PLANNING & DEVELOPMENT BOARD REVISED AGENDA

The regular meeting of the PLANNING & DEVELOPMENT BOARD will be held at 6:00 p.m. on **TUESDAY, JULY 28, 2020**. City Hall remains closed to the public. This meeting will be conducted remotely via the online platform Zoom, pursuant to the Governor’s Executive Order 202.1. The meeting will also be live streamed at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2lVCnTrDg.

Instructions for commenting to the Planning Board

Scheduled Public Hearings (Refer to the agenda for projects that have scheduled public hearings.)
There are two options to participate in a Public Hearing:
1. Submit comments by email no later than 4 p.m. on the day of the meeting (contacts below). Please indicate if you would like your comments read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing.
2. To speak at the meeting, sign up and receive instructions through the contact(s) listed below.

General Public Comments
Send written comments to the contact(s) listed below. All comments received will be forwarded to the Planning Board for their consideration. Written comments received in advance of the meeting give the Board/Committee time to consider them fully. If you want your comment read aloud, please state so in your email and limit the comment to three minutes. A minimum of 15 minutes will be allotted at the beginning to read comments, if needed. The Chair will make an effort to accommodate as many read comments as time permits.

All comments and questions can be emailed to Anya Harris at aharris@cityofithaca.org or Lisa Nicholas at lnicholas@cityofithaca.org. Or call 607-274-6550.

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AGENDA ITEM

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<thead>
<tr>
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<th>Approx. Start Time</th>
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<td>Agenda Review</td>
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<td>Public Comments</td>
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<td>3</td>
<td>Board Response to Public Comment</td>
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<td>4</td>
<td>Site Plan Review</td>
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<tr>
<td>A</td>
<td>Project: Duplex &amp; Site Improvements</td>
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<td>Location: 209 Hudson Street</td>
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<td></td>
<td>Applicant: Jagat Sharma for owner 209 Hudson Street LLC</td>
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<td></td>
<td>Actions: ☐ Consideration of Preliminary &amp; Final Site Plan Approval</td>
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**Project Description:** The applicant is proposing to construct one duplex and associated site improvements on a newly created 20,383 SF (.47-acre) project site. The project includes four parking spaces, retaining/stone walls, new paving, walkways, and landscaping. Site development will require the removal of an existing pool, wooden fence and shed, three mature trees and associated paving and landscape elements. Access to both sites will be from the existing driveway, which will require easements to ensure permanent access. The project is in the R-2a zoning district, and the South Hill Overlay District for which a subdivision is required, as district requirements allow no more than one primary use per tax parcel. The Planning Board granted subdivision approval on June 23, 2020. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance.
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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(“CEQRO”) and the State Environmental Quality Review Act (“SEQRA”) for which the Planning Board, acting as the Lead Agency in environmental review, issued a Negative Declaration of Environmental Significance on July 24, 2018.

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

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

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

B Project: Asteri Mixed-Use Apartments, Conference Center, Parking Location: 120 Green Street (West end & middle of Green St. garage) Applicant: Whitham Planning & Design for Vecino Group, LLC Actions: Review of FEAF Part 3

Project Description: The applicant is proposing to demolish the western and center sections of the existing garage and helix to build 1) an 11-story building with a 22,120 SF footprint and 2) rebuild and expand the center section of the parking garage with a total of seven levels of parking and an increase of 241 spaces. The parking decks will be connected to the building by bridge on the second and seventh floors. The building will contain 218 permanently affordable apartments on the fourth through eleventh floors in a U-shaped configuration. The first through third floors will have building amenities, a conference center and a small scale retail space. The Cinemopolis Plaza will maintain the current public pedestrian passage between the Commons and Green Street. It will be rebuilt and enhanced with lighting, signage, art, and landscaping. The applicant is also requesting consideration of a City Hall Plaza in the area that currently contains a small parking lot between the project site and City Hall. This proposal would feature a large outdoor gathering spot with paving, lighting, landscaping, and furnishings, while retaining a limited number of parking spaces. The project is in the CBD-140 zoning district and is subject to Design Review. It will require area variances for rear yard setback and potentially, for height, and may require a subdivision or lot line adjustment. The project will require approval from Common Council for sale of the property. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (d), (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (5)(iii) and (9) and is subject to environmental review.

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

https://www.cityofithaca.org/DocumentCenter/Index/1143


Project Description: The applicant is proposing to demolish the eastern section of the existing public parking garage, rebuild two levels of public parking (approx. 130 spaces), construct one ground-level private parking area (approx. 34 spaces) and 10 floors of residential with approximately 200 apartments. The new building will have an interior connection to the existing building and will be accessed through the entrance at 215 E. State Street on the Commons. Likewise, the parking decks will connect to the new proposed decks and garage entrance to the west. The building will also feature a residential lobby on Green Street. Portions of the existing two-story Rothschild Building will be renovated to house amenity spaces for tenants. The project is in the CBD-140 zoning district and is subject to Design Review. It will require area variances for rear yard setback and number of stories. It is also in the Street Level Active Use Overlay Zone (SLAuOZ). The project will require approval from Common Council for sale of the property (air rights). This is a Type 1 Action under the City of
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Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (d), (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (5)(iii) and (9) and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly:
https://www.cityofithaca.org/DocumentCenter/Index/1160

D  Project:  Mixed-Use – Apartments and Retail  
Location:  120-140 Brindley Street/902 Taber Street  
Applicant:  Jason K Demarest for Ithaca Aeroplane Factory, LLC  
Actions:  □ Preliminary & Final Site Plan Approval  
Project Description:  The applicant is proposing to build a four-story mixed use building with a footprint of approximately 3,582 SF (GFA 14,328 SF). The 1.55-acre project site contains (2) one-story and (1) two-story commercial buildings, as well as parking, landscaping, and some out-buildings. The new building will contain office and retail on the first floor, office and residential on the second and third floors, and residential on the fourth floor for a total of five apartments, 1,100 SF of new commercial and approximately 6,000 SF of new office space. Site improvement will include two new curb cuts, an outdoor patio, landscaping, and a sidewalk and tree lawn along Taber Street. Phase 2 will include a 2,000 SF addition on the building closest to Taber Street. As part of the project, the property line on Taber Street will be moved to the north and property to the south will be incorporated into the street right of way to allow for a consistent width of 55 feet. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B. (1)(h) [2] and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (11) and is subject to environmental review. The project site is in the Cherry Street Zoning District (CSD) and has received Design Review.

Project materials are available for download from the City website and are updated regularly:  
https://www.cityofithaca.org/DocumentCenter/Index/1148

E  Project:  Major Renovations – Balch Hall  
Location:  600 Thurston Ave, Cornell Campus  
Applicant:  Ram Venkat, Project Manager for Cornell University  
Actions:  ☐ Public Hearing ☐ Determination of Environmental Significance  
Project Description:  The applicant proposes to renovate the interior and exterior of the 167,000 GSF, six-story building in order to improve accessibility and capacity. Renovations that affect the exterior of the building include: replacing the remaining single-glazed steel windows; rebuilding and/or replacing gutters, downspouts, gable ends and parapet walls to allow for new waterproofing detailing; and installing four roof bulkheads and dormers to accommodate new elevators. Site improvements include grading and installation of accessible walks to building entrances, installation of new stairs and landscaping at the Arch to accommodate the new accessible path, and removal and replacement of four existing mature oak trees and other landscaping. The project also includes lighting and building systems replacements and upgrades to improve function and efficiency. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act and will be treated as a Type 1 Action due to the historic nature of the building.

Project materials are available for download from the City website and are updated regularly:  
http://www.cityofithaca.org/DocumentCenter/Index/1172

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

Project materials are available for download from the City website and are updated regularly:
https://www.cityofithaca.org/DocumentCenter/Index/1185

G Project: Mixed Use Housing - Redevelopment Project
Location: 430-444 W State/MLK Street
Applicant: Arnot Realty 2 LLC
Actions:  Project Presentation

Project Description: The Applicant is proposing to construct a five-story, mixed-use building with 114,085 GFA and 50 ground floor parking spaces on the .77-acre (33,541 SF) project site, at the northeastern corner of West State/MLK and Corn Streets. The development will include approximately 130 housing units on the second through fifth floors and 5,500 SF of commercial space for up to three tenants on the ground floor. Site improvements include an outdoor patio, new sidewalks, lighting, signage and landscaping. Site development will require the removal of the existing building, with the exception of the south and west facades of its three-story section. The team is targeting the preservation of the historic facades to add character and context to the project. The project site is in both the CBD-52 and the B-2d Zoning Districts and will require a 2 foot variance for height in the B-2d zone. The variance will allow for the floor heights to align across the two zones given the 12 foot ground floor height requirement in the CBD-52 district. The project is subject to the Downtown Design Guidelines and requires Design Review. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(k) and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (10) and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly:
https://www.cityofithaca.org/DocumentCenter/Index/1186

5 Zoning Appeals
- Appeal #3163, 108 Cascadilla Park Road
- Appeal #3166, 420 College Avenue
- Appeal #3167, 501 Chestnut Street

BZA materials are available for download from the City website at:
http://www.cityofithaca.org/AgendaCenter/ViewFile/Agenda/08042020-2144

6 Old/New Business June 30th – Retreat Follow-up

7 Reports
A. Planning Board Chair
B. BPW Liaison
C. Director of Planning & Development

8 Adjournment

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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Hi Lisa,

Here are our comments for this month:

Byrne Dairy:

- The applicant should provide the City any ROW needed to maintain the existing traffic signal loop detectors for the existing driveway.
- The existing non-signalized traffic should be physically converted via median to right-in/right-out only for safety and access management.

430-444 W State/MLK (Mama Goose)

- The proposed bulbout at State/Corn will require a more detailed grading plan and turning movement analysis for the appropriate design fire vehicle for review.
- The provided contour plan should show grades at 0.2 foot intervals instead of 1 foot intervals.
- A maintenance and protection of traffic and construction staging plan will be required before a street permit can be issued.
- More information should be provided on the nature of the proposed Seneca Street bulbout. As noted in the plans, this will require DOT approval.
- Further reasoning for the necessity of the Corn Street access to the site parking must be provided for review.
- The plans should be updated to show planned bike parking facilities internal to the site.

Eric

Eric Hathaway, P.E.
Director of Transportation and Parking
City of Ithaca
607-351-7629

"It is my belief that when we value others for their uniqueness and differences, then we enhance the possibilities for our children and ourselves. To me, that is what community is truly all about—when it is practiced and realized in our daily lives with those we love and with those we have been taught to fear."

Lee Mun Wah (Chinese-American documentary filmmaker, diversity trainer)
Project Review Committee Notes for Thursday July 16, 2020

323-325 Elmira Road – Byrne Dairy
The applicant gave a brief presentation. Committee members had the following questions/comments
• Need canopy elevation & specs
• Need to review lighting for canopy
• Fencing may be needed at the rear of the property to protect adjacent residential
• Need zoning analysis (Megan Wilson to provide)
• Add canopy trees in landscape

430-444 W State St
The applicants gave a brief presentation. Committee members had the following questions/comments
• Ground floor activity will be key
• Need careful design of parking entrance
• No affordable units are proposed - Board will continue to push for this
• Need visualizations/ diagram to explain 2’ variance request
• Need volumetric drawings to understand building

209 Hudson Street- Site Plan Review
The applicants gave a brief presentation. Committee members had the following questions/comments
• Verify that retaining wall is stacked stone and not cement block
• Need landscape plan showing tree removal and replacement trees

Balch Hall
Ram Venkat, representing the applicant, presented the project.
• Still need information to evaluate window choices. Applicant stated that regardless of material type, the mullions will be wider than the existing historic windows. Original width cannot be duplicated. The applicant is currently testing several window types by installing sample windows. Therefore- they will provide pictures showing the various windows side-by-side with the existing windows as well as information about dimensions
• Applicant hopes for Preliminary& Final approval in September

120-140 Brindley/902 Tabor St
Jason Demarest, representing the applicant, presented updates. The following issues are outstanding
• Applicant will submit revise drawings with all updates
• Applicant may phase the project – should propose phasing for approval
• Applicant needs to coordinate with street work related to bridge
• Staff to follow- up on the proposed panels on adjacent City property
• Remarked that the energy information provide is complete and compelling
WHEREAS: an application has been submitted for review and approval by the City of Ithaca Planning and Development Board for a duplex and site improvements to be located at 209 Hudson St, and

WHEREAS: the site plan is part of a larger project that includes a minor subdivision, which was approved by the Planning Board on June 23, 2020, and

WHEREAS: the applicant is proposing to construct a duplex, four parking spaces, retaining/stone walls, new paving, walkways and landscaping. Site development will require the removal of an existing pool, wooden fence and shed, three mature trees and associated paving and landscape elements. Access to both sites will be from the existing driveway – which will require easements to ensure permanent access. The project is in the R-2a Zoning District and the South Hill Overlay District, and

WHEREAS: the applicant has revised this proposal from the 2018 original proposal which was a major subdivision (creating three lots) and the construction of two duplexes (one on each of the new lots), and

WHEREAS: this is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) and the State Environmental Quality Review Act (“SEQRA”) and is subject to environmental review, 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 January 23, 2018 declare itself Lead Agency in Environmental Review for the proposed project, and

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

WHEREAS: the Planning and Development Board held the required Public Hearing on January 23, 2018, and

WHEREAS: this Board, acting as Lead Agency in Environmental Review, did, on July 24, 2018 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 revised by the Board; drawings titled “Subdivision Map No. 209 Hudson Street, City of Ithaca, Tompkins County, New York”, “Demolition Plan (C102)”, “Site Layout Plan (C103)”, “Site Utility and Grading Plan (C104)”, “Erosion and Sediment Control Plan (C105)” and “Site Grading Plan (C108)”, dated 6/15/18 and prepared by TG Miller P.C.; and “Planting Plan (L.01)”, “Plant List, Details & Species (L.02)”, “Proposed Site Plan (L.03)”, “Retaining Wall 1 Elevations Typical Wall Section (1.04)”, “Bldg. B Floor Plans (2.01)”, and “Bldg. B Elevations (3.01)”, with a latest revision date of 7/18/18 and prepared by Jagat P. Sharma, Architect and other application materials, and

WHEREAS: this Board did, on July 24, 2018 determine that the proposed project would result in no significant impact on the environment and issued a Negative Declaration of Environmental Significance, and

WHEREAS: the applicant presented the appeal to the Board of Zoning Appeals (BZA) on September 4, 2018 for the purpose of subdividing the parcel located at 209 Hudson Street. On November 6, 2018, the Board of Zoning Appeals voted to deny the variance for the existing side yard deficiency. The applicant filed
an Article 78 proceeding challenging the Board’s decision. On March 5, 2019, the court ordered the Board to issue an area variance such that the applicant may subdivide the lot and on May 2, 2020 the BZA granted the area variance, and

WHEREAS: on July 28, 2020 the Planning Board reviewed and accepted as adequate the following revised and updated drawings: Site Layout Plan (C103), “Site Utility and Grading Plan (C104)” and “Site Grading Plan (C108)” with a latest revised date of 7-7-20 and all prepared by TG Miller PC, and “Details and Materials List (1.05)”, “BLDG B-Floor Plans (2.01)”, “BLDG B-Elevations (3.01)”, “Rendering 1 (R.01)” and “Rendering 2 (R.02)” all with a revision date of 4-23-19 and “Planting Plan (L.01)”, “Planting List, Details, & Specs (L.02)” and “Retaining Wall 1 Elevations Typical Wall Section (1.04)” all with a revision date of 7-18-20 and all prepared by Jagat P Sharma and a memo from Miguel Berrios MLA of LBS Ecological dated 7-7-20 and other application materials, now, therefore, be it

RESOLVED: that the Planning Board does hereby grant Preliminary and Final Site Plan Approval to the proposed project at 209 Hudson St subject to the following conditions:

i. Submission documenting a cross property easement agreement allowing access to the parking area on the proposed Lot 1 through the access drive on the proposed Lot 2, and

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
Jagat Sharma is developing a plan for a residential development proposed at 209 Hudson St. Mr. Sharma has consulted with me about this project and I would like to offer a brief memo about the project as it is currently proposed in response to feedback from Jeanne Grace, the Ithaca City Forester. On July 16, 2020 Jeanne Grace commented:

*Norway Maple was originally written as a typo I believe, the tree in question is a Norway Spruce.*

If the trees along the N lot line are Ash they should be removed rather than preserved.
I question the likelihood of success in preserving the 30" Norway spruce* for the long term of this project. It will be a lot of root disturbance for a old, shallow rooted species.
More details on preservation of Street trees and the 40” Pine should be developed to evaluate the level of disturbance each tree is likely to experience.

I agree with Jeanne that all ash trees along the N lot line should be removed. I recommend that these ash on the site should be removed because Emerald Ash Borer will kill them all very soon and they will become hazard trees. This recommendation goes for any ash on site that would become hazard trees.

I also agree with Jeanne that preservation of the 30” Norway Spruce near the driveway may not be possible for the long term of the project. In my opinion it may be possible because tree protection to near the drip line can be achieved, but construction may impact its critical root zone, and could result in the tree declining and needing to be removed in the future. This tree is not in my opinion a "legacy tree" or a rare tree, and even though it would be nice to retain if possible it may be best to remove it along with the others along the driveway.

Preservation of Street trees and the 40” Pine are possible, and pursuant to a July 13, 2018 site meeting with Jeanne Grace I have come to the following conclusions: The large pine in the center of the property will be possible to keep, pursuant to moving the 2-car parking to the north and providing tree protection to the drip line. The parking has been moved from it’s original position 6 feet to the north. As shown a wall was needed given the steep grades along the drive to the neighbor’s garage. Now the wall steps up a foot along the north-south section and matches grade more or less at the south end. With the wall wrapping around the corner at the southeast corner of the parking we now reduce the fill even further next to the tree. Street trees should be impacted only to a minor extent if sanitary and water utility connections and sidewalk removal/restoration can be accomplished with as minimum disturbance as possible. Exact locations will be confirmed with the City of Ithaca.

If you have any questions regarding this narrative, please let me know. I can be reached at the phone number or email below.

Sincerely,

Miguel Berrios, MLA, LEED AP®
Principal, Ecological Landscape Designer

198 Buffalo Rd., Brooktondale, NY 14817
p. 607.342.0247
e. miguel@landbeyonthissea.com
www.landbeyonthissea.com
PLANTING SCHEDULE

<table>
<thead>
<tr>
<th>ABV</th>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>SIZE</th>
<th>QTY</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>DAF</td>
<td>Daffodil</td>
<td>Narcissus sp.</td>
<td>large bulb</td>
<td>250</td>
<td>see Plant List</td>
</tr>
<tr>
<td>SNO</td>
<td>Snow Drops</td>
<td>Galanthus nivalis</td>
<td>bulb</td>
<td>200</td>
<td>see Plant List</td>
</tr>
<tr>
<td>CRO</td>
<td>Crocus</td>
<td>Crocus sp.</td>
<td>bulb</td>
<td>100</td>
<td>see Plant List</td>
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<tr>
<td>MS</td>
<td>Mission Falls</td>
<td>Fraxinus sp.</td>
<td>1&quot;</td>
<td>1</td>
<td>see Plant List</td>
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<tr>
<td>ARB</td>
<td>Arborvitae</td>
<td>Thuja occidentalis</td>
<td>45 gal. or B&amp;B 3&quot; cat.</td>
<td>1</td>
<td>see Plant List</td>
</tr>
<tr>
<td>BOX</td>
<td>Green Mound Boxwood</td>
<td>Buxus sp. 'Green Mound'</td>
<td>5 gal.</td>
<td>7</td>
<td>see Plant List</td>
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<tr>
<td>LIL</td>
<td>Lilac Passion</td>
<td>Syringa meyeri 'Passion'</td>
<td>7 gal.</td>
<td>1</td>
<td>see Plant List</td>
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<tr>
<td>BUG</td>
<td>Bugloss</td>
<td>Brunnera macrophylla 'Jack Frost'</td>
<td>2 gal.</td>
<td>7</td>
<td>see Plant List</td>
</tr>
<tr>
<td>OST</td>
<td>Osmanthus</td>
<td>Osmanthus x hupehensis</td>
<td>2.5 gal.</td>
<td>14</td>
<td>see Plant List</td>
</tr>
<tr>
<td>GOLM</td>
<td>Goldmound Spirea</td>
<td>Spirea japonica 'Goldmound'</td>
<td>5/7 gal.</td>
<td>5</td>
<td>see Plant List</td>
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<tr>
<td>SPI</td>
<td>Spiraebush</td>
<td>Lindera benzoin</td>
<td>25 gal. or B&amp;B 2.5&quot; cat.</td>
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<td>see Plant List</td>
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<tr>
<td>LUN</td>
<td>Lungwort</td>
<td>Pulmonaria obscura</td>
<td>2 gal.</td>
<td>7</td>
<td>see Plant List</td>
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<tr>
<td>HEL</td>
<td>Heliboro</td>
<td>Heleborus sp.</td>
<td>2 gal.</td>
<td>5</td>
<td>see Plant List</td>
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<tr>
<td>PSE</td>
<td>Pieris</td>
<td>Pieris floribunda</td>
<td>5/7 gal.</td>
<td>4</td>
<td>see Plant List</td>
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<tr>
<td>LIG</td>
<td>Ligularia</td>
<td>Ligularia sp.</td>
<td>2 gal.</td>
<td>2</td>
<td>see Plant List</td>
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<tr>
<td>FLO</td>
<td>Flowering Dogwood</td>
<td>Comus florida</td>
<td>45 gal. or B&amp;B 2.5&quot; cat.</td>
<td>2</td>
<td>see Plant List</td>
</tr>
<tr>
<td>WEE</td>
<td>Weeping Cherry</td>
<td>Prunus subhirtella var. pendula</td>
<td>45 gal. or B&amp;B 2.5&quot; cat.</td>
<td>2</td>
<td>see Plant List</td>
</tr>
</tbody>
</table>

EXISTING TREE NOTES:
All existing trees remaining on site affected by construction shall be barricaded pursuant to Barricade Plan/Elevation Section on Plant List, Details, and Specifications sheet L.02.

PLANTING PLAN

1/" = 20'-0"
DATE: JULY 8, 2020

RESIDENTIAL DEVELOPMENT
209 Hudson Street, Ithaca, New York

Jagat P. Sharma
Architect
PLANTING SPECIFICATIONS

HOLE EXCAVATION

Before digging the hole in well-drained soil, 1) locate the point where the top-most root emerges from the trunk (if it should be within the top 2 inches of the ball), and 2) measure the distance between the top-most root and the bottom of the root ball. Dig the hole at least 10% shallower than this depth and as wide as possible (at least 1.5 times the width of the root ball). The top-most root is deeper than 2 inches remove soil so it is within the top 2 inches. Severe circling roots where appropriate. The root ball is positioned so that the hole is suitable for establishment in landscape soil. If the hole is not large enough or deep enough, the root ball will be permanently damaged. To be scattered in masses throughout planting beds. Plant in FALL.

FERTILIZATION

Organic slow release (compost or controlled release) fertilizer can be applied on top of the root ball and ballfied soil or on top of the mulch at planting. There is no need to mix it with the ballfied soil or place it at the bottom of the planting hole since most roots end up close to the soil surface in urban and suburban landscapes. Under most circumstances, mulch will not steal the fertilizer from the tree. Adding organic slow release fertilizer at planting has been associated with improved survival and increased growth after planting. It will not hurt the plant provided it is applied according to the directions on the product. On the other hand, adding soluble fertilizer to a newly installed plant could burn roots if too much is applied. This will injure the plant and could kill it.

MULCHING

Wind and turf suppression during establishment is essential. Apply a 2-3 inch thick layer (after settling) of mulch around the trunk to help discourage weeds. This area should be maintained during the establishment period at least 2 feet in diameter for each 3 inches of trunk diameter. If you wish to place mulch over the root ball, apply only a thin layer over the outer half of the root ball. This keeps the turf dry and allows rainwater, irrigation, and air to easily enter the root ball. Mulch-rearing on the trunk and applying too thick a layer can strangle the plant by oxygen starvation, death of bark, and root diseases. Prevention of hardening off for winter, root rot damage to trunk, keeping soil too wet, and rewetting soil. Mulch on the root ball has little impact on water loss from the tree since about 90% of the moisture that leaves the root ball does so by transpiration, not evaporation. Only about 10% leaves the root ball by evaporation from the surface of the root ball.

STAKING

In many instances, if root balls are heavy enough stakes are not necessary. Stake to stabilize the root ball. Two or three wood dowels driven through edge of root ball. See Diagram.

ESTABLISHMENT

Trees provided with regular irrigation through the first growing season after planting are generally required for 2-3 months until root flush to stimulate full root establishment. If irrigation is required, it is typically best to apply 1/4 to 1/2 inch of water per week throughout the remainder of the growing season. Trees that are under-watered during this period often require additional time to establish. Most roots grow more slowly. Most trees are under-watered during the establishment period. Because roots are too widely distributed to irrigate to through the entire establishment period, especially in drought.

IRRIGATION

Limited established plants, research clearly shows that recently transplanted trees and shrubs establish quickly with light, frequent irrigation. For trees planted in spring or summer, provide two waterings each week during the first few months after planting. Following the initial few months of frequent irrigation, provide weekly irrigation until plants are fully established. At each irrigation, apply about 2 to 3 gallons of water per inch trunk diameter (e.g. 4-6 gallons for a 2 inch tree) over the root ball.

PLANTING DETAILS - TREES

- Containerized 45 gal. or B&B min cal. 3"

(1) Arborvitae (Thuja occidentalis) - Arborvitae is the perfect tree for you if you're looking for an easy to maintain, versatile, native evergreen. Whether you want an accent tree, natural privacy fence or a simple and easy tree for your yard, the Arborvitae is a great choice.

- Containerized 45 gal. or B&B min cal. 3"

(1) Higan Weeping Cherry (Prunus subhirtella var. pendula) - Higan weeping cherry a medium-sized tree noted for its showy early spring blooms, rapid growth, and strongly weeping habit to the ground. The upper arching branches of Weeping Higan Cherry become mounting with age.

LARGE TREES - containerized 45 gal. or B&B min cal. 3"

(1) Arbutusun (Thuja occidentalis) - Arborvitae is the perfect tree for you if you're looking for an easy to maintain, versatile, native evergreen. Whether you want an accent tree, natural privacy fence or a simple and easy tree for your yard, the Arborvitae is a great choice.

- Containerized 45 gal. or B&B min cal. 3"

(1) Higan Weeping Cherry (Prunus subhirtella var. pendula) - Higan weeping cherry a medium-sized tree noted for its showy early spring blooms, rapid growth, and strongly weeping habit to the ground. The upper arching branches of Weeping Higan Cherry become mounting with age.
PROJECT DESCRIPTION
The applicant is proposing to demolish the western section of the existing city owned Green Street Parking Garage and helix to build 1) an 11-story building with a 22,120 SF footprint and 2) rebuild and expand the center section of the parking garage with a total of seven levels of parking and an increase of 241 spaces. The parking decks will be connected to the building by bridges on the second and seventh floors. The building will contain 218 permanently affordable apartments on the fourth through eleventh floors in a U-shaped building configuration. The first through third floors will have uses associated with a conference center including two ballrooms, a, commercial catering kitchen, back of house operations rooms, and a storage area for the City’s Department of Public Works. The applicant is also proposing two outdoor spaces. One on the SW corner of the building on Green Street adjacent to a proposed retail space, the other connected with the Cinemopolis plaza (an extension of “Home Dairy Alley”) and the pedestrian passage between the Commons and Green Street will remain. The alley will be rebuilt and enhanced with lighting, signage, art, and landscaping. The project is in the CBD-140 zoning district and will require area variances for the rear yard setback and potentially, for height. A lot line adjustment will also be required. The project will require approval from Common Council for sale of the property. The project is also subject to the Downtown Design Guidelines and has received Design Review. It is also in the Street Level Active Use Overlay Zone (SLAUOZ).

The project will be done on two phases. During phase one, the western section of the garage and the helix will be demolished and used as a staging area. The center garage section will be retained and four parking levels will be added. Phase two will be the construction of the 12 story apartment building and conference center where the western portion of the garage currently sits.

This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (d), (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (5)(iii) and (9) and is subject to environmental review.

The following will be analyzed for cumulative impacts with the adjacent project at 215 E State Street (Ithaca Properties). Resolution/mitigation of these impacts will be jointly discussed and coordinated:

Construction Impacts:
- Parking displacement
- Pedestrian/bike/vehicular access - lane closures or reconfiguration
- Construction delivers
- Contractor parking
- Coordination with intercity bus operations
- Demolition and hauling
- Trash & recycling
- Construction noise and vibration

Operational and Post Construction Impacts
- Trash & recycling
- Coordination with intercity busses / deliveries
• Aesthetics & street trees
• Impacts on Historic Resources

IMPACT ON LAND
The project site a 1.487 acre City-owned parcel in the downtown core and has been extensively developed. It includes the City Hall parking area, a parking deck with two levels of above ground parking and one surface level parking area, pedestrian walkways, a ground floor cinema, and a trash area and loading dock.

Construction is expected to last 24 months. Approximately .850 acres of the project site will be disturbed (see Demolition Plan (C102) dated 2/14/20) as well as areas in the Green Street right-of-way including the sidewalk and portions of the street. Portions of the City hall parking lot and the existing cinema will not be disturbed during construction.

The site is currently almost 100% impervious surface. There will be a small decrease in impervious surface (from 99.7 % to 99.2%) due to some enhanced landscape areas included in the proposed development.

Based on information provided by the applicant, a full geotechnical investigation will be performed after the garage has been demolished. A final decision about foundation system will be determined at that time. However, subsurface conditions and likely foundation types can reasonably be deduced from the studies done for recent development near the site.

The applicant has submitted a document titled Conceptual Geotech Model prepared by Dente Group/A Terracon and dated 4-16-20 as well as a series of emails between John S Hutchison, PE, of Dente Group/A Terracon and Brent Bonham, PE, of Stand Structural Engineering Inc. dated May 7 2020. The document and correspondence contain the following information based on previous adjacent explorations:
• Depth to Bedrock is 100+ feet
• Depth to groundwater is 10-15 feet
• Foundation systems and/or shoring will likely extend beyond the property lines
• A deep/pile foundation is likely. The primary drawback of this type of foundation would be the potential for vibration-induced damage to adjacent buildings.
• A mat foundation may also be possible. The primary drawback of this type of foundation would be the required removal of 10-15 feet of existing fill.
• Any excavation will require shoring (sheet or soldier piles – at least along E Green Street

Impacts
Foundation construction will create noise, dust and potentially vibration. It will require shoring that may impact Green Street and other properties. Vibration has the potential to damage nearby structures and noise and dust will impact downtown residents, businesses, visitors and workers.

Cumulative impacts with the adjacent project may result by intensity if both foundations are installed simultaneously and by duration if not.

Mitigations Proposed by the Applicant:
• Pre and post construction building surveys and vibration monitoring will be required for any type of site preparation or foundation construction that involves vibrations that could result in damage.
• If piles are used, the applicant will choose the installation method that minimizes vibration
• Foundation construction for both projects should be coordinated to address surveys and monitoring both for cumulative intensity and duration
• Noise producing construction activities will be limited to the hours between 7:30 A.M. and 5:30 P.M., Monday through Friday (or Saturday 9:00 A.M. to 5:30 P.M. with advance notification to and approval by the Director of Planning and Development).

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

**IMPACT ON GEOLOGIC FEATURES**

The project site is a 1.487 acre City-owned parcel in the downtown core and has been extensively developed. It includes the City Hall parking area, a parking deck with two levels of above ground parking and one surface level parking area, pedestrian walkways, a ground floor cinema, and a trash area and loading dock. There is no undisturbed land or geologic features on the project site.

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

**IMPACT ON SURFACE WATER**

The project site is on the Downtown Core - there is no surface water on the site.

The applicant submitted a letter from Andrew Sciarabba, PE or TM Miller PC to Nadia Vedder-Breaton, Assistant Engineer at NYSDOT dated May 8, 2020 outlining the stormwater approach. The City will require a Basic Storm Water Pollution Prevention Plan (SWPPP) addressing erosion and sedimentation during construction, but will not require permanent stormwater controls because impervious surface will not be increased as a result of the project. However two strategies for “Better Site Design” will be incorporated.

E&S Plan?

The applicant intends to tie into the existing storm system in Green Street which is under the jurisdiction of NYS DOT.

The Lead Agency has determined that with strict compliance to the SWPPP and installation of Better Site Design Strategies, no significant impact to Surface Water is anticipated.

**IMPACT ON GROUNDWATER**

Based on information provided by the applicant, a full geotechnical investigation will be performed after the garage has been demolished. However, the applicant has submitted a document titled Conceptual Geotech Model prepared by Dente Group/A Terracon and dated 4-16-20 that estimates the depth to groundwater at 10-15 feet based on previous geotechnical explorations.
The project does not include activities that will impact groundwater. However, if deep excavation is done, groundwater could be encountered.

**Mitigations (if any) Proposed by the Applicant:** What is the standard practice if groundwater is encountered during excavation?

**IMPACT ON FLOODING**
The project site is not within a flood zone, therefore the Lead Agency has determined that no significant impact to flooding is anticipated.

**IMPACTS ON AIR**

**Existing Conditions**
The site is currently does not include facilities that affect air quality.

**Proposed Conditions**
The project does not include uses that require air quality controls for safe operation. Construction is expected to last 24-36 months, during which time site preparation activities, including grading, importation of fill and foundation preparation have the potential to create airborne dust.

**Impacts and Mitigations**
The amount of construction-generated dust depends on several factors, including soil conditions, moisture content, amount of time soils are exposed to the wind and sun, weather-related factors, and construction practices. The Applicant will use dust-control measures, as needed, during construction as described in the stormwater pollution prevention plan.

The following mitigations are proposed by the Applicant to minimize potential impacts to air:

- Watering truck during dry periods.
- Stabilization of areas not actively involved in construction.
- Construction of stabilized entrance to limit dirt tracking onto adjacent roadways.
- Keeping roads clear of dust and debris;
- Requiring construction trucks to be covered; and
- Prohibiting burning of debris on site

Cumulative impacts with the adjacent project may result by temporary intensity if both foundations are installed simultaneously and by temporary duration if not.

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

**IMPACTS ON PLANTS AND ANIMALS**
The site is in the downtown core and is nearly 100% impervious surface. The project includes demolition outside the property boundaries (see Demolition Plan (C102) dated 2/14/20. There are nine City trees on or near the project site – that will be affected by construction: six street trees on Green St and three \on the sidewalk, one
by City Hall, and two near the west end of the garage. The applicant proposes to protect and retain the tree closest to City Hall. The two trees closest to the garage will be permanently removed to accommodate the new building and three of the six street trees along Green Street will be replace. The other 5 trees will be removed during construction activities due to the nature of surrounding utility and foundation work.

The EAF Mapper identified the site as potential habitat for the endangered rusty-patched Bumble Bee due the proximity to Six Mile Creek corridor. The site is completely urbanized and contains no habitat.

**IMPACT ON AGRICULTURAL RESOURCES**
The project site is not in an agricultural area therefore there will be no impact to agricultural resources.

**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.

The project site is in the downtown core. The project will consolidate the existing parking decks to the center of the block and will replace the western end of the garage with an 11 story mixed-use building. Both this and the adjacent project will transform the north side of Green Street from primarily a service area behind the Commons to an active and vibrant area that will complement the south side of the street.

The west and south facades of the building will be highly visible on Green Street, particularly the southwest corner of the building. The parking deck will be less visible, tucked between the two buildings. The Planning Board has conducted Design Review for the project. The project incorporates the following features to enhance the downtown aesthetics, contribute to the downtown character and vibrancy, and comply with the Downtown Design Guidelines. (See Design Review application dated 5-19-20)

- **Street Activation:**
  - The first two floors of the building facing Green St (Conference Center) are primarily glass, This provides transparency and visibility of the activities within the building
  - The Green St façade features a central entrance flanked by two open stairs
  - There is a ground floor retail space with and entrance at the southwest corner of the building
  - The residential lobby is on the east side of the building off of Cinemopolis plaza
  - The project maintains and improves three important pedestrian spaces around the building, all of which will be further developed during site plan review.

- **Varied building massing to provide interest, light and amenity**
  - The building is U-shaped with an open air court facing north to preserve light and views for its residents and those at the rear building (Harold Square)
  - Southwest corner of the building is the most visible and features storefront glazing, a covered patio, bay windows, a sky terrace, visible balconies and decorative mechanical screen element at the top floor.
  - The residential tower is stepped back from bottom three floors and its corners are articulated
  - Windows are inset from the facade creating texture and shadow. (reference drawing)
Many residential units have balconies

**Materials**

- Look at elevation from presentation for garage
- Stone and brick at base
- Paving diagram 5/18/20
- Planters on the presentation
- Materials coverage in presentation (Kate)
- Primary materials on most visible facades:
  - First 3 floors Glazing Fiber Cement and List materials
  - Southwest corner most visible -

**Board Comments pertaining to design:**
- Need materials percentages and materials board
- Good development on facades
- Need more development garage façade materials should be durable, weather resistant and attractive
- Concern about the closeness of the two buildings – need more information and visualizations
- South façade of garage – like vines but not substantial enough. Need more screening
- Cinemopolis Plaza – bench layout is awkward. Like glowing elements
- Need more information about construction logistics and programatics

The design of the project was recently changed as a result of request by the Board to provide more space between the two buildings. Both projects have requested 10’ rear yard setback variances, which would allow the buildings to be approximately 12’ apart from each other, for the full height. The original Design for Asteri (as well as current design for Harold’s Square) took full advantage of these existing and potential setback variances.

Based on input during the public hearing and Board discussion, the project team adjusted the design such that the first three floors of the Asteri project containing the conference center, plus the community room on the 4th floor, still project out to within 2/10 of a foot of the property line, but the upper floors are now set back an additional 10’ to be behind the rear yard setback. The project team described the reasons why the lower levels of the Asteri building cannot be reduced further, based on the ballroom size requirements of the Conference Center.

The Planning Board reviewed section view and plan view drawings that demonstrate the approximate 14’ gap between floors 1-4 and the approximate 24’ gap between levels 5 - 12 of Asteri and Harold’s Square. The board also reviewed drawings that show the proposed material articulation of the facade on levels 2-3, and drawings of the proposed inset niches between building columns that will feature public art works.
These design changes allow for increased light and air between the buildings and enhance the pedestrian experience between these two buildings.

Cumulative impacts
- Positive impacts: Both this and the adjacent project will transform the north side of Green Street from primarily a service area behind the Commons to an active and vibrant area that will complement the south side of the street.
- Potential negative Impacts: Need attention to street activation to make Green St as pedestrian friendly and welcoming as possible, streetscape will reduced number of trees.
- Need view and shadow studies for various location in the downtown area (Green St Looking east, from inside the Commons, from Historic Districts?)

Mitigations (if any) Proposed by the Applicant: Building and site design to address high visibility and intent of Urban Design Guidelines

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES
The site is not located within an historic district, and the existing site is not designated at the local or state level as an historic resource. The project site is in the downtown core. As mentioned in a previous section, the north side of this block of Green St., with the exception of the corner properties on Cayuga St, serves primarily parking and service functions. The south side has been redeveloped in the last 20 years and contains new buildings of various heights and styles. It is, however, in close proximity to several historic districts and designated structures including the following:
- Downtown Ithaca National Historic District Is City Hall part of this district?)Which extends to the corner of Cayuga.
- Henry St John Local Historic District
- Dewitt Nation and Local Historic District
- East Hill National and Local Historic District
- What are closest designated buildings?
- City Hall, although not a designated structure, is a unique historic structure.

Need view and shadow studies for various location the downtown area (Green St Looking east, from inside the Commons, from Historic Districts?)

The applicant has submitted visualizations showing the building in the downtown context in drawings titled XXXXXXX dated XXXX and prepared by XXXXX.

The NYS DEC EAF mapper identified the project site as potentially sensitive for archeological resources, however, the site has been developed for many decades and demolition will not impact any historic structures or sites.

In summary, the project will be different than the historic architecture and will not detract from the enjoyment or character of the Downtown Ithaca National Historic District. 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

There are important public pedestrian access routes on all sides of the building; a sidewalk on Green Street; a passageway connecting the Commons through Home Dairy Alley to Six Mile Creek; the public way to the north of the site providing access to the rear of the buildings facing the commons, and sidewalks through the City Hall parking area.

Proposed Conditions:

Construction Impacts
The project will have temporary by significant impacts the use of the pedestrian spaces during the 24 month construction period. See Impacts to Transportation

Post Construction impacts

Mitigations
- Improvements to Cinemopolis Plaza
- Replacement of sidewalks and streetscape on Green Street (will we need to move curbs etc?)
- Replacement of sidewalks on City Hall
- Improvements to northern public way

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 UNAs to the project is UNA 156, Six Mile Creek Valley, which begins in Six Mile Creek at the Aurora St Bridge and encompasses the whole Six Mile Creek watershed. The project site is approximately 375 feet from the downstream border of the natural area.

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

Existing Conditions
The project site is in the downtown core and the central hub of the City’s multi-modal transportation network. In the last decade, the City removed minimum parking requirements from the Central Business District to encourage increased density and more residential development. The area is identified in City’s 2015 Comprehensive Plan as
a high growth area for dense mixed-use development where the activities of daily life can be carried out without a car.

The site is on Green St/NYS Rte 79. Rte 79 is a major east-west regional highway connecting Ithaca to Route 88 to the east and the NYS throughway via Trumansburg to the west. Within the Ithaca Area, NYS 79 connects to the hospital, waterfront area, downtown and Cornell (via several roads on East Hill). Green Street is one-way for its entire length from S. Meadow to State/ MKL Streets.

The project site contains the Green St Parking Garage, 396 spaces, of which 340 are currently usable, including nine accessible spaces. The garage is built in three interconnecting sections. The center section, contains the garage entrance and two parking decks with 120 above. Anticipating the redevelopment potential along Green St, the City rebuilt this section in 2010 so that additional decks could be added in the future. The western section, closest to City Hall contains one ground level parking area with 11 spaces, two parking decks with 136 spaces, a snow storage structure and a storage area for City Public Works. The eastern section of the garage is above Cinemopolis. It contains 140 places and has direct connections to apartments at Center Ithaca, the Marriott Hotel and a stairway leading down to the Commons. Monitoring of the eastern section of the garage over the last several years has revealed that the structure has a limited remaining lifespan without major repairs or rebuilding.

Other public parking in the immediate area include six non-metered short term and one handicapped spaces in front of City Hall and 4 spaces in the City Hall parking lot. Both of these are heavily used by City staff, residents and workers. There are also two Car Share spots in front of the west end of the parking garage.

Loading spaces for nearby downtown businesses are provided on Green St, east of the garage entrance and in front of Cinemopolis. One lane of the City Hall parking area is used for lager trucks, particularly restaurant delivery trucks.

The south side of Green St serves as the main downtown hub for both TCAT and Intercity bus services. TCAT occupies most of the curb space for drop-off and pick-up from the corner of Cayuga St to the signalized mid-block pedestrian crossing and operates an office on the ground floor of 131 W Green St. The intercity busses have a designated pick-up and drop-off area to the east of the mid-block crossing. There is also a passenger drop-off area in front the west end of the garage.

There are heavily used public pedestrian access routes on all sides of the project site; a sidewalk on Green Street; a passageway connecting the Commons through Home Dairy Alley to Six Mile Creek; the public way to the north of the site providing access to the rear of the buildings facing the Commons, and sidewalks through the City Hall parking area.

There is a bike lane on the south side of Green Street. Covered bike parking is provided between Cinemopolis and the surface lot (seven racks), there are also six bike racks adjacent to City Hall.

**Proposed Conditions**

**Parking Garage & Off Street Parking**

The Asteri project will remove the western section of the garage and add four parking decks to the center section. The vehicular entrance will be maintained in its current location. The adjacent project will demolish and rebuild...
the eastern portion of the garage. It will replace the two existing parking decks with 122 spaces and add 36 spaces of ground floor parking for tenants. It is expected that sometime during the construction period the new eastern parking decks will be connected to the new central decks. At the completion of both projects and reopening of the public garage, there will be 470 public parking spaces, which the City will lease back for the projects sponsors, and 36 ground-floor private spaces, a total increase of 165 spaces over existing conditions. The project will extend into a portion of the City Hall parking which, during the last 24 months has been used as a construction delivery area for the adjacent Harold’s Squire Project to the north. The Layout Plan (C104) dated 2-14-20 and prepared by TG Miller PC shows the restoration of seven nose-in short term parking spaces, 2 of which will be accessible in the parking area.

On Street Parking
There is no proposed change to on-street parking

Deliveries and Loading
The project is proposing a back-in loading dock at the northwest corner of the building for general building and conference center deliveries. Auto turn diagrams submitted by the applicant and dated 2-14-20 show a variety of truck movements, including semis and emergency vehicles. Larger truck deliveries for commons areas will continue to be accommodated between the new building and the parking area. (NEED TO CHECK THAT DELIVERY VEHICLES DO NOT BLOCK CARS.)

Transit
No changes are proposed to the northern side of the street. Transit ridership may increase due to the new residents units and conference center use. Once complete, the transit drop-off area will be re-established on the south side of Green Street.

Pedestrian
The project will maintain and improve pedestrian access and amenity throughout the project site. The passageway connecting Green Street to Home Dairy Alley, referred to as the Cinemopolis Plaza, by the Asteri Project Sponsor will be retained and improved with lighting, landscaping and seating. The space will be activated by the ground floor residential entrance/lobby. The pedestrian way at the rear of the Asteri building is proposed to include new lighting and public art. The design of this area will continue to develop during site plan review.

The sidewalk in City Hall Plaza will be replaced as will the entire sidewalk on Green Street in front of the two project sites. At project completion, the north side of Green Street will be transformed from primarily a service area to a vibrant pedestrian environment with generous sidewalks, new retail (at the southwest corner of Asteri), and the primary entrance to the conference center, ample glazing on the first floor of the conference center, street trees and lighting.

Bikes
Once complete the Green Street bike lane will be reestablished (see Construction Impacts below). The Asteri project will retain and relocate the seven covered bike racks within the Cinemopolis Plaza. The project will provide a first floor bike storage room and workshop that can accommodate up to XXX bikes for residents. The adjacent project will provide indoor bike parking facilities to accommodate XXXX bikes. Will bike parking adjacent to City Hall be re-established?
Project Impacts and Mitigations
The project is located in the downtown core in the hub of the City’s multimodal transportation network. There is ample access to transit, rideshare and carshare as well as intercity bus service. The projects will create demand for all transportation modes and increase the need for delivery and loading.

The City in the process of a larger downtown parking study being prepared by Stantec. The study’s goal is to develop effective methods for managing the downtown parking supply in light of rapid development trends. Stantec has concluded a parking inventory, measured occupancy rates and has developed a model to project potential near future scenarios. This information is contained in (refer to draft Stantec documents) City staff in coordination with the Downtown Ithaca Alliance (DIA) are using data and analysis completed by Stantec, as well as other sources to better understand, predict and mitigate the construction and post construction parking impacts of both developments for downtown residents, businesses, employers workers and visitors.

Parking
The projects will add an additional 165 spaces to the downtown parking supply, 135 of which will be available to public. With approximately 400 new housing units and a conference center, both projects will also increase parking demand.

The conference center will add to parking demand, however much of the demand will be offset overnight stays in downtown hotels and other factors. The Ithaca Conference Center Market and Feasibility Study prepared by Hunden Associates and dated April 2017 and updated in 2019 to include a more specific Ithaca Vignette estimates the number type and attendance at events. The table below summarizes the number, type and size of event and estimates the maximum and actual parking demand under the assumption that 1) all attendees will arrive by car and require parking 2) each car will carry 2.5 attendees, and 1) X % of attendees stay in local hotels.

| Ithaca Conference Center Operation - at Full Capacity -Projected Type of Event, Number of Events and Number of Attendees and Maximum Parking Demand |
|-------------------------------------------------|-----------------|-----------------|-----------------|
| Type of event (in order of size) | Number per Year | Attendance per Event | Est Max Parking Demand |
| Consumer Shows | 5 | 820 | 328 |
| Special Events | 21 | 670 | 268 |
| Banquets/ Receptions | 38 | 481 | 192 |
| Conventions/Conferences/Trade Shows | 27 | 303 | 121 |
| Corporate Events | 18 | 211 | 84 |
| Meeting Room Events | 71 | 200 | 80 |

Source: 2019 Updated Feasibility Analysis, Industry Information

Several factors will decrease this demand:

1. Many attendees at large events will stay at downtown hotels
2. Events with largest attendance are the least frequent
3. Some attendees will arrive by plane or intercity bus and may use local transit or rideshare services
4. Conference center staffing will include management of parking and transportation for larger events.

The 2017 study concludes that “… this facility is located adjacent to several hotels and most events will be serving visitors staying in these hotels (versus local charity balls in most cases), these visitors will have already found parking related to their hotel stay, either in private or public garages. As such, the number of net new parking spaces needed for this facility is expected to be relatively few”.

New residential units will also create more parking demand. However, parking demand for housing units in the downtown core is highly variable for several reasons.

1. First, the projects are in the center of the City and County multimodal transportation network. The dense mixed use nature of the downtown core provides access to housing, services, jobs and transit. It is a place where the activities of daily life can be carried out without a car.
2. The City removed parking requirements in the downtown area several years ago to encourage this type of development. As a result many projects have been built without parking or with only limited parking to meet or partially their anticipated demand. The continued brisk pace and success of residential development in the core is a strong indication that the downtown housing market attracts an abundance car free residents.

As part the City’s Comprehensive Downtown Parking Study, Stantec completed a draft inventory and analysis of downtown parking supply dated July 2020 which includes both private and public parking as well as pricing and restrictions for all parking in the downtown area. A diagram titled Downtown Inventory in a summarizing PowerPoint presentation dated July 16, 2020 shows the type and location of the 4,300 downtown spaces, 1,064 of which are on-street and 3,243 of which are off-street. A diagram titled Downtown Occupancy – 12 pm shows peak hour occupancy rates for all types of spaces. In addition to spaces within the garages, the data showed there are approximately 1,173 available spaces of all other types at the 12 pm peak hour. The analysis indicates a large available supply of parking within the downtown area even when considering new demand from these and other near-future uses.

Stantec analyzed data collected for week-day occupancy of the public garages in October and November of 2019. The table below summarizes the average peak hour occupancy of the three downtown garages, showing an overall average of 361 unoccupied spaces.

<table>
<thead>
<tr>
<th>Public Parking Facility</th>
<th>2019 Supply</th>
<th>2019 Average Peak Occupancy</th>
<th>Weekday Ave. Peak Mid-Day Utilization</th>
<th>Spaces Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seneca Garage</td>
<td>439</td>
<td>73%</td>
<td>320</td>
<td>119</td>
</tr>
<tr>
<td>Green Garage*</td>
<td>340</td>
<td>83%</td>
<td>282</td>
<td>58</td>
</tr>
</tbody>
</table>
Stantec also is also developing a model to look at overall parking demand under near-future build-out conditions that include both projects at the Green St Garage as well as two other large downtown projects. The model will look at occupancy and demand under different management’s scenarios that include pricing, education, and participation in downtown Ithaca’s TDP program, as well as other strategies. Preliminary results indicate that with appropriate management and monitoring, supply is sufficient to accommodate demand.

Mitigations to Parking Impacts

1. The primary mitigation to manage parking demand caused by the new projects is implementing the recommendations of the Downtown Parking Study, which will be completed before the projects are open. Through the results of the study, the City will develop and implement of strategies to proactively monitor and manage the parking supply for greatest efficiency under the direction of the City’s Director of Parking and Transportation and staff. Based on the completed inventory, it appears that there is ample parking to serve the needs of downtown residents, workers and visitors. Strategies to manage this supply may include adjusting pricing to reduce demand at peak hours, working with the DIA to enroll downtown employees in the Downtown TMA, and other methods.

2. Go Ithaca (www.goithaca.org) is downtown’s Transportation Management Authority (TMA) hosted by the Downtown Ithaca Alliance. It is a transportation benefits program that provides free and discounted transportation services and resources to employees, employers, and residents within the Downtown Ithaca area. The goal of the organization is to reduce single occupancy vehicle trips and parking demand. The project is funded in part by The Climate Smart Community Grant Program, Title 15 of the Environmental Protection Fund through the NYS Department of Environmental Conservation and has two full time staff.

3. Mange Conference Center Demand. Because a successful conference center will be a large driver of parking demand, additional measures will be taken to insure that periodic high demand from conference events is appropriately managed. The applicant has provided a letter from Peggy Coleman, VP of Tourism with the Tompkins County Convention and Visitors Bureau dated July 15, 2020 describing how conference parking will be managed.

4. The City’s goal for Downtown Ithaca is a thriving mixed use district where the activities of daily life can be carried out without a car. Parking demand will be reduced by the synergy of locating housing, jobs and services in a walkable core that is proximate to transit. Residential development continues to grow and thrive to the downtown despite the fact that many units to not provide parking.

On Street Parking
There is no proposed change to on-street parking, therefore no impacts are anticipated

Deliveries and Loading
Higher intensity of land use will create more demand for all types of deliveries and loading. The Asteri project adds significant demand for delivery to an already important and active delivery zone in the City Hall parking lot. As plans for this delivery zone are finalized the following issues should be considered and resolved:

- Due to the narrower width of the delivery lane - delivery vehicles may block the movements of cars parked in the City Hall parking lot
- Due to the ‘stacked’ delivery layout- there may be conflicts between general deliveries and those associated with the Asteri Building.
- Due to the ‘stacked’ delivery layout there may be conflict with trash removal and delivery vehicles

The 400 units of new housing is expected to create significant demand residential delivery. The following will be implemented to accommodate this demand:

- Loading zones will be re-established on the north side Green Street proximate to the Asteri and Rimland building lobbies

**Transit**

No changes are proposed to the bus stops on the northern side of the street. City staff will continue to monitor and reevaluate passenger drop-off needs to determine the best location for the permanent drop-off area before construction is completed. Based on this information, no negative impact to TCAT or intercity bus services are anticipated as a result of these projects.

**Pedestrian**

The projects will maintain and improve all pedestrian access and amenity throughout both sites, therefore no negative impact is anticipated. Designs for these areas will continue to evolve during site plan review.

**Bikes**

The projects will increase demand for public bike parking. It is a challenge to provide ample and conveniently located bike parking in the downtown core due to the competing desire for unobstructed pedestrian space. City Staff is continually evaluating bike parking needs and will identify appropriate locations for additional parking to serve the growing need. Therefore no negative impact to bike parking is expiated as a result of these projects.

**Construction Impacts & Mitigations to Transportation**

Construction for both projects is expected to begin in late 2020 early 2021 and to last approximately 24 months. During this time there will be fluctuating temporary, but potentially significant impacts to all modes of transportation, including pedestrians, cyclers, transit, delivery vehicles and personal vehicles. The evaluation of construction impacts and the selection of appropriate mitigations are being done in two primary ways. First, the applicants are developing a construction access and mitigation plans in coordination with NYSDOT and the City. Second, City staff, in ordination with the Downtown Ithaca Alliance (DIA) are using data and analysis completed by Stantec, as well as other sources to better understand, predict and mitigate the construction parking impacts of both developments.

The Project sponsors are developing a coordinated construction plan for the south side of Green Street from the corner of Cayuga to the east side of the Aurora St Bridge to provide a unified predicable circulation pattern during the entire construction period. The latest plan is shown in three drawings titled ‘Multi-Lane Shift, Long Term Plan (C701)” , “Single Lane Closure- Short Term Plan (C-702)” and “Pedestrian Traffic Control Plan (C703)” dated 6-15-20
and prepared by CHA. The plan includes removal of the bike lane, shifting the travel lanes to the south and using the sidewalk and parking lanes on the north side of the street for a construction zone. The entrance to the garage will remain accessible when parking decks are open to the public and the mid-block crossing will be maintained to access Cinemapolis and Home Dairy Alley. Creating a temporary crossing near the bridge has been deemed unsafe due to limited line of sight and will be discouraged through signage and installation of a barricade along the curb blocking access to the north sidewalk. The sidewalk will reopen east of the Aurora St Bridge.

The project team for Asteri has also proposed a more detailed construction plan for pedestrian, delivery and parking that accounts for three phases of construction in application materials dated May 29, 2020. These are described in a narrative and drawings titled “Phase 1- Garage Demolition”, “Phase 2 – Garage and West Floors 1-3 Construction” and “Phase 3 – Residential Construction”. This plan is under review by the City to insure that emergency access needs are maintained during construction, and may change. The plan maintains delivery access in City Hall parking lot and proposes removing short term parking on Green Street.

Construction Impacts and Mitigations to Parking – Green St Garage Removal
During the approximately two-year construction period for both Green Street projects, the number of available parking in the Green St Garage will fluctuate. The expected scenario is shown in the table below. Although, actual availability of parking may differ depending on several factors including start date, unanticipated construction delays, building code issues the effects of Covid-19, and other factors, some portion of the garage is expected to be open during most of the construction period.
Based on information in Table 1, Average Peak Occupancy and Utilization – Downtown Public Parking, above, as many as 293 actual parkers are likely to be displaced at the weekday peak hour \( ([340 \times 80\%] + 11 = 293) \). This will have a 6-18 month temporary impact on these transient parkers, permit holders and hotel parkers, including patrons who use its nine accessible spaces. As the closest public parking to many of the Commons and downtown businesses, its temporary loss will require that users relocate to potentially less convenient locations in and around the downtown area.

In addition to the needs of existing parkers, new peak hour demand may be added in the near future and before the Green Garage begins to significantly reopen in November of 2021. Several adjacent projects will soon open, adding up to 78 housing units, 67,000 SF of office and 27,000 SF of ground floor commercial or restaurant. The amount and timing of this new demand is difficult to predict as it is largely depends on lease-up of office space, which will add demand to the peak hour. Preliminary estimates suggest that new demand could be up to 100 spaces through 2021 (reference Nels table).

Two mitigating factors should be considered when evaluating potential parking impacts during construction:

First, the project is located in the downtown core in the hub of the City’s multimodal transportation network. There is ample access to transit, rideshare and carshare as well as intercity bus service as well as participation in the downtown TMA, Go Ithaca. For those who must drive into the City and are able to walk, here is ample 24 hour on-street parking within \( \frac{1}{2} \) mile of the downtown core.

Second, the effects of COVID-19 are likely to continue through the early phases of construction when the Green Street Garage is completely closed and the parking supply is at its lowest level. As of July 2020, there is an
approximately **50%** decrease in peak-hour downtown parking demand in downtown garages based on reports for XXXX. The pandemic has caused a shift to remote work, limited capacity at bars restaurants, lack of travel and tourism, and affected people’s normal daily routines and behaviors. These changes are likely to continue in one form or another well into 2021 or until an effective vaccine is widely available. **Tom to provide survey of downtown employers.**

Construction Mitigations to Parking:

1. **Relocate existing Green Street Parkers to the Seneca and Cayuga Garages.**
   Seneca and Cayuga Street Garages have sufficient capacity to absorb the estimated 293 parkers (in November 2019) at the peak hour. If all 293 parkers relocated to these garages, there would still be sufficient capacity to maintain a 10% vacancy rate of X space and a with a small surplus of X spaces.

2. **Relocate Accessible Spaces to the Cayuga St Garage**
   Based on information provided by Eric Hathaway, Director of Transportation and Parking, six of the nine accessible spaces in the Green St Garage are used on a regular basis. Fred Huante, manager of the Cayuga St Garage reports that eight of its fourteen accessible spaces are used on a regular basis and that four additional spaces can be added if needed. The Cayuga Garage has an excess of six spaces with the ability to increase capacity by four additional spaces. Therefore Cayuga Garage can absorb the demand for six accessible spaces. The City’s mitigation plan will include outreach and/or signage to direct parkers needing accessible spaces to the Cayuga Garage and will monitor occupancy to determine when/if additional spaces should be implemented.

3. **Use Underutilized On-Street Parking for Long-Term Parking**
   To give commuters and other long-term parkers more options, the City is also considering converting underutilized short-term metered parking to long term parking. Based on information from Stantec this could shift up to 145 spaces in the garage. Alternatively, these spaces could be designated for City Hall employees.

4. **The City Director of Parking and Transportation will monitor parking demand and occupancy monthly during garage closure and implement policies and practices to increase supply as appropriate or needed**. These may include leasing and downtown surface lot, adjusting pricing at garages education parkers to the location of available parking. Etc.

5. **Require Remote Construction Parking.**
   The Planning Board will require remote construction parking as a condition of Site Plan approval. Parking for workers must be outside the downtown core and must not conflict with the increased capacity created by re-designated underused on street spaces. Exceptions may be made if monitoring conducted by the Director of Parking and Transportation concludes that there is sufficient capacity to accommodate some workers. The project sponsor for Asteri has stated that they will provide remote parking at 950 N Danby Road.

6. **The City and the DIA will conduct outreach and provide information to affected parties**

7. **The City will evaluate nearby private surface parking lots and identify/select feasible lots for lease.**
8. The City will work with the DIA to encourage City Hall workers to participate in Go Ithaca (www.goithaca.org) programs.

Construction Impacts to Non –Garage Parking
Based on the Asteri drawing listed above, the four existing parking spaces in the City Hall parking lot as well as short term on street parking (including one accessible space) in front of City Hall will be removed during project construction. Removal of these spaces will negatively impact City employees and visitors to City Hall. The applicant has agreed to retain the on street parking spaces.

Construction Impacts to Loading and Deliveries
Based on the construction plan drawings referenced above, the two on-street loading/delivery spaces will be removed during the 24 month construction period. Large truck loading and delivery will continue to be accommodated in the City Hall parking lot. The removal of the loading spaces will impact some Commons businesses as well las the new residents and businesses in Harold Square. The City will identify an alternative loading area on Green or Cayuga for the duration of construction.

Construction Impacts to Transit Passenger Drop Off and Car Share
Based on the construction plan drawings referenced above, transit drop off and carshare spaces will be removed for the 24 month construction period. The City will work with Carshare to identify an alternative space. The City will also identify and appropriate area for passenger drop off. The proposed lane shift may impeded bus movements, particularly for the larger inter-city busses. The City will work with TCAT and intercity bus providers to determine if any bus stops should be relocated

Construction Impacts to Bike Parking
Based on the Asteri drawings listed above, the heavily used bike racks in front of City Hall (six) and the covered racks under the parking garage (seven) will be removed during the 24 month construction period. The City will work with other interested parties to identify an appropriate site to install up to 13 temporary racks

Construction Impacts to Pedestrians
Pedestrian circulation will be altered during the 24 month construction period. Pedestrians will be inconvenienced as they are forced to take longer and less direct routes from Green Street to the Commons. While convenience is important, a larger concern is maintaining safe circulation and building egress in and around the construction zone. The City will ease the inconvenience by working with the project sponsors and the DIA to design and install attractive wayfinding in appropriate locations

Based on the information provided above, the Lead Agency has determined that the applicants working with the City will mitigate any impacts to the maximum extent practicable. Therefore, no negative impacts to transportation are anticipated as a result of these projects.

IMPACT ON ENERGY
Based in information provided by the applicant in materials dated April 17, 2020, the applicant is taking several steps to maximize building performance and minimize carbon emissions. They have applied to the NYSERDA Multi Family Program and are working with the Tompkins County Business Energy Advisors Program. They
intend to apply to the NYSERDA Commercial Construction Program to comply with the yet-to-be-adopted as law Ithaca Energy Code Supplement. The following information about energy systems was provided:

1. Energy Star Products
   a. All equipment and appliances in the residential portion of the project will be Energy Star rated (where applicable). This is a requirement of the NYSERDA and Energy Star programs and has been incorporated into design.
   b. Cooking equipment for the conference center kitchen will be Energy Star rated.
   c. All water fixtures will meet EPA’s Water Sense requirements.

2. Heat Pumps
   a. Heating and cooling for the apartments, common areas, and conference center will be with cold climate Variable Refrigerant Flow (VRF) air source heat pumps that operate in our climate without the use of back-up electric resistance heat.
   b. Air to water heat pumps will be used to heat domestic hot water for the residential portion of the building.
   c. Air to water heat pumps are currently being considered for the conference center. However, due to periods of high hot water demand for the commercial kitchen, and the quick recovery time required, a final decision has not yet been made.

3. Solar and Solar Ready Roof
   a. A significant portion of the roof space will be occupied by the outdoor units for the heat pumps, air handers, mechanical screens, and elevator and stair bulkheads. As a result, there will be very limited space for solar.
   b. The project team is currently evaluating solar PV opportunities for the southern row of parking spaces on the top level of the parking garage as well an integrated solar PV façade facing Green Street. Whether these aspects are included in the final design will be based on a full financial analysis and the priorities of the City.

4. Building Envelope
   a. The whole building window-to-wall ratio for the current design is around 20% which allows for adequate light and ventilation of the building while maintaining a greater area for higher performing wall systems.
   b. The building has a simple shape, using a double loaded corridor, with continuous flat exterior wall surfaces with limited projections. This will help maintain a continuous thermal and air barrier and reduce unnecessary energy loss.
   c. Building envelope components will have R-values greater than code resulting in an overall building envelope performance that is at least 20% better than code.
   d. The building is being designed to have a continuous exterior air barrier to reduce infiltration. In addition to the exterior air barrier, interior penetrations in floors and party walls will be sealed to reduce stack effect and compartmentalize apartments. Taitem Engineering will be performing on-site inspections for the residential associated spaces through the course of construction to confirm compliance. In addition, apartments will be

5. Lighting
   a. All lighting will be LED and lighting controls will be used in most of the common area spaces.
b. Lights will be carefully placed and selected to achieve a very low lighting power density (LPD). While design is not yet complete, based on similar projects that Taitem Engineering has designed, we expect LPD to be at least 40% less than code requirements.

c. A combination of bi-level lighting, occupancy sensors, daylight sensors, and photo sensors will be used throughout the project. Off-delay will be set to a maximum of 5 minutes with the goal of reducing off-delay to only 1 minute. These control set-points and functionally will be confirmed as part of the Energy Star Testing and Verification process that Taitem Engineering will be performing.

6. High Efficiency Heating and Cooling
a. High efficiency cold climate air source heat pumps will be used for heating and cooling. The air source heat pumps being specified will be of the highest efficiency available in the market, much higher than code.

b. Air to water heat pumps will be used for domestic hot water production, which around 250% better than electric resistance water heaters. If it is determined that the conference center commercial kitchen does need to have a gas-fired hot water heater, this would be a condensing type and of the highest efficiency available on the market.

c. All the heating and cooling equipment will be within thermal envelope (except for the outdoor coil). Currently the building is designed with one ducted heat pump per apartment with minimal ducting. Duct leakage testing will be performed during construction to ensure that leakage is less than the Energy Star requirement <4 CFM/100 sf of conditioned floor area.

d. Energy recovery ventilators (ERVs) will be used for the common areas and conference center. The conference center ERVs will have an advanced controls system to adjust the required ventilation rates based on occupancy. The ventilation for the apartments will be Energy Star kitchen and bathroom exhaust fans in each apartment ducted directly to the outdoors. Kitchen exhaust fans will be intermittent (as necessary) and will have back-draft dampers to ensure air does not enter the building through the ductwork. Bathroom exhaust fans will be set to run continuously to provide continuous ventilation in the apartments. Make-up air will be through a make-up air vent that is ducted to the return duct of the air source heat pump. e. Each apartment will have control over its heating and cooling system, allowing the load to be properly matched. In the common areas and conference center, the indoor fan coils will be zoned so that each individual space is able to be controlled by an individual thermostat.

7. Whole Building Energy Modeling
a. Taitem Engineering will be creating a whole-building energy model for the residential portion of the project which will be used as part of an integrated design process to help the design team make informed decisions. The whole building energy model will also confirm that the final proposed design for the residential portion of the building is at least 25% better than code and complies with NYSERDA MF NCP Tier 2 performance level. The energy model will also be updated based on the As-Built conditions to confirm that the building as constructed will still achieve the performance goals. b. If conference center portion of the project does participate in the NYSERDA Commercial New Construction Program at the Tier 2 or Tier 3 of performance, a whole-building energy model will be developed for this part of the project as well.
As a result of the information provided above the Lead Agency has determined no significant impact to Energy is anticipated.

**IMPACT ON NOISE, ODOR & LIGHT**

The project does not include activities that will produce noise or odors at levels that are out of character with existing surrounding uses. The project includes a commercial kitchen as part of the conference center. Venting should be designed so that noise, odors, air movement and visual impact is minimized at the pedestrian level – and should be placed on the roof, if possible.

Construction is expected to last 24-36 month, during which time construction noise will impact nearby residents, business and visitors. Noise producing construction activities will be limited to the hours between 7:30 A.M. and 5:30 P.M., Monday through Friday (or Saturday 9:00 A.M. to 5:30 P.M. with advance notification to and approval by the Director of Planning and Development).

**Information needed to complete this section:**

- Construction phasing: The west section of garage will be demolished first, then space used for Geotech borings and construction staging for the garage expansion. Utility location work will occur toward the end of the garage expansion work, then foundation for mixed use building will start.
- Outdoor lighting plan and specifications (can be site plan review)
- Lighting for garage interior should be designed so that it does not impact nearby residents (site Plan review)
- Generator?

**IMPACT ON HUMAN HEALTH**

- Address EAF Mapper identification of two DEC remediation sites within 2,000’ of the project

**CONSISTENCY WITH COMMUNITY PLANS**

The project will bring 218 units of affordable housing to the heart of downtown. 350 parking spaces will be created, occupying the center garage sections, and 149 existing spaces on the East section. A 49,000 square foot +/- Conference Center on the first and second floor will address a collective need for meeting space downtown, providing a new venue in a central location. The amenities and design of the first floor will activate the street-level and help transform the Green Street to a corridor of entertainment, shopping, civic life, and public transportation.

The project is in the downtown core where mixed use residential development is allowed and highly desirable. The project is consistent with the 2015 Comprehensive plan and the Downtown Design Guidelines. It is consistent with plans to locate affordable housing close to employment, services and transportation. The Conference Center component is consistent with plans to diversify the local economy and bring more visitors downtown.
The existing center section of the garage was designed to allow for four additional levels of parking. This project allows preservation of all the existing parking while the additional parking will support recent and current developments on the block.

As designed the project will require two area variances; one for relief from the 10’ rear yard setback to allow the rear of the new building to be in the same position as the existing garage, and a height variance to allow for a section of the roof over the 12’th floor sky terrace and the mechanical equipment screening.

The project is also in the Street Level Active Use Overlay Zone (SLAUOZ) in which all properties that have a street-facing storefront must contain an active use on the street level. Non active uses include, but are not limited to, any residential uses or commercial activities that have blocked windows. The code gives a list of permitted active uses and also gives discretion to the Planning Board to permit grant special approval for additional uses they determine to be active uses.

The street level use on Green Street is a conference center as well as a retail space. As seen in renderings and First Floor Plan (A101) and Building Elevations (A201 & A202) submitted with materials dated 6-16-20, the ground floor has two entrances on the street leading into the two story conference center atrium. The first and second floors are primarily a curtain wall with a masonry watercourse on the ground floor and a masonry frame on the second floor. The ample glazing allows views into the facility which is projected to host 180 event a year with a total of 62,000 participates. The main entrance, at the center of the building, is flanked by a grand staircase. The retail space includes storefront windows and a covered outdoor patio beneath the second floor overhang. The Board has determined that the street level is an active use because the design and use transforms the street level from its current form (described elsewhere in this document) which has no activation, pedestrian interest or amenity into a bright and active area.

CONSISTENCY WITH COMMUNITY CHARACTER
- Utility Capacity Working with NYSEG on utility capacity and potential need for relocation of a couple of utility runs. NYSEG has generated a preliminary plan and cost.
- Code review pending for fire separation between garage and 215 E State
- Removal and replacement of public art
- Plan for restoration of public way to north.

Construction Impacts
- Emergency access during construction
- See impacts to traffic.
- Coordination with key downtown events
- Perimeter fencing will be in place of up to 24 months it should screen the public from the construction site and be a as attractive as possible

Prepared by: Lisa Nicholas, AICP, Senior Planner and revised by the Planning Board
Date: July 15, 2020

To: City of Ithaca Planning and Development Board

From: Peggy Coleman, VP Tourism

RE: Ithaca Downtown Conference Center Parking Management

As the Planning and Development Board evaluates parking impacts related to the new Ithaca Downtown Conference Center, it is important to understand available strategies for managing parking in a peak parking demand scenario for a large conference or event.

In addition to selling the Ithaca Downtown Conference Center to groups booking 24 months or more in advance, it is the role of the Convention and Visitors Bureau (CVB) to also provide conference services to support groups once the conference business is contracted. These services include obtaining shuttle quotes to transport attendees from further out hotels and/or parking areas to the conference center downtown. This is standard work of CVBs across the country.

For larger groups who require overflow parking and lodging outside the four core downtown hotels, it is customary for the CVB to coordinate quotes for a shuttle service to bring conference attendees from the non-walking hotels and overflow parking areas to the conference center. This process often begins at the bid level and is solidified at contract.

Typically, the cost of the shuttle service is either incorporated into an extra dollar amount per room night booked for the conference, for example $4 per room per night which is rebated back to the meeting planner to cover the shuttle expense, or it is paid by a conference sponsor. The CVB is committed to supporting the implementation of these strategies for the Ithaca Downtown Conference Center.
July 23, 2020

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

Re: Asteri Site Plan Review – Planning Board Submission – July 28, 2020

Dear Lisa:

On behalf of the project team, attached please find the Planning Board submission materials for the Asteri project. These are intended to provide an update on the progress of design and planning for this project. The materials included in this submission are as follows:

- **A description of the design changes discussed during the July 21 Special Meeting is outlined below.**
  - The design of the project was recently changed as a result of request by Harold’s Square team to provide more space between the two buildings. Both projects have requested 10’ rear yard setback variances, which would allow the buildings to be approximately 12’ apart from each other, for the full height. The original Design for Asteri (as well as current design for Harold’s Square) took full advantage of these existing and potential setback variances.
  - Based on input during the public hearing and Board discussion, the project team adjusted the design such that the first three floors of the Asteri project containing the conference center, plus the community room on the 4th floor, still project out to within 2/10 of a foot of the property line, but the upper floors are now set back an additional 10’ to be behind the rear yard setback. The project team described the reasons why the lower levels of the Asteri building cannot be reduced further, based on the ballroom size requirements of the Conference Center.
  - The Planning Board reviewed section view and plan view drawings that demonstrate the approximate 14’ gap between floors 1-4 and the approximate 24’ gap between levels 5 - 12 of Asteri and Harold’s Square. The board also reviewed drawings that show the proposed material articulation of the facade on levels 2-3, and drawings of the proposed inset niches between building columns that will feature public art works. These design changes allow for increased light and air between the buildings and enhance the pedestrian experience between these two buildings.

- **Supporting Project Drawings**
  - The attached drawings reflect the design changes described above.
    - Floor plans for all building levels,
    - Elevation views,
    - Three dimensional views from several vantage points

We anticipate that the draft FEA Part 3 will be the focus of our July 28 meeting and look forward to a conversation with the Board.

We look forward to sharing further progress as designs for the buildings and associated spaces become available as part of the public review process on what we feel is an exciting proposal.

Sincerely,

Kate Chesebrough
Associate, RLA, Whitham Planning & Design
Perspective Sketch 1
Home Dairy & North Asteri Alley looking west

Perspective Sketch 2
North Asteri Alley looking east
DRAFT Occupancy Findings and Parking Demand Model Preliminary Results

JULY 16, 2020

WORKING DRAFT FOR INTERNAL REVIEW ONLY
What We Will Cover:

• Downtown Inventory and Utilization
• Garage Occupancies
• Parking Demand Model Preliminary Results
Downtown Inventory: 4,300 spaces

**Off-street Parking**
- Handicapped Parking, 15 min. Parking
- Handicapped Parking
- Business Parking only
- Church Parking only
- Hotel Parking only
- Cayuga Garage, 2am-11pm, M-F, $1.00/hr, Daily Max - $10.00/Day
- Green Garage, 2am-11pm, M-F, $1.00/hr, Daily Max - $10.00/Day
- Green Garage, Mariott Hotel Parking only
- Seneca Garage, 2am-11pm, M-F, $1.00/hr, Daily Max - $10.00/Day
- Seneca Garage, Hilton Hotel Parking only
- Employee Parking only
- Loading Zone
- Permit only
- Private Parking
- Resident Parking only
- Short Term Parking - 15 min or less
Downtown Inventory: 4,300 spaces

Off-street Parking
- Handicapped Parking, 15 min. Parking
- Handicapped Parking
- Business Parking only
- Church Parking only
- Hotel Parking only
- Cayuga Garage, 2am-11pm, M-F, $1.00/hr, Daily Max - $10.00/Day
- Green Garage, 2am-11pm, M-F, $1.00/hr, Daily Max - $10.00/Day
- Green Garage, Marriott Hotel Parking only
- Seneca Garage, 2am-11pm, M-F, $1.00/hr, Daily Max - $10.00/Day
- Seneca Garage, Hilton Hotel Parking only
- Employee Parking only
- Loading Zone
- Permit only
- Private Parking
- Resident Parking only
- Short Term Parking - 15 min or less

On-street Parking
- Handicapped Parking
- Handicapped Parking, 15 min. parking
- Handicapped Parking, 24-hr limit
- Car Share/TNC only
- Loading Zone
- Metered, 2-hr limit, 9am-6pm, M-F, $1.50/hr
- Permit only
- Short Term Parking - 15 min or less
- Under Construction
- 1-hr limit, No Time of Day/Day Restriction
- 2-hr limit, 8am-4pm, No Day Restriction
- 2-hr limit, 9am-5pm, No Day Restriction
- 2-hr limit, No Time of Day/Day Restriction
- No Time of Day/Day Restriction
- No Parking, 9am-6pm, M-F
# Downtown Inventory – Regulation Breakdown

## On Street

<table>
<thead>
<tr>
<th>Regulation</th>
<th>Number of spaces</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Metered, 2-hr limit, 9am-6pm, M-F, $1.50/hr</td>
<td>516</td>
<td>48%</td>
</tr>
<tr>
<td>No Time of Day/Day Restriction</td>
<td>239</td>
<td>23%</td>
</tr>
<tr>
<td>2-hr limit, 8am-4pm, No Day Restriction</td>
<td>117</td>
<td>11%</td>
</tr>
<tr>
<td>2-hr limit, No Time of Day/Day Restriction</td>
<td>49</td>
<td>5%</td>
</tr>
<tr>
<td>Loading Zone</td>
<td>44</td>
<td>4%</td>
</tr>
<tr>
<td>Other</td>
<td>97</td>
<td>9%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,062</strong></td>
<td></td>
</tr>
</tbody>
</table>

## Off Street

<table>
<thead>
<tr>
<th>Regulation</th>
<th>Number of spaces</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Parking in Garages (Cayuga St., Green St., Seneca St.)</td>
<td>1,315</td>
<td>41%</td>
</tr>
<tr>
<td>Business Parking only</td>
<td>506</td>
<td>16%</td>
</tr>
<tr>
<td>Private Parking</td>
<td>422</td>
<td>13%</td>
</tr>
<tr>
<td>Permit only</td>
<td>367</td>
<td>11%</td>
</tr>
<tr>
<td>Resident Parking only</td>
<td>259</td>
<td>8%</td>
</tr>
<tr>
<td>Hotel Parking only</td>
<td>103</td>
<td>3%</td>
</tr>
<tr>
<td>Green Garage, Marriott Hotel Parking only</td>
<td>90</td>
<td>3%</td>
</tr>
<tr>
<td>Seneca Garage, Hilton Hotel Parking only</td>
<td>59</td>
<td>2%</td>
</tr>
<tr>
<td>Other</td>
<td>122</td>
<td>3%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>3,243</strong></td>
<td></td>
</tr>
</tbody>
</table>
# Garage Pricing Details

<table>
<thead>
<tr>
<th>GARAGES</th>
<th>USAGE</th>
<th>NUMBER OF SPACES</th>
<th>HOURLY PRICE</th>
<th>MAX. DAILY CHARGE</th>
<th>REGULATION</th>
<th>PERMITS</th>
<th>OVERNIGHT PARKING?</th>
<th>LONG TERM PARKING?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seneca Street</td>
<td><em>Blocked off</em></td>
<td>6</td>
<td><em>Blocked off due to structural instability</em></td>
<td></td>
<td></td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td></td>
<td>Hilton Hotel</td>
<td>59</td>
<td><strong>Reserved for Hilton Hotel employees and customers (24/7)</strong></td>
<td></td>
<td></td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td></td>
<td>Hilton Hotel shared with Transient Parkers</td>
<td>45</td>
<td>$1.00</td>
<td>$10.00</td>
<td>10:30 a.m. to 4:30 p.m. (M-Su)</td>
<td>Y</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td></td>
<td>Transient + Permit Holders</td>
<td>335</td>
<td>$1.00</td>
<td>$10.00</td>
<td>2:00 a.m. to 11:00 p.m. (M-F)</td>
<td>Weekly - $33 Monthly - $100</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>Green Street</td>
<td><em>Blocked off</em></td>
<td>45</td>
<td><em>Blocked off due to structural instability</em></td>
<td></td>
<td></td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td></td>
<td>Marriott Hotel</td>
<td>90</td>
<td><strong>Reserved for Marriott Hotel customers</strong></td>
<td></td>
<td></td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td></td>
<td>Transient + Permit Holders</td>
<td>250</td>
<td>$1.00</td>
<td>$10.00</td>
<td>2:00 a.m. to 11:00 p.m. (M-F)</td>
<td>Weekly - $33 Monthly - $100</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>Cayuga Street</td>
<td>Transient + Permit Holders</td>
<td>685</td>
<td>$1.00</td>
<td>$10.00</td>
<td>3:00 a.m. to 11:00 p.m. (M-F)</td>
<td>Premium - $131 Monthly - $73 Worker (210 hrs) - $60</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Dryden Road</td>
<td>Transient + Permit Holders</td>
<td>205</td>
<td>$1.50</td>
<td>$15.00</td>
<td>24/7</td>
<td>Six types $55 $200</td>
<td>Y</td>
<td>N</td>
</tr>
</tbody>
</table>
Downtown Occupancy

Utilization at 12 PM

- 2,763 spaces occupied (64%)
- 1,537 spaces available (36%)

Green Street Garage (12:00 PM)*

- 281 spaces occupied (83%)
- 59 spaces available (17%)

Seneca Street Garage (12:00 PM)*

- 330 spaces occupied (75%)
- 109 spaces available (25%)

Cayuga Street Garage (12:00 PM)^

- 430 spaces occupied (63%)
- 255 spaces available (37%)

* - estimated   ^ - data collected on Thursday, October 31, 2019
Downtown Occupancy

Utilization at 3 PM
- 2,625 spaces occupied (61%)
- 1,675 spaces available (39%)

Green Street Garage (2:30 PM)
- 270 spaces occupied (79%)
- 70 spaces available (21%)

Seneca Street Garage (2:30 PM)
- 317 spaces occupied (72%)
- 122 spaces available (28%)

Cayuga Street Garage (3 PM)^
- 410 spaces occupied (60%)
- 275 spaces available (40%)

^ - data collected on Thursday, October 31, 2019

Data collected on Thursday, November 14, 2019
Garage Occupancy

Week of Counts – 11/12/2019 to 11/15/2019

**Green Street Garage Occupancy at 12:00pm*:**
- Tuesday: 75% occupancy, 256 spaces available
- Wednesday: 68% occupancy, 231 spaces available
- Thursday: 83% occupancy, 281 spaces available
- Friday: 81% occupancy, 276 spaces available

**Seneca Street Garage Occupancy at 12:00pm*:**
- Tuesday: 75% occupancy, 331 spaces available
- Wednesday: 78% occupancy, 344 spaces available
- Thursday: 75% occupancy, 330 spaces available
- Friday: 72% occupancy, 315 spaces available

*estimated. Additional information available in Existing Conditions memorandum.
Green Street Garage Occupancy
Hourly – 11/14/2019

Green Street Garage Occupancy – Weekday*

*estimated. Additional information available in Existing Conditions memorandum.
Green Street Garage Occupancy
Hourly – 11/14/2019

Public Parking Spaces Occupancy – Weekday*

<table>
<thead>
<tr>
<th>Time</th>
<th>Spaces Occupied</th>
<th>Total Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>9:00 AM</td>
<td>119</td>
<td>250</td>
</tr>
<tr>
<td>12:00 PM</td>
<td>296</td>
<td>250</td>
</tr>
<tr>
<td>3:00 PM</td>
<td>271</td>
<td>250</td>
</tr>
<tr>
<td>7:00 PM</td>
<td>119</td>
<td>250</td>
</tr>
</tbody>
</table>

Marriott Hotel Spaces Occupancy – Weekday*

<table>
<thead>
<tr>
<th>Time</th>
<th>Spaces Occupied</th>
<th>Total Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>9:00 AM</td>
<td>30</td>
<td>90</td>
</tr>
<tr>
<td>12:00 PM</td>
<td>51</td>
<td>90</td>
</tr>
<tr>
<td>3:00 PM</td>
<td>48</td>
<td>90</td>
</tr>
<tr>
<td>7:00 PM</td>
<td>46</td>
<td>90</td>
</tr>
</tbody>
</table>

*estimated. Additional information available in Existing Conditions memorandum.
Seneca Street Garage Occupancy
Hourly – 11/14/2019

Seneca Street Garage Occupancy – Weekday*

*estimated. Additional information available in Existing Conditions memorandum.
Seneca Street Garage Occupancy
Hourly – 11/14/2019

- Public Parking (including Hilton Shared)
  Spaces Occupancy – Weekday*

- Hilton Hotel Spaces Occupancy – Weekday*

*estimated. Additional information available in Existing Conditions memorandum.
Cayuga Street Garage Occupancy
Hourly – 10/31/2019

Cayuga Garage Occupancy - Weekday

255 spaces available

9:00 AM 12:00 PM 3:00 PM 7:00 PM

Total Parking Spaces

Public Spaces

58% 63% 60% 24%

396 430 410 167

255 spaces available

City of Ithaca Parking Plan
DRAFT FOR INTERNAL REVIEW ONLY

14
Permits
What We Know

- Permits – “Prox Cards”
  - Green Street Garage – 305 prox. cards
  - Seneca Street Garage – 357 (Seneca also has 12 Cornell prox. cards and 39 Tompkins County Trust Company prox. cards – none of them are in use)
  - Dryden Garage – 235 prox. Cards (5 are Worker’s Special Permit)
- No information:
  - When prox cards sold
  - Type
  - Active/Inactive

- Ithaca Police Department has 20 prox. Cards that gives access to all three garages (fitted in each vehicle).
- Each garage has different types of permits but the City is not able to break the numbers into these categories.
- The City is currently trying to do away with the overnight, primo part-time and the part-time special permit at Dryden Garage.
PROJECT DESCRIPTION
The applicant is proposing to demolish the eastern section of the existing public parking garage, rebuild two levels of public parking (approx. 130 spaces), construct one ground-level private parking area (approx. 35 spaces) and 10 floors of residential with approximately 200 apartments, 20 of which will be permanently affordable. The new building will have an interior connection to the existing building that can be accessed through the entrance at 215 E. State Street on the Commons. Likewise, the parking decks will connect to the new proposed decks and garage entrance to the west. The building will also feature a residential lobby on Green St. Portions of the existing two-story Rothschild Building will be renovated to house amenity spaces for tenants. The project is in the CBD-140 zoning district and requires area variances for rear yard setback and number of stories. It is also in the Street Level Active Use Overlay Zone (SLAUOZ).

This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (d), (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (5)(iii) and (9) and is subject to environmental review, and

The project will require approvals from Common Council of air rights, the NYS Department of Transportation for any modification to the right of way, the Tompkins County Department of Health and the Tompkins County Industrial Development Agency for tax abatements.

The following will be analyzed for cumulative impacts with the adjacent project at 120 Green Street (Asteri). Resolution/mitigation of these impacts will be jointly discussed and coordinated as appropriate:

Construction Impacts:
- Parking displacement
- Pedestrian/bike/vehicular access - lane closures or reconfiguration
- Construction delivers
- Contractor parking
- Coordination with intercity bus operations
- **Demolition and hauling**
  - Trash & recycling
- Construction noise and vibration

Operational and Post Construction Impacts
- Trash & recycling
- Coordination with intercity busses / deliveries

IMPACT ON LAND
The project site is a 1.24 acre parcel in the downtown core and has been extensively developed. It includes a parking deck with two levels of above ground parking and a two story building fronting the Commons and Green Street. There is no undisturbed land on the project site.

Based on information provided by the applicant, a full geotechnical investigation will be performed after the garage has been demolished. A final decision about foundation system will be determined at that time. However,
subsurface conditions and likely foundation types can reasonably be deduced from the studies done for recent development near the site.

The applicant has submitted a Structural Design Narrative dated 5-8-20 and prepared by Zarah Ghadimi Khasraghy, Director of Engineering, for BSB Design Inc. It summarizes the construction methods and foundation recommendations for the project based on professional experience, assumptions, and known soil conditions in the area. The narrative states that a deep foundation system is recommended to achieve bearing capacity and address settlement considerations. Deep foundations would also limit the significant removal of fill soils needed for a slab on grade foundation that may and pose a risk to existing adjacent foundations.

The narrative further recommends auger cast friction piles, which are called for when groundwater is present or when higher impact noise and vibration are a concern. Hollow auger piles are installed into the soil to a specified depth whereupon a high strength sand cement grout is pumped through the shaft, displacing soil and forming a uniform grout column. The narrative also states that sheet pile shoring may be needed.

**Impacts**

Foundation construction will create noise, dust and potentially vibration. It will likely require shoring that may extend beyond the property lines and potentially impact Green Street and other properties. Vibration has the potential to damage nearby structures and noise and dust will impact downtown residents, businesses, visitors and workers.

Cumulative impacts with the adjacent project may result by intensity if both foundations are installed simultaneously and by duration if not.

**Mitigations for Pile Driving:**

- Pre and post construction building surveys and vibration monitoring will be required for any type of site preparation or foundation construction that involves vibrations that could result in damage.
- If piles are used, the applicant will choose the installation method that minimizes vibration
- Foundation construction for both projects should be coordinated to address surveys and monitoring both for cumulative intensity and duration
- Noise producing construction activities will be limited to the hours between 7:30 A.M. and 5:30 P.M., Monday through Friday (or Saturday 9:00 A.M. to 5:30 P.M. with advance notification to and approval by the Director of Planning and Development).

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

**IMPACT ON GEOLOGIC FEATURES**

The project site is a 1.24 acre parcel in the downtown core and has been extensively developed. It includes a parking deck with two levels and a two story building fronting the Commons with partially below-grade space fronting Green St.
There is no undisturbed land or geologic features on the project site, therefore the Lead Agency has determined that no significant impact to Geologic Features is anticipated.

**IMPACT ON SURFACE WATER**
The project site is on the Downtown Core - there is no surface water on the site.

*Items needed for this section:*
- SWPP Narrative
- Is there an outfall to SMC?

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

**IMPACT ON GROUNDWATER**
Based on information provided by the applicant, a full geotechnical investigation will be performed after the garage has been demolished. The project does not include activities that will impact groundwater. However, if deep excavation is done, groundwater may be encountered.

*Mitigations (if any) Proposed by the Applicant:* What is the standard practice if groundwater is encountered during excavation?

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, no significant impact on flooding is anticipated.

**IMPACTS ON AIR**

*Existing Conditions*
The site is currently does not include facilities that affect air quality.

*Proposed Conditions*
The project does not include uses that require air quality controls for safe operation. Construction is expected to last 24 months, during which time site preparation activities, including grading, possible importation of fill and foundation preparation have the potential to create airborne dust. During construction, generators may be required to provide power to the site.

*Impacts and Mitigations*
The amount of construction-generated dust depends on several factors, including soil conditions, moisture content, amount of time soils are exposed to the wind and sun, weather-related factors, and construction practices. The Applicant will use dust-control measures, as needed, during construction as described in the stormwater pollution...
prevention plan. 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 will has determined that with the mitigation measures during construction identified above, no significant impact to air is anticipated.

**IMPACT ON PLANTS AND ANIMALS**

The site is in the downtown core and is nearly 100% impervious surface. The project includes the removal of five mature trees (see Demolition Plan (C-004) dated 6-15-20) and all other vegetation to the north of the sidewalk.

The EAF Mapper identified the site as potential habitat for the endangered rusty-patched Bumble Bee due the proximity to Six Mile Creek corridor. The site is completely urbanized and contains no habitat.

Information needed for this section:

- Clarification of tree/landscape placement. Drawing C401 dated 6-15-20 and rendering dated 6-17-20 differ.

**IMPACT ON AGRICULTURAL RESOURCES**

The project site is not in or adjacent to an agricultural area therefore 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.

The project site is in the downtown core and extends from the Commons to E Green Street. The current building is tucked between the Marriott Hotel and the garage and has a weak street presence. The façade fronting Green Street is 1.5 stories with two parking decks and has no entrances or pedestrian level windows. Both this and the adjacent project will transform the north side of Green Street from primarily a service area behind the Commons to an active and vibrant area that will complement the south side of the street.

The project will remove the existing building and parking deck facing Green Street and replace them with ground floor parking with separate entrance and exit drives, a 1 1/2-story residential lobby, two parking decks and a residential tower above. The area between the building and the curb line will include benches, landscaping and other amenities. The Commons façade of the building will receive a new entrance treatment.
The building is designed to enliven the street, enhance the visual interest of the parking decks and create attractive and varied facades for the residential tower. The applicant submitted building elevations and renderings in the Design Review Application dated June 17, 2020. The lobby has ample glazing allowing views into the space. The parking decks are architecturally integrated into the façade using the same exterior material as the residential floors above and also include accent channel lighting to provide interest. The residential tower has varied massing featuring multiple façade planes, balconies and a rooftop terrace. The Planning Board conducted Design Review on June 23, 2020 and had the following comments and requests:

All felt that building design had progressed significantly, continually improves and is a big improvement over existing conditions

- Garage openings/ façade looks plain and needs more development
- Larger street trees would soften garage façade
- Like canopy light
- Like sill detail showing window offset
- There is concern about the design and safety of the entrance/ exit of the ground floor parking area
  - Planter may block visibility
  - Look into bollards signage, speed bumps etc
- Need to see views of buildings from different points: e.g. Green St traveling east, State St traveling west.
- Commons entrance needs more interest – possibly raise the parapet
- Concern about location and screening of transformer
- Need to see signage package
- Proposed integrated canopy lighting should be dimmable

The applicant submitted responses to Board comments in drawings dated July 10, 2020. The Board determined that design development continues to move in a good direction. Design of the façade and pedestrian area fronting Green Street will continue to evolve during site plan review.

The applicant has also submitted visualizations of the building within the downtown context in drawings titled XXXXXXX dated XXXX and prepared by XXXXX. The visualizations demonstrate that, although the building is large, its position tucked between the Marriott and the new parking decks diminish its prominence. The residential tower and lobby fill in an architectural gap in the urban fabric and improve the pedestrian experience on Green Street. The new entrance at the Commons facing side of the building improves the overall appearance on the commons façade.

Based on the information above, the Lead Agency has determined that no significant impacts to aesthetic resources is anticipated. On the contrary the project greatly improves the aesthetics of Green Street.

**IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES**

The site is not located within an historic district, and the existing site is not designated at the local or state level as an historic resource, however, the State/MLK St-facing façade is directly across from a portion of the
Downtown Ithaca National Historic District. As mentioned in a previous section, the project site on Green Street serves primarily parking and service functions. The south side has been redeveloped in the last 20 years and contains new buildings of various heights and styles. The project site is in close proximity to several historic districts in the downtown area including the following:

- Downtown Ithaca National Historic District
- Henry St John Local Historic District
- Dewitt Nation and Local Historic District
- East Hill National and Local Historic District
- What are closest designated buildings?
- City Hall, although not a designated structure, is a unique historic structure.

The applicant has submitted visualizations showing the building in the downtown context in drawings titled XXXXXXX dated XXXX and prepared by XXXXX. As mentioned above the location of the building, tucked between other large buildings diminishes its visual prominence. The new entrance at the Commons facing side of the building improves the overall appearance on this façade and is contextual to the existing and nearby buildings. It does not include elements that would detract from the enjoyment or character of the Downtown Ithaca National Historic District.

The NYS DEC EAF mapper identified the project site as potentially sensitive for archeological resources, however, the site has been developed for many decades and demolition will not impact any historic structures or sites.

In summary, the project will be different than the historic architecture of downtown but not negatively impact the enjoyment of character of downtown historic resources. It will not be highly visible from within the Commons and most of the national register district.

Based on the information provided above, the Lead Agency has determined no significant impact on historic and archeological resources is anticipated.

**IMPACT ON OPEN SPACE AND RECREATION**

The project site does not contain any public or private open spaces, nor is any proposed for the project. The project site fronts the Ithaca Commons and there are proposed changes to the Commons-facing entrance. Construction of this portion of the project will require temporary access restriction to a small part of the Commons.

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 UNAs to the project is UNA 156, Six Mile Creek Valley, which begins in Six Mile Creek at the Aurora St Bridge and encompasses the whole Six Mile Creek watershed. The project site is approximately 375 feet from the downstream borderer of the natural area.

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**

**Existing Conditions**

The project site is in the downtown core and the central hub of the City’s multi-modal transportation network. In the last decade, the City removed minimum parking requirements from the Central Business District to encourage increased density and more residential development. The area is identified in City’s 2015 Comprehensive Plan as a high growth area for dense mixed-use development where the activities of daily life can be carried out without a car.

The site is on Green St/NYS Rte 79. Rte 79 is a major east-west regional highway connecting Ithaca to Route 88 to the east and the NYS throughway via Trumansburg to the west. Within the Ithaca Area, NYS 79 connects to the hospital, waterfront area, downtown and Cornell (via several roads on East Hill). Green Street is one-way for its entire length from S. Meadow to State/ MKL Streets.

The project site contains the western section of the Green St Parking Garage which has total 396 spaces, of which 340 are currently usable, including nine accessible spaces. The garage is built in three interconnecting sections. The center section, contains the garage entrance and two parking decks with 120 above. Anticipating the redevelopment potential along Green St, the City rebuilt this section in 2010 so that additional decks could be added in the future. The western section, closest to City Hall contains one ground level parking area with 11 spaces, two parking decks with 136 spaces, a snow storage structure and a storage area for City Public Works. The eastern section of the garage is above Cinemopolis. It contains 140 places and has direct connections to apartments at Center Ithaca, the Marriot Hotel and a stairway leading down to the Commons. Monitoring of the eastern section of the garage over the last several years has revealed that the structure has a limited remaining lifespan without major repairs or rebuilding.

Other public parking adjacent to the project site includes loading spaces for nearby downtown businesses in front of the site on Green St.

The south side of Green St serves as the main downtown hub for both TCAT and Intercity bus services. TCAT occupies most of the curb space for drop-off and pick-up from the corner of Cayuga St to the signalized mid-block pedestrian crossing and operates an office on the ground floor of 131 W Green St. The intercity buses have a designated pick-up and drop-off area to the east of the mid-block crossing. There is also a passenger drop-off area in front the west end of the garage.

The site fonts a public sidewalk on Green Street and the Commons. There is a bike lane on the south side of Green Street. There is currently no bike parking on the site but covered bike parking is provided in front of Cinemopolis.

**Proposed Conditions**

**Parking Garage & Off Street Parking**

The adjacent Asteri project will remove the western section of the garage and add four parking decks to the center section. The vehicular entrance will be maintained in its current location. This project will demolish and rebuild the eastern portion...
of the garage. It will replace the two existing parking decks with 122 spaces and add 36 spaces of ground floor parking for tenants. It is expected that sometime during the construction period the new eastern parking decks will be connected to the new central decks. At the completion of both projects and reopening of the public garage, there will be 470 public parking spaces, which the City will lease back for the projects sponsors, and 36 ground-floor private spaces, a total increase of 165 spaces over existing conditions.

On Street Parking
There is no proposed change to on-street parking.

Deliveries and Loading
The applicant is proposing to restore the loading area on Green Street as a shared loading/rideshare space. How many vehicles will this accommodate?

Transit
No changes are proposed to the northern side of the street. Transit ridership may increase due to the new residents units and adjacent conference center use.

Pedestrian
The project will maintain and improve pedestrian access and amenity. The applicant proposes to enliven the pedestrian zone with a 2 story building transparent lobby/entrance, wider sidewalks, seating and lighting. The project will also include two curb cuts for ground floor parking entrance/egress. Insert drawings references. At the completion of both projects, the north side of Green Street will be transformed from primarily a service area to a vibrant pedestrian environment.

Bikes
Once complete the Green Street bike lane will be reestablished (see Construction Impacts below). As shown on Site Layout Plan, C101 dated 6-15-20 the project will provide four outdoor bike racks as well as a bike parking space for XXXX bikes in the ground floor parking area.

Project Impacts and Mitigations
The project is located in the downtown core in the hub of the City’s multimodal transportation network. There is ample access to transit, rideshare and carshare as well as intercity bus service. The projects will create demand for all transportation modes and increase the need for delivery and loading.

The City in the process of a larger downtown parking study being prepared by Stantec. The study’s goal is to develop effective methods for managing the downtown parking supply in light of rapid development trends. Stantec has concluded a parking inventory, measured occupancy rates and has developed a model to project potential near future scenarios. This information is contained in (refer to draft Stantec documents) City staff in coordination with the Downtown Ithaca Alliance (DIA) are using data and analysis completed by Stantec, as well as other sources to better understand, predict and mitigate the construction and post construction parking impacts of this and the adjacent project for downtown residents, businesses, employers workers and visitors.

Parking
The rebuilding of the parking garage will add an additional 165 spaces to the downtown parking supply, 135 of which will be available to public. The project will replace the two existing parking decks with 122 spaces and add 36 spaces of ground floor parking for tenants.

New residential units will also create more parking demand. However, parking demand for housing units in the downtown core is highly variable for several reasons.

1. First, the project is in the center of the City and County multimodal transportation network. The dense mixed use nature of the downtown core provides access to housing, services, jobs and transit. It is a place where the activities of daily life can be carried out without a car.

2. The City removed parking requirements in the downtown area several years ago to encourage this type of development. As a result many projects have been built without parking or with only limited parking to meet or partially their anticipated demand. The continued brisk pace and success of residential development in the core is a strong indication that the downtown housing market attracts an abundance car free residents.

As part the City’s Comprehensive Downtown Parking Study, Stantec completed a draft inventory and analysis of downtown parking supply dated July 2020 which includes both private and public parking as well as pricing and restrictions for all parking in the downtown area. A diagram titled Downtown Inventory in a summarizing PowerPoint presentation dated July 16, 2020 shows the type and location of the 4,300 downtown spaces, 1,064 of which are on-street and 3,243 of which are off-street. A diagram titled Downtown Occupancy – 12 pm shows peak hour occupancy rates for all types of spaces. In addition to spaces within the garages, the data showed there are approximately 1,173 available spaces of all other types at the 12 pm peak hour. The analysis indicates a large available supply of parking within the downtown area even when considering new demand from these and other near-future uses.

Stantec analyzed data collected for week-day occupancy of the public garages in October and November of 2019. The table below summarizes the average peak hour occupancy of the three downtown garages, showing an overall average of 361 unoccupied spaces.

<table>
<thead>
<tr>
<th>Public Parking Facility</th>
<th>2019 Supply</th>
<th>2019 Average Peak Occupancy</th>
<th>Weekday Peak Ave. Spaces Available</th>
<th>Mid-Day Utilization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seneca Garage</td>
<td>439</td>
<td>73%</td>
<td>320</td>
<td>119</td>
</tr>
<tr>
<td>Green Garage*</td>
<td>340</td>
<td>83%</td>
<td>282</td>
<td>58</td>
</tr>
<tr>
<td>Green Garage - Surface</td>
<td>11</td>
<td>100%</td>
<td>11</td>
<td>0</td>
</tr>
<tr>
<td>Cayuga Garage</td>
<td>685</td>
<td>65%</td>
<td>445</td>
<td>240</td>
</tr>
</tbody>
</table>

Data Source: Stantec Draft Report July 2020, 2020 garage data

Stantec also is also developing a model to look at overall parking demand under near-future build-out conditions that include both projects at the Green St Garage as well as two other large downtown projects. The model will looks at
occupancy and demand under different management’s scenarios that include pricing, education, and participation in downtown Ithaca’s TDP program, as well as other strategies. Preliminary results indicate that with appropriate management and monitoring, supply is sufficient to accommodate demand.

Mitigations to Parking Impacts

1. The primary mitigation to manage parking demand caused by the new projects is implementing the recommendations of the Downtown Parking Study, which will be completed before the projects are open. Through the results of the study, the City will develop and implement of strategies to proactively monitor and manage the parking supply for greatest efficiency under the direction of the City’s Director of Parking and Transportation and staff. Based on the completed inventory, it appears that there is ample parking to serve the needs of downtown residents, workers and visitors. Strategies to manage this supply may include adjusting pricing to reduce demand at peak hours, working with the DIA to enroll downtown employees in the Downtown TMA, and other methods.

2. Go Ithaca (www.goithaca.org) is downtown’s Transportation Management Authority (TMA) hosted by the Downtown Ithaca Alliance. It is a transportation benefits program that provides free and discounted transportation services and resources to employees, employers, and residents within the Downtown Ithaca area. The goal of the organization is to reduce single occupancy vehicle trips and parking demand. The project is funded in part by The Climate Smart Community Grant Program, Title 15 of the Environmental Protection Fund through the NYS Department of Environmental Conservation and has two full time staff.

3. Manage Conference Center Demand. Because a successful conference center will be a large driver of parking demand, additional measures will be taken to insure that periodic high demand from conference events is appropriately managed. The applicant has provided a letter from Peggy Coleman, VP of Tourism with the Tompkins County Convention and Visitors Bureau dated July 15, 2020 describing how conference parking will be managed.

4. The City’s goal for Downtown Ithaca is a thriving mixed use district where the activities of daily life can be carried out without a car. Parking demand will be reduced by the synergy of locating housing, jobs and services in a walkable core that is proximate to transit. Residential development continues to grow and thrive to the downtown despite the fact that many units to not provide parking.

On Street Parking
There is no proposed change to on-street parking, therefore no impacts are anticipated

Deliveries and Loading
Higher intensity of land use will create more demand for all types of deliveries and loading. The new housing is expected to create significant demand for residential delivery. The following will be implemented accommodate this demand:

- A loading zone will be re-established on the north side Green Street proximate to the building lobby—how many vehicles will this accommodate?
- Question – Can Rimland loading/deliveries be accommodated in the ground floor parking area? Look at Floor Plans

Transit
No changes are proposed to the bus stops on the northern side of the street. City staff will continue to monitor and reevaluate passenger drop-off needs to determine the best location for the permanent drop-off area before construction
is completed. Based on this information, no negative impact to TCAT or intercity bus services are anticipated as a result of these projects.

**Pedestrian**

The projects will maintain and improve pedestrian access and amenity. The design of the pedestrian area on Green Street will be further developed during site plan review if insure a safe interface between pedestrians and entering/exiting vehicles. Based on this information, the Lead Agency has determined that no negative impact to pedestrians is anticipated.

**Bikes**

The applicant is provided four outdoor bike racks in addition to covered bike parking on the ground floor. How many spaces? The project will increase demand for public bike parking. It is a challenge to provide ample and conveniently located bike parking in the downtown core due to the competing desire for unobstructed pedestrian space. City Staff is continually evaluating bike parking needs and will identify appropriate locations for additional parking to serve the growing need. Therefore no negative impact to bike parking is expected as a result of these projects.

**Construction Impacts & Mitigations to Transportation**

Construction for both projects is expected to begin in late 2020 early 2021 and to last approximately 24 months. During this time there will be fluctuating temporary, but potentially significant impacts to all modes of transportation, including pedestrians, cyclists, transit, delivery vehicles and personal vehicles. The evaluation of construction impacts and the selection of appropriate mitigations are being done in two primary ways. First, the applicants are developing a construction access and mitigation plans in coordination with NYSDOT and the City. Second, City staff, in ordination with the Downtown Ithaca Alliance (DIA) are using data and analysis completed by Stantec, as well as other sources to better understand, predict and mitigate the construction parking impacts of both developments.

The Project sponsors are developing a coordinated construction plan for the south side of Green Street from the corner of Cayuga to the east side of the Aurora St Bridge to provide a unified predictable circulation pattern during the entire construction period. The latest plan is shown in three drawings titled ‘Multi-Lane Shift, Long Term Plan (C701)” “Single Lane Closure- Short Term Plan (C-702)” and “Pedestrian Traffic Control Plan (C703)” dated 6-15-20 and prepared by CHA. The plan includes removal of the bike lane, shifting the travel lanes to the south and using the sidewalk and parking lanes on the north side of the street for a construction zone. The entrance to the garage will remain accessible when parking decks are open to the public and the mid-block crossing will be maintained to access Cinemopolis and Home Dairy Alley. Creating a temporary crossing near the bridge has been deemed unsafe due to limited line of sight and will be discouraged through signage and installation of a barricade along the curb blocking access to the north sidewalk. The sidewalk will reopen east of the Aurora St Bridge.

**Construction Impacts and Mitigations to Parking – Green St Garage Removal**

During the approximately two-year construction period for both Green Street projects, the number of available parking in the Green St Garage will fluctuate. The expected scenario is shown in the table below. Although, actual availability of parking may differ depending on several factors including start date, unanticipated construction delays, building code issues the effects of Covid-19, and other factors, some portion of the garage is expected to be open during most of the construction period.

**Parking Availability at Green Garage During Construction Phases Combined West, Center & East Sections**
Based on information in Table 1, Average Peak Occupancy and Utilization – Downtown Public Parking, above, as many as 293 actual parkers are likely to be displaced at the weekday peak hour ([340 x 80%] + 11=293). This will have a 6-18 month temporary impact on these transient parkers, permit holders and hotel parkers, including patrons who use its nine accessible spaces. As the closest public parking to many of the Commons and downtown businesses, its temporary loss will require that users relocate to potentially less convenient locations in and around the downtown area.

In addition to the needs of existing parkers, new peak hour demand may be added in the near future and before the Green Garage begins to significantly reopen in November of 2021. Several adjacent projects will soon open, adding up to 78 housing units, 67,000 SF of office and 27,000 SF of ground floor commercial or restaurant. The amount and timing of this new demand is difficult to predict as it is largely depends on lease-up of office space, which will add demand to the peak hour. Preliminary estimates suggest that new demand could be up to 100 spaces through 2021.

Two mitigating factors should be considered when evaluating potential parking impacts during construction:

First, the project is located in the downtown core in the hub of the City’s multimodal transportation network. There is ample access to transit, rideshare and carshare, intercity bus service as well as participation in the downtown TMA, Go Ithaca. For those who must drive into the City and are able to walk, here is ample 24 hour on-street parking within ½ mile of the downtown core.

Second, the effects of COVID-19 are likely to continue through the early phases of construction when the Green Street Garage is completely closed and the parking supply is at its lowest level. As of July 2020, there is an approximately 50% decrease in peak-hour downtown parking demand in downtown garages based on reports for XXXX. The pandemic has caused a shift to remote work, limited capacity at bars restaurants, lack of travel and tourism, and affected people’s normal daily routines and behaviors. These changes are likely to continue in one form or another well into 2021 or until an effective vaccine is widely available. Tom to provide survey of downtown employers.
Construction Mitigations to Parking:

1. Relocate existing Green Street Parkers to the Seneca and Cayuga Garages.
   Seneca and Cayuga Street Garages have sufficient capacity to absorb the estimated 293 parkers (in November 2019) at the peak hour. If all 293 parkers relocated to these garages, there would still be sufficient capacity to maintain a 10% vacancy rate of \( X \) space and a with a small surplus of \( X \) spaces.

2. Relocate Accessible Spaces to the Cayuga St Garage
   Based on information provided by Eric Hathaway, Director of Transportation and Parking, six of the nine accessible spaces in the Green St Garage are used on a regular basis. Fred Huante, manager of the Cayuga St Garage reports that eight of its fourteen accessible spaces are used on a regular basis and that four additional spaces can be added if needed. The Cayuga Garage has an excess of six spaces with the ability to increase capacity by four additional spaces. Therefore Cayuga Garage can absorb the demand for six accessible spaces. The City’s mitigation plan will include outreach and/or signage to direct parkers needing accessible spaces to the Cayuga Garage and will monitor occupancy to determine when/if additional spaces should be implemented.

3. Use Underutilized On-Street Parking for Long-Term Parking
   To give commuters and other long-term parkers more options, the City is also considering converting underutilized short-term metered parking to long term parking. Based on information from Stantec this could shift up to 145 spaces in the garage. Alternatively, these spaces could be designated for City Hall employees.

4. The City Director of Parking and Transportation will monitor parking demand and occupancy monthly during garage closure and implement policies and practices to increase supply as appropriate or needed. These may include leasing and downtown surface lot, adjusting pricing at garages education parkers to the location of available parking. Etc

   The Planning Board will require remote construction parking as a condition of Site Plan approval. Parking for workers must be outside the downtown core and must not conflict with the increased capacity created by re-designated underused on street spaces. Exceptions may be made if monitoring conducted by the Director of Parking and Transportation concludes that there is sufficient capacity to accommodate some workers. The project sponsor for Asteri has stated that they will provide remote parking at 950 N Danby Road.

6. The City and the DIA will conduct outreach and provide information to affected parties

7. The City will evaluate nearby private surface parking lots and identify/select feasible lots for lease.

8. The City will work with the DIA to encourage City Hall workers to participate in Go Ithaca (www.goithaca.org) programs.

Construction Impacts to Non –Garage Parking
There are no on-street parking spaces related to this project.

Construction Impacts to Loading and Deliveries
Based on the construction plan drawings referenced above, the two on-street loading/delivery spaces will be removed during the 24 month construction period. The removal of the loading spaces may impact some Commons businesses as
well las the new residents and businesses in Harold Square. The City will identify an alternative loading area on Green or Cayuga for the duration of construction.

Construction Impacts to Transit Passenger Drop Off and Car Share
Based on the construction plan drawings referenced above, transit drop off and carshare spaces will be removed for the 24 month construction period. The City will work with Carshare to identify an alternative space. The City will also identify and appropriate area for passenger drop off. The proposed lane shift may impeded bus movements, particularly for the larger inter-city busses. The City will work with TCAT and intercity bus providers to determine if any bus stops should be relocated.

Construction Impacts to Bike Parking
There is no existing bike parking associated with this project, however, the City will work with the DIA and other interested parties to identify an appropriate site to install up to 13 temporary racks to replace those that will be removed west of the site.

Construction Impacts to Pedestrians
Pedestrian circulation will be altered during the 24 month construction period. Pedestrians will be inconvenienced as they are forced to take longer and less direct routes from Green Street to the Commons. While convenience is important, a larger concern is maintaining safe circulation and building egress in and around the construction zone. The City will ease the inconvenience by working with the project sponsors and the DIA to design and install attractive wayfinding in appropriate locations.

Insert summarizing paragraph
Based on the information provided above, the Lead Agency has determined that the applicants working with the City have mitigated any impacts to the maximum extent practicable. Therefore, no negative impacts to transportation are anticipated as a result of these projects.

IMPACT ON ENERGY

Information needed for this section:
- Response to the Tompkins County Energy Addendum

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 does not include activities that will produce noise or odors at levels that are out of character with existing surrounding uses.

The project includes exterior lighting as well as lighting inside the garage decks. Upper floor garage lighting should be designed in coordination with the adjacent project. Proposed garage lighting should be modeled and ultimately selected based the following:

- Not overlit – minimize brightness
- No spillage
• Should not be directly visible or create glare at night for pedestrians or residents in surrounding buildings

Chanel lighting should be dimmable so as not to create glare or light spillage and not be overly bright to nearby residents or distant views.

Foundation construction will create noise, dust and potentially vibration. It may require shoring that may impact Green Street and other properties. Vibration has the potential to damage nearby structures and noise and dust will impact downtown residents, businesses, visitors and workers. In addition, generators may be required to provide power to the site during construction.

Cumulative impacts with the adjacent project may result by intensity if both foundations are installed simultaneously and by duration if not.

Mitigations Proposed by the Applicant:
• Pre and post construction building surveys and vibration monitoring will be required for any type of site preparation or foundation construction that involves vibrations that could result in damage.
• If piles are used, the applicant will choose the installation method that minimizes vibration
• Foundation construction for both projects should be coordinated to address surveys and monitoring both for cumulative intensity and duration
• Noise producing construction activities will be limited to the hours between 7:30 A.M. and 5:30 P.M., Monday rough Friday (or Saturday 9:00 A.M. to 5:30 P.M. with advance notification to and approval by the Director of Planning and Development).

IMPACT ON HUMAN HEALTH

• Address EAF Mapper identification of two DEC remediation sites within 2,000’ of the project
• Need updated Phase 1 ESA or equivalent

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 is in the downtown core where residential development is allowed and highly desirable. The project is consistent with the 2015 Comprehensive plan and the Downtown Design Guidelines. It is consistent with plans to locate housing close to employment, services and transportation. The project will bring 200 units of housing, 20 of which will be affordable to the heart of downtown. The amenities and design of the first floor will activate the street-level and help transform Green Street to a corridor of entertainment, gathering, civic life, and public transportation. This project also preserves all the existing parking.

The project site is subject to the Downtown Design Guidelines. The Applicant submitted a Design review application dated June 17, 2020 which the Board reviewed at their 6-23-20 meeting. As outlined above, the Board found the project in substantial compliance with the Guidelines and will continue to develop the design during site plan review.
The project is in the CBD-140 zoning district and requires area variances for rear yard setback and number of stories. The building site extends from the Commons to E Green Street. Rear yard setbacks are established to preserve space, light, and air between properties. A rear yard setback is not needed in this case because the 1) the building extends through the block therefore there is no need to provide space light and air between two buildings and 2) because the residential entrance is on Green St, it is more desirable to bring the building closer to the side walk to the create a consistent street edge than to push it back ten feet to provide the required setback. The building conform to the required height but exceed stories.

The project is also in the Street Level Active Use Overlay Zone (SLAUOZ) in which all properties that have a street-facing storefront must contain an active use on the street level. Non active uses include, but are not limited to, any residential uses or commercial activities that have blocked windows. The code gives a list of permitted active uses and also gives discretion to the Planning Board to permit grant special approval for additional uses they determine to be active uses. The street level use on Green Street is a residential lobby flanked by the vehicular entrance and exit to the ground floor parking and service area. The applicant has designed the building to activate the street by providing ample glazing and multiple entrances to the residential lobby. The applicant has proposed design interventions to mitigate the entrance/driveways and the ground floor parking, which would not normally be considered and active use. These include channel lighting to activate the walls of the parking area, continuous sidewalks to slow cars and a generous sidewalk with benches and other public amenities in front of the lobby area. The design of this space will continue to evolve during site plan approval. The Board has determined that as a whole, the street level is an active use because the design transforms the street level from its current form (described elsewhere in this document) which has no activation, pedestrian interest or amenity into a bright and active area that is shared by vehicles and pedestrians.

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

CONSISTENCY WITH COMMUNITY CHARACTER

The project is in the downtown core, which as described elsewhere in this document, is characterized by dense mixed use development. The project provides an appropriate urban response to providing parking while also enhancing the urban fabric. The parking decks are a public private partnership. The decks will be built by the project sponsor then leased back to the City for public use. This allows the City to continue to provide and manage this public amenity while not increasing the tax burden on property owners.

Based on information provided by NYSDOT, NYSEG and City staff, there is sufficient capacity in existing systems to provide utilities to the project.

As describes elsewhere in this document, the building design and materials are contextual to the downtown area.

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
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval a mixed-use project at 902 Taber & 120-140 Brindley Street by Jason K. Demarest for Ithaca Aeroplane Factory, Project Sponsor, and

WHEREAS: The applicant proposes to develop 1.51 acres of the 1.81-acre project site. This portion of the site contains (2) one-story and (1) two-story commercial buildings, as well as parking, landscaping, and some outbuildings. The applicant is proposing to build a four-story mixed-use building with a footprint of approximately 3,582 SF (GFA 14,328 SF) and a building addition of approximately 2,000 SF. The new four-story building will contain office and retail on the first floor, office and residential on the second and third floors, and residential on the fourth floor for a total of five apartments, 1,100 SF of new commercial and approximately 6,000 SF of new office space. The 2,000 SF addition will be added to the building closest to Taber Street. Site improvement will include two new curb cuts, an outdoor patio, landscaping, and a sidewalk and tree lawn along Taber Street. As part of the project, the property line on Taber Street will be moved to the north and property to the south will be incorporated into the street right of way to allow for a consistent width of 55 feet. The project will require a lot line adjustment. This project is in the and Cherry Street Zoning District and is subject to Design Review, and

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

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

WHEREAS: the City of Ithaca Planning and Development Board, being the local agency which has primary responsibility for approving and funding or carrying out the action, did on March 31, 2020 declare itself Lead Agency for the 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, 2020, and

WHEREAS: this Board, acting as Lead Agency in Environmental Review, did on May 26, 2020, review and accept 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; Drawings titled “Boundary and Topographic Map, No. 120-140 Brindley Street and No. 902 Tabor Street, City of Ithaca, Tompkins County, New York” dated 4-7-2020 and prepared by TG Miller PC, and “Construction Plan (AC1.000)”, “Site Demolition Plan (AC1.01)”, “Proposed Site Plan (AC1.02)”, “Grading Plan (AC1.03)”, “Landscape Plan (AC1.04)”, “Planting Plans (AC1.05)”, “Utility Plan (AC1.06)”, “Site Details (AC1.06)”, and “Site Details- Civil (AC4.01) all dated 5-28-20 and “Exterior Elevations (A2.00)”, “Exterior Elevations (CS2.0)”, “Perspectives (CS3.0)” and “Materials Board” all dated 4-21-20 and all prepared by Jason Demarest, and other application materials, and

WHEREAS: the involved agencies in this action as well as the City of Ithaca Parks Recreation and Natural Resources Commission, other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered, and
WHEREAS: the applicant submitted a Design Review Application dated 4-21-20 which was reviewed by the Board at their 4-28-20 meeting, and

WHEREAS: the Board found the project to be in compliance with the Waterfront Design Guidelines, and the applicant has incorporated their comments and made revisions to the project, and

WHEREAS: the City Planning Board, acting as Lead Agency, has determined that, as more clearly elaborated in the FEAF Part 3, the Applicant has mitigated any potentially significant impacts to the environment to the maximum extent practicable,

WHEREAS: this Board has, on July 28, 2020, reviewed and accepted as adequate a revised elevation drawings titled “Exterior Elevations (CS2.0)” dated 7-21-20 and prepared by Jason Demarest, and other application materials, and now, therefore, be it

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

i. Administrative approval of the required lot line adjustment, and

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

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

iv. Noise producing construction activities will be limited to the hours between 7:30 A.M. and 5:30 P.M., Monday through Friday (or Saturday 9:00 A.M. to 5:30 P.M. with advance notification to and approval by the Director of Planning and Development), and

v. If pile driving or other vibratory work is done, the applicant will submit documentation of the final monitoring plan for adjacent buildings to the Planning Board, and

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

vii. Acceptance of the SWPPP by the City Stormwater Management Officer, and

viii. Applicant and City Engineering Staff will coordinate bridge and Tabor Street work that impacts both projects, and

ix. Bike racks must be installed before a certificate of occupancy is granted.

Moved by: 
Seconded by: 
In favor: 
Against: 
Abstain: 
Absent: Goddard 
Vacancies: None
PROPOSED RESOLUTION
CEQR – Negative Declaration

City of Ithaca Planning & Development Board
Balch Hall – Major Renovations
Cornell University Campus
July 28, 2020

WHEREAS: State Law specifies that for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval for major renovations to Balch Hall, located on Cornell University Campus by Ram Venkat, Project Manager, for Cornell University, owner, and

WHEREAS: the applicant proposes to renovate the interior and exterior of the 167,000 GSF, six-story building in order to improve accessibility and capacity. Renovations that affect the exterior of the building include replacing the remaining single-glazed steel windows; rebuilding and/or replacing gutters, downspouts, gable ends and parapet walls to allow for new waterproofing detailing; and installing four roof bulkheads and dormers to accommodate new elevators. Site improvements include grading and installation of accessible walks to building entrances, installation of new stairs and landscaping at the Arch to accommodate the new accessible path, and removal and replacement of four existing mature oak trees and other landscaping. The project also includes lighting and building systems replacements and upgrades to improve function and efficiency, and

WHEREAS: This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act and will be treated as a Type 1 Action due to the historic nature of the building, 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 23, 2020 declare itself Lead Agency in Environmental Review for the proposed project, and

WHEREAS: this Board, acting as Lead Agency in Environmental Review, did, on July 28, 2020 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 revised by the Board; drawings titled Existing Conditions Map (C1.01), Drainage Plan and Key Sheet (C3.00), Drainage Plan (C3.01-C3.06), Site Utility Details (C4.01-C4.02), Zoning Analysis (C6.02), Landscape Demolition Plan (LD1.01), Illustrative Site Plan (LG1.01), Layout and Materials Plan (L1.01), Grading and Planting Plan (L1.02), Tunnel Floor Plan (A1.00), First Floor Plan (A1.01), Second Floor Plan (A1.02), Third Floor Plan (A1.03), Fourth Floor Plan (A1.04), Fifth Floor Plan (A1.05), Sixth Floor Plan (A1.06) and Roof Plan (A1.07) dated 3-9-20 and Existing Exterior Elevations (G1) and Site Context (G2) dated 3-27-20 and Work Zone Traffic Controls and Staging Plan (C6.01) dated 4-4-20 and Parking and Accessibility Plan (C6.07) dated 4-9-20 and all prepared by Goody Clancy and other application materials, 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
**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

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<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Telephone: 607-255-1769</th>
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<td>600 Thurston Ave, Ithaca, NY</td>
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<tr>
<th>Brief Description of Proposed Action (include purpose or need):</th>
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<td>Full gut renovation of a 167,000 gross square foot, six story,</td>
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<td>residential dormitory building on the campus of Cornell University. See attached Narrative for details.</td>
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<tbody>
<tr>
<td>Ram Venkat</td>
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<th>Address: 102 Humphreys Services Building</th>
</tr>
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</table>

<table>
<thead>
<tr>
<th>City/PO: Ithaca</th>
<th>State: NY</th>
<th>Zip Code: 14853</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Project Contact (if not same as sponsor; give name and title/role):</th>
<th>Telephone:</th>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Property Owner (if not same as sponsor):</th>
<th>Telephone:</th>
</tr>
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<tbody>
<tr>
<td>Cornell University</td>
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Page 1 of 13
### B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

<table>
<thead>
<tr>
<th>Government Entity</th>
<th>If Yes: Identify Agency and Approval(s) Required</th>
<th>Application Date (Actual or projected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. City Council, Town Board, or Village Board of Trustees</td>
<td>☑ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>b. City, Town or Village Planning Board or Commission</td>
<td>☑ Yes ☐ No</td>
<td>City Planning Board, SEQR, Site Plan Approval 5/24/2020</td>
</tr>
<tr>
<td>c. City, Town or Village Zoning Board of Appeals</td>
<td>☑ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>d. Other local agencies</td>
<td>☑ Yes ☐ No</td>
<td>Fire Dept Emergency Access Review July 2020</td>
</tr>
<tr>
<td>e. County agencies</td>
<td>☑ Yes ☐ No</td>
<td>Tompkins County GML 239 Referral May 2020</td>
</tr>
<tr>
<td>f. Regional agencies</td>
<td>☑ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>g. State agencies</td>
<td>☑ Yes ☐ No</td>
<td>NYSDEC - SWPPP; Dormitory Authority of State of NY - Financing September 2020</td>
</tr>
<tr>
<td>h. Federal agencies</td>
<td>☑ Yes ☐ No</td>
<td></td>
</tr>
</tbody>
</table>

i. Coastal Resources.
   i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑ Yes ☐ No
   ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑ Yes ☐ No
   iii. Is the project site within a Coastal Erosion Hazard Area? ☑ Yes ☐ No

### C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☑ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)? ☑ Yes ☐ No

If Yes, identify the plan(s):

_____________________________________________________________________________________________________
_____________________________________________________________________________________________________
_____________________________________________________________________________________________________
_____________________________________________________________________________________________________

If Yes, identify the plan(s):

_____________________________________________________________________________________________________
_____________________________________________________________________________________________________
_____________________________________________________________________________________________________
_____________________________________________________________________________________________________

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☑ Yes ☐ No

If Yes, identify the plan(s):

_____________________________________________________________________________________________________
_____________________________________________________________________________________________________
_____________________________________________________________________________________________________
C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?
City of Ithaca U-1 (University) Zoning District

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No

i. What is the proposed new zoning for the site? ____________________________________________________________

C.4. Existing community services.

a. In what school district is the project site located? Ithaca City School District

b. What police or other public protection forces serve the project site?
Tompkins County Sheriff provides support to campus private services (Cornell Police)

c. Which fire protection and emergency medical services serve the project site?
City of Ithaca Fire and Bangs Ambulance provide support to campus private services (Cornell Environmental Health & Safety)

d. What parks serve the project site?
None directly; a number of State and local parks and Cornell campus open space, including the adjacent Beebe Lake natural area and campus athletic facilities serve the general area.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Student dormitory residential housing in support of campus educational mission. Student learning space and offices for staff serving occupants. Grab-and-go cafe for occupants.

b. Total acreage of the site of the proposed action? ________ acres
b. Total acreage to be physically disturbed? ________ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ________ +/1 2,400 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 9
Units: student beds

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☑ Yes ☐ No

iii. Number of lots proposed? ________

iv. Minimum and maximum proposed lot sizes? Minimum ________ Maximum ________

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No

i. If No, anticipated period of construction: ________ months

ii. If Yes:

• Total number of phases anticipated
• Anticipated commencement date of phase 1 (including demolition) ________ month ________ year
• Anticipated completion date of final phase ________ month ________ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: ________________________________________________________________

Page 3 of 13
f. Does the project include new residential uses? □ Yes □ No
  If Yes, show numbers of units proposed.

<table>
<thead>
<tr>
<th>Family</th>
<th>One Family</th>
<th>Two Family</th>
<th>Three Family</th>
<th>Multiple Family (four or more)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial Phase</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>At completion</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>of all phases</td>
<td></td>
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</tbody>
</table>

g. Does the proposed action include new non-residential construction (including expansions)? □ Yes □ No
  If Yes,
  i. Total number of structures
  ii. Dimensions (in feet) of largest proposed structure: height; width; and length
  iii. Approximate extent of building space to be heated or cooled: square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? □ Yes □ No
  If Yes,
  i. Purpose of the impoundment:
  ii. If a water impoundment, the principal source of the water: Ground water □ Surface water streams □ Other specify:
  iii. If other than water, identify the type of impounded/contained liquids and their source.
  iv. Approximate size of the proposed impoundment. Volume: million gallons; surface area: acres
  v. Dimensions of the proposed dam or impounding structure: height; length
  vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? □ Yes □ No
  (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
  If Yes:
  i. What is the purpose of the excavation or dredging? Installation of underground utilities and stormwater controls.
  ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
     • Volume (specify tons or cubic yards): +/- 50 CY
     • Over what duration of time? +/- 6 months
  iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

Materials (including pavement, soils, rock) excavated during the installation of site utilities or stormwater controls that are unsuitable for reuse will be disposed in a legal manner, all materials to be managed in accordance with Cornell Standards requiring disposal in suitable fill sites or landfills.

  iv. Will there be onsite dewatering or processing of excavated materials? □ Yes □ No
     If yes, describe. Perched water may be found at depth of excavation in some seasons; dewatering will be limited to that necessary for utility installation; any removed water will be discharged to an approved erosion control and sediment removal practice.
     v. What is the total area to be dredged or excavated? acres
     vi. What is the maximum area to be worked at any one time? acres
     vii. What would be the maximum depth of excavation or dredging? feet
     viii. Will the excavation require blasting? □ Yes □ No

ix. Summarize site reclamation goals and plan:
   See attached details within project Narrative and attachments for final site plan.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? □ Yes □ No
  If Yes:
  i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

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### iii. Will the proposed action cause or result in disturbance to bottom sediments?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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</table>

If Yes, describe:

### iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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</table>

If Yes:
- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):

- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

### v. Describe any proposed reclamation/mitigation following disturbance:

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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### c. Will the proposed action use, or create a new demand for water?

<table>
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<tr>
<th>Yes</th>
<th>No</th>
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If Yes:

#### i. Total anticipated water usage/demand per day: <16,000 gallons/day

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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</table>

If Yes:
- Name of district or service area: Cornell University Public Water Supply (PWS ID NY5417686)
- Does the existing public water supply have capacity to serve the proposal?
- Is the project site in the existing district?
- Is expansion of the district needed?
- Do existing lines serve the project site?

#### iv. Is a new water supply district or service area proposed to be formed to serve the project site?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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</table>

If Yes:
- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

#### v. If a public water supply will not be used, describe plans to provide water supply for the project:

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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</table>

#### vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: 10,000 gallons/minute.

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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### d. Will the proposed action generate liquid wastes?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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<tbody>
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</table>

If Yes:

#### i. Total anticipated liquid waste generation per day: <16,000 gallons/day

<table>
<thead>
<tr>
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</table>

#### ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

- Sanitary wastewater:

### iii. Will the proposed action use any existing public wastewater treatment facilities?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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</table>

If Yes:
- Name of wastewater treatment plant to be used: Ithaca Area Wastewater Treatment Facility
- Name of district: NA
- Does the existing wastewater treatment plant have capacity to serve the project?
- Is the project site in the existing district?
- Is expansion of the district needed?
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  
If Yes:  
• Applicant/sponsor for new district:  
• Date application submitted or anticipated:  
• What is the receiving water for the wastewater discharge?  

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:  

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  
If Yes:  
i. How much impervious surface will the project create in relation to total size of project parcel?  
   570  Square feet or  0.49  acres (impervious surface)  increase of 570 sf from 12,900 to 13,470 sf  
   Square feet or  4.9  acres (parcel size)  

   570  Square feet or  0.49  acres (impervious surface)  increase of 570 sf from 12,900 to 13,470 sf  
   Square feet or  4.9  acres (parcel size)  

   Describe types of new point sources.  
No new point sources will be created, but existing buried infrastructure will be replaced. Existing roof, footer drains and site drop inlets will tie into existing lines and discharge to existing infrastructure.  

   Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
Stormwater management facilities; see attachment to Narrative for details.  

   If to surface waters, identify receiving water bodies or wetlands:  
   Stormwater from this site eventually flows to Fall Creek, a fifth-order stream. See attachment to Narrative for details.  

   Will stormwater runoff flow to adjacent properties?  

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  
If Yes, identify:  
i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
Construction equipment (during construction) and delivery vehicles (during construction and operations)  

   ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
None anticipated; limited temporary heat may be used during construction depending on conditions and work being performed.  

   iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
None on this site; the facility will use power and heat generated from the Cornell Combined Heat and Power Plant.  

          g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  
If Yes:  
i. Is the project site located in an Air quality non-attainment area?  
   (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  

   ii. In addition to emissions as calculated in the application, the project will generate:  
• ____________ Tons/year (short tons) of Carbon Dioxide (CO₂)  
• ____________ Tons/year (short tons) of Nitrous Oxide (N₂O)  
• ____________ Tons/year (short tons) of Perfluorocarbons (PFCs)  
• ____________ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)  
• ____________ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)  
• ____________ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)
h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?
   Yes ☐ No ☐

   i. Estimate methane generation in tons/year (metric):

   ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?
   Yes ☐ No ☐

   If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?
   Yes ☐ No ☐

   i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend

   ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

   iii. Parking spaces: Existing _____________ Proposed _____________ Net increase/decrease _____________

   iv. Does the proposed action include any shared use parking?
   Yes ☐ No ☐

   v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

   vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?
   Yes ☐ No ☐

   vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?
   Yes ☐ No ☐

   viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?
   Yes ☐ No ☐

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?
   Yes ☐ No ☐

   i. Estimate annual electricity demand during operation of the proposed action:

   ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

   iii. Will the proposed action require a new, or an upgrade, to an existing substation?
   Yes ☐ No ☐

l. Hours of operation. Answer all items which apply.

   i. During Construction:
      • Monday - Friday: Limited based on Municipal Law
      • Saturday: If needed
      • Sunday: If needed
      • Holidays: If needed

   ii. During Operations:
      • Monday - Friday: 24 hours (available for use)
      • Saturday: 24 hours
      • Sunday: 24 hours
      • Holidays: 24 hours
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  
   ✔ Yes ☐ No

i. Provide details including sources, time of day and duration:
   During construction only; typical construction machinery and operations; no blasting will occur and noise will be subject to municipal limits.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  
    ✔ Yes ☐ No

   Describe: ____________________________________________

n. Will the proposed action have outdoor lighting?  
   ✔ Yes ☐ No

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
   Limited lighting as needed for safety and security; shielded fixtures will be utilized in accordance with local law and Cornell Standards.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  
    ✔ Yes ☐ No

   Describe: Project will remove existing trees at building primary entrance (southwestern building face and corner). New landscape will be installed. See narrative.

o. Does the proposed action have the potential to produce odors for more than one hour per day?  
   ✔ Yes ☐ No

   If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:
   __________________________________________________________________________
   __________________________________________________________________________
   __________________________________________________________________________

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  
   ✔ Yes ☐ No

   If Yes:
      i. Product(s) to be stored
      ii. Volume(s) ______ per unit time _________ (e.g., month, year)
      iii. Generally, describe the proposed storage facilities:

________________________________________________________________________________
________________________________________________________________________________
________________________________________________________________________________

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  
   ✔ Yes ☐ No

   If Yes:
      i. Describe proposed treatment(s):
         Limited pesticide applications may be allowed within an Integrated Pest Management program
   __________________________________________________________________________
   __________________________________________________________________________
   __________________________________________________________________________

ii. Will the proposed action use Integrated Pest Management Practices?  
    ✔ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  
   ✔ Yes ☐ No

   If Yes:
      i. Describe any solid waste(s) to be generated during construction or operation of the facility:
         • Construction: _________________ tons per __________________ (unit of time)
         • Operation: _________________ tons per __________________ (unit of time)

      ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
         • Construction: 
   __________________________________________________________________________
   __________________________________________________________________________
      • Operation: 

      iii. Proposed disposal methods/facilities for solid waste generated on-site:
         • Construction: 
   __________________________________________________________________________
   __________________________________________________________________________
         • Operation: 
   __________________________________________________________________________
   __________________________________________________________________________
s. Does the proposed action include construction or modification of a solid waste management facility?  
☐ Yes ☑ No  
If Yes:  
i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): ________________________________

ii. Anticipated rate of disposal/processing:  
  • ________ Tons/month, if transfer or other non-combustion/thermal treatment, or  
  • ________ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: ________________________________ years

☑ t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  
☐ Yes ☑ No  
If Yes:  
i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility:  
  Small volumes of hazardous materials could potentially be generated by typical residential uses. No specific hazardous waste generation at the site is proposed or anticipated.

ii. Generally describe processes or activities involving hazardous wastes or constituents:  
  Typical residential household wastes.

iii. Specify amount to be handled or generated  <1 tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:  
  Cornell Environmental Health and Safety provides on-campus management programs aimed at reducing all waste generation, recycling or reusing waste materials when safe and practical, and the safe and legal capture, storage, and disposal of any generated wastes.

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  
☐ Yes ☑ No  
If Yes: provide name and location of facility:

Cornell contracts with NYS-licensed waste management firms who utilize multiple licensed facilities as permitted by State law.

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.  
☐ Urban  ☑ Industrial  ☑ Commercial  ☑ Residential (suburban)  ☑ Rural (non-farm)  
☐ Forest  ☑ Agriculture  ☑ Aquatic  ☑ Other (specify): Educational Campus

ii. If mix of uses, generally describe:  

b. Land uses and covertypes on the project site.

<table>
<thead>
<tr>
<th>Land use or Covertype</th>
<th>Current Acreage</th>
<th>Acreage After Project Completion</th>
<th>Change (Acres +/-)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads, buildings, and other paved or impervious surfaces</td>
<td>2.05</td>
<td>2.06</td>
<td>+0.01</td>
</tr>
<tr>
<td>Forested</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Agricultural (includes active orchards, field, greenhouse etc.)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Surface water features (lakes, ponds, streams, rivers, etc.)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Wetlands (freshwater or tidal)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Non-vegetated (bare rock, earth or fill)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td>Describe: Lawn, landscaped</td>
<td>2.85</td>
<td>2.84</td>
</tr>
</tbody>
</table>
c. Is the project site presently used by members of the community for public recreation?
   i. If Yes: explain: ________________________________
   
   \[\square\text{Yes}\square\text{No}\]

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?
   If Yes,
   i. Identify Facilities:
      Bridges Cornell Heights assisted living facility
      
   \[\checkmark\text{Yes}\square\text{No}\]

e. Does the project site contain an existing dam?
   If Yes:
   i. Dimensions of the dam and impoundment:
      - Dam height: ________________________________ feet
      - Dam length: ________________________________ feet
      - Surface area: ________________________________ acres
      - Volume impounded: ________________________________ gallons OR acre-feet
   ii. Dam's existing hazard classification:
   iii. Provide date and summarize results of last inspection:
      
   \[\square\text{Yes}\square\text{No}\]

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?
   If Yes:
   i. Has the facility been formally closed?
      - Yes
      - No
      
   ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:
      
   iii. Describe any development constraints due to the prior solid waste activities:
      
   \[\square\text{Yes}\square\text{No}\]

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?
   If Yes:
   i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:
      
      \[\square\text{Yes}\square\text{No}\]

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?
   If Yes:
   i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:
      - Yes – Spills Incidents database
      - Yes – Environmental Site Remediation database
      - Neither database
      
   \[\square\text{Yes}\square\text{No}\]

   ii. If site has been subject of RCRA corrective activities, describe control measures:
       
   \[\square\text{Yes}\square\text{No}\]

   iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?
      
      \[\square\text{Yes}\square\text{No}\]

      If yes, provide DEC ID number(s):

   iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
       
       \[\square\text{Yes}\square\text{No}\]
v. Is the project site subject to an institutional control limiting property uses? □ Yes ❌ No
   • If yes, DEC site ID number: ____________________________
   • Describe the type of institutional control (e.g., deed restriction or easement): ____________________________
   • Describe any use limitations: ____________________________
   • Describe any engineering controls: ____________________________
   • Will the project affect the institutional or engineering controls in place? □ Yes ❌ No
   • Explain: ____________________________________________

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? ____________ >10 feet
   □ Yes ❌ No

b. Are there bedrock outcroppings on the project site? □ Yes ❌ No
   If Yes, what proportion of the site is comprised of bedrock outcroppings? ____________%

c. Predominant soil type(s) present on project site: Site not mapped by NCRS ____________ %
   Nearby mapped include clay loams ____________ %
   and made land (fill) ____________ %

d. What is the average depth to the water table on the project site? Average: ____________ >10 feet

f. Approximate proportion of proposed action site with slopes:☑ 0-10%: 100 % of site
   □ 10-15%: ____________ % of site
   □ 15% or greater: ____________ % of site

g. Are there any unique geologic features on the project site? □ Yes ❌ No
   If Yes, describe: ____________________________________________

h. Surface water features.
   i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? □ Yes ❌ No
   ii. Do any wetlands or other waterbodies adjoin the project site? □ Yes ❌ No
   If Yes to either i or ii, continue. If No, skip to E.2.i.
   iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? □ Yes ❌ No
   iv. For each identified regulated wetland and waterbody on the project site, provide the following information:
      • Streams: Name ____________________________ Classification ____________________________
      • Lakes or Ponds: Name ____________________________ Classification ____________________________
      • Wetlands: Name ____________________________ Approximate Size ____________________________
   v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? □ Yes ❌ No
      If yes, name of impaired water body/bodies and basis for listing as impaired: ____________________________________________

i. Is the project site in a designated Floodway? □ Yes ❌ No

j. Is the project site in the 100-year Floodplain? □ Yes ❌ No

k. Is the project site in the 500-year Floodplain? □ Yes ❌ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? □ Yes ❌ No
   i. Name of aquifer: ____________________________
m. Identify the predominant wildlife species that occupy or use the project site:
   - Gray squirrels, Deer (transient)
   - Transient and nesting songbirds
   - Typical suburban wildlife species

n. Does the project site contain a designated significant natural community?
   - Yes
   - No

   If Yes:
   i. Describe the habitat/community (composition, function, and basis for designation):

   ii. Source(s) of description or evaluation:

   iii. Extent of community/habitat:
   - Currently: ___________ acres
   - Following completion of project as proposed: ___________ acres
   - Gain or loss (indicate + or -): ___________ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as
   - Yes
   - No

   endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?

   If Yes:
   i. Species and listing (endangered or threatened):

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of
   - Yes
   - No

   special concern?

   If Yes:
   i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?
   - Yes
   - No

   If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to
   - Yes
   - No

   Agriculture and Markets Law, Article 25-AA, Section 303 and 304?
   If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present?
   - Yes
   - No

   If Yes: acreage(s) on project site?
   i. Source(s) of soil rating(s):

   ii. Extent of agricultural lands:

   c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National
      Natural Landmark?
   - Yes
   - No

   If Yes:
   i. Nature of the natural landmark:
   - Biological Community
   - Geological Feature
   ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

   d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?
   - Yes
   - No

   If Yes:
   i. CEA name:
   ii. Basis for designation:
   iii. Designating agency and date:
e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
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</table>

If Yes:
   i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District
   ii. Name: Cornell Heights National Historic District
   iii. Brief description of attributes on which listing is based:  

   Architectural significance of Late 19th and 20th century revivals and American movement structures

---

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
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g. Have additional archaeological or historic site(s) or resources been identified on the project site?  

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<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
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</table>

If Yes:
   i. Describe possible resource(s):  
   ii. Basis for identification:  

---

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  

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<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
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</table>

If Yes:
   i. Identify resource: The building is within a campus surrounded by a number Unique Natural Areas and state parks within 5 miles distance.
   ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Local designation only (UNA), State Park within 5 mi (Buttermilk Falls SP)
   iii. Distance between project and resource: 1-5 (multiple) miles.

---

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
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If Yes:
   i. Identify the name of the river and its designation:  
   ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
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<td></td>
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</tbody>
</table>

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F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

---

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name: Ram Venkat  
Date: 05/15/2020

Signature: Ramnath Venkat  
Title: Project Manager
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.

   | a. The proposed action may involve construction on land where depth to water table is less than 3 feet. | E2d | ☐ | ☐ |
   | b. The proposed action may involve construction on slopes of 15% or greater. | E2f | ☐ | ☐ |
   | c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface. | E2a | ☐ | ☐ |
   | d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material. | D2a | ☐ | ☐ |
   | e. The proposed action may involve construction that continues for more than one year or in multiple phases. | D1e | ☐ | ☐ |
   | f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides). | D2e, D2q | ☐ | ☐ |
   | g. The proposed action is, or may be, located within a Coastal Erosion hazard area. | B1i | ☐ | ☐ |
   | h. Other impacts: May encounter perched water 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>□</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>□</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.</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: ______________________________________________________</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>
g. Other impacts: ______________________________________________________
___________________________________________________________________

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>
<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. 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:</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>i. More than 1000 tons/year of carbon dioxide (CO₂)</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>ii. More than 3.5 tons/year of nitrous oxide (N₂O)</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>iv. More than .045 tons/year of sulfur hexafluoride (SF₆)</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions</td>
<td>D2g</td>
<td>☐</td>
</tr>
<tr>
<td>vi. 43 tons/year or more of methane</td>
<td>D2h</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: Construction impacts only</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 - j. If “No”, move on to Section 8.

<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 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>
<tr>
<td>Question</td>
<td>Relevant Part I Question(s)</td>
<td>Yes</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>----------------------------</td>
<td>-----</td>
</tr>
<tr>
<td>e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.</td>
<td>E3c</td>
<td>✗</td>
</tr>
<tr>
<td>f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: ____________________________</td>
<td>E2n</td>
<td>✗</td>
</tr>
<tr>
<td>g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.</td>
<td>E2m</td>
<td>□</td>
</tr>
<tr>
<td>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 &amp; information source: ____________________________________________</td>
<td>E1b</td>
<td>✗</td>
</tr>
<tr>
<td>i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.</td>
<td>D2q</td>
<td>□</td>
</tr>
<tr>
<td>j. Other impacts: Existing vegetation including mature trees to be removed ____________________________________________________________________</td>
<td>✗</td>
<td>□</td>
</tr>
</tbody>
</table>

**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.

<table>
<thead>
<tr>
<th>Question</th>
<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 impact soil classified within soil group 1 through 4 of the NYS Land Classification System.</td>
<td>E2c, E3b</td>
<td>□</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, Elb</td>
<td>□</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>
<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>
<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>
<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>
<td>□</td>
</tr>
<tr>
<td>g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.</td>
<td>C2e</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>h. Other impacts: ____________________________________________________________________</td>
<td></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>
<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. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.</td>
<td></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></td>
<td></td>
</tr>
<tr>
<td>c. The proposed action may be visible from publicly accessible vantage points:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ii. Year round</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. The situation or activity in which viewers are engaged while viewing the proposed action is:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Routine travel by residents, including travel to and from work</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ii. Recreational or tourism based activities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. There are similar projects visible within the following distance of the proposed project:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-1/2 mile</td>
<td></td>
<td></td>
</tr>
<tr>
<td>½ -3 mile</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3-5 mile</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5+ mile</td>
<td></td>
<td></td>
</tr>
<tr>
<td>g. Other impacts: Project is visible from the Cornell Heights Historic District</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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>
<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 occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.</td>
<td></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></td>
<td></td>
</tr>
<tr>
<td>c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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>
<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 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: ____________________________________________________________</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>
<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 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: ____________________________________________________________</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>
<th>Moderate to large impact may occur</th>
</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>
<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 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: ______________________________________________________</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>
<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 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: Temporary Construction impacts  

☑ | ☐ |

**16. Impact on Human Health**

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) 

*If “Yes”, answer questions a - m. If “No”, go to Section 17.*

<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>
</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: ______________________________________________________  

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

IMPACT ON LAND
The proposed site is a currently developed parcel on the Cornell campus. The site contains the existing building with a small amount of supporting hardscape surfaces (road, loading dock, and pedestrian walks). The remaining area is covered with lawn, trees, and low vegetation.

The proposed project is primarily internal renovation. Surface and subsurface impacts will be limited to shallow utility trenching, grading, vegetation removal, installation of stormwater practices and hardscape improvements as shown on the drawings titled Landscape Demolition Plan (LD1.01) and Layout and Materials Plan (L1.01) dated 3-9-20. All excavation and demolition shall be in accordance with approved Cornell campus and all demolished materials, cleared vegetation, excess fill, and excess excavation material will be properly disposed of off-site in accordance with local and State law. Suitable topsoil on site will be retained and stockpiled for reuse.

The site slopes from north to south. There should be no impacts to the slope from project work, though careful temporary measures will be enacted to prevent erosion during construction.

Implementation of a Stormwater Pollution Prevention Plan SWPPP, a construction stage Erosion and Sediment Control Plan, and finished plantings will minimize the erosion of disturbed soils and minimize the quantity of sediment leaving the site during earthwork operations (and until soils are stabilized) and during later site use.

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

IMPACT ON SURFACE WATER
The project does not include activities that impact surface water. The applicant has identified the following ways in which any potential impacts to surface water are further minimized:

- The design of drainage on site integrates storm water filtration, including installation of a bioretention filter and loading dock area storm drain filtration unit which will improve
stormwater runoff quality when compared to the pre-construction existing conditions. These practices are on drawings titled Drainage Plan (C3.01-C3.06) and dated 3-9-20.

- Implementation of a SWPPP will minimize storm impacts during and after construction.
- Rehabilitation of an existing residential facility will increase bed capacity/density and reduce the demand for new residential facilities in other locations, thus reducing impacts offsite from new construction.
- Installation of an engineered conveyance system that helps prevent erosion and minimizes sedimentation once any excess water leaves the site.

Potable water will be supplied by Cornell’s water filtration plant, which has ample capacity for all campus needs. Measures to limit water needs include the following:

- Potable water use in the building is limited to typical dormitory residential demand such as bathrooms, drinking fountains and water bottle fillers.
- All bathroom fixtures are specified as low-flow fixtures.
- Cornell’s Lake Source Cooling creates chilled water without the use of evaporative water coolers, so unlike most commercial facilities there is no water use associated with building chillers.

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

**IMPACT ON GROUNDWATER**
The project does not include activities that impact groundwater. The applicant has noted the potential presence of perched water tables on the project site, which may be encountered during utility trenching. Any groundwater encountered during trenching will be XXXXXXXXXXXX.

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 and does not include activities that increase runoff.

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

**IMPACTS ON AIR**
Based on information provided by the applicant, the project does not include activities that impact air quality. Air emissions will be generated from general building (ventilation) exhaust and the occasional use and testing of an emergency diesel generator exhaust.
Building systems will contain simple ventilation exhaust from occupied spaces which are designed in accordance with industry standards (referenced from building code) to ensure that they contain only low levels of contaminants.

The building will maintain an existing emergency diesel generator (EDG), which will discharge diesel exhaust when operating. Although operations are infrequent, generators must be periodically tested as well as operated during power loss. To reduce impact, EDGs must be designed and installed to the latest USEPA emissions protocols; the USEPA has created a “tiered” program to enforce continuing improvement to generator design and emissions controls. Additionally, the design team has located the EDG and its exhaust stack in a location where the exhaust will not impact air intakes of the new building or existing adjacent buildings.

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**

Project site is approximately 4.9 acres with 2.05 acres of existing impervious surface and 2.85 acres of lawn and landscaping which will be largely consistent at project completion. During construction, 1.15 acres of the site will be disturbed, including the removal of four mature oak trees and other landscaping.

There are no known or suspected endangered animals or plants within the site limits. Given the large amount of open/green area on the site – it is likely home to a variety of small rodents, birds and insects.

The replacement planting will be of similar or greater diversity and density than the existing landscape. Plant maintenance is managed as an Integrated Pest Management (IPM) system to limit pesticide use; Cornell’s IPM effort is managed by Cornell Grounds with support from academic and Cooperative Extension experts.
Need landscape plan and arborist report

Based on the information above the Lead Agency has determined no significant impact to plants and animals is anticipated.

IMPACT ON AGRICULTURAL RESOURCES
The project site is not in or adjacent to an agricultural area, therefore, 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. While there are many locally appreciated natural views and assets in the region, no alterations to the existing structure are proposed that will block or hinder the view of any of those resources.

The proposed project does not significantly alter the existing structure. Limited landscape alterations are proposed that are consistent with the existing campus landscape and will utilize similar materials and layout to create a seamless transition. Exterior building alterations will be limited and will be consistent with the existing building condition.

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. The Cayuga Heights National Historic District is adjacent to the project site. Balch Hall was constructed in 1929 and is a building of historic nature and importance.

The project is primarily an interior renovation but does include the following changes that impact the exterior of the structure:

- Replacement of gutters, downspouts, gable ends and parapet walls to allow for new waterproofing detailing (e.g. waterproofing membranes at gutters and thru-wall flashing at gable ends and parapet walls) as well as replacement of low pitched roofs and step flashings.
- Replacement of all exterior windows for water proofing and energy efficiency
- Installation of new roof bulkheads and dormers, with new roof penetrations, to accommodate four new elevators as well as louvers required for mechanical venting.

The applicant has provided visual simulation in the application materials dated May 2020 showing a view of the proposed projects from the Cayuga Heights National Historic District. The image shows that two of the four roof bulkheads will be visible from the district. The applicant has proposed compatible building materials and colors to help the new dormers blend into the existing building.
The Lead Agency has received comments from members of the historic preservation community stating that steel replacement windows would preserve the historic integrity of the building, whereas aluminum windows have a different profile and appearance and are not suitable for historic buildings.

**What else, if anything, does the LA want to say about this?**

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**

There are no public parks or lands within or adjacent to the project site. A section of Fall Creek designated as a NYS Recreational River originates approximately 375 feet southwest of the project site. The project is not visible from Fall Creek and will not impact the preservation or restoration of the waterway nor will it impede the natural, scenic, or recreational qualities of the waterway.

Student recreational open space and play areas (volleyball courts, green space, etc.) exist in the vicinity of the proposed projects. No impacts to these resources will occur as a result of this project. Access to the natural and scenic beauty of Beebe Lake and the Fall Creek waterfalls and gorge is located on lands located to the South of the site and can be accessed on private (but generally open to the public) trails.

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.

There are also numerous locally designated Unique Natural Areas (UNAs) within and adjacent to Cornell campus lands. The site is located adjacent to the Beebe Lake Woods and Gorge UNA however there is a road and heavily vegetated slope between the project site and the UNA.

The site design is sensitive to the local environment and the building design incorporates numerous measures to protect the local environment from impacts to its air, water, soils, and other attributes.

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 renovation of Balch Hall, located centrally within the Cornell campus, is expected to have only small, incremental impacts to traffic and transportation systems in the area. Minimal new traffic associated with the +/- 34 student bed increase will be multi-modal. Students assigned to this facility will utilize the existing bus and shuttle stops nearby; bike and pedestrian lanes and paths along campus roadways; and parking located elsewhere on campus as assigned. There are visitor and permitted parking spaces located in nearby distributed campus parking facilities. Interior bike storage and shower facilities will encourage cycling.

Vehicular access to the building includes provisions for delivery and access for waste removal, with direct access via Balch Drive which extends to the building from Wait Avenue. Delivery trucks and van traffic will not significantly increase due to the project. Occupant drop-off and handicapped access will primarily occur on the opposite corner of the site (southeast), along with small parcel delivery, to separate these lighter uses from larger vehicles.

During construction, equipment and supplies will be directed to access the site from NY Route 366 and larger vehicles will be escorted onto campus and along campus-managed roads to the project site. While the scale of this project is much smaller than some other campus projects, the increase of traffic for construction will nonetheless have an incremental impact on local transportation systems, including vehicle, biking, and pedestrian routes in the immediate vicinity of the project. The applicant will develop a traffic management plan that incorporates all of these transportation modes (including construction logistics consultant and Cornell Transportation and Project Management staff) to minimize such impacts to campus and other local transportation system users.

The project will also require staging areas to facilitate construction which have the potential to temporarily remove from service some current parking areas and transportation paths. Cornell will work with the construction logistics team to define and refine a work staging and site use plan to minimize impacts, which will primarily impact the campus community. For example, most construction parking will occur off-site at the current contractor parking and staging areas to the southeast of the site, off Palm Road (the site of much of Cornell Grounds Operation, Trade Shops storage and staging, and warehousing areas), with workers shuttled to site to limit the number of vehicle spaces needed for contractor parking.

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 applicant has provided the following summary of the overall energy approach:

- The proposed building aligns with Cornell’s Climate Action Plan and will use significantly less energy and have less of an emissions impact than equivalent buildings built to code minimum requirements.
- The building will strive to use at least 30% less energy than a “baseline” building modeled as stipulated in the latest version of the New York State Energy Code based on energy modeling and undergo the rigorous LEED certification process to document and ensure energy efficiency.
LEED modeling utilizes specific ASHRAE modeling rules to quantify energy reductions. LEED modeling rules may not fully account for many of the reductions that are inherent with rightsizing of spaces, architectural massing, and other design decisions (since they are by rule allocated to both the design and the “baseline” used for comparison); the total reduction in energy achieved through the design process is typically much higher.

- The building will utilize Cornell district heating, cooling, and electrical systems. Those systems are already in place, have sufficient capacity for connection, and are anchored by highly energy efficient delivery systems (Lake Source Cooling and Combined Heat and Power).
- The building will be designed for transfer of heat from hot water (rather than steam) and for lower temperature hot water supply. These design bases will make the building suitable for renewable heat integration from the district system and conform to Cornell’s evolving “net zero energy ready” standards.
- The building energy systems will result in lower greenhouse gas emissions than a “baseline” building modeled as stipulated in the latest version of the New York State Energy Code by virtue of both its own design and the superior efficiency of the district energy systems to which it is connected.
- The building will undergo detailed commissioning (verified through a third-party review as part of the LEED process) and be interconnected to Cornell’s campus-wide energy management system. This interconnection allows its energy use to be tracked over time and this data shared with interested community members. This will allow both effective management of the building energy systems and transparent monitoring of performance.

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 proposed project does not include activities that impact noise, odor and light. Construction is expected to last approximately 18 months. As this is a primarily interior renovation, noise producing construction activities will be limited. There are no significant odor-producing aspects of the building or operations; some odors could occasionally occur during diesel generator filling and testing but are not expected to be common based on the building’s anticipated occupancy and use. A no-idling rule would be in effect for loading operations.

All lighting will be dark sky compliant with lower output fixtures and vertical “cut-off” to ensure light is focused on the site for safety and access rather than upwards or horizontally. The overall impact should be similar to that of the existing site lighting.

As a result of the information and mitigation measures provided above, the Lead Agency has determined no significant impacts to noise, light and odor are anticipated.

**IMPACT ON HUMAN HEALTH**
The project does not include construction or operational activities known to impact human health, therefore, the Lead Agency has determined no significant impact to human health is anticipated.

**CONSISTENCY WITH COMMUNITY PLANS**
The project is a dorm renovation on the Cornell University Campus and is consistent with existing land uses, zoning, and the Campus Master Plan.

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

**CONSISTENCY WITH COMMUNITY CHARACTER**
The Balch Hall renovation represents an incremental growth in campus residential capacity and no increase in building square footage. The project’s programs will create incremental additional needs for community services consistent with its population. More specifically, the existing structure is already served by traditional police, fire, and safety services. The building will meet all fire and code requirements. Cornell also provides campus police and emergency response support for all central campus facilities to augment local resources and will incorporate this facility into their community safety and emergency response programs.

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
June 21, 2020

Lisa Nicholas, AICP, Deputy Director of Planning  
Planning Division  
City of Ithaca  
108 E Green Street  
Ithaca, NY 14850

Dear Lisa and Members of the Planning Boards:

Balch Hall entry archway slab has deteriorated and requires modifications for life safety and continued use. This fix is being proposed as a temporary solution until the full building renovation begins. The floor slab in this area will be fixed permanently as part of the full building renovation.

The scope includes a structural concrete platform bearing on existing structural walls below and the closure of the archway for thru traffic. Entry and egress from north and south Balch will be maintained. All traffic will be routed thru the inner courtyard which leads to a public way. See attachment for proposed scope of work.

The current schedule is to complete this work by mid-August – prior to the students return.

If you have any questions or require further information, please do not hesitate to call.

Sincerely,

Ram Venkat  
Senior Project Manager

Ram Venkat  
Senior Project Manager  
rv93@cornell.edu | 607-255-1769  
Facilities and Campus Services  
Humphreys Service Building  
Ithaca, New York 14853-3701
Archway Stairs and Slab

- Ongoing water and salt damage
Balch Hall Archway Closure Fence and Signage

- **Sign #1**: NO THRU TRAFFIC
- **Sign #2**: NO ENTRY
- **Sign #3**: 8'-0" high fence with sign #2

- Chain with sign #2 (fence if necessary)

- Sign #3: NO THRU TRAFFIC BALCH HALL & TATKON ENTRY ONLY
Proposed Platform
Platform construction – Summer 2020

- Platform – Haunched structural concrete slab, epoxy anchored
- Minor concrete repairs in tunnel
- No thru traffic via archway until after Balch renovation
June 21, 2020

Lisa Nicholas, AICP, Deputy Director of Planning
Planning Division
City of Ithaca
108 E Green Street
Ithaca, NY 14850

Dear Lisa and Members of the Planning Boards:

The project team has assembled a team of landscape architects, arborists, contractors, and Cornell personnel (grounds, utilities, and landscape architect) to study the overall impact on existing landscape and trees. A few key factors impacting the existing landscape includes replacing 100-year-old underground storm water pipes, exterior masonry repairs, window replacements and general construction logistics.

The project team has taken a strategic approach to tree planting design and tree replacement. The overall renovation project is viewed as an opportunity to select native and adaptive tree species to help promote the urban forest health and diversity while supporting native wildlife in the area. The experiential aspect of tree selection and location is critical to the success of this project. Proposed, new trees will be pulled away from the building façade, allowing the building to “breath” while highlighting architectural features that have been screened for years, such as the Balch Hall arch. A holistic approach to tree placement will be respectful of views to and from adjacent uses and neighboring buildings, and reinforce adjacent streetscapes.

Attached is the preliminary tree preservation and replacement plan. If you have any questions or require further information, please do not hesitate to call.

Sincerely,

Ram Venkat
Senior Project Manager
June 21, 2020

Lisa Nicholas, AICP, Deputy Director of Planning
Planning Division
City of Ithaca
108 E Green Street
Ithaca, NY 14850

Dear Lisa and Members of the Planning Boards:

As requested, attached is an overview of aluminum and steel window options considered to date. Below is a brief overview of the overall window design and decision making process.

The project initially planned to replace/refurbish existing steel windows and found it to be lacking in energy performance and significantly cost prohibitive. We found very few manufacturers (Hope, Femenella and Crittal in UK) able to work with such a large order (1,500 windows) in an effective and timely manner, which we think reduced competition and drove up the cost. Also, we found that refurbishing existing non-thermally broken steel windows with insulated glazing and new hardware did not meet energy code requirements and was 30%-50% more expensive than new windows.

We reluctantly began exploring aluminum windows mid-way into design and were surprised to find how far manufacturers had come in matching existing steel window profiles while meeting energy code requirements. As you will see in the attached document, the proposed aluminum windows and replacement steel window sightlines are both larger in dimension than the existing windows. This is because the current energy code requires thermally broken frames which result in larger profiles. That said, window manufacturers we are considering (Wausau, Diamond, Graham and EFCO) can produce steel replica windows that are very close to the existing steel window profiles and are able to meet energy code requirements. We are currently having three mockups installed in the building from three different manufacturers. A fourth manufacturer is supplying a sample only. This process is underway and expected to take 6-8 weeks ending in early September. The project is utilizing these mockups to confirm both
aesthetics and function of these windows before including them as equals in the bid specifications. The specification will identify a basis-of-design (preferred) window, but to procure competitive bids, the final selection will depend on the Contractor and associated bids.

If you have any questions or require further information, please do not hesitate to call.

Sincerely,

Ramnath Venkat
Ram Venkat
Senior Project Manager
Existing Casement Windows

Existing Conditions

- Inoperable sash
- Surface rust
- Poor energy performance
- Single-paned glazing
- Water intrusion
- Air infiltration
- Non-thermally broken frames
- Deteriorated lead cameing
- Broken hardware
- No screens
- No opening limiter
Replacement Casement Windows

EXISTING

ALUMINUM

Steel Replica

Color to match existing
## Replacement Casement Windows

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>ALUMINUM</th>
<th>STEEL Replacement</th>
<th>STEEL Replacement</th>
<th>STEEL Refurbished</th>
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<tr>
<td><em><em>U-Value</em> (operable)</em>*</td>
<td>-</td>
<td>0.42</td>
<td>0.41</td>
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<td>-</td>
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<tr>
<td><em><em>U-Value</em> (fixed)</em>*</td>
<td>-</td>
<td>0.32</td>
<td>0.31</td>
<td>0.35</td>
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*2020 NYSECCC requires operable fenestration have a U-Value of .43 max and .36 max for fixed fenestration in Climate Zone 6

** TB = Thermally broken
Replacement Casement Windows

**EXISTING**

- A - Sightline (operable) 1-1/4”
- A - Sightline (fixed) 1-1/4”
- Sill Height 1-1/4”
- Sill Depth 1-1/4”
- Muntin Width 1/2”
- Muntin Type TDL

**ALUMINUM**

- 2-1/8” to 2-15/16”
- 1-5/8” to 2-9/16”
- 2-1/8” to 3-3/16”
- 2-7/8” to 3-1/4”
- Mech. Fastened

**STEEL**

- 2-3/16”
- 1-1/4”
- 2-3/16”
- 1-3/4”
- 1/2”
- SDL
Replacement Casement Windows

- **Sightline (operable)**: 1-1/4”
- **Sightline (fixed)**: 1-1/4”
- **B - Sill Height**: 1-1/4”
- **C - Sill Depth**: 1-1/4”
- **D - Muntin Width**: 1/2”
- **Muntin Type**: TDL

**ALUMINUM**
- **B - Sill Height**: 2-1/8” to 2-15/16”
- **C - Sill Depth**: 1-5/8” to 2-9/16”
- **D - Muntin Width**: 2-7/8” to 3-1/4”
- **Muntin Type**: Mech. Fastened

**STEEL**
- **B - Sill Height**: 2-3/16”
- **C - Sill Depth**: 1-1/4”
- **D - Muntin Width**: 2-7/8” to 3-1/4”
- **Muntin Type**: SDL
PROPOSED RESOLUTION
Declaration of Lead Agency
City of Ithaca Planning & Development Board
323-325 Elmira Road
Commercial Renovation
July 28, 2020

WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, require that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

WHEREAS: State Law specifies that for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval for a commercial renovation at 323-325 Elmira Rd by Christian Brunelle for Sonbyrne Sales Inc, and

WHEREAS: The applicant proposes to renovate the existing building, to construct a new fuel canopy and to install associated site improvements at the 1-acre project site (formerly a Denny’s Restaurant). The site is currently unoccupied with a 4,686 SF building, associated paving and parking for 60+ vehicles. The applicant will replace the existing roof with a peaked roof and install new exterior finishes all (4) sides of the building. A freestanding fuel canopy will be added with (6) fuel pumps. The site will utilize the (2) existing curb cuts (driveways). Site improvements will include reorganization of the parking area resulting in a reduction of 30 spaces, landscaping, lighting, signage, bike racks and a new sidewalk connecting the front of the building to the existing sidewalk along Elmira Road. The project site is in the Southwest District (SW-2), and

WHEREAS: This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act and is subject to environmental review, now, therefore be it

RESOLVED: that the City of Ithaca Planning and Development Board does, by way of this resolution, declare itself Lead Agency in Environmental Review for the proposed project.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
TO: Lisa Nicholas, Deputy Director of Planning & Development

FROM: Megan Wilson, Senior Planner

DATE: July 22, 2020

RE: Zoning Analysis – Byrne Dairy, 323-325 Elmira Road

I have reviewed the Site Plan Review Application, dated June 19, 2020, for Byrne Dairy at 323-325 Elmira Road and have determined that the project will require area variances from the Board of Zoning Appeals in order to be constructed as proposed. Specifically, the project does not meet the parking location or front yard requirements of the SW-2 zone. The Zoning Ordinance also requires a fence to screen the parking from the adjacent residential zone to the rear of the property. I do not see this on the site plan; if the applicant does not include the screening in the project, an additional variance will be required. The project is zoning compliant with regard to use, off-street loading, lot size, building height, lot coverage by buildings, and side and rear yards.

The complete zoning analysis is attached. I’ve also attached a BZA application for the applicant. If a complete application is submitted by Wednesday, July 29th, the project could be on the BZA’s September 1st agenda. Please feel free to contact me with any questions.
## City of Ithaca

**Board of Zoning Appeals Worksheet**

<table>
<thead>
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<th>Column Number</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
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<td>Off-Street Loading (Sq. Feet)</td>
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<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>None</td>
<td>15% or 20' but not less than 10'</td>
<td>None</td>
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<td>53.3</td>
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<td>15% or 20' but not less than 10'</td>
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</tbody>
</table>

**Notes:**

* In the SW-2 zone, all parking must be setback 100' from the nearest curb unless all front yard requirements are met. The proposed project does not meet either the parking setback or the front yard requirements.

** The building footprint is setback 15.5' from the property line but the proposed renovations will add a pitched roof with a 6' overhang on all sides. The Zoning Ordinance only allows a roof overhang to project 2' into the required front yard. The proposed roof projects 5.5' into the front yard. In addition, only 27% of the required 35% of the street frontage is occupied by buildings.
WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, require that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

WHEREAS: State Law specifies that for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval for a mixed use housing project at 430-444 W State/MLK St by Arnot Realty 2 LLC, applicant and owner, and

WHEREAS: the applicant is proposing to construct a five-story, mixed-use building with 114,085 GFA and 50 ground floor parking spaces on the .92-acre (40,075 SF) project site, at the northeastern corner of West State/MLK and Corn Streets. The development will include approximately 130 housing units on the third through fifth floors and 5,500 SF of commercial space for up to three tenants on the ground floor. Site improvements include an outdoor patio, new sidewalks, lighting, signage and landscaping. Site development will require the removal of the existing building, with the exception of the south and west facades of its three-story section. These historic facades will be retained to add character and context to the project. The project site is in both the CBD-52 and the B-2d Zoning Districts and will require a variance for height. The project is subject to the Downtown Design Guidelines and requires Design Review, and

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

WHEREAS: the NYS Department of Transportation, the Tompkins County Department of Health and the Tompkins County Industrial Development Agency, all potentially involved agencies in this action, have all consented to the Planning Board acting as Lead Agency for this project, now, therefore be it

RESOLVED: that the City of Ithaca Planning and Development Board does, by way of this resolution, declare itself Lead Agency in Environmental Review for the proposed project.

Moved by:  
Seconded by:  
In favor:  
Against:  
Abstain:  
Absent:  
Vacancies: None
BOARD OF ZONING APPEALS (BZA)

AGENDA

The regular monthly meeting of the BOARD OF ZONING APPEALS will be held at 6:00 p.m. on Tuesday, August 4, 2020. City Hall remains closed to the public. This meeting will be conducted remotely via the online platform Zoom, pursuant to the Governor’s Executive Order 202.1. A live stream is available at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg.

Scheduled Public Hearings

There are two options to participate in a public hearing:

1. Submit comments by email no later than 4 p.m. on the day of the meeting (contacts below), and they will be read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing.

2. To speak at the meeting, sign up and receive instructions through the contact(s) listed below.

All comments and questions can be emailed to Megan Wilson at mwilson@cityofithaca.org or call (607) 274-6550.

I. CONTINUED APPEALS

- None

II. NEW APPEALS

A. Appeal Number: 3163
   Address: 108 Cascadilla Park Road
   Zone: R-1a
   Applicant: Rob Morache, STREAM Collaborative
   Owner: Lawrence Gibbons and Ritchie Patterson
   Public Hearing: Yes
   Description: Request for an area variance from §325-8, Column 4, Off-Street Parking, Column 6, Lot Area, Column 7, Width in Feet at Street Line, Column 10, Lot Coverage by Buildings, Column 11, Front Yard, Column 12, Side Yard, and Column 13, Other Side Yard, requirements and §325-25C, Location of Accessory Structures, of the Zoning Ordinance to allow the extension of an existing front porch and construction of a new accessory structure.

B. Appeal Number: 3166
   Address: 420 College Avenue
   Zone: MU-2
   Applicant: Collegetown Bagels
   Owner: Cornell University
   Public Hearing: Yes
   Description: Request for a sign variance from §272-6B(2), Number of Permitted Signs in a Commercial District, of the Sign Ordinance to allow the installation of three wall signs.

If you have a disability and would like specific accommodation in order to participate, please contact the City Clerk’s Office at 274-6570 by 12:00 p.m., no later than 2 days (not including weekends and holidays) before the meeting.
C. Appeal Number: 3167  
   Address: 501 Chestnut Street  
   Zone: R-2a  
   Applicant: Kathleen Halton and Rebecca Johnson, Owners  
   Public Hearing: Yes  
   Description: Request for an area variance from §325-8, Column 11, Front Yard, and Column 13, Other Side Yard, requirements of the Zoning Ordinance to allow the construction of a carport.

III. SPECIAL PRESENTATION
   • Appeal #3162, Asteri, 120 E. Green Street – Introductory Presentation
     NOTE: A public hearing and consideration of the appeal will take place at the September 1, 2020 meeting.

IV. ADMINISTRATIVE MATTERS

V. APPROVAL OF MINUTES

VI. ADJOURNMENT

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

I'm writing you per the recommendation of Rob Morache, Architect at Stream Collaborative who is the contact-person for the work linked to Zoning Appeal No. 3163 for the property on 108 Cascadilla Park Rd, owned by Lawrence Gibbons and Ritchie Patterson. My wife, Eirini Vasiliki Diamessis, and I own the neighboring property located at 114 Cascadilla Park Road. Our back yard borders the front yard of the appeal applicants.

Per the original designs we received last Thursday, as part of their project, our neighbors were intending to erect an 8'4" bike-shed, with a 4 cubic foot garbage space attached to it. The proposed distance from the property front-line is such that the shed would sit right in the middle of our back-yard boundary and totally block any view into downtown. We were also concerned about garbage next to our yard where our two little kids would play in.

We did speak to our neighbors and I also spoke extensively with Rob yesterday. We have converged to a modified design, which I believe he sent you yesterday. Per this design, the shed will be shortened to 7'6", will be shifted further along the property line towards our neighbor's house and will be brought to one foot from our own property line. I would like to now clarify that we are totally fine with this new design as a way for our neighbors to move forward in terms of their variance request.

As to the garbage, our neighbors have suggested a different spot to relocate it to, deeper into their property, with which we are also fine.

My understanding is that there is a Planning Board meeting this evening, so I've followed Rob's suggestion to send you this email and confirm that we are supportive of the updated design for our neighbors' property. If there are any clarifications you might need please call me.

Sincerely,

Pete Diamessis
http://www.cee.cornell.edu/pjd38/
APPEAL # 3163  
108 CASCADILLA PARK ROAD

Appeal of Rob Morache of STREAM Collaborative on behalf of property owners Lawrence Gibbons and Ritchie Patterson for an Area Variance from §325-8, Column 4, Off-Street Parking, Column 6, Lot Area, Column 7, Width in Feet at Street Line, Column 10, Lot Coverage by Buildings, Column 11, Front Yard, Column 12, Side Yard, and Column 13, Other Side Yard, requirements and §325-25C, Location of Accessory Structures, of the Zoning Ordinance. The applicant proposes to replace the recessed concrete front porch steps with new wood steps and add screens to the existing covered porch. The new steps will not be recessed and will project from the front porch into the required front yard. There is an existing front yard deficiency, and the construction of the new steps will further reduce the front yard from 13’ 10” to 11’ 10” of the required 25’. The applicant also proposes to construct a new accessory structure that will provide enclosed bike storage for the owners. Section 32-25C requires accessory structures in the R-1a district to meet the 25’ front yard setback and be located at least 6’ from any side or rear property line. The bike shed will be set back 22’ 4” from the front property line and 1’ from the side property line. The relocation of the porch steps and construction of the accessory structure will increase the percentage of the lot covered by buildings from 24.5% to 25.2% of the permitted 20%. The property has existing deficiencies in (1) off-street parking, (2) lot area, (3) width in feet at street line, (4) side yard, and (5) other side yard that will not be exacerbated by the proposal.

The property is located in an R-1a 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

**Appeal Number:** 3163  
**Address:** 108 Cascadilla Park Road  
**Use District:** R-1a  
**Date:** 8/4/2020  
**Applicant:** Rob Morache, STREAM Collaborative  
**Owner:** Lawrence Gibbons and Ritchie Patterson  
**Application Type:** Area Variance

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<thead>
<tr>
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<th>4</th>
<th>5</th>
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<th>8</th>
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<th>13</th>
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<tr>
<td>Column Title</td>
<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>Lot Area: % of depth or number of feet, whichever is less</td>
<td>Minimum Building Height</td>
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<td>0</td>
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<td>3</td>
<td>~27'</td>
<td>24.5%</td>
<td>13' 10&quot;</td>
<td>8' 11&quot;</td>
<td>6' 2&quot;</td>
<td>43.1% or 43' 6&quot;</td>
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<tr>
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<td>3</td>
<td>35</td>
<td>20%</td>
<td>25</td>
<td>10</td>
<td>10</td>
<td>25% or 50' but not less than 20'</td>
<td>None</td>
<td>6'</td>
</tr>
<tr>
<td>Note Non-Conforming Conditions</td>
<td>OK</td>
<td>Def.</td>
<td>OK</td>
<td>Def.</td>
<td>Def.</td>
<td>OK</td>
<td>OK</td>
<td>Def.</td>
<td>Def.</td>
<td>Def.</td>
<td>Def.</td>
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<td>Proposed Condition and/or Use</td>
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<td>3</td>
<td>~27'</td>
<td>25.2%</td>
<td>11' 10&quot;</td>
<td>8' 11&quot;</td>
<td>6' 2&quot;</td>
<td>43.1% or 43' 6&quot;</td>
<td>1'</td>
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<td>None Required</td>
<td>10,000</td>
<td>75</td>
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<td>20%</td>
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<td>25% or 50' but not less than 20'</td>
<td>None</td>
<td>6'</td>
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<tr>
<td>Note Non-Conforming Conditions for Proposal</td>
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<td>Def.</td>
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<td>Def.</td>
<td>Def.</td>
<td>OK</td>
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</table>

**Notes:**  Existing deficiencies noted in blue; new or exacerbated deficiencies noted in red.
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 #: 3163 (FILLED IN BY STAFF)
   HEARING DATE: Aug 4, 2020
   BUILDING PERMIT #: 40380 (REQUIRED)
   RECEIPT #: 62823 (FILLED IN BY STAFF)

2. Property Address: 108 Cascadilla Park Rd
   Use District: R1a
   Lawrence Gibbons and
   Ritchie Patterson
   Owner’s Address: 108 Cascadilla Park Rd
   City: Ithaca
   State: NY
   Zip: 14850

3. Appellant’s Name: STREAM Collaborative
   Appellant’s Address: 108 W State St
   City: Ithaca
   State: NY
   Zip: 14850
   Telephone: 607.216.8802
   E-Mail: rob@streamcolab.com

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

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

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

   Appellant Signature

STATE OF NEW YORK
COUNTY OF TOMPKINS

Sworn to this _____ day of
______________________, 20____

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.
CITY OF ITHACA BOARD OF ZONING APPEALS
APPLICATION WORKSHEET

********************************************************** OFFICE USE ONLY **********************************************************

1. Ordinance Section(s) for the Appeal:

<table>
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<tr>
<th>Zoning Ordinance Section Being Appealed</th>
<th>Sign Ordinance Section Being Appealed</th>
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<tr>
<td>§325- 8, Columns 4, 6, 7, 10, 11, 12, and 13</td>
<td>§272-</td>
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<td>§272-</td>
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<td>§272-</td>
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<td>§272-</td>
</tr>
</tbody>
</table>

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

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

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

5. Notes or Special Conditions:
   - As noted on drawing L101, the applicant originally proposed to locate the new accessory structure farther from the side property line but moved the location in response to feedback from an adjacent neighbor. Both the original and currently proposed locations are shown on the drawing.
08 Cascadilla Park Rd – Reason for zoning appeal

2020.07.27

The applicant wishes to replace the ageing precast concrete steps up to their front porch with new wood steps which would project out from the porch. The current set of steps is recessed into the porch, making it difficult to add screens and install a door with appropriate clearances.

Screens will be installed and a new wood railing, in keeping with the architectural character of the house and neighborhood, will be added outside of the screens, between the existing columns. The porch deck will undergo some repairs, however the porch roof and supporting columns will remain, with no expansion of the porch footprint.

The existing porch, which pre-dates the zoning ordinance, extends approximately 11’ into the required 25’ setback. The new steps would increase the deficiency to approximately 13’-2”, leaving a setback of about 11’-10”.

In addition, the applicant would like to place a small bike shed in the front yard, which is elevated above the street and screened by hedges. Because the front porch is used as the main entry and is convenient to the street, and the path to the backyard along the east side of the house it tight, placing the bike shed in the back yard would be much less functional for them.

Accessory structures in the R1a zone are required to be 6’ from the side lot line and 25’ from the front lot line. Due to the tiny size of the front yard, we propose placing the shed 1’ from the side lot line to allow space in front of it to maneuver bikes. It would be approximately 22’-4” from the front lot line.

It should be stressed that virtually all properties in this neighborhood have multiple zoning deficiencies, and virtually anything done in this neighborhood must be approved by the BZA. This is a result of an inappropriate zoning designation with no correlation to the character or real dimensional conditions of the neighborhood, which was arbitrarily imposed on it many decades after its construction. Though it is outside the purview of the Board to change zoning, we ask that this mismatch of zoning to real conditions be considered. All work proposed is in keeping with the character and real physical conditions of this charming and intimately scaled neighborhood.

The applicant is requesting relief from section 325-8 column 11. Given that the proposed dimensions are based on a paper survey and therefore approximate, our request is for an 11’ front yard setback to allow construction of the stairs, and a 22’ setback for the accessory structure.

The applicant is also requesting relief from section 325-25C which requires accessory structures to be placed 6’ from a side lot line in R1 zoning districts. Our request is for 1’.
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 #: 3163

DATE: 2020.06.08

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

I (We) ______________________________________________________________________________________

(Name)

108 Cascadilla Park Rd

(Street Address)

City of Ithaca

(City/Municipality)

NY 14850

(State & Zip Code)

Owner of the property at ________________________________________________________________________

108 Cascadilla Park Rd, Ithaca NY 14850

(Street & Number)

[ ] we are
[ ] 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

STREAM Collaborative Architecture

Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the

August 4, 2020

(Date)

meeting of the Board of Zoning Appeals.

______________________________

(Signature)

STATE OF NEW YORK

COUNTY OF TOMPKINS

Sworn to this 5th day of

June, 2020

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. 3163

TO: Owners of Property within 200 feet of 108 Cascadilla Park Road and others interested.

(property address)

FROM: STREAM Collaborative on behalf of Lawrence Gibbons and Ritchie Patterson applicable to property named above, in a R-1a zone.

REGARDING: (check appropriate box)

Area Variance  Use Variance  Action, Decision, or Interpretation of Zoning Officer

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

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

The PLANNING BOARD will consider this case on 7/28/2020 at 6:00 P.M. via the online platform Zoom. A live stream is available at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg. To provide comments to the Planning Board on this appeal, please submit written comments to Anya Harris at aharris@cityofithaca.org, and your comments will be forwarded to the Board members for their review.

The BOARD OF ZONING APPEALS will consider this case on 8/4/2020 at 6:00 P.M. via the online platform Zoom. There will be a public hearing on this appeal, and there are two options to participate in the public hearing:

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

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

Signature of Appellant 108 W State St, Ithaca, NY 7/20/2020

Address Date
2020.07.20

Dear Neighbors,

We would like to replace the ageing precast concrete steps up to our front porch with new wood steps which would project out from the porch. The current set of steps is recessed into the porch, making it difficult to add screens and install a door with appropriate clearances.

Screens will be installed and a new wood railing, in keeping with the architectural character of the house and neighborhood, will be added outside of the screens, between the existing columns. The porch deck will undergo some repairs, however the porch roof and supporting columns will remain, with no expansion of the porch footprint.

The existing porch, which pre-dates the zoning ordinance, extends approximately 11’ into the required 25’ setback. The new steps would increase the deficiency to approximately 13’-2”, leaving a setback of about 11’-10”.

In addition, we would like to place a small bike shed and trash enclosure in the front yard, which is elevated above the street and screened by hedges. Because the front porch is used as the main entry and is convenient to the street, and the path to the backyard along the east side of the house it tight, placing the bike shed in the back yard would be much less functional for us. There is also a door to the kitchen on the east side of the house from which trash is taken outside, so the trash is proposed at the end of the bike shed. Placing the cans on the side of the house constricts the walkway space. Putting them in the back yard makes hauling the full cans out to the street that much more difficult and increases the length of walk we’d need to shovel to do so. We want to get the cans between the side door and the street to make hauling them easier as we age. Accessory structures in the R1a zone are required to be 6’ from the side lot line and 25’ from the front lot line. Due to the tiny size of our front yard, we propose placing the shed 3’ from the side lot line to allow space in front of it to maneuver bikes. It would be approximately 14’-10” from the front lot line.

At the BZA hearing on August 4, 2020, we will be requesting relief from section 325-8 column 11. Given that the proposed dimensions are based on a paper survey and therefore approximate, our request is for an 11’ front yard setback to allow construction of the stairs, and a 14’ setback for the accessory structure.

We are also requesting relief from section 325-25C which requires accessory structures to be placed 6’ from a side lot line in R1 zoning districts. Our request is for 3’.

Feel free to be in touch with our architect, STREAM Collaborative, if you have any questions.

With best regards,
Lawrence Gibbons and Ritchie Patterson
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<td>McBride, Douglas Brent</td>
<td>136 Cascadilla Park Rd</td>
</tr>
<tr>
<td></td>
<td></td>
<td>McBride, Patrizia C</td>
<td>Ithaca NY 14850</td>
</tr>
<tr>
<td>500700</td>
<td>48.-2-9</td>
<td>Lauren &amp; Julia Stiles Trust</td>
<td>144 Cascadilla Pk Rd</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Ithaca NY 14850</td>
</tr>
<tr>
<td>500700</td>
<td>48.-3-1</td>
<td>First Church of Christ, Scient</td>
<td>101 University Ave</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Ithaca NY 14850</td>
</tr>
<tr>
<td>500700</td>
<td>48.-3-2</td>
<td>Fabrizio, Margaret J</td>
<td>105 Cascadilla Park Rd</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Jordan, Andrew M</td>
<td>Ithaca NY 14850</td>
</tr>
<tr>
<td>500700</td>
<td>48.-3-3</td>
<td>Cornell University</td>
<td>PO Box DH</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Ithaca NY 14853</td>
</tr>
<tr>
<td>500700</td>
<td>48.-3-4</td>
<td>City of Ithaca</td>
<td>108 E Green St</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Ithaca NY 14850</td>
</tr>
<tr>
<td>500700</td>
<td>48.-3-5</td>
<td>Fellows, David G</td>
<td>111 Cascadilla Park Rd</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Ithaca NY 14850</td>
</tr>
<tr>
<td>500700</td>
<td>48.-3-6</td>
<td>Greene, Brian</td>
<td>25 West 81St Apt 9-D</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>New York NY 10024</td>
</tr>
</tbody>
</table>
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

I, Jennifer Demarest, 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 7/20/20. 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.

Jennifer Demarest
(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
Railing Elevation
SCALE: 1-1/2" = 1'-0"  

Railing/Screen Section
SCALE: 1-1/2" = 1'-0"

Screen Jamb
SCALE: 3" = 1'-0"

Screen Mullion
SCALE: 3" = 1'-0"

Upstairs Remodeling
Porch Renovation
308 Cascadilla Park Rd, City of Ithaca, NY

STREAM COLLABORATIVE
architecture + landscape architecture dpc

©STREAM Collaborative Architecture + Landscape Architecture dpc

Details
2020.06.05
as noted
2017015

A501

2-1/2 FT WOOD DOWEL INTO COLUMN. TYP AT TOP AND BOTTOM RAIL. ALT: CONCEALED METAL CLIP SYSTEM

NEW 5/4 DECKING

EXISTING DECK EDGE

WOOD RAILING SUPPORT BLOCK, TYP AT MULLIONS

1/2" SPACE

1/2" BALLUSTERS

1/2" SPACE

WIND VENTS

WOOD RAILING WITH HALF-FLOW

3/4" DEEP SLOT IN ENDS OF RAILING

WOOD SCREEN MULLION

WOOD SCREEN MULLION

REMOVABLE WOOD SCREEN STOP

NEW SCREEN MULLION BEYOND

REMOVABLE WOOD RAILING

NEW BLACK FIBERGLASS SCREEN IN 1" BRONZE ALUMINUM FRAME

5 A501

NEW 5/4 DECKING

COLUMN BASE TRIM BELOW

1/2" DIA WOOD DOWEL INTO COLUMN, TYP AT TOP AND BOTTOM RAIL. ALTERNATE: STEEL CLIP

NEW WOOD SCREEN JAMB, TYPICAL AT JAMBS AND HEAD

WOOD RAILING SUPPORT BLOCK, TYP AT MULLIONS

EXISTING TRIMMED HEADER

NEW WOOD SCREEN JAMB, TYPICAL AT JAMBS AND HEAD

3/4" DEEP SLOT IN ENDS OF RAILING

WOOD HANDRAIL

WIND VENTS

3/4" PLOW

1/2" x 1" DOOR STOP TRIM

WOOD SCREEN DOOR

TOP OF RAILING BELOW

WOOD SCREEN JAMB

BLACK FIBERGLASS SCREEN IN 1" BRONZE ALUMINUM FRAME

WOOD SCREEN MULLION
CITY OF ITHACA BOARD of ZONING APPEALS
Area Variance Findings & Decision

Appeal No.: 3163

Applicant: Rob Morache of STREAM Collaborative for property owners Lawrence Gibbons and Ritchie Patterson

Property Location: 108 Cascadilla Park Road

Zoning District: R-2a

Applicable Section of City Zoning Code: §325-8, Columns 4, 6, 7, 10, 11, 12, and 13; §325-25C.

Requirement for Which Variance is Requested: Off-Street Parking, Lot Area, Width in Feet at Street Line, Lot Coverage by Buildings, Front Yard, Side Yard, Other Side Yard, and Location of Accessory Structures.


Summary: Appeal of Rob Morache of STREAM Collaborative on behalf of property owners Lawrence Gibbons and Ritchie Patterson for an Area Variance from §325-8, Column 4, Off-Street Parking, Column 6, Lot Area, Column 7, Width in Feet at Street Line, Column 10, Lot Coverage by Buildings, Column 11, Front Yard, Column 12, Side Yard, and Column 13, Other Side Yard, requirements and §325-25C, Location of Accessory Structures, of the Zoning Ordinance. The applicant proposes to replace the recessed concrete front porch steps with new wood steps and add screens to the existing covered porch. The new steps will not be recessed and will project from the front porch into the required front yard. There is an existing front yard deficiency, and the construction of the new steps will further reduce the front yard to from 13’ 10” to 11’ 10” of the required 25’. The applicant also proposes to construct a new accessory structure that will provide enclosed bike storage for the owners. Section 32-25C requires accessory structures in the R-1a district to meet the 25’ front yard setback and be located at least 6’ from any side or rear property line. The bike shed will be set back 22’ 4” from the front property line and 1’ from the side property line. The relocation of the porch steps and construction of the accessory structure will increase the percentage of the lot covered by buildings from 24.5% to 25.2% of the permitted 20%. The property has existing deficiencies in (1) off-street parking, (2) lot area, (3) width in feet at street line, (4) side yard, and (5) other side yard that will not be exacerbated by the proposal.

The property is located in an R-1a 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.


Members present:
Steven Beer, Chair
Suzanne Charles
Tompkins County Review per Section 239 -l & -m of New York State General Municipal Law: The Not applicable.

Environmental Review: This is a Type 2 Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”), and State Environmental Quality Review Act (“SEQRA”), and is not subject to Environmental Review.

Planning & Development Board Recommendation: Comments will be provided at the meeting.

Motion: A motion to grant the variance request was made by ________

Deliberations & Findings:

Factors Considered:

1. Whether an undesirable change would be produced in the character of the neighborhood or a detriment to nearby properties: Yes ☐ No ☐

2. Whether the benefit sought by the applicant can be achieved by a feasible alternative to the variance: Yes ☐ No ☐

3. Whether the requested variance is substantial: Yes ☐ No ☐

4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes ☐ No ☐

5. Whether the alleged difficulty was self-created: Yes ☐ No ☐

Second Motion to Grant Variance: Made by ____________________.

Vote:
Steven Beer, Chair
Suzanne Charles
Teresa Deschanes
Stephanie Egan-Engels
Steven Wolf
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 of Collegetown Bagels for a sign variance from §272-6 B(2), number of permitted signs in a commercial zone. The applicant is relocating its Collegetown location to the ground floor of the Sheldon Court building. The main entrance to the restaurant faces the intersection of College Avenue and Oak Avenue, and the commercial space extends approximately 100’ to the south along College Avenue. The applicant proposes to install an awning with a 1.6 SF sign over the main entry as well as two wall signs above window bays along College Avenue. Each wall sign will be 18’ 9” long by 10” tall and will be 15.6 SF. The two wall signs will be externally illuminated by LED lighting around the perimeter of each sign. The proposal includes a total of three building signs and 32.8 SF of signage. The proposed signage meets the square footage allowed under the sign ordinance but §272-6B(2) limits a business to two building signs.

