



CITY OF ITHACA
108 E. Green St. — Third Floor Ithaca, NY 14850-5690
DEPARTMENT OF PLANNING AND DEVELOPMENT
JoAnn Cornish, Director
Planning & Development – 607-274-6550
E-Mail: dgrunder@cityofithaca.org

Community Development/IURA – 607-274-6565

PLANNING & DEVELOPMENT BOARD Project Review & Design Review

NOTICE OF MEETING & AGENDA

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Deputy Director of Planning and Development
DATE: August 8, 2019
SUBJECT: **Agenda for Project Review Committee Meeting: THURSDAY, AUGUST 15, 2019**

The Project Review Committee Meeting is scheduled to begin at 8:30 a.m. in the **SECOND 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.

8:30 Project: Minor Subdivision

Location: 401 E State/MLK Street, tax parcel # 69.-6-3

Applicant: Frank Wilkinson for GPA Management, Owner

Anticipated Board Action(s) in August: Project Presentation, Declaration of Lead Agency

Project Description: The applicant proposes to subdivide the 3.885-acre site into two parcels. Parcel A measuring .105 acres with approximately 200 linear feet of frontage on E. State/MLK Street; and Parcel B measuring 3.780 acres with approximately 200 linear feet of frontage on E State/MLK Street and containing a six-story building, a one-story building, parking lots, landscaping, and a section of publically-accessible trail along Six Mile Creek. The Parcel is in the CBD-60 zone which has a 10-foot minimum street for frontage and 10-foot minimum rear yard. Parcel A is intended for future use as a monument to a national fraternity. This has been determined to be an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act 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/1098>

8:40 Project: Carpenter Circle Project

Location: Carpenter Park Road

Applicant: Andrew Bodewes for Park Grove Realty LLC

Anticipated Board Action(s) in August: Presentation: Site Plan & Parking, Project Updates

Project Description: The project seeks to develop the existing 8.7-acre vacant parcel located adjacent to Route 13 and off of Third Street. The proposal includes a 64,000 SF medical office; two mixed-use buildings, which will include ground-level retail/restaurant/commercial uses of 23,810 SF, interior parking, 166 market-rate apartment units, and 4,652 SF of amenity space; and a residential building offering +/-42 residential units for residents earning 50-60% AMI. Site amenities will include public spaces for residents and visitors, bike parking, transit access for TCAT, open green space, a playground, and access to the Ithaca Community Gardens. The project includes 400 surface parking spaces and an internal road network with sidewalks and street trees. The project sponsor is seeking a Break in Access from NYS DOT to install an access road off of Route 13. The property is located in the Market District; however, the applicant has applied to Common Council for a Planned Unit Development (PUD). The project will require subdivision to separate each program element. This has been

determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(d), (i), (k), and (B)(6) and (8)(a) and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(11).

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

<https://www.cityofithaca.org/DocumentCenter/Index/1014>

8:55 Project: Immaculate Conception Redevelopment Project

Location: 320 W Buffalo Street

Applicant: Ithaca Neighborhood Housing Services (INHS)

Anticipated Board Action(s) in August: Review of Part 3 and PUD Comments to Council

Project Description: The project involves the renovation/conversion of the existing two-story former school building into a mixed-use building, a new four-story apartment building, (2) three unit townhome buildings, (1) four-unit townhome building, the renovation/conversion of a single family home into a two-family home, and the renovation of the “Catholic Charities” Building. The overall project will contain 79 dwelling units with 130 bedrooms. Total increase in square footage on the site will be 44,305sf (from 62,358 to 106,663sf). 3,773 sf of new and existing space in the former school will be commercial use and 2,055 sf will be rented to the Greater Ithaca Activities Center (GIAC). Site development will require demolition of one wing of the existing school building and one single-family home. The project also includes greenspace areas, 48 surface parking spaces and other site amenities. The property is located in the R-2b zoning district, however the applicant has applied to Common Council for a Planned Unit Development (PUD). This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(k), (n), (B)(6), and the 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/1016>

9:10 Project: Commercial Building

Location: 410 Elmira Road

Applicant: PW Campbell or Visions Federal Credit Union

Anticipated Board Action(s) in August: Recommendation to BZA & Consideration of Preliminary & Final Site Plan Approval

Project Description: The applicant proposes to construct a 3,450 SF commercial building with a drive-through, parking area for 20 cars, a 940 SF amphitheater, and associated site improvements on the 1.56 acre project site. The site is currently vacant. The project site is in the SW-3 Zoning district and has received the required area variances. The project is subject to the Southwest Area Design Guidelines. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(2), and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(11) for which the Planning Board as Lead Agency made a Negative Determination of Environmental Significance on July 23, 2019.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1019>

9:25 Project: ChainWorks District Redevelopment

Location: 620 N Aurora Street

Applicant: Jamie Gensel of Fagan Engineering for David Lubin of Unchained Properties

Anticipated Board Action(s) in August: Consideration of Final Approval for Phase 1

Project Description: The proposed Chain Works District is located on a 95-acre parcel traversing the City and Town of Ithaca’s municipal boundary. It is a proposed mixed-use development consisting of residential, office, commercial, retail, restaurant/café, warehousing/distribution, manufacturing, and open space. Completion of the Project is estimated to be over a seven- to ten-year period and will involve renovation of existing structures as well as new structures to complete a full buildout of 1,706,150 SF. The applicant applied for a Planned Unit Development (PUD) for development of a mixed-use district, and site plan review for Phase 1 of the development in 2014. The project also involves a Planned Development Zone (PDZ) in the Town and subdivision. This project is a Type I Action under the City of Ithaca Code, Environmental Quality Review

“An Equal Opportunity Employer with a commitment to workforce diversification.”

Ordinance, §174- 6 (B)(1)(i),(j),(k),(n), (2), (6), (7),(8)(a)and (b) and the State Environmental Quality Review Act §617.4 (b)(2),(3), (5)(iii), (6)(i), and (iv), for which the Lead Agency issued a Positive Declaration of Environmental Significance on October 28, 2014. The Lead Agency held subsequently Public Scoping on November 18, 2014. The Lead Agency deemed the Draft GEIS adequate for public review on March 8, 2016, held the public hearing on March 29, 2016 and accepted comments until May 10, 2016. The Lead Agency filed a Notice of Completion for the FGEIS on March 5, 2019. The FGEIS includes the original DGEIS, all comments and responses on the DGEIS, revised information resulting from those comments, and updated information since the publication of the DEIS. The Board adopted findings on March 26, 2019. The applicant is now proposing Phase 1 of the project which entails the rehabilitation of buildings 21 and 24.

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

<http://www.cityofithaca.org/DocumentCenter/Index/119>

9:40 Project: Student Apartments

Location: 238 Dryden Road

Applicant: Todd Fox for VISUM Development

Anticipated Board Action(s) in August: Design Review

Project Description: The applicant is proposing to construct a four-story building with 8 apartments and associated site improvements. The .884-acre project site contains two recently-completed apartment buildings. Site development requires the removal of existing landscaped areas and the removal, relocation, or upgrading of water and sewer lines within Summit Avenue. Site improvements will include retaining walls, landscaping, walkways, and exterior bike racks. Parking for bikes will be provided inside the buildings. The project site is in the CR-4 Collegetown Area Form District (CAFD) and requires Design Review. As no parking is proposed for the project, the applicant will submit a Transportation Demand Management Plan (TDMP) for approval by the Planning Board in accordance with district regulations. The project is likely to require area variances. This has been determined to be an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act 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/1090>

9:55 Project: Student Housing

Location: 815 S Aurora Street

Applicant: Stream Collaborative, Noah Demarest for Project Sponsors Todd Fox and Charlie O'Connor

Anticipated Board Action(s) in August: Landscape compliance discussion, Potential Consideration of Final Approval

Project Description: The project applicant proposes a new 66-unit student housing complex (approximately 16,700 SF footprint) comprised of three buildings constructed on hillside on the east side of Route 96B, overlooking the proposed Chain Works District. The proposed buildings will contain (2) one-bedroom units, (41) two-bedroom units, and (23) three-bedroom units. Amenities will include a gym and media room, with access to an outdoor amenity space on the first floor of building B, and a roof terrace and lounge on the fourth floor of building B. The project shares the 2.85-acre site with an existing cell tower facility, garages, an office, and a one-bedroom apartment. Site improvements will include walkways and curb cuts to be tied into a public sidewalk proposed by the Town of Ithaca. Fire truck access is proposed at existing site entry at the south end of the property, with a new fire lane to be constructed in front of the buildings A & B at the northern end of the site. The project will include 67 parking spaces, as required by zoning. The property located in the R-3b zoning district. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(k), (n), (B)(2), and the State Environmental Quality Review Act ("SEQRA") §617.4(b)(11) for which the Planning Board as Lead Agency made a Negative Determination of Environmental Significance on July 23, 2019.

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

<https://www.cityofithaca.org/DocumentCenter/Index/982>

10:10 Agenda Review for 08-27-2019

10:25 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.