



CITY OF ITHACA
108 E. Green St. — Third Floor Ithaca, NY 14850-5690

JoAnn Cornish, Director
DEPARTMENT OF PLANNING, BUILDING, ZONING, & ECONOMIC DEVELOPMENT
Division of Planning & Economic Development
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PLANNING & DEVELOPMENT BOARD
Project Review & Design Review Committee
NOTICE OF MEETING & AGENDA

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Deputy Director of Planning and Development
DATE: August 3, 2018
SUBJECT: **Agenda for Project Review Committee Meeting: WEDNESDAY, AUGUST 15, 2018**

The Project Review Committee Meeting is scheduled to begin at 10:30 a.m. in the Third Floor Conference Room, City Hall, 108 E. Green St. Please call Anya Harris at 274-6550, if you cannot attend or you require additional information.

10:30 Project: Major Subdivision & Construction of a Public Road

Location: Cherry Street, Tax Parcel # 100.-2-21

Applicant: Nels Bohn for the Ithaca Urban Renewal Agency (IURA)

Anticipated Board Action(s) in August: Declaration of Lead Agency, Review of FEAF Parts 2 & 3

Project Description: The applicant is proposing to subdivide the 6-acre parcel into four lots and extend Cherry Street by 400 feet. Lot 1 will measure 1.012 acres, Lot 2 will measure 1.023 acres, Lot 3 will measure 2.601 acres, and Lot 4 will measure .619 acres. Lot 3 will be sold to Emmy's Organics (see below) and developed as a manufacturing facility, Lot 4 will be left undeveloped for potential future trail use, and Lots 1 & 2 will be marketed and sold for future development. The project is in the Cherry District which has no requirements lot size or street frontage, 5- and 10-foot side yards, and 10 feet for rear yard. The road will be built to City standards with a 65-foot ROW, 5-foot sidewalks and tree lawn, and will be turned over to the City upon completion. This action, combined with subdivision, road construction, and the sale of the property, is a Type I Action under the City of Ithaca Environmental Quality Review Ordinance ("CEQRO") §176-4 B(1) (c) and (j) and B(4) the State Environmental Quality Review Act ("SEQRA") §617-4 (b) (11), and is subject to environmental review.

10:50 Project: Production & Warehouse Building (Emmy's Organics)

Location: Cherry Street, Tax Parcel # 100.-2-21

Applicant: Ian Gaffney for Emmy's Organics

Anticipated Board Action(s) in August: Declaration of Lead Agency, Review of FEAF Parts 2 & 3

Project Description: The applicant is proposing to construct a production facility of up to 34,000 SF, with a loading dock, parking for 22 cars, landscaping, lighting, and signage. The project will be in two phases: Phase one, which will include a 14,000 SF building and all site improvements; and Phase two, (expected in the next 5 years) which will include an addition of between 14,000 and 20,000 SF. As the project site is undeveloped, site development will include the removal of 2 acres of vegetation including 55 trees of various sizes. The 2.6-acre project site is part of a larger 6-acre property owned by the Ithaca Urban Renewal Agency (IURA) that is in the process of subdivision (see above). The project is in the Cherry District. This action, combined with subdivision, road construction, and the sale of the property, is a Type I Action under the City of Ithaca Environmental Quality Review Ordinance ("CEQRO")

§176-4 B(1) (c) and (j) and B(4) the State Environmental Quality Review Act (“SEQRA”) §617-4 (b) (11), and is subject to environmental review.

11:10 Project: Modified Site Plan – Building Demolition & Site Improvements

Location: 222 S Cayuga Street (Hotel Ithaca)

Applicant: Lenroc LLC for David Hart

Anticipated Board Action(s) in August: Public Hearing

Project Description: The applicant is requesting modifications to the site plan that was approved on October 27, 2015. The applicant has completed the project and now wishes to demolish the two-story wing that was previously slated to remain and construct 17 additional parking spaces (from 91 to 108). The proposal includes the removal of the eastern-most curb cut on Clinton Street; landscaping, including 20 new trees; lighting; and signage. The project is in the CBD-100 Zoning District. The entire project was classified as a Type I Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”), §176-4 B. (1) (h.) (4) and (l), and the State Environmental Quality Review Act (“SEQRA”), §617.4 (11), for which the Lead Agency amended the Negative Declaration issued on 3/27/12.

11:30 Project: Apartments (12 Units)

Location: 327 W Seneca Street

Applicant: Noah Demarest for Visum Development

Anticipated Board Action(s) in August: Declaration of Lead Agency, Review of FEAF Parts 2&3

Project Description: The applicant is proposing to construct a three-story apartment building with 12 units. Project development requires the removal of the existing building and parking area. The project will include exterior bike storage, a trash enclosure, walkways, landscaping, signage, and lighting. The project is in the B2-d Zoning District and requires variances for front-, side-, and rear-yard setbacks. A small portion at the rear of the property is in the CDB-60 District. The project is subject to Design Review. 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.


11:50 Agenda Review for 08-28-18

12:00 Adjournment

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

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

If you have a disability & would like specific accommodations to participate,



please contact the City Clerk at 274-6570 by 12:00 p.m., no later than 2 days (not including weekends and holidays) before the meeting.