The property is located in a MU-2 use district in which the proposed use is permitted. However, the Sign Ordinance, §272-18, requires that variances be granted before a sign permit is issued.
## City of Ithaca Board of Zoning Appeals Worksheet

<table>
<thead>
<tr>
<th>Appeal Number</th>
<th>Use District</th>
<th>Applicant</th>
<th>Application Type</th>
<th>Address</th>
<th>Date</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>BZA-3166</td>
<td>MU-2</td>
<td>Collegetown Bagels</td>
<td>Sign Variance</td>
<td>420 College Avenue</td>
<td>August 4, 2020</td>
<td>Cornell University</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sign</th>
<th>Type</th>
<th>Area</th>
<th>Setback</th>
<th>Projection</th>
<th>Other Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>CTB Wall Signs (2)</td>
<td>wall sign</td>
<td>18' 9” x 10”</td>
<td></td>
<td>1&quot;</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>15.6 SF each</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>31.2 SF total</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CTB Awning Sign (1)</td>
<td>awning sign</td>
<td>6' 6” x 3”</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1.6 SF</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Regulations
- 2 building signs permitted
- 185 SF Permitted
- (32.8 SF Proposed)

### Note Non-conforming Conditions
- Def. - One additional building sign proposed
- OK

**Notes:**
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 #: 3166
HEARING DATE: 8/4/2020
BUILDING PERMIT #: 40560
RECEIPT #: 43987

2. Property Address: 420 College Ave
Use District: MU-2
Owner’s Name: Cornell University
Owner’s Address:
City: Ithaca State: NY Zip: 14850

3. Appellant’s Name: College Town Bagels
Appellant’s Address: 400 N. Meadow St.
City: Ithaca State: NY Zip: 14850
Telephone: 607-273-7110 E-Mail: lindsey@collegetownbagels.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 7 day of July, 2020

Notary Public

W. Charles J. Guttman
Notary Public, State of New York
No. 02604636736
Qualified in Tompkins County
Commission Expires June 20, 2024

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 content from earlier applications to complete a revised application. Applicants are responsible for ensuring all information necessary for processing a Zoning Appeal is submitted by the application deadline for a given BZA hearing date.
1. Ordinance Section(s) for the Appeal:

<table>
<thead>
<tr>
<th>Zoning Ordinance Section Being Appealed</th>
<th>Sign Ordinance Section Being Appealed</th>
</tr>
</thead>
<tbody>
<tr>
<td>• §325- ______________________________</td>
<td>• §272- 6B(2)</td>
</tr>
<tr>
<td>• §325- ______________________________</td>
<td>• §272-</td>
</tr>
<tr>
<td>• §325- ______________________________</td>
<td>• §272-</td>
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<tr>
<td>• §325- ______________________________</td>
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<tr>
<td>• §325- ______________________________</td>
<td>• §272-</td>
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<tr>
<td>• §325- ______________________________</td>
<td>• §272-</td>
</tr>
<tr>
<td>• §325- ______________________________</td>
<td>• §272-</td>
</tr>
</tbody>
</table>

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

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

4. A previous appeal ☐ has / ☒ has not been made for this proposal:
   Appeal No. _________, dated _____________
   Appeal No. _________, dated _____________
   Appeal No. _________, dated _____________
   Appeal No. _________, dated _____________

5. Notes or Special Conditions:
**Short Environmental Assessment Form**  
**Part 1 - Project Information**

**Instructions for Completing**

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

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

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Installation of 3 Business Signs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a location map):</td>
<td>420 College Avenue</td>
</tr>
<tr>
<td>Brief Description of Proposed Action:</td>
<td>Installation of two wall signs above exterior window bays and one awning sign over front entry. Total square footage of signage will be approximately 36 square feet.</td>
</tr>
<tr>
<td>Name of Applicant or Sponsor:</td>
<td>Collegetown Bagels</td>
</tr>
<tr>
<td>Telephone:</td>
<td></td>
</tr>
<tr>
<td>E-Mail:</td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td>400 N. Meadow Street</td>
</tr>
<tr>
<td>City/PO:</td>
<td>Ithaca</td>
</tr>
<tr>
<td>State:</td>
<td>NY</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>14850</td>
</tr>
<tr>
<td>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</td>
<td>NO YES</td>
</tr>
<tr>
<td>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.</td>
<td>✔</td>
</tr>
<tr>
<td>2. Does the proposed action require a permit, approval or funding from any other government Agency?</td>
<td>NO YES</td>
</tr>
<tr>
<td>If Yes, list agency(s) name and permit or approval:</td>
<td>✔</td>
</tr>
<tr>
<td>3. a. Total acreage of the site of the proposed action?</td>
<td>0 acres</td>
</tr>
<tr>
<td>b. Total acreage to be physically disturbed?</td>
<td>0 acres</td>
</tr>
<tr>
<td>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</td>
<td>0 acres</td>
</tr>
<tr>
<td>4. Check all land uses that occur on, are adjoining or near the proposed action:</td>
<td>✔ Urban ☐ Rural (non-agriculture) ☐ Industrial ✔ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): Parkland</td>
</tr>
<tr>
<td>Question</td>
<td>Yes</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>-----</td>
</tr>
<tr>
<td>5. Is the proposed action,</td>
<td></td>
</tr>
<tr>
<td>a. A permitted use under the zoning regulations?</td>
<td>✔</td>
</tr>
<tr>
<td>b. Consistent with the adopted comprehensive plan?</td>
<td>✔</td>
</tr>
<tr>
<td>6. Is the proposed action consistent with the predominant character of</td>
<td></td>
</tr>
<tr>
<td>the existing built or natural landscape?</td>
<td>✔</td>
</tr>
<tr>
<td>7. Is the site of the proposed action located in, or does it adjoin, a</td>
<td></td>
</tr>
<tr>
<td>state listed Critical Environmental Area?</td>
<td>✔</td>
</tr>
<tr>
<td>If Yes, identify:</td>
<td></td>
</tr>
<tr>
<td>8. a. Will the proposed action result in a substantial increase in tra</td>
<td>✔</td>
</tr>
<tr>
<td>ffic above present levels?</td>
<td></td>
</tr>
<tr>
<td>b. Are public transportation services available at or near the site</td>
<td>✔</td>
</tr>
<tr>
<td>of the proposed action?</td>
<td></td>
</tr>
<tr>
<td>c. Are any pedestrian accommodations or bicycle routes available on</td>
<td>✔</td>
</tr>
<tr>
<td>or near the site of the proposed action?</td>
<td></td>
</tr>
<tr>
<td>9. Does the proposed action meet or exceed the state energy code requ</td>
<td></td>
</tr>
<tr>
<td>1. No, describe method for providing potable water:</td>
<td></td>
</tr>
<tr>
<td>Not applicable (sign installation)</td>
<td></td>
</tr>
<tr>
<td>10. Will the proposed action connect to an existing public/private wa</td>
<td></td>
</tr>
<tr>
<td>ter supply?</td>
<td>✔</td>
</tr>
<tr>
<td>11. Will the proposed action connect to existing wastewater utilities?</td>
<td></td>
</tr>
<tr>
<td>If No, describe method for providing wastewater treatment:</td>
<td></td>
</tr>
<tr>
<td>Not applicable (sign installation)</td>
<td></td>
</tr>
<tr>
<td>12. a. Does the project site contain, or is it substantially contiguous</td>
<td>✔</td>
</tr>
<tr>
<td>to, a building, archaeological site, or district which is listed on</td>
<td></td>
</tr>
<tr>
<td>the National or State Register of Historic Places, or that has been</td>
<td></td>
</tr>
<tr>
<td>determined by the Commissioner of the NYS Office of Parks, Recreation</td>
<td>✔</td>
</tr>
<tr>
<td>and Historic Preservation to be eligible for listing on the State R</td>
<td></td>
</tr>
<tr>
<td>egister of Historic Places?</td>
<td></td>
</tr>
<tr>
<td>b. Is the project site, or any portion of it, located in or adjacent</td>
<td>✔</td>
</tr>
<tr>
<td>to an area designated as sensitive for archaeological sites on the</td>
<td></td>
</tr>
<tr>
<td>NY State Historic Preservation Office (SHPO) archaeological site in</td>
<td></td>
</tr>
<tr>
<td>ventory?</td>
<td></td>
</tr>
<tr>
<td>13. a. Does any portion of the site of the proposed action, or lands</td>
<td>✔</td>
</tr>
<tr>
<td>adjoining the proposed action, contain wetlands or other waterbodie</td>
<td></td>
</tr>
<tr>
<td>s regulated by a federal, state or local agency?</td>
<td></td>
</tr>
<tr>
<td>b. Would the proposed action physically alter, or encroach into, any</td>
<td>✔</td>
</tr>
<tr>
<td>existing wetland or waterbody?</td>
<td></td>
</tr>
<tr>
<td>If Yes, identify the wetland or waterbody and extent of alterations</td>
<td></td>
</tr>
<tr>
<td>in square feet or acres:</td>
<td></td>
</tr>
</tbody>
</table>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- [ ] Shoreline
- [ ] Forest
- [ ] Agricultural/grasslands
- [ ] Early mid-successional
- [ ] Wetland
- [x] Urban
- [ ] Suburban

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

16. Is the project site located in the 100-year flood plan?  
   NO  YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?  
   If Yes,  
   a. Will storm water discharges flow to adjacent properties?  
   b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
   If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?  
   If Yes, explain the purpose and size of the impoundment:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?  
   If Yes, describe:

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?  
   If Yes, describe:

---

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

Applicant/sponsor/name: Collegetown Bagels  
Date: 7/9/2020

Signature: Lindsey Brous Gitlin  
Title: Owner
Short Environmental Assessment Form  
Part 2 - Impact Assessment

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

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

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

Part 3 Not Applicable for BZA 3166

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Ithaca Board of Zoning Appeals

Steven Beer

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

8/4/2020

Chair

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)
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 #: 3166 DATE: 7/13/2020

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

I (We) ____________________________ of ____________________________
(Name) ____________________________ (Street Address)
(City/Municipality) ____________________________ (State & Zip Code)

Owner of the property at ____________________________
(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 ____________________________ meeting of the Board of Zoning Appeals.
(Date)

______________________________
(Signature)

STATE OF NEW YORK)
COUNTY OF TOMPKINS)

Sworn to this ____________________________ day of ____________________________, 2020

______________________________
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.

Margery Ann Graham
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01005400620
Qualified in Tompkins County
Commission Expires April 13, 2024
NOTICE OF APPEAL
REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. 3166

TO: Owners of Property within 200 feet of 420 College Avenue and others interested.

FROM: Collegetown Bagels applicable to property named above, in a MU-2 zone.

REGARDING:
☐ Sign Variance ☐ Use Variance ☐ Action, Decision, or Interpretation of Zoning Officer

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

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

The Planning Board will consider this case on 7/28/2020 at 6:00 P.M. via the online platform Zoom. A live stream is available at https://www.youtube.com/channel/UC7RtJN1P_RFaFW21VCnTrDg. To provide comments to the Planning Board on this appeal, please submit written comments to Anya Harris at aharris@cityofithaca.org, and your comments will be forwarded to the Board members for their review.

The Board of Zoning Appeals will consider this case on 8/4/2020 at 6:00 P.M. via the online platform Zoom. There will be a public hearing on this appeal, and there are two options to participate in the public hearing:
1. Submit comments by email no later than 4 p.m. on the day of the meeting to zoningdivision@cityofithaca.org and they will be read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing. You must provide your name and address.
2. To speak at the meeting, sign up and receive instructions by contacting zoningdivision@cityofithaca.org or Anya Harris at (607) 274-6550 or aharris@cityofithaca.org. You must provide your name and address.

Signature of Appellant

Address

Date

420 College Ave 07/20/2020
July 9, 2020

Re: 420 College Ave Sign Variance

Dear Neighbor(s):
We are writing to inform you that our new Collegetown Bagels location at 420 College Ave is seeking a variance for the proposed signs.

The project is proposing three signs. The first two signs will be directly over the new greenhouses on the front of the building. The sign will be made of PVC with a 1” standoff. These two signs will have LED string lighting on the bottom and sides of the sign to make it visible at night as that part of College Ave is particularly dark at night.

The third sign will be lettering that will be directly printed on our front awning. That awning was already approved as a part of our site plan review and will be 6'6" x 2'6" over our front door. We have included a diagram of the signs with this letter.

In the commercial zone where 420 College Ave is located, the sign ordinance states that businesses can only have two building signs. However, as the storefront is so long (110-120 College Ave) and goes more than halfway down the block, we feel that it is necessary to have two signs along College Ave so that a sign is visible for pedestrians coming from both directions in addition to the printed awning facing Oak Ave.

The City Board of Zoning Appeals will be meeting to consider the case on Tuesday, August 4, 2020 via the online meeting platform Zoom. To submit written comments, please send them to zoningdivision@cityofithaca.org. To speak at the public hearing, please contact the City of Ithaca Planning Division for instructions at (607) 274-6550.

If you have any questions or concerns or require additional information, please feel free to contact me.

Sincerely,

Lindsey Brous

(607) 273-0982
lindsey@collegetownbagels.com
400 N. Meadow Street, Ithaca, NY 14850
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ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

I, Lindsey Brass Githin, 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 July 21, 2020. 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.

Lindsey Githin
(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
420 College Avenue sign variance, Appeal #3166

JFane [jfane@aol.com]

Sent: Monday, July 27, 2020 4:37 PM
To: Zoning Division; lindsey@CollegetownBagels.com; nathan@ithacarenting.com; Anya Harris

Planning Board  
Board of Zoning Appeals  
City of Ithaca

I am writing in my capacity as beneficial owner of several buildings in the 100 and 200 blocks of Dryden Road and of 330 College Avenue at Dryden Road to support the application of Lindsey Brous and Collegetown Bagels for an additional sign of less than 5 square feet on the awning of the store they rent.

The application is *de minimus*, not detrimental to anyone in any way, and should be approved without delay. In today’s world restaurants have a difficult time staying in business and should be encouraged rather than impeded with government imposed procedure that requires expense and takes management time.

Please read thus letter aloud at the public meeting of both boards.

Very truly yours,

Jason Fane
1. **Bay 1 Sign Area**

   - COLLEGETOWN CTD BAGELS
   - 21.6 SF. SIGN AREA
   - PVC SIGNAGE WITH 1" STANDOFFS
   - First Floor Plan

2. **Bay 2 Sign Area**

   - COLLEGETOWN CTD BAGELS
   - 36.2 SF. SIGN AREA
   - PVC SIGNAGE WITH 1" STANDOFFS
   - First Floor Plan

3. **Proposed Elevation 2**

   - PRINTED ON AWNING MATERIAL
   - 4.4 SQ. FT. SIGN AREA

---

**Proposed Signage Areas**

COLLEGTOWN BAGELS INC.

420-422 COLLEGE AVE., ITHACA, NY

DATE: 2020.07.08
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
Sign Variance Findings & Decision

Appeal No.: 3166

Applicant: Collegetown Bagels

Property Location: 420 College Avenue

Zoning District: MU-2

Applicable Section of City Sign Ordinance: §272-6B(2)

Requirement for Which Variance is requested: Number of Permitted Signs in a Commercial Zone.


Summary: Appeal of Collegetown Bagels for a sign variance from §272-6B(2), number of permitted signs in a commercial zone. The applicant is relocating its Collegetown location to the ground floor of the Sheldon Court building. The main entrance to the restaurant faces the intersection of College Avenue and Oak Avenue, and the commercial space extends approximately 100’ to the south along College Avenue. The applicant proposes to install an awning with a 1.6 SF sign over the main entry as well as two wall signs above window bays along College Avenue. Each wall sign will be 18’ 9” long by 10” tall and will be 15.6 SF. The two wall signs will be externally illuminated by LED lighting around the perimeter of each sign. The proposal includes a total of three building signs and 32.8 SF of signage. The proposed signage meets the square footage allowed under the sign ordinance but §272-6B(2) limits a business to two building signs.

The property is located in a MU-2 use district in which the proposed use is permitted. However, the Sign Ordinance, §272-18, requires that variances be granted before a sign permit is issued.


Members present:
Steven Beer, Chair
Suzanne Charles
Teresa Deschanes
Stephanie Egan-Engels
Steven Wolf

Tompkins County Review per Section 239 -l & -m of New York State General Municipal Law:
Not applicable.
Environmental Review: This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”), and State Environmental Quality Review Act (“SEQRA”), and is subject to Environmental Review. The City of Ithaca Board of Zoning Appeals hereby declares itself Lead Agency for the environmental review for the approval of zoning appeal 3166, a sign variance for the property located at 420 College Avenue in the City of Ithaca. The Board has reviewed the Short Environmental Assessment Form (SEAF), dated July 27, 2020, and determines that the requested variance will result in no significant impact on the environment.

Planning & Development Board Recommendation:
Comments will be provided at the meeting.

Motion: A motion to grant the variance request was made by ________

Deliberations & Findings:

Factors Considered:

1. Environmental Impact
The Board, acting as lead agency, has conducted appropriate environmental review and has determined the requested variance will have no negative impacts on the environment.

2. Size of sign:
The purpose for which the sign is erected and the distance from which the sign is intended to be read and the character of the adjacent streets shall be taken into consideration. In all cases, the smallest sign that will suit the purpose shall be the guide, taking into account legitimate business interests to be promoted by the sign and the speed limits and traffic conditions on adjacent streets.

3. Number of letters:
A sign with few letters need not be as large as one with many letters to be seen at the same distance. The number of letters are appropriate for the size of the sign.

4. Other signs:
The context of existing signs in the vicinity of the proposed sign shall be taken into considerations.

5. The character of the neighborhood:
The proposed use shall not be detrimental to the general amenity of the neighborhood character so as to cause a devaluation of neighboring property or material inconvenience to neighboring inhabitants or material interference with the use and enjoyment by the inhabitants of neighboring parties. The proposed sign will not be detrimental to the neighborhood character.

6. Public Interest:
The protection of public interest and the desirability of maintaining open spaces, views and vistas shall be considered insofar as possible. The proposed signage will not affect open spaces, views, and vistas.

Second Motion to Grant Variance: Made by__________________

Vote:
Steven Beer, Chair
Suzanne Charles
Teresa Deschanes
APPEAL # 3167

501 CHESTNUT STREET

Appeal of property owners Kathleen Halton and Rebecca Johnson for an Area Variance from Section 325-8, Column 11, Front Yard, and Column 13, Other Side Yard, requirements of the zoning ordinance. The applicant proposes to remove an existing porch on the southwest corner of the house and construct a new carport at the property located at 501 Chestnut Street. The new carport will be 293.3 square feet and 18’ 4” wide by 16’ deep. The property has existing front yard and other side yard deficiencies, and the proposal will exacerbate both deficiencies. The property currently has a front yard of 4 feet, and the construction of the carport will reduce the front yard to 1 foot of the 25 feet required by the ordinance. The smaller side yard is currently 4 feet of the required 10 feet and the new construction will reduce this side yard to 1 foot. The new carport will provide two side-by-side covered parking spaces for occupants of the home and will meet the off-street parking requirements for the property.

The property is located in an R-2a 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

**Appeal Number:** BZA-3167  
**Address:** 501 Chestnut Street  
**Use District:** R-2a  
**Date:** 4-Aug-20  
**Applicant:** Kathleen Halton and Rebecca Johnson  
**Owner:** Kathleen Halton and Rebecca Johnson  
**Application Type:** Area Variance

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**Notes:** Existing deficiencies noted in blue; new or exacerbated deficiencies noted in red.
1. TYPE OF APPEAL:

[ ] AREA VARIANCE

[ ] SPECIAL PERMIT

[ ] USE VARIANCE

[ ] SIGN VARIANCE

[ ] ACTION, DECISION, OR INTERPRETATION OF ZONING OFFICER

APPEAL #: 3167
HEARING DATE: Sept 1, 2020
BUILDING PERMIT #: 40526 (REQUIRED)
RECEIPT #: 63100 (FILLED IN BY STAFF)

2. Property Address: 501 Chestnut St
   Use District: R1a

Owner’s Name: Kathleen Halton and
   Rebecca Johnson

Owner’s Address: 501 Chestnut St

City: Ithaca
State: NY
Zip: 14850

3. Appellant’s Name: Kathleen Halton and
   Rebecca Johnson

Appellant’s Address: 501 Chestnut St

City: Ithaca
State: NY
Zip: 14850

Telephone: 227.3731
E-Mail: rpj@johnsonEC.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 16th day of July, 2020

[Signature]
Notary Public

DEANNA A ELLIS
Notary Public, State of New York
No. 01EL6003067
Qualified in Tompkins County
Commission Expires Sept. 07, 2021

IMPORANT: 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:

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<th>Zoning Ordinance Section Being Appealed</th>
<th>Sign Ordinance Section Being Appealed</th>
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<tbody>
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2. Application of SEQR determination: [Type 1] [x] Type 2 [ ] Unlisted

3. Environmental Assessment form used:

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

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:

- The applicants’ submission states that a variance is required from §325-20E(3), Parking in Front Yards; however, staff has determined that the proposed parking area will occupy less than 25% of the required front yard. This meets the requirements for front yard parking, and no variance is required from §325-20E(3).
- The applicants’ submission also states that the property is currently deficient in parking. According to the submitted site plan of existing conditions and the Building Division property file, the existing driveway accommodates two end-to-end parking spaces and meets the requirements for off-street parking in the R-2a district (§325-8, Column 4; §325-20D(3)(e)).
501 Chestnut St – Reason for appeal

2020.07.14

The applicant wishes to construct an attached 2-car carport on the southwest corner of their home, over the location of the current driveway and in place of an existing porch, which would be removed for the carport. They currently have one parking space for a 4 bedroom home, which fails to meet the R2a parking requirement, and would like to have 2 covered spaces. The household has two vehicles and the carport is part of a larger plan of renovations which will allow the couple to age in place by reducing the need to shovel and de-ice vehicles in the winter.

The house, dating from the 1880’s, was built quite close to the street long before the imposition of zoning. Though the lot is exceptionally large (18,850sf), it is on the corner of a very busy intersection (Elm and Chestnut) and descends steeply from the street. (See survey) The existing house location, traffic and topography make siting a garage or carport very difficult. Given the aging-in-place goal of the applicant, a detached garage would necessitate shoveling a long walkway between the house and garage, and create a potentially hazardous walk to the car on their sloping site. In addition, the restriction on curb cuts within a certain distance from an intersection limit the possible locations for any type of parking accommodation.

With these factors in consideration, the best location for the carport is in the southwest corner of the property, close to the existing curb cut, on level ground approximately 40’ from the intersection. This will allow safe access in and out of the driveway, and attachment to the house, offering an elder-safe route from house to car.

The proposed plan (drawing A1) shows the carport corner columns 1’ from both the front and side property lines. The roof overhang is limited to 1’ so that no portion of the roof extends beyond the property line. The carport would harmonize with the existing stick-Victorian aesthetic (drawing A2). To construct this plan the applicant is requesting relief from the following code sections:

325-8 column 11, Front Yard Setback: 25’ is required, the current house is +/-4’ from the front property line, and 0’ is requested.

325-8 column 13, Other side Yard: 10’ is required, the current house is +/-4’ from the south side lot line, and 0’ is requested.

325-20 E(3) Parking in the front yard: Parking is required to be set back from the front lot line 25’. The proposed parking will be set back 0’
NOTICE OF APPEAL
REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

TO: Owners of Property within 200 feet of 501 Chestnut Street and others interested.

FROM: Kathleen Halton and Rebecca Johnson applicable to property named above, in a R-2a zone.

REGARDING: (check appropriate box)

☐ Area Variance  ☐ Use Variance  ☐ Action, Decision, or Interpretation of Zoning Officer

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

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

The Planning Board will consider this case on 7/28/2020 at 6:00 P.M. via the online platform Zoom. A live stream is available at https://www.youtube.com/channel/UC77rJh11P_RFaFW2IVCnTrDg. To provide comments to the Planning Board on this appeal, please submit written comments to Anya Harris at aharris@cityofithaca.org, and your comments will be forwarded to the Board members for their review.

The Board of Zoning Appeals will consider this case on 8/4/2020 at 6:00 P.M. via the online platform Zoom. There will be a public hearing on this appeal, and there are two options to participate in the public hearing:

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

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

Rebecca Johnson
Signature of Appellant

501 Chestnut Street, Ithaca, NY 14850
Date 7/17/2020
501 Chestnut St – Letter to Neighbors

July 14, 2020

Dear Neighbors,

We wish to construct an attached 2-car carport on the southwest corner of our home, over the location of the current driveway and in place of an existing porch. We would like to have two covered spaces as part of a larger plan of renovations which will allow us to age in place by reducing the need to shovel and de-ice vehicles in the winter.

Our house, dating from the early 1900’s, was built prior to the construction of a paved street in front of our house and, of course, prior to zoning. Though the lot is exceptionally large (18,850sf), it is on the corner of a terribly busy intersection (Elm and Chestnut) and descends steeply from the street. The existing house location, traffic and topography make siting a garage or carport extremely difficult. Building a detached garage would also necessitate shoveling a long walkway between the house and garage, creating a potentially hazardous walk to the car on our sloping site. In addition, the restriction on curb cuts within a certain distance from an intersection limit the possible locations for any type of parking accommodation.

With these factors in consideration, we felt that the best location for the carport was in the southwest corner of the property, close to the existing curb cut, on level ground approximately 40’ from the intersection. This will allow safe access in and out of the driveway, and attachment to the house, offering an elder-safe route from house to car. The proposed plan (drawing A1) shows the carport corner columns 1’ from both the front and side property lines. The roof overhang is limited to 1’ so that no portion of the roof extends beyond the property line. The carport would harmonize with the existing stick-Victorian aesthetic (drawing A2).

To construct this plan we will be requesting relief from the following code sections at the August 4, 2020 meeting of the Board of Zoning Appeals:

**325-8 column 11, Front Yard Setback:** 25’ is required, the current house is +/-4’ from the front property line, and 0’ is requested.

**325-8 column 13, Other side Yard:** 10’ is required, the current house is +/-4’ from the south side lot line, and 0’ is requested.

**325-20 E(3) Parking in the front yard:** Parking is required to be set back from the front lot line 25’. The proposed parking will be set back 0’

We hope that we will have your support in renovating our home.

Kind regards,

[Signatures]

Kathleen Halton and Rebecca Johnson
501 Chestnut Street - Neighbors to be notified
Variance for Carport

WARNER, SIMEON M 274 Floral Ave Ithaca, NY, 14850 500700 77.2-5 274 FLORAL AVE
MOSS, SIMEON 231 Elm St Ithaca, NY, 14850 500700 74.3-21 231 ELM ST
MORSE, LIZABETH A 3160 Albrectsen Rd Ithaca, NY, 14850 500700 74.3-13 250 FLORAL AVE
SPATT, DANIEL 8 Glade Ave Jamaica Plain, MA, 02130 500700 74.3-19 235 ELM ST
ITHACA CITY SCHOOL DISTRICT 400 Lake St Ithaca, NY, 14850 500700 57.2-1 111 CHESTNUT ST
HALTON, JANE 11021 27th Avenue NE Seattle, WA, 98125 500700 77.2-2 CHESTNUT ST
HALTON, KATHLEEN MARISSA 501 Chestnut St Ithaca, NY, 14850 500700 74.3-16 501 CHESTNUT ST
HALTON, BRENDA J 109 Weeks Rd Locke, NY, 13092 500700 77.2-3 256 FLORAL AVE
FREELEY, DUSTIN 256 Floral Ave Ithaca, NY, 14850 500700 74.3-17 241 ELM ST
LIU, CHUN HUA 246 Floral Avenue Ithaca, NY, 14850 500700 74.3-10 426 CHESTNUT ST
CARPENTER, CHRISTOPHER R 241 Elm St Ithaca, NY, 14850 500700 77.2-13 509 CHESTNUT ST
SCHLESINGER, WARREN D 217 Linn St Ithaca, NY, 14850 500700 74.2-9.2 422 CHESTNUT ST
WALL, JEFFREY R 509 Chestnut St Ithaca, NY, 14850 500700 74.3-14 252 FLORAL AVE
SPERLING, JOSHUA S 422 Chestnut St Ithaca, NY, 14850 500700 74.-3-15 503 CHESTNUT ST
PURYEAR, JARRELL 4291 Krum's Corner Rd Trumansburg, NY, 14886 500700 77.-1-2 306 ELM ST
HALTON, JANE 11021 27th Ave NE Seattle, WA, 98125 500700 75.1-16.2 306 ELM ST
FROEHlich, AARON T 306 Elm St Ithaca, NY, 14850 500700 74.3-15 254 FLORAL AVE
PURYEAR, JARRELL 4291 Krum's Corner Rd Trumansburg, NY, 14886 500700 77.1-2 309 ELM ST
HARRINGTON, CHARLES PO Box 312 Jacksonville, NY, 14854 500700 74.2-7 418 CHESTNUT ST
LINDBERG, NATHAN W 418 Chestnut St Ithaca, NY, 14850 500700 77.-2.4 264 FLORAL AVE
WILSON, BILLIE 264 Floral Ave Ithaca, NY, 14850 500700 74.3-12 248 FLORAL AVE
GRADY, JOHN 1055 Teeter Rd Ithaca, NY, 14850 500700 77.2-14 507 CHESTNUT ST
WALL, JEFFREY R 509 Chestnut St Ithaca, NY, 14850 500700 74.2-9.1 426 CHESTNUT ST
SCHLESINGER, WARREN D 217 Linn St Ithaca, NY, 14850 500700 74.2-11 302 ELM ST
KINGRA, MAHINDER S 302 Elm St Ithaca, NY, 14850 500700 74.3-20 233 ELM ST
JACKSON, REBECCA O 233 Elm St Ithaca, NY, 14850 500700 74.3-18 237 ELM ST
PORRI, DOROTHY E 237 Elm St Ithaca, NY, 14850 500700 77.-2.12 511 CHESTNUT ST
KNIGHT, RICHARD R 511 Chestnut St Ithaca, NY, 14850 500700 77.-2.12 511 CHESTNUT ST
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

Zoning Appeal #3167

I, Rebecca Johnson/Kathleen Hatton, 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 July 21, 2020. 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
Hello Ms Wilson. My sister, Kathleen Halton has asked me to contact you about a variance that she has applied for regarding a carport on her property at 501 Chestnut St, Ithaca, NY. I am the property owner of the adjoining property at 503 Chestnut St. I understand that the proposed carport would be built within one foot of my property line. I am not opposed to this construction and give my consent to the proposed project.

Thank you for your time,

Jane Halton
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
Area Variance Findings & Decision

Appeal No.: 3167

Applicant: Kathleen Halton and Rebecca Johnson

Property Location: 501 Chestnut Street

Zoning District: R-2a

Applicable Section of City Zoning Code: Section 325-8, Columns 11 and 13.

Requirement for Which Variance is Requested: Front Yard and Other Side Yard.


Summary: Appeal of property owners Kathleen Halton and Rebecca Johnson for an Area Variance from Section 325-8, Column 11, Front Yard, and Column 13, Other Side Yard, requirements of the zoning ordinance. The applicant proposes to remove an existing porch on the southwest corner of the house and construct a new carport at the property located at 501 Chestnut Street. The new carport will be 293.3 square feet and 18’ 4” wide by 16’ deep. The property has existing front yard and other side yard deficiencies, and the proposal will exacerbate both deficiencies. The property currently has a front yard of 4 feet, and the construction of the carport will reduce the front yard to 1 foot of the 25 feet required by the ordinance. The smaller side yard is currently 4 feet of the required 10 feet and the new construction will reduce this side yard to 1 foot. The new carport will provide two side-by-side covered parking spaces for occupants of the home and will meet the off-street parking requirements for the property.

The property is located in an R-2a 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.


Members present:
Steven Beer, Chair
Suzanne Charles
Teresa Deschanes
Stephanie Egan-Engels
Steven Wolf

Tompkins County Review per Section 239 -l & -m of New York State General Municipal Law: The Not applicable.
Environmental Review: This is a Type 2 Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”), and State Environmental Quality Review Act (“SEQRA”), and is not subject to Environmental Review.

Planning & Development Board Recommendation:
Comments will be provided at the meeting.

Motion: A motion to grant the variance request was made by ________

Deliberations & Findings:

Factors Considered:

1. Whether an undesirable change would be produced in the character of the neighborhood or a detriment to nearby properties: Yes ☐ No ☐

2. Whether the benefit sought by the applicant can be achieved by a feasible alternative to the variance: Yes ☐ No ☐

3. Whether the requested variance is substantial: Yes ☐ No ☐

4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes ☐ No ☐

5. Whether the alleged difficulty was self-created: Yes ☐ No ☐

Second Motion to Grant Variance: Made by__________________.

Vote:
Steven Beer, Chair
Suzanne Charles
Teresa Deschanes
Stephanie Egan-Engels
Steven Wolf