PLANNING & DEVELOPMENT BOARD AGENDA

The regular meeting of the PLANNING & DEVELOPMENT BOARD will be held at 6:00 p.m. on TUESDAY, SEPTEMBER 22ND, 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 though the contact(s) listed below.

General Public Comments

Send written comments to the contact(s) listed below. All comments received will be forwarded it 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.

Start Times: Start times are approximate only — APPLICANTS are responsible for being available at whatever time(s) their agenda item(s) is actually discussed.

AGENDA ITEM  Approx. Start Time
1  Agenda Review  6:00
2  Public Comments (See instructions above)  6:05
3  Board Response to Public Comment  6:15
4  Subdivision Review  6:20
   Presentation
   Board Q&A
   Board Discussion

A Project: Major Subdivision
Location: Parcel 38.-1-1 Campbell Ave
Applicant: Craig Modisher for Sharon Center and Kirk Sapa, owners
Actions: ☐ Declaration of Lead Agency

Project Description: The applicant is proposing to subdivide the 5.45-acre parcel into (8) lots, each to contain a future single-family home, construct an access road with sidewalks, a stone dust trail on the adjacent City-owned parcel, and install stormwater management, utilities, and other needed infrastructure to support the development. The project is in the R-1a Zoning District, which has the following area requirements: 10,000 SF minimum lot size, 75 feet of street frontage, 25-foot front yard setback, 10-foot side yard setback and 25% or 50-foot rear yard setback. The proposed layout conforms to district regulations, and no variances are anticipated. The applicant is also proposing no-build areas and a conservation easement on portions of the property. This is 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. (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/1215

5 Site Plan Review

A Project: Carpenter Circle Project
Location: Carpenter Park Road
Applicant: Andrew Bodewes for Park Grove Realty LLC
Actions: □ Satisfaction of Conditions □ Consideration of Final Approval of Phase 1

Project Description: The project seeks to develop the existing 10.8-acre parcel located adjacent to Route 13 and off of Third Street. The parcel currently contains 2.1 acres of community gardens, an access road (Carpenter Circle Road), and one storage building to be removed. The proposal includes Building A, a 64,000 SF medical office building; Buildings B & C, 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 Building D, 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 187 internal parking spaces within Buildings B and C, 349 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 into four lots to separate each program element, resulting in Lot 1 measuring 2.086 acres and containing Building A, Lot 2 measuring 5.758 acres and containing Buildings B & C, Lot 3 measuring 2.12 acres and containing the community gardens, and Lot 4 measuring .833 acres and containing Building D. 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) ) 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

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: □ Determination of Environmental Significