEFORE THE FLOOR IS CONCRETE.
10. ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND PERMITS ISSUED BY THE MUNICIPALITY.

HYDRAULIC NOTES
1. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST REGULATIONS OF THE STATE, COUNTY AND LOCAL MUNICIPALITY
3. MANHOLES - SHALL BE PRECAST CONCRETE WITH NEOPRENE GASKETS MEETING ASTM C-478 & ASTM C-443.
4. ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND PERMITS ISSUED BY THE MUNICIPALITY.
5. MANHOLES SHALL BE VISUALLY INSPECTED FOR LEAKAGE BY EXFILTRATION OR VACUUM TESTING. THE CONTRACTOR IS RESPONSIBLE FOR FLUSHING AND LAMPING ALL MANHOLE INSTALLATIONS TO THE SATISFACTION OF THE MUNICIPALITY.
6. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL INSTALLATION AND BEFORE THE FLOOR IS CONCRETE.
7. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
8. ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND PERMITS ISSUED BY THE MUNICIPALITY.
9. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL INSTALLATION AND BEFORE THE FLOOR IS CONCRETE.
10. ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND PERMITS ISSUED BY THE MUNICIPALITY.

DIRECTORY INDEX
- 1. SANITARY SEWERS AND APPURTENANCES
- 2. MATERIALS - THE CONTRACTOR MAY USE THE FOLLOWING PIPE MATERIAL FOR THE MAIN SEWER AS ALLOWED BY THE MUNICIPALITY, PROVIDING THAT THE ROUGHNESS COEFFICIENT (“N” FACTOR) IS 0.013 OR BETTER:
- 3. MAXIMUM ALLOWABLE INFILTRATION AND EXFILTRATION FOR SANITARY SEWERS SHALL BE LIMITED TO 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE PER 24 HOURS.
- 4. ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND PERMITS ISSUED BY THE MUNICIPALITY.
- 5. MANHOLES SHALL BE VISUALLY INSPECTED FOR LEAKAGE BY EXFILTRATION OR VACUUM TESTING. THE CONTRACTOR IS RESPONSIBLE FOR FLUSHING AND LAMPING ALL MANHOLE INSTALLATIONS TO THE SATISFACTION OF THE MUNICIPALITY.
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- 9. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL INSTALLATION AND BEFORE THE FLOOR IS CONCRETE.
- 10. ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND PERMITS ISSUED BY THE MUNICIPALITY.
1. PREPARATION - PRIOR TO START OF EARTHWORK OPERATIONS THE CONTRACTOR SHALL COMPLETE THE FOLLOWING APPLICABLE ITEMS AS DEFINED BY CONTRACT DOCUMENTS:

- **EROSION CONTROL**: INSTALL ALL REQUIRED EROSION CONTROL ITEMS.
- **SITE DEMOLITION**: REMOVAL AND DISPOSAL OFF-SITE IN A LEGAL MANNER; STRUCTURES, UTILITIES, PAVEMENTS, ETC.
- **CLEARING AND GRUBBING**: REMOVAL AND DISPOSAL OFF-SITE IN A LEGAL MANNER; TREES, BRUSH, STUMPS, ETC.
- **TOPSOIL STRIPPING**: STRIP AND STOCKPILE TOPSOIL FOR REUSE. EXCESS TOPSOIL MAY BE REMOVED.
- **ESTIMATE - COMPLETION OF A QUANTITY TAKEOFF TO DETERMINE THE VOLUME OF CUT, FILL, AND TOPSOIL. COMPARE AND COORDINATE WITH INFORMATION PROVIDED BY THE DESIGN ENGINEER.**

2. (0.10') IN PAVEMENT AREAS (INCLUDING WALKS) AND TO WITHIN THIRTY-THREE HUNDREDTHS OF ONE FOOT (0.33') FOR ALL REMAINING AREAS.

3. **COMPACTION - ACHIEVING THE SPECIFIED MINIMUM COMPACTION VALUES FOR EMBANKMENT/FILL AREAS. THE TERMS "FILL" AND EMBANKMENT" ARE INTERCHANGEABLE.** TO ASSURE THAT THE INTEGRITY OF MATERIAL IS NOT COMPROMISED BY CONSTRUCTION VEHICLES AND/OR IMPROPER DRAINAGE. AREAS DETERMINED BY CONTRACTOR TO BE NOT SUITABLE FOR SUBGRADE PLACEMENT SHALL BE IMMEDIATELY REPORTED WHEN THE SUBGRADE IS ESTABLISHED TO OWNER'S REPRESENTATIVE. STABILIZATION MEASURES FOR CUT AREAS MAY BE CONSIDERED BY OWNER'S REPRESENTATIVE AS A CHANGE TO THE BASE CONTRACT.

4. **METHOD ASTM D-1557:** THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR SHALL DEFINE THE NUMBER OF TESTS AND RESPONSIBILITY. WE RECOMMEND IN EMBANKMENT AREAS ONE PER LIFT AND/OR ONE PER 1,000 CUBIC YARDS. REFER TO BIDDERS PROPOSAL FOR SPECIFIC COMPACTION AND TESTING REQUIREMENTS WITHIN THE BUILDING AREA.

5. **PROOF ROLLING - THE OWNER'S REPRESENTATIVE WILL REQUIRE A PROOF ROLL (I.E. LOADED TEN WHEELER) OF EROSION CONTROL**

6. **CERTIFICATION - THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH INCLUDES THE "GRADING PLAN", "EROSION CONTROL PLAN", "EROSION CONTROL NOTES", ALONG WITH THE "DRAINAGE REPORT", DEFINES AND LATEST STORM WATER REGULATIONS.**

7. **NOTIFICATION - AS DESIGN ENGINEER, OUR OFFICE HAS NOTIFIED THE OWNER OF THE INSPECTION REQUIREMENTS UNDER GP-0-15-002. DISTURBANCES OF 1.0 ACRE OR GREATER REQUIRE THAT THE OWNER FILE A NOTICE OF GENERAL PERMIT #GP-10-01. THE REGULATIONS REQUIRE THAT A LICENSED PROFESSIONAL COMPLETE A WEEKLY INSPECTION (THROUGHOUT THE PERIOD OF LAND DISTURBANCE) AND 2 TIMES WEEKLY IF MORE THAN 5 ACRES IS DISTURBED AT ONE TIME. DOCUMENTS SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.

