



**CITY OF ITHACA**

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**DEPARTMENT OF PLANNING AND DEVELOPMENT**

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**PLANNING & DEVELOPMENT BOARD Project 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:** September 3, 2021  
**SUBJECT:** **Agenda for Project Review Committee Meeting: FRIDAY, SEPTEMBER 10, 2021**

**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](https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg). Please call or email Anya Harris at 274-6550 or [aharris@cityofithaca.org](mailto:aharris@cityofithaca.org), for information.

- 8:30 Project:** Minor Subdivision  
**Location:** End of Campbell Ave, Parcel ID: 38.-1-1  
**Applicant:** Brent E. Katzmann  
**Anticipated Board Action(s) in September:** CEQR Determination, Recommendation to BZA  
**Project Description:** The applicant is requesting a subdivision of the 5.45-acre site, resulting in two parcels of approximately 2.2 acres (96,715 SF) and 3.2 acres (139377 SF). The proposed subdivision will permit the construction of (two) single-family residences on the western portion of the property accessed directly off Campbell Avenue. The property is wooded with immature second-growth forest and is sloped to the east. The parcel is in the R-1a zoning district. An area variance for street frontage will be 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/1215>
- 8:40 Project:** Cayuga Park (formerly Carpenter Circle Project)  
**Location:** Carpenter Park Road  
**Applicant:** Andrew Bodewes for Park Grove Realty, LLC  
**Anticipated Board Action(s) in September:** Changes to Phase One & Final Approval of Mixed-Use Project  
**Project Description:** The Planning Board granted preliminary site plan approval to the overall project on May 26, 2020 and final approval of Phase 1 of this project on September 22, 2020. The applicant now seeks minor changes to the residential building in Phase 1 as well as final approval for the two mixed use buildings and associated site improvements. The applicant has reduced the originally proposed buildings from X stories to X, X dwelling units to X, X retail/commercial space to X and X internal parking spaces to X. The overall project was 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) ) for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on May 26, 2020.  
**Project materials are available for download from the City website and are updated regularly:**  
<https://www.cityofithaca.org/DocumentCenter/Index/1014>

**8:55 Project:** Ithaca Farmers’ Market – Major Site Improvements & New Building  
**Location:** Steamboat Landing – 545 Third Street  
**Applicant:** Anton Burkett for Ithaca Farmers’ Market  
**Anticipated Board Action(s) in September:** Presentation, Review Timeline, CEQR Steps  
**Project Description:** The applicant is proposing to construct a new two-story market building to allow for year-round commerce and programming, to reconfigure and pave the existing parking area and drive lanes, to create outdoor amenity space for dining and gathering, to install shoreline stabilization, and to make other site improvements. The project requires the demolition of most site features, relocation of the Cayuga Waterfront Trail, removal of numerous trees, and installation of enhanced stormwater infrastructure. The project is on City-owned land and requires approvals from Common Council, the Special Joint Committee of the Ithaca Area Water Treatment Plant, NYS DEC, and the Army Corps of Engineers. The project site is in the Market District and is subject to Design Review. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (h)[2] and (i) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (10) and (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/1380>

**9:10 Project:** Apartments (13 Units)  
**Location:** 325 Dryden Road & 320 Elmwood Ave  
**Applicant:** Red Door Rentals/ AdBro Development  
**Anticipated Board Action(s) in September:** Design Update  
**Project Description:** The applicant proposes to combine two existing parcels, 325 Dryden Road, zoned CR-3, and 320 Elmwood Ave., zoned CR-2, to create a new parcel totaling .23 acres (~10,000 SF). The applicant proposes to demolish (1) two-story residential unit located at 325 Dryden and (1) existing three-story residential duplex at 320 Elmwood Ave, and then construct (1) three-story apartment building with 13 units, equaling 15,000 SF total building area. The project will require several area variances, including lot coverage by buildings, the minimum amount for green space per lot basis, rear yard setback, and parking. The proposed design will provide six parking spaces, whereas zoning requires 13 parking spaces. It is also 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. (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/1372>

**9:25 Project:** Cliff Street Retreat  
**Location:** 407 Cliff Street  
**Applicant:** Linc Morse  
**Anticipated Board Action(s) in September:** CEQR Determination  
**Project Description:** The applicant proposes to convert a 25,297-SF industrial building into a multi-use building which will include long- and short-term residential rentals, small conference and lounge spaces, office, and retail. The applicant applied for a rezoning through the PUD process as the project is in the R-3a zone, in which the past industrial use and proposed uses are legally non-conforming. The renovated building will comply with 2020 NYS building code and the Ithaca Energy Code Supplement. Site improvements include new building façades, more well-defined parking areas, landscaping, dark-sky compliant site lighting, street-facing entries, and garden/terrace spaces facing the hillside. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[3] 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/1359>

**9:40 Project:** Apartments (40 Units)  
**Location:** 228 Dryden Road  
**Applicant:** 228 Dryden Rd LLC

**Anticipated Board Action(s) in September:** CEQR Determination, Recommendation to BZA

**Project Description:** The applicant proposes to demolish the existing two-story structure and to construct an apartment building with 40 units on the .185-acre project site. The building will be four stories above average grade and one basement story below average grade for a total of five stories. The project includes other site amenities such as landscaping, walkways, and outdoor patios. The project site is in the CR-4 zoning district and requires an area variance for rear yard setback. It is also subject to Collegetown Design Guidelines. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(k) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (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/1354>

**9:55 Agenda Review – 09-28-21**

**10:10 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.