PLANNING & DEVELOPMENT BOARD Project Review
NOTICE OF MEETING & AGENDA

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Acting Director of Planning and Development
DATE: August 5, 2022
SUBJECT: Agenda for Project Review Committee Meeting: FRIDAY, AUGUST 12, 2022

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

8:30 Project: Special Permit, Accessory Apartment
Location: 969 E State St
Applicant: Samantha Elebiary
Anticipated Board Action(s) in August: Declaration of Lead Agency, Public Hearing, Determination of Environmental Significance, Consideration of Approval
Project Description: The applicants are requesting a special permit in order to rent the legal accessory apartment located in the basement of their house. The existing 350 SF studio apartment is in the basement of the 1,790 SF home and contains a kitchen, full bathroom, and common space/sleeping area and is served by an external entry at the rear of the house. The floor area does not exceed 33 percent of the total habitable area of the building. The applicants are not proposing any interior or exterior changes to the building and the home will retain the appearance of a single-family residence. The property contains sufficient off-street parking for one additional car. The property is in the R-1b zoning district, and no variances are required. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 and the State Environmental Quality Review Act (“SEQRA”) §617.4 and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1477

8:50 Project: Tompkins Financial – Signage
Location: 118 E. Seneca Street
Applicant: Tompkins Trust Company
Anticipated Board PRC Action(s) in August: Satisfaction of Conditions (Approval of Signage)
Project Description: The board approved the original sign package on May 22, 2018 and now the applicant is seeking approval for changes to the signs.

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/677

9:10 Project: College Townhouse Project
Location: 119, 121, 125 College Ave
Applicant: Kathryn Wolf, Trowbridge Wolf Michaels Landscape Architects, LLP, for 119-125 CA Associates, LLC
Anticipated Board PRC Action(s) in August: Satisfaction of Conditions (Approval of Interior Courtyard)

"An Equal Opportunity Employer with a commitment to workforce diversification."
Project Description: The board approved the project on February 27, 2018 and now the applicant is seeking approval for a condition for the final design of an interior courtyard.

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/614

9:30 Project: 202 Linden Apartments  
Location: 202 Linden Ave  
Applicant: Laura Mattos  
Anticipated Board Action(s) in August: Presentation, Public Hearing  
Project Description: The applicant proposes to demolish an existing two-story residential structure and accessory garage to allow for the construction of a new three-story apartment building with a partial story below average grade. The apartment building will house 10 units, equaling approximately 10,300 SF total building area. The project is located in the CR-4 zoning district and will require no variances. No off-street parking will be provided, and the applicant will submit a TDM plan as required. The project is subject to Collegetown Design Guidelines. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(l) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (11) and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1478

9:50 Project: Cornell Computing and Information Science (CIS) Building  
Location: Hoy Rd  
Applicant: Kimberly Michaels  
Anticipated Board Action(s) in August: Presentation, Public Hearing, Review FEAF Part 3  
Project Description: The applicant proposes constructing a 4-story L-shaped building, approximately 133,000 SF, south and adjacent to Gates Hall (107 Hoy Rd.) and west of Hoy Garage on Hoy Road in the area currently occupied by Hoy Baseball Field. The new building will house academic and research facilities for Cornell Bowers Computing and Information Science (CIS) programs, faculty, and students. The project includes a new quad, plaza spaces, new greenspaces along with native landscaping, pedestrian/vehicular circulation, accessible and electric vehicle parking, and a service drive. The project site is located in the U-1 Zoning District where the primary use is Post-Secondary Education. The project will require no variances. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(b),(n), 8(a) and the State Environmental Quality Review Act (“SEQRA”) §617.4 (b)(11) and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1467

10:10 Project: The Hive  
Location: 132 Cherry Street  
Applicant: 132 Cherry Street Clinton LLC  
Anticipated Board Action(s) in August: Potential CEQR Determination  
Project Description: The applicant proposes to demolish the existing building and construct a primarily residential mixed-use development. The applicant proposes two 5-story buildings, with a combined total gross floor area of 174,622 SF. The buildings contain 143 residential units on four floors, two commercial spaces totaling 3,220 SF, 50 +/- parking spaces on the ground floor, and indoor amenities including a fitness room, multifunctional studio, community kitchen, rooftop terrace and lounge, dog wash and secured package room. Outdoor amenities include a picnic area, a waterfront courtyard with a pool, a plaza along Cherry Street, streetscape improvements and landscaping. The project is located in in the Cherry Street District Zoning District and will require a front yard variance. The project site is in the Cherry Street Zoning District (CSD) and is subject to Design Review. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(b),(n), 8(a) and the State Environmental Quality Review Act (“SEQRA”) §617.4 (b)(11) and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1467