8. **TOPSOIL - UPON COMPLETION OF THE STOCKPILE STRIPPING OPERATION, STOCKPILES SHALL BE STABILIZED IN ACCORDANCE TO NYSDEC REGULATIONS. THE CONTRACTOR SHALL OBTAIN A PERMITS FROM THE LOCAL MUNICIPALITY FOR THE REMOVAL OF EXCESS TOPSOIL IF REQUIRED.**

9. **WIND BORN EROSION. THIS MEASURE APPLIES TO: HAUL ROADS, CUT AND FILL OPERATIONS, SUB-BASE AND ANY OTHER EXPOSED SURFACES.**

10. **OPERATION & MAINTENANCE - THROUGHOUT THE PERIOD OF CONSTRUCTION AND PRIOR TO ESTABLISHING CAPACITY AND/OR THE MATERIAL IS WITHIN ONE FOOT OF THE DISCHARGE POINT.**

11. **SEQUENCE - THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES IN THE FOLLOWING SEQUENCE**:

   - INSTALL STABILIZED CONSTRUCTION ENTRANCE.
   - PROTECT VEGETATION TO REMAIN.
   - MAINTAIN EROSION CONTROL MEASURES AND PLACE ADDITIONAL MEASURES AS EARTHWORK AND UNDERGROUND UTILITIES ARE CONSTRUCTED.
   - CONSTRUCT SWALES, POND AND SILTATION DEVICES AS EARTHWORK OPERATIONS PROGRESS.
   - THE POND SHALL BE EXCAVATED TO THE PROPOSED DESIGN GRADES.
   - MAINTAIN EROSION CONTROL MEASURES AND PLACE ADDITIONAL MEASURES AS EARTHWORK AND UNDERGROUND UTILITIES ARE CONSTRUCTED.
   - RESTORE AREAS AS DEFINED BY CONTRACT DOCUMENTS.
   - OPERATION & MAINTENANCE - THROUGHOUT THE PERIOD OF CONSTRUCTION AND PRIOR TO ESTABLISHING CAPACITY AND/OR THE MATERIAL IS WITHIN ONE FOOT OF THE DISCHARGE POINT.

12. **7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA IF A 5 ACRE WAIVER IS OBTAINED.**

13. **PARTICIPATION IN GENERAL PERMIT APPLICATION PROCESS - THE CONTRACTOR SHALL TAKE THE LEAD IN THE APPLICATION PROCESS OF GENERAL PERMITS, INCLUDING THE PREPARATION AND SUBMISSION OF THE MATERIALS, TECHNICAL INFORMATION, AND HUMAN RESOURCES NEEDED TO OBTAIN ANY PERMITS.**
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 Review for a new 8-unit apartment building located at 232 Dryden Road (City of Ithaca Tax Parcel #64.-2-18) by Todd Fox for Visum Development, and

WHEREAS: 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, 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:
CITY OF ITHACA BOARD OF ZONING APPEALS (BZA): Notice is hereby given, pursuant to Section 325-40. B. (2) (g) of City of Ithaca Zoning Ordinance, Public Hearings will be held Tuesday, August 6, 2019 at 6:00 PM in Common Council Chambers, City Hall, 108 E. Green St., Ithaca, NY, to consider the following appeals:

APPEAL # 3129  815 TABER STREET

Appeal of Frederic Bouche for area variance from Section 325-8, Column 12, Other Front Yard, Column 13, Side Yard, and Column 14/15, Rear Yard requirements of the Zoning Ordinance. The property at 815 Tabor Street, known as Ports of New York Winery, is in need of additional storage space for the business. In order to provide the storage space, the applicant proposes to convey a 2,125 square foot portion of land from 817 Taber Street and consolidate the land into the 815 Taber Street parcel. The proposal is to install one new cold storage building and rebuild the existing maintenance garage that is currently on the property. The new consolidated portion of land will have street frontage on Cherry Street and will be required to meet the setback requirements for the Cherry Street District. The Cherry Street District requires that; building frontage have a setback of 5 feet for a sidewalk and an additional 8 feet for a tree lawn, for a total of 13 feet from the property line to the building front. The applicant proposes to setback the building 3’-6” from the property line and provide the 13 foot setback from the edge of the road to the building front. The zoning ordinance requires the distance from building to the property line have a 13 foot setback. The property has existing deficiencies in other side yard and the rear yard that will not be exacerbated by the proposal.

The property is located in a CSD – Cherry Street 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.

APPEAL # 3130  205 FAIRMOUNT AVENUE

Appeal of Aaron Rakow for area variance from Section 325-25 C, Location of Accessory Structure requirements of the Zoning Ordinance. The applicant proposes to replace an existing storage shed with a 14’ x 20’ garage at the property located at 205 Fairmount Avenue. The property is located on a corner lot and the applicant would like to position the garage one foot from the side lot line that is on the south end of the property. The applicant is limited in buildable area due to the proximity of the existing home, window locations, and a stone patio that the owner would like to preserve. The garage will meet the rear yard setback of 3’ but will be deficient in the side yard setback having 1’ of the 6’ required by the ordinance. The property has an existing deficiency in the other front yard that will not be exacerbated by the proposal.

The property is located in an R-1b residential use 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.
APPEAL # 3131

Appeal of Andrew Engelhart for area variance from Section 325-8, Column 4, Off-street Parking, Column 10, Percentage of Coverage, Column 11, Front Yard, Column 13, Side Yard, and Section 325-20 E (3) Front Yard Parking requirements of the Zoning Ordinance. The applicant proposes to remove an existing driveway located on the east side of the property and install a new parking area on the west side of the property located at 215 Mitchell Street. The proposal consists of removing approximately 1,806 square feet of stone and restoring the driveway and rear yard parking area on the east side to green space. The new parking area on the west side will be partially located in the front yard to provide parking and maneuvering space for two cars. The portion of the parking area located in the front yard will be approximately 800 square feet in area or 48.8% of the required front yard. The ordinance restricts front yard parking to an area not greater than 25% of the total front yard area. The property has existing deficiencies in off street parking, percentage of lot coverage, front yard and side yard that will not be exacerbated by the proposal.

The property is located in an R-1b residential use 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.