"An Equal Opportunity Employer with a commitment to workforce diversification."
Environmental Quality Review Ordinance §176-4 B(1) (h)[2], (k), and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 (b)(11) and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1165

10:30  Project:  Breeze Apartments  
Location:  121-125 Lake Street  
Applicant:  Todd Fox, 121-125 Lake Street LLC  
Anticipated Board Action(s) in August:  Review FEAF III  
Project Description:  The applicant proposes to build an 83,160 GSF, four story apartment building and associated site improvements on the former Gun Hill Factory site. The 77-unit with approximately 109 beds, market-rate apartment building will be a mix of studios, one- and two-bedroom units and includes 77 parking spaces (47 surface spaces and +/- 30 covered spaces under the building). Site improvements include stone dust walkways, bike racks, benches, a bioretention filter to treat the parking areas and rooftop stormwater, native and adaptive plant species, and meadow areas to restore edges of the site. The building will be constructed on the east parcel of the Former Ithaca Gun Factory Site which is currently in the New York State Brownfield Cleanup Program (BCP). Before site development can occur, the applicant is required to remediate the site based on a soil cleanup objective for restricted residential use. A remedial investigation (RI) was recently completed at the site and was submitted to NYSDEC in April 2021. The project is in the R-3a Zoning District and requires multiple variances. This is determined to be a Type I Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) §176-4 B(1) (h)[2], (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617-4 (b) (11).

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/852

10:50  Project:  Commercial Building (Key Bank)  
Location:  500 S Meadow Street  
Applicant:  Ben Gingrich, Hengst, Streff, Bajko Architects and Eng. for Key Bank  
Anticipated Board Action(s) in August:  Potential Final Site Plan Approval  
Project Description:  The applicant is proposing to subdivide the 17.771 -acre parcel into two lots and to construct a 3,415 SF commercial building with associated site improvements. Lot 1 will measure 16.648 acres (725,210 SF) with 308 feet of frontage on S. Meadow Street and containing the existing Wegmans store, access road, and associated parking areas, and Lot 2 will measure 1.063 acres (46,297 SF) with 126 feet of frontage on S. Meadow Street. Lot 2 will be conveyed to the applicant and will contain the new building. The site will also include 59 parking spaces, two drive through lanes, lighting, landscaping, signage, and internal walkways. Vehicular site access will be from the rear of the property off the internal circulation road of the Wegmans property. This project is in the SW-2 zoning district and has received the required area variances from the BZA on April 6, 2021. The project is subject to the SW Area Design Guidelines. This was determined an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act, for which the Planning Board, acting as the Lead Agency made a Negative Declaration of Environmental Significance on March 23, 2021. The subdivision will require a cross-property easement agreement for vehicular access.

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1282

11:10  Agenda Review – August 23, 2022

11:20  Adjourn

ACCESSING ONLINE DOCUMENTS

Site Plan Review & Subdivision Application Documents  
Site Plan Review application documents are accessible electronically via the “Document Center” on the City web site (http://www.cityofithaca.org/DocumentCenter), under “Planning & Development” > “Site Plan Review Project Applications,” and in the relevant street address folder. Subdivision application materials can be similarly located, but in the “Subdivision Applications” folder.
APPLICANT: Name: Greg Wilder                   Title/Role: VP Building Services

Address 1: 118 E Seneca Street

Address 2: City, State, & Zip Code: Ithaca, NY 14850

Telephone: 607-274-2095  Cell Phone: E-Mail: gwilder@tompkinsfinancial.com

CONSULTANT: Name: Craig Christopher                   Title/Role: Cayuga Signs

Address 1: 130 Asbury Rd

Address 2: City, State, & Zip Code: Lansing, NY 14882

Telephone: 607-257-5593  Cell Phone: E-Mail:

PROJECT SPONSOR: Name: (if other than applicant)       Title/Role: 

Address 1: 

Address 2: City, State, & Zip Code: 

Telephone:  Cell Phone: E-Mail:

— PROJECT DESCRIPTION —

Project Title: Tompkins Financial HQ Sign Replacement

Project Address: 118 E Seneca St, Ithaca NY 14850

Project Type (check one): ☐ Residential  ☑ Commercial  ☐ Industrial  ☐ Institutional  ☐ Mixed-Use

Scope of Work (check all that apply & indicate approximate operation/construction cost):

☐ Vegetation Removal $ ☐ Façade Change $ 10,000 ☐ Demolition $

☐ New Paving $ ☐ Earthwork $ ☐ New Plantings $

☐ New Structure $ ☐ Structure Expansion $ ☐ Accessory Structure $

☐ Tree Removal $ ☐ New Parking $ ☐ Landscaping $

☐ Addition to Building/Structure $

Total Construction Cost: $ 10,000-49,999 Anticipated Construction Period: 8/1/2022 to 8/31/2022

—-owner INFORMATION —

1. If the development site is leased property, list the property owner's name and address below:

This property is owned by Tompkins Financial Corporation.

Length of Lease:

Note: If property is not owned by Project Sponsor, OWNER’S AUTHORIZATION FORM required.
2. Please record the application date and approval status of any required federal, state, and/or local permits or approvals for this project:

<table>
<thead>
<tr>
<th>Type</th>
<th>Approval Agency</th>
<th>Application Date</th>
<th>Approval Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td>Building Division</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building</td>
<td>Building Division</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ithaca Landmarks Preservation Commission (ILPC)</td>
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<tr>
<td></td>
<td>Board of Zoning Appeals (BZA)</td>
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<td></td>
<td>Board of Public Works (BPW)</td>
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<td></td>
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</tbody>
</table>

3. Identify any existing restriction(s) relevant to development of this property:

- [ ] Deed Restriction(s)
- [ ] Lien(s)
- [ ] Easement(s)
- [ ] License Agreement(s)
- [ ] Other:

— APPLICATION FEE —

Application fee is based on total construction, site work, and landscaping costs, charged in accordance with the following schedule. The fee is payable by check to the “City of Ithaca,” upon submission of this application.

<table>
<thead>
<tr>
<th>Type of Approval</th>
<th>Project Cost</th>
<th>Application Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Plan Review</td>
<td>less than $10,000</td>
<td>$75</td>
</tr>
<tr>
<td></td>
<td>$10,000 to $49,999</td>
<td>$150</td>
</tr>
<tr>
<td></td>
<td>$50,000 to $100,000</td>
<td>$300</td>
</tr>
<tr>
<td></td>
<td>over $100,000</td>
<td>$1.50 per $1,000</td>
</tr>
<tr>
<td>Modified Site Plan Review</td>
<td>less than $50,000</td>
<td>$150</td>
</tr>
<tr>
<td></td>
<td>$50,000 or more</td>
<td>$250</td>
</tr>
</tbody>
</table>

* Modified Site Plan Review fee only applies to modifications to approved site plans that do not trigger reconsideration of Determination of Environmental Significance. Modifications that require additional environmental review should follow fee schedule for full Site Plan Review. This determination will be made at time of application.

— QUICK APPLICATION CHECKLIST —

<table>
<thead>
<tr>
<th>Item</th>
<th>No. of Copies</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Application Form (completely filled out and signed)</td>
<td>14</td>
</tr>
<tr>
<td>☑ Short Environmental Assessment Form (SEAF) (completely filled out and signed)</td>
<td>14</td>
</tr>
<tr>
<td>☑ Full Environmental Assessment Form (FEAF) — Part 1 [if required] (completely filled out and signed)</td>
<td>14</td>
</tr>
<tr>
<td>☑ Full-Size Drawings: (1) scalable site survey with building footprint(s); and (2) height elevations</td>
<td>2</td>
</tr>
<tr>
<td>☑ Reduced Drawings (11”x17”) [see “Site Plan Review Application Checklist”]</td>
<td></td>
</tr>
<tr>
<td>☑ Site Plan Review Application Fee</td>
<td>14</td>
</tr>
</tbody>
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ELECTRONIC SUBMISSIONS: You must provide electronic versions of all submitted documents. LARGE FILES: Incoming e-mails to the City must be under 10 MB in size (incl. message envelope), so please either provide a flash/thumb drive, or use a free file-sharing web site, like: www.hightail.com, www.dropbox.com, www.google.com/drive, etc. You can also split documents into smaller parts and send multiple e-mails/files to: nicholas@cityofithaca.org or aharris@cityofithaca.org.