APPEAL # 3132

Appeal of John Snyder Architects on behalf of the owner Maguire Family Limited Partnership, LLC for area variance from Section 325-8, Column 11, Front Yard, and Section 325-29.2 B (2) SW-2 Building Setback requirements of the Zoning Ordinance. The applicant is proposing an improvement project at the property located at 315 Elmira Road. The project includes the reconfiguration of the interior space and upgrading the exterior facade to meet the Honda dealership requirements. As part of the project, the applicant proposes to construct a new addition that will be used as a vehicle delivery carport and also a display for the newest technologies in electronic vehicles. In order to maintain the existing building façade, the new carport will be setback 67.9 feet from the curb line in line with the existing building. Section 325-29.2 B (2) requires that buildings be setback a minimum of 15-34 feet from the curb. The carport will be a total of 916 square feet and extend 35.8 feet along the existing face of the building. This will exacerbating the existing front yard setback an addition 35.8 feet.

The property is located in an SW-2 use 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.

APPEAL # 3133

Appeal of Thomas Epolito on behalf of the owner Ishka Alpern for a sign variance from Section 272-6 B (2), Number of Permitted Signs. The applicant proposes to install three additional wall signs on the building at 900 W. State Street. The building is located on a corner lot that fronts on three streets, W. Seneca St., Taughannock Blvd., and W. State Street. Due to the unique location of the property, the applicant proposes to position the three sign to be visible from the each direction of oncoming traffic. The property currently has two existing signs mounted on the building that are permitted by the sign ordinance. The ordinance permits a total of two signs per business and the three addition signs will exceed the number of signs permitted by the ordinance.

The property is located in the WE/WF West End Water Front use district in which the proposed use is permitted. However, the Sign Ordinance, Section 272-18 requires that variances be granted before a sign permit is issued.
ACCESSIBILITY: If you have a disability and would like specific accommodation to participate, please contact the City Clerk’s Office at 274-6570 by 12:00 p.m., 2-3 business days (not including weekends/holidays) before the meeting.

Gino Leonardi, Zoning Administrator
Secretary to the Board of Zoning Appeals
Publication Dates: **July 31, 2019** and **August 1, 2019**
CITY OF ITHACA

Board of Zoning Appeals — Notice of Appeal

APPEAL # 3129

815 TABER STREET

Appeal of Frederic Bouche for area variance from Section 325-8, Column 12, Other Front Yard, Column 13, Side Yard, and Column 14/15, Rear Yard requirements of the Zoning Ordinance. The property at 815 Tabor Street, known as Ports of New York Winery, is in need of additional storage space for the business. In order to provide the storage space, the applicant proposes to convey a 2,125 square foot portion of land from 817 Taber Street and consolidate the land into the 815 Taber Street parcel. The proposal is to install one new cold storage building and rebuild the existing maintenance garage that is currently on the property. The new consolidated portion of land will have street frontage on Cherry Street and will be required to meet the setback requirements for the Cherry Street District. The Cherry Street District requires that; building frontage have a setback of 5 feet for a sidewalk and an additional 8 feet for a tree lawn, for a total of 13 feet from the property line to the building front. The applicant proposes to setback the building 3'-6" from the property line and provide the 13 foot setback from the edge of the road to the building front. The zoning ordinance requires the distance from building to the property line have a 13 foot setback. The property has existing deficiencies in other side yard and the rear yard that will not be exacerbated by the proposal.

The property is located in a CSD – Cherry Street 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

<table>
<thead>
<tr>
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<th>Address</th>
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<td>Use</td>
<td>Accessory Use</td>
<td>Off-Street Parking</td>
<td>Off-Street Loading</td>
<td>Lot Area (Sq. Feet)</td>
<td>Lot Width (Feet)</td>
<td>Number of Stories</td>
<td>Height in Feet</td>
<td>% of Lot Coverage</td>
<td>Front Yard</td>
<td>Side Yard</td>
<td>Other Side Yard</td>
<td>Rear Yard % of depth or number of feet, whichever is less</td>
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<td>5 Stories</td>
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<td>30'</td>
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<td>Mixed Use</td>
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<td>13'</td>
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<td>OK</td>
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<td>** Def.</td>
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<td>Def.</td>
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</tbody>
</table>

**Notes:**

* The lot area shown is the total lot area after the lot line adjustment between 815 Taber Street and 817 Taber Street.

** The Cherry Street District requires front yards to have a minimum 5 foot sidewalk and an 8 foot tree lawn located in the front yard.
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

APPEAL #: 3129 (FILLED IN BY STAFF)
HEARING DATE: 8/6/2019
BUILDING PERMIT #: 35541 (REQUIRED)
RECEIPT #: 59746 (FILLED IN BY STAFF)

2. Property Address: 815 - 817 TABER ST

Owner’s Name: FRÉDÉRIC BOUCHE
Owner’s Address: 212 UNIVERSITY AVE
City: ITHACA State: NY Zip: 14850

3. Appellant’s Name: FRÉDÉRIC BOUCHE

Appellant’s Address: 212 UNIVERSITY AVE
City: ITHACA State: NY Zip: 14850
Telephone: 607-220-6317 E-Mail: CHEERS@PORTSOFNEWYORIC.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 17th day of April 2019

Notary Public

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:

**Zoning Ordinance Section being Appealed**

- §325-8 Column 12, 13, and 14/15
- §325-
- §325-
- §325-
- §325-
- §325-

**Sign Ordinance Section being Appealed**

- §272-
- §272-
- §272-
- §272-
- §272-
- §272-

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

3. Environmental Assessment form used:

- [X] Short Environmental Assessment Form
- ___ Long Environmental Form
- ___ Lead Agency
- ___ Determination of Significance
- ___ Completed by the Planning Division at preliminary hearing for SPR

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 __________

5. Notes or Special Conditions:

   ______________________________________________________
   ______________________________________________________
   ______________________________________________________
   ______________________________________________________
   ______________________________________________________
NOTICE OF APPEAL
REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. 3129

TO: Owners of Property within 200 feet of 815-817 TAbER ST (property address) and others interested.

FROM: Frederic Bolice (name of person or organization making appeal) applicable to property named above, in a(n) CSD zone.

REGARDING: (check appropriate box)

☒ Area Variance
☐ Special Permit
☐ 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 at the Zoning Division, City Hall, 108 E. Green St., Third Floor, 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 7/23/2019 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

The Board of Zoning Appeals will consider this case on 8/6/2019 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

[Signature of Appellant] 815 TabER ST [Address] 4/17/19 [Date]
Date: 7/16/2019

Board of zoning appeal # 3129

Dear neighbors and friends,

I am sending you this letter to make you aware that I am currently presenting a dossier to the City of Ithaca Board of Zoning Appeal to build 1 storage buildings and rebuild the existing garage on the western back side of the winery main building.

These will be both be identical in design. The proposed size for each is 20' x 25'. The has an existing side yard deficiency and will require a rear, side and other front yard variance along with a lot line adjustment between 815 and 817 Taber St properties. Please see the attached site plan.

If you have any objection to this project, please join us to the meeting set 8/6/2019 at 6 pm at City Hall 108 East Green Street Ithaca, NY 14850.

Thank you,
Frédéric Bouché
owner of 815 and 817 Taber St
List of all properties with 200' from the Tompkins County Dept of Assessment

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Tax Map</th>
<th>Address 1</th>
<th>Address 2</th>
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<th>State</th>
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</table>
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals  
Zoning Appeal # 3129

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  
108 E. Green St., 3rd Fl.  
Ithaca, NY 14850
Phone: (607) 274-6550  
Fax: (607) 274-6558
APPEAL # 3130

205 FAIRMOUNT AVENUE

Appeal of Aaron Rakow for area variance from Section 325-25 C, Location of Accessory Structure requirements of the Zoning Ordinance. The applicant proposes to replace an existing storage shed with a 14’ x 20’ garage at the property located at 205 Fairmount Avenue. The property is located on a corner lot and the applicant would like to position the garage one foot from the side lot line that is on the south end of the property. The applicant is limited in buildable area due to the proximity of the existing home, window locations, and a stone patio that the owner would like to preserve. The garage will meet the rear yard setback of 3’ but will be deficient in the side yard setback having 1’ of the 6’ required by the ordinance. The property has an existing deficiency in the other front yard that will not be exacerbated by the proposal.

The property is located in an R-1b residential use 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

<table>
<thead>
<tr>
<th>Appeal Number</th>
<th>Use District</th>
<th>Applicant</th>
<th>Owner</th>
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<td>Aaron Rakow</td>
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<td>* OK</td>
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</tr>
</tbody>
</table>

**Notes:** Section 325-25 C, requires accessory structures to be 6' from the side lot line and 3' from the rear lot line. The applicant proposes to install the garage 1' from the side lot line.
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 #: 3130 (FILLED IN BY STAFF)
   HEARING DATE: 8/6/2019
   BUILDING PERMIT #: 38852 (REQUIRED)
   RECEIPT #: 59937 (FILLED IN BY STAFF)

2. Property Address: 205 FAIRMOUNT AVE
   Use District: R-1b
   Owner’s Name: AARON RAKOW
   Owner’s Address: 205 FAIRMOUNT AVE
   City: ITHACA
   State: NY
   Zip: 14850

3. Appellant’s Name: AARON RAKOW
   Appellant’s Address: 
   City: ITHACA
   State: NY
   Zip: 14850
   Telephone: 802-578-4379
   E-Mail: rakowla@yahoo.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 8th day of
MAY 2019

[Signature]
Notary Public

[Notary Seal]

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.
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<table>
<thead>
<tr>
<th>Zoning Ordinance Section being Appealed</th>
<th>Sign Ordinance Section being Appealed</th>
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<td>§325-</td>
<td>§272-</td>
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</tbody>
</table>

2. Application of SEQR determination: ___ Type 1  X Type 2  ___Unlisted

3. Environmental Assessment form used:

- X Short Environmental Assessment Form
- ___ Long Environmental Form
- ___ Lead Agency
- ___ Determination of Significance
- ___ Completed by the Planning Division at preliminary hearing for SPR

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. 3130

TO: Owners of Property within 200 feet of 205 FAIRMOUNT AVE. and others interested.

FROM: AARON RAKOW & LYNSAY AYER applicable to property named above, in a(n) R-1b zone.

REGARDING: (check appropriate box)
☐ Area Variance
☐ Special Permit
☐ 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 at the Zoning Division, City Hall, 108 E. Green St., Third Floor, 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 7/23/2019 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

The BOARD OF ZONING APPEALS will consider this case on 8/6/2019 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

Signature of Appellant 205 FAIRMOUNT AVE. 5/9/2019 Address Date
May 7, 2019

Dear Zev,

I wanted to take a moment to introduce myself. We have recently purchased 205 Fairmount Ave. We have two young children and couldn’t be happier to be a part of the neighborhood.

In addition to introducing ourselves, we also wanted to write to inform you that we plan to replace a storage shed on our property with a small 1 car garage. The garage will occupy the far back corner of our property at the end of the driveway. The garage will measure approximately 14 feet in width, 20 feet in length, and about 12 feet in height. It will be made of wood, have singled exterior, and have a hipped roof shingled in the same color shingle to match our home.

Our garage will require a variance because we would like it to sit within six feet of the side yard directly next to ours. The current code requires a variance for any outbuilding that is within 6 feet of the side lot line.

We wanted to ensure we updated you on this project before we finalized our plans. Thanks for helping us keep our car and outdoor items out of the elements.

If we haven’t already, we look forward to meeting you soon. Stop by any time.

Sincerely,

Aaron

205 Fairmount Ave.
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ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

Zoning Appeal # 3130

I, Aaron Rakow, 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 7/16/2019. 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
108 E. Green St., 3rd Fl.
Ithaca, NY 14850

Phone: (607) 274-6550
Fax: (607) 274-6558
TITLE INFORMATION
AMY ROGERS
AND STEVEN ALAN ROGERS
DEED BOOK 796, PAGE 291
TAX MAP PARCEL No. 67-8-1
AREA=0.180 ACRES TO STREET LINES

ELMWOOD AVENUE

REFERENCE MAPS:
1.) "SURVEY MAP No. 201 FAIRMOUNT AVENUE..." DATED 10/20/99 AND REVISED 6/4/03 BY T.G. MILLER P.C.
2.) "SURVEY MAP No. 205 ELMWOOD AVENUE..." DATED 10/30/2018 BY T.G. MILLER P.C.

Aaron Rakow and Lynsay Ayer
Stewart Title Insurance Company
Hines & Allen Law Office
Amy Rogers and Steven Alan Rogers
Hines House ULP
TITLE INFORMATION
AMY ROGERS
AND STEVEN ALAN ROGERS
DEED BOOK 796, PAGE 291
TAX MAP PARCEL No. 67-8-1
AREA=0.180 ACRES TO STREET LINES

ELMWOOD AVENUE

MEAS. 106.0'± ALONG STREET LINE

FAIRMOUNT AVENUE

REFERENCE MAPS:
1) "SURVEY MAP No. 201 FAIRMOUNT AVENUE..." DATED 10/20/99 AND REVISED 6/4/03 BY T.G. MILLER P.C.
2) "SURVEY MAP No. 206 ELMWOOD AVENUE..." DATED 10/30/2016 BY T.G. MILLER P.C.