Applicant’s Signature: [Signature]
Date: 7/8/2022

By signing this application form, the applicant acknowledges City staff may visit the site in order to fully understand the proposed development.
"Tompkins Financial" sign only exists at the HQ in Ithaca. Since the Building represents public-facing and back office employees, we would like to keep (and update the font and acorn) "Tompkins Financial" and replace "Tompkins Trust Company" with the three separate affiliates that operate in the Building. This is important for current and future customers to see all these businesses are available within the Building.
PROPOSED Measurements

TOMPKINS FINANCIAL

BANKING | INSURANCE | WEALTH
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.

Part 1 - Project and Sponsor Information

Name of Action or Project: Tompkins Financial HQ Sign Replacement

Project Location (describe, and attach a location map): 118 E Seneca St Ithaca NY 14850

Brief Description of Proposed Action:
On December 27th, 2021, Tompkins Financial merged their 4 affiliate banks into one charter (Tompkins Community Bank). Starting in April 2022, we began replacing Bank signs to reflect a company-wide logo change. Our HQ Building in CNY is unique since it is a mix use Building of public-facing & backoffice employees. The public-facing groups are Tompkins Community Bank, Tompkins Insurance, & Tompkins Financial Advisors. Our new logo (see attachment) represents all 3 lines of business. Since our HQ Building in Ithaca is unique, we would like to keep the Tompkins Financial but update the logo and font to reflect the company-wide change. Since TTC no longer exists and the Building represents all three lines of business, we would like to replace the TTC logo with our new logo’s tag line...Banking, Insurance, Wealth.

Name of Applicant or Sponsor: Greg Wilder

Address: 118 E Seneca Street

City/PO: Ithaca State: NY Zip Code: 14850

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? NO YES
   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.
   \[x\] [ ]

2. Does the proposed action require a permit, approval or funding from any other government Agency? NO YES
   If Yes, list agency(s) name and permit or approval: \[x\] [ ]

3. a. Total acreage of the site of the proposed action? __NA__ acres
    b. Total acreage to be physically disturbed? __NA__ acres
    c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? __NA__ acres

   No acreage impacted.

4. Check all land uses that occur on, are adjoining or near the proposed action:

   [ ] Urban  [ ] Rural (non-agriculture)  [ ] Industrial  [x] Commercial  [ ] Residential (suburban)
   [ ] Forest  [ ] Agriculture  [ ] Aquatic  [ ] Other(Specify):
   [ ] Parkland
5. Is the proposed action, NO YES N/A
   a. A permitted use under the zoning regulations?
   b. Consistent with the adopted comprehensive plan?

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? NO YES

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? NO YES
   If Yes, identify: ________________________________

8. a. Will the proposed action result in a substantial increase in traffic above present levels? NO YES
   b. Are public transportation services available at or near the site of the proposed action? NO YES
   c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? NO YES

9. Does the proposed action meet or exceed the state energy code requirements? NO YES
   If the proposed action will exceed requirements, describe design features and technologies:

10. Will the proposed action connect to an existing public/private water supply? NO YES
    If No, describe method for providing potable water:

11. Will the proposed action connect to existing wastewater utilities? NO YES
    If No, describe method for providing wastewater treatment:

12. a. 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? NO YES
    b. 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? NO YES

13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? NO YES
    b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? NO YES
    If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: ____________________________

Page 2 of 3
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
- [ ] 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?  

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

16. Is the project site located in the 100-year flood plan?  

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

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?  

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

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: ____________________________

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

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: ________________________________________________________________

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
</table>

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: ________________________________________________________________

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
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</table>

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

Applicant/sponsor/name: Greg Wilder  
Date: 7/8/2022

Signature: Greg Wilder  
Title: VP Building Services