CERTIFICATION
I hereby certify to

Aaron Rokow and Lynsay Ayer
Stewart Title Insurance Company
Hines & Allen Law Office
Amy Rogers and Steven Alan Rogers
Miller Mayer, LLP
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 # 3131

215 MITCHELL STREET

The property is located in an R-1b residential use 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**

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<td>Off-Street Parking</td>
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<td>Lot Area (Sq. Feet)</td>
<td>Lot Width (Feet)</td>
<td>Number of Stories</td>
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<td>% of Lot Coverage</td>
<td>Front Yard</td>
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<td>Other Side Yard</td>
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<td>65.57'</td>
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<td>2</td>
<td>24'±</td>
<td>25.6%</td>
<td>21'</td>
<td>16.4'</td>
<td>8.5'</td>
<td>64' or 38.5%</td>
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<tr>
<td>District Regulations for Existing</td>
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<td>Note Non-Conforming Conditions</td>
<td>Established Rights</td>
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<td>OK</td>
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<td>** Def.</td>
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<td>Def.</td>
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**Notes:**
- * The basement apartment was constructed under permit # 002123 in 1970 when the zoning ordinance permitted a second dwelling.
  ** The total front yard area is 1,639 SF and 25% is 409.8 SF. The applicant proposes to use 800 SF or 48% of the required front yard.
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 #: 3131 (FILLED IN BY STAFF)
   - HEARING DATE: 8/6/2019
   - BUILDING PERMIT #: 38762 (REQUIRED)
   - RECEIPT #: 60072 (FILLED IN BY STAFF)

2. Property Address: 215 MITCHELL ST
   Use District: R-1D
   Owner’s Name: ANDREW ENCELHART
   Owner’s Address: SAME
   City: ITHACA
   State: NY
   Zip: 14850

3. Appellant’s Name: ANDREW ENCELHART
   Appellant’s Address: 215 MITCHELL ST
   City: ITHACA
   State: NY
   Zip: 14850
   Telephone: 607.342.4227
   E-Mail: drew.englhart@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.

   [ ] 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 17th day of May, 2019

   Notary Public

   ① 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:

   Zoning Ordinance Section being Appealed
   
   - §325-8 Column 4, 10, 11, and 13,
   - §325-20 E (3)
   - §325-____________________________________
   - §325-____________________________________
   - §325-____________________________________
   - §325-____________________________________
   - §325-____________________________________

   Sign Ordinance Section being Appealed

   - §272-____________________________________
   - §272-____________________________________
   - §272-____________________________________
   - §272-____________________________________
   - §272-____________________________________
   - §272-____________________________________

2. Application of SEQR determination: __ Type 1  _X_ Type 2  ___Unlisted

3. Environmental Assessment form used:

   _X_ Short Environmental Assessment Form
   ___ Long Environmental Form
   ___ Lead Agency
   ___ Determination of Significance
   _____ Completed by the Planning Division at preliminary hearing for SPR

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 ____________

5. Notes or Special Conditions:

   __________________________________________
   __________________________________________
   __________________________________________
   __________________________________________
   __________________________________________
   __________________________________________
NOTICE OF APPEAL
REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. 3/31

TO: Owners of Property within 200 feet of 215 MITCHELL ST and others interested.

FROM: ANDREW ENGELHART applicable to property named above, in a(n) R-16 zone.

RECORDING:

☐ Area Variance
☐ Special Permit
☐ 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.

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The PLANNING BOARD will consider this case on 7/23/2019 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

The BOARD OF ZONING APPEALS will consider this case on 8/6/2019 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

Signature of Appellant: 215 MITCHELL ST ITHACA Date: 5/17/19
Dear Neighbor,

My wife Kimberly and I live purchased our home at 215 Mitchell Street in September, 2014 and moved in full-time in July, 2017. Our current driveway is located on the left side (while facing the house) extending to a rear parking area and open bay garage. We currently have no lawn except for the small area in the front of the home next to a rather busy street.

Our proposal is to relocate the driveway to the other side of the house allowing for one parking space next to our home and an additional parking spot in what is currently the front yard. This will allow us to return the existing driveway to lawn. The net effect will increase the “green space” by 400 SF and the new driveway will be permeable for water absorption. The new lawn area will also be fenced to contain our dogs which currently can easily access the street. The new driveway will also permit better entering/exitng from Mitchell Street which is currently a safety hazard due to the steep drop.

We are requesting a Zoning Appeal for Variances in Section 325-8, Column 3, Percentage of Lot Coverage as the new driveway will increase the % from 8.7% to 55.6% of the Front Yard.

Please feel free to contact me at 607.342.6227 should you have any questions or concerns.

Sincerely yours,

Drew Engelhart
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<tr>
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<th>Street Address</th>
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Boundary Information & House location was taken from a map prepared by Kenneth A. Baker LLS, Dated 10/15/97.
Topography was taken from a map prepared by Tompkins County GIS Map
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.
CITY OF ITHACA

Board of Zoning Appeals — Notice of Appeal

APPEAL # 3132

315 ELMIRA ROAD

Appeal of John Snyder Architects on behalf of the owner Maguire Family Limited Partnership, LLC for area variance from Section 325-8, Column 11, Front Yard, and Section 325-29.2 B (2) SW-2 Building Setback requirements of the Zoning Ordinance. The applicant is proposing an improvement project at the property located at 315 Elmira Road. The project includes the reconfiguration of the interior space and upgrading the exterior facade to meet the Honda dealership requirements. As part of the project, the applicant proposes to construct a new addition that will be used as a vehicle delivery carport and also a display for the newest technologies in electronic vehicles. In order to maintain the existing building façade, the new carport will be setback 67.9 feet from the curb line in line with the existing building. Section 325-29.2 B (2) requires that buildings be setback a minimum of 15-34 feet from the curb. The carport will be a total of 916 square feet and extend 35.8 feet along the existing face of the building. This will exacerbating the existing front yard setback an addition 35.8 feet.

The property is located in an SW-2 use 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:** BZA-3132  
**Use District:** SW-2  
**Date:** 8/6/2019  
**Applicant:** John Snyder Architect  
**Owner:** Maguire Family Limited Partnership

**Address:** 315 Elmira Road  
**Existing Building:**  
**Proposed Car Port:**  
**SF:** 27870 916

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<th>Use</th>
<th>Accessory Use</th>
<th>Off-Street Parking</th>
<th>Off-Street Loading</th>
<th>Lot Area (Sq. Feet)</th>
<th>Lot Width (Feet)</th>
<th>Number of Stories</th>
<th>Height in Feet</th>
<th>% of Lot Coverage</th>
<th>Front Yard</th>
<th>Side Yard</th>
<th>Other Side Yard</th>
<th>Rear Yard: % of depth or number of feet, whichever is less</th>
<th>Minimum Building Height</th>
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<td>26'-4&quot;</td>
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**Notes:**  
* Appeal # 2826 was approved on August 3, 2010 for the 15'-34' front yard setback. The addition of the Carport will exacerbate the front yard setback an additional 35.8'.

*
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

2. Property Address: 315 Elmira Rd., Ithaca, NY 14850
   Use District: SW-2

   Owner’s Name: Maguire Family Limited Partnership
   Owner’s Address: 370 Elmira Rd.

   City: Ithaca          State: NY          Zip: 14850

3. Appellant’s Name: John Snyder (John Snyder Architects, PLLC)
   Appellant’s Address: 700 Cascadilla St., Suite 203

   City: Ithaca          State: NY          Zip: 14850

   Telephone: 607-273-3565   E-Mail: john@js-architects.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 day of

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>
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<th>Zoning Ordinance Section being Appealed</th>
<th>Sign Ordinance Section being Appealed</th>
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| • §325- 8 Column 11 and 325-29.2 B (2)  | • §272- |}
| • §325-                                | • §272- |
| • §325-                                | • §272- |
| • §325-                                | • §272- |
| • §325-                                | • §272- |
| • §325-                                | • §272- |

2. Application of SEQR determination:  _ Type 1  _X_ Type 2  _Unlisted

3. Environmental Assessment form used:

   _X_ Short Environmental Assessment Form  
   _ ___ Long Environmental Form  
   _ ___ Lead Agency  
   _ ___ Determination of Significance  
   _ ___ Completed by the Planning Division at preliminary hearing for SPR

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 ____________  

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
Gino Leonardi, Secretary to the Board of Zoning Appeals
Telephone: 607-274-6550 Fax: 607-274-6558 Email: gleonardi@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 #: 3132

DATE: 1/2/2019

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

I (We) _______ Phil Maguire (Maguire Family Limited Partnership) _______ of 370 Elmira Rd.

(Name) (Street Address)

Ithaca _______ NY 14850

(City/Municipality) (State & Zip Code)

Owner of the property at 315 Elmira Rd.

(Street & Number)

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

☒ This property is also owned by Maguire Family Limited Partnership and I have a Power of Attorney to authorize this appeal (attach POA).

I do hereby authorize John Snyder (John Snyder Architects, PLLC) to appeal or request a Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the 8/6/19 meeting of the Board of Zoning Appeals.

(Signature)

STATE OF NEW YORK)
COUNTY OF TOMPKINS)

Sworn to this 4th day of

(Date)

Notary Public

AMY L KELLY
Notary Public, State of New York
No. 01KE5332059
Qualified in Schuyler County
Commission Expires October 26, 2019

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. 3132

TO: Owners of Property within 200 feet of 315 Elmira Rd., Ithaca, NY 14850 and others interested.

FROM: John Snyder (John Snyder Architect, PLLC) applicable to property named above, in a(n) SW-2 zone.

REGARDING: (check appropriate box)

[ ] Area Variance
[ ] Special Permit
[ ] 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 at the Zoning Division, City Hall, 108 E. Green St., Third Floor, 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 July 23, 2019 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

The BOARD OF ZONING APPEALS will consider this case on August 6, 2019 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

John Snyder
Signature of Applicant

700 Cascadilla St Suite 203 Ithaca, NY 14850

05/14/2019

Date
Date: May 10, 2019

ATTN: Property Owners Within 200 Feet of 315 Elmira Rd.

CC: Gino Leonardi
   City of Ithaca | Zoning Administrator
   108 E. Green St. 3rd Floor
   Ithaca, NY 14850

Re: Maguire Family of Dealerships – Maguire Honda of Ithaca – Zoning Appeal
(315 Elmira Rd., City of Ithaca, NY 14850)

Dear Neighboring Property Owners,

We are pleased to be submitting the Maguire Family of Dealerships improvement project to the Honda Dealership located at 315 Elmira Road, Ithaca, NY. This project will improve the site, exterior appearance and interior design of the building. This improvement is driven by internal programmatic needs and Honda corporate dealership requirements.

Although this project will not be constructed utilizing United Green Building Council (USGBC) LEED Standards we will employ sustainable design principles as we do with all John Snyder Architects (JSA) designed projects.

Our narrative and detailed description of the project is as follows:

Building Design:

The project entails renovations to the interior of the building to meet Honda corporate and customer experience requirements. We will also be reorganizing the internal layout to better serve customers and make the internal employee flow more efficient including a new information center and customer lounge, new staff offices and bathrooms and new estimating bays.

The exterior work encompasses the following:

A. The Exterior Façade: Honda Corporate requirements dictate a new Honda “cylinder” curved form vestibule and a new “wave” curved canopy. This will update and refresh the exterior appearance of the building incorporating more glass into the cylinder and reducing the depth of
Maguire Family of Dealerships – Maguire Honda of Ithaca

the wave. The new design will also carry the shape of the cylinder into the interior of the building and visually continue the element with finishes and a curved greeter desk.

B. New Carport: Honda Corporate requires a new vehicle delivery carport that will contain two vehicles. The display will celebrate and educate the public on the newest technologies including Honda’s electronic vehicles, electronic charging stations and more. The carport will be located on the North side of the building to visually reach passerby as well as customers.

C. Resealing, Restriping and Paving: Existing parking and display areas will be resealed, restriped and paved as necessary to maintain acceptable parking and drivelanes for customers, staff and display.

Landscape Architecture:

We will be providing an improvement over the existing site conditions with the provision of new tree planting islands within our work areas and new islands within the current parking lot. The landscape design will be improved and meet minimum landscape requirements dictated by City of Ithaca (12%).

Site / Civil Design:

The disturbance for this project is less than an acre (refer to attached drawings). We are planning on providing a new parking configuration and striping layout to portions of the site. We will employ all protections required for existing storm water during construction as dictated by New York State Department of Environmental Conservation.

Zoning Appeal:

As previously indicated, this project will require an area variance for the Front Yard Setback. Under current zoning the front of the building is required to be set back at least 15 feet but not more than 34 feet from the curb. The existing building does not comply with the Front Yard Zoning requirement since it was established after construction of the building. The new additions and renovations will help the building come closer to the required setback however due to operation requirements and program needs meeting the setback requirement is not feasible. Therefore, an Area Variance is being pursued for the Front Yard.

Conclusion:

The renovations and improvements to this site will change and improve the exterior and site design of this project. Thank you for your time reviewing this letter and our request an area zoning variance. Please feel free to reach out with any questions or concerns and we look forward to meeting with you.

Sincerely,

John Snyder AIA, NCIDQ, LEED AP
President and Design Principal
# Maguire Honda of Ithaca
315 Elmira Rd. Ithaca, NY 14850

## List of Properties Within 200'
5/10/2019

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<td>Structure</td>
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<td>Living Area</td>
<td>25' 6&quot;</td>
<td>15' 0&quot;</td>
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<td>Mezzanine</td>
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<td>15' 0&quot;</td>
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<tr>
<td>Parking Area</td>
<td>10' 6&quot;</td>
<td>15' 0&quot;</td>
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</table>

**Legend:**

- **D10:** 10’-6”
- **D2:** 25’-6”
- **D:** 5’-0”
- **R:** Room
- **W:** Window
- **F:** Door
- **C:** Ceiling
- **G:** Ground
- **P:** Parking
- **S:** Street
- **E:** Equipment
- **O:** Office
- **B:** Bathroom
- **K:** Kitchen
- **L:** Library
- **W:** Waiting Room
- **M:** Meeting Room
- **R:** Recreation Room
- **T:** Theater
- **U:** Utility Room
- **V:** Storage Room
- **X:** Kitchenette
- **Y:** Laundry Room
- **Z:** Boiler Room
- **A:** Boiler House
- **B:** Boiler Room
- **C:** Boiler House
- **D:** Boiler House
- **E:** Boiler House
- **F:** Boiler House
- **G:** Boiler House
- **H:** Boiler House
- **I:** Boiler House
- **J:** Boiler House
- **K:** Boiler House
- **L:** Boiler House
- **M:** Boiler House
- **N:** Boiler House
- **O:** Boiler House
- **P:** Boiler House
- **Q:** Boiler House
- **R:** Boiler House
- **S:** Boiler House
- **T:** Boiler House
- **U:** Boiler House
- **V:** Boiler House
- **W:** Boiler House
- **X:** Boiler House
- **Y:** Boiler House
- **Z:** Boiler House

**Note:** The above diagram and table represent the structural layout and building specifications for a residential complex. The diagram includes details such as room types, parking areas, and building heights. The table provides specific measurements for different sections of the building.
APPEAL # 3133

900 WEST STATE STREET

Appeal of Thomas Epolito on behalf of the owner Ishka Alpern for a sign variance from Section 272-6 B (2), Number of Permitted Signs. The applicant proposes to install three additional wall signs on the building at 900 W. State Street. The building is located on a corner lot that fronts on three streets, W. Seneca St., Taughannock Blvd., and W. State Street. Due to the unique location of the property, the applicant proposes to position the three sign to be visible from the each direction of oncoming traffic. The property currently has two existing signs mounted on the building that are permitted by the sign ordinance. The ordinance permits a total of two signs per business and the three addition signs will exceed the number of signs permitted by the ordinance.

The property is located in the WE/WF West End Water Front use district in which the proposed use is permitted. However, the Sign Ordinance, Section 272-18 requires that variances be granted before a sign permit is issued.
## City of Ithaca

**Board of Zoning Appeals Worksheet**

<table>
<thead>
<tr>
<th>Appeal Number</th>
<th>BZA-3133</th>
<th>Address: 900 W. State Street</th>
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<tbody>
<tr>
<td>Use District</td>
<td>WE/WF West End Water Front</td>
<td>Date: August 6, 2019</td>
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<tr>
<td>Applicant</td>
<td>Thomas Epolito, Epoch Advertising</td>
<td>Owner: Ishka Alpern</td>
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<td>Application Type</td>
<td>Sign Variance</td>
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<table>
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<tr>
<th>Sign</th>
<th>Type</th>
<th>Area</th>
<th>Setback</th>
<th>Projection</th>
<th>Other Requirements</th>
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<td>1-Taughannock Blvd.</td>
<td>Wall Sign</td>
<td>24 SF (3' x 8')</td>
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<td>1-Taughannock Blvd. Fundraising Sign</td>
<td>Wall Sign</td>
<td>18 SF (3' x 6')</td>
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<tr>
<td>1- W. Seneca Street</td>
<td>Wall Sign</td>
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<td>Regulations</td>
<td>2-Wall Signs Permitted Per Business</td>
<td>2-Signs at 50 SF Each</td>
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</table>

**Note Non-conforming Conditions**

* Def.  
** Def.  

**Notes:**  
* The business has two existing signs located on the building. One facing Taughannock Blvd. which is 35 SF and the other sign is 24 SF. Facing W. State St. The three additional signs exceed the allowable number of signs permitted. The sign ordinance allows two signs per business.  
** The ordinance allows each sign to be a maximum of 50 SF and the total square footage of signage is based on the linear footage of building frontage. The building has 154.5 linear feet of frontage, which is a total of 231 square feet of signage. But, the ordinance limits the total signage to 100 SF for two signs. 
BOARD OF ZONING APPEALS (BZA) APPLICATION

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

   APPEAL #: 3133 (FILLED IN BY STAFF)
   HEARING DATE: 8/6/2019
   BUILDING PERMIT #: 38009 (REQUIRED)
   RECEIPT #: 60307 (FILLED IN BY STAFF)

2. Property Address: 900 WEST STATE STREET Use District: 

   Owner’s Name: LIHKA ALPERN Owner’s Address: 710 HANCOCK STREET

   City: ITHACA State: NY Zip: 14850

3. Appellant’s Name: THOMAS EPOLITO Appellant’s Address: 888 E. BRIGHTON AVENUE
   EPOCH ADVERTISING SYRACUSE, NY 13205

   City: SYRACUSE State: NY Zip: 13205

   Telephone: 315-492-3270 E-Mail: tepolito@epoch-adv.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.

   STATE OF NEW YORK
   COUNTY OF TOMPKINS

   Sworn to this 12th day of 

   June, 2019

   [Signature]

   Notary Public

   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:

**Zoning Ordinance Section being Appealed**

- §325-______________________________
- §325-______________________________
- §325-______________________________
- §325-______________________________
- §325-______________________________
- §325-______________________________

**Sign Ordinance Section being Appealed**

- §272- 6 (2)
- §272-______________________________
- §272-______________________________
- §272-______________________________
- §272-______________________________
- §272-______________________________

2. Application of SEQR determination: __ Type 1  **X** Type 2  ___Unlisted

3. Environmental Assessment form used:

- **X** Short Environmental Assessment Form
- ___ Long Environmental Form
- ___ Lead Agency
- ___ Determination of Significance
- ___ Completed by the Planning Division at preliminary hearing for SPR

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 ____________

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
Gino Leonardi, Board of Zoning Appeals Secretary
Telephone: 607-274-6550  FAX: 607-274-6558  Email: gleonardi@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 #: 3133  DATE:

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

I (We) __________  of ____________________________
(Name)  (Street Address)

__________________________  ____________________________
(City/Municipality)  (State & Zip Code)

Owner of the property at  900 WEST STATE STREET
(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 __________  to appeal or request a
Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the
9-6-19
(Date)

__________________________
(Signature)

STATE OF NEW YORK)
COUNTY OF TOMPKINS)

Sworn to this 25 day of
June,  2019

Carol A. Clark #5056023
Notary Public, State of New York
Qualified in Tompkins County
My Commission Expires 02/28/2022

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.
NOTICE OF APPEAL
REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. 3133

TO: Owners of Property within 200 feet of 900 WEST STATE STREET and others interested.

FROM: THOMAS EPOLITO
EPOCH ADVERTISING AGENCY
(name of person or organization making appeal)

REGARDING:
(check appropriate box)

☐ Area Variance
☐ Special Permit
☐ 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 at the Zoning Division, City Hall, 108 E. Green St., Third Floor, 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 JULY 23, 2019 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

The BOARD OF ZONING APPEALS will consider this case on AUGUST 6, 2019 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

Signature of Appellant

ADDRESS
EPOCH ADVERTISING
888 E. BRIGHTON AVENUE 6-12-19
SYR., NY. 13205
6/14/19

Dear Neighbors,

REF: Sign Variance / Business Notification

I represent, Ishka Alpern, the owner of the property located at 900 West State Street in Ithaca, NY. His tenant, has opened a Bottle & Can Retrieval Center with just two signs permitted by the City of Ithaca.

Since the business is surrounded by 3 streets, (West State Street, Taughannock Blvd., and West Seneca Street) Bottle & Can Retrieval Center is applying for sign variance requesting permission to add 3 signs so the business can be better identified on West State Street (where no sign is presently) and 2 additional signs on the Taughannock Blvd side, again for better identification.

BUSINESSES NOTIFIED WITHIN 200 FEET OF 900 WEST STATE STREET

- TOMPKINS EMPLOYEES FEDERAL CREDIT UNION, 202 Taughannock Blvd, Ithaca, NY 14850
- TROMBLEY TIRE & AUTO, 917 West State Street, Ithaca, NY 14850
- PETE’S WINE AND LIQUOR, 805 W. Buffalo Street, Ithaca, NY 13850
- PETE’S GROCERY, 805 W. Buffalo Street, Ithaca, NY 13850
- OAR OF TOMPKINS COUNTY, 910 West State Street, Ithaca, NY 14850
- GARY’S BARBER SHOP, 202 Taughannock Blvd, Ithaca, NY 14850

PROPOSAL:

(1) 6w X 3’h Logo Sign on the West Seneca Street side
(1) 6’w X 3’h Fundraising Sign on the Taughannock Blvd side
(1) 8’w X 3’h Logo Sign on the Taughannock Blvd side that matches the existing Logo sign around the corner

This will help customers identify the business Bottle & Can Retrieval Center.

Thank you for your support,

Sincerely,

[Signature]

Tom Epolito
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

I, Thomas Epelito, 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 6-14-19. 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
108 E. Green St., 3rd Fl.
Ithaca, NY 14850

Phone: (607) 274-6550
Fax: (607) 274-6558
REQUESTING (3) ADDITIONAL SIGNS
K&H BOTTLE & CAN RETRIEVAL CENTER
900 WEST STATE STREET, ITHACA, NY 14850

(2) Proposed Taughannock Blvd Signs
K&H BOTTLE & CAN RETRIEVAL CENTER
900 WEST STATE STREET, ITHACA, NY 14850

Existing Taughannock Blvd Sign View
- (1) Logo sign on corner of building

Proposing (2) additional Signs
- (1) Logo sign on the West State Street side and another above the garage door
K&H BOTTLE & CAN RETRIEVAL CENTER
900 WEST STATE STREET, ITHACA, NY 14850

Proposed Logo Sign on West State Street
- business can be identified from this side
K&H BOTTLE & CAN RETRIEVAL CENTER
900 WEST STATE STREET, ITHACA, NY 14850

Existing West Seneca Street View
- (1) Logo signs on corner of building, made of dibond 3mm composite panel with solid plastic core, measuring 8’w X 3’h. Fastened directly to exterior walls.
K&H BOTTLE & CAN RETRIEVAL CENTER
900 WEST STATE STREET, ITHACA, NY 14850

BUSINESSES NOTIFIED WITHIN 200 FEET OF 900 WEST STATE STREET (MAP)

- TOMPKINS EMPLOYEES FEDERAL CREDIT UNION, 202 Taughannock Blvd, Ithaca, NY 14850 (607) 272-8567
- TROMBLEY TIRE & AUTO, 917 West State Street, Ithaca, NY 14850 (607) 273-2236
- PETE'S WINE AND LIQUOR, 805 W. Buffalo Street, Ithaca, NY (607) 273-3142
- PETE'S GROCERY, 805 W. Buffalo Street, Ithaca, NY (607) 273-3142
- OAR OF TOMPKINS COUNTY, 910 West State Street, Ithaca, NY 14850 (607) 272-7885
- GARY'S BARBER SHOP, 202 Taughannock Blvd, Ithaca, NY 14850 (607) 279-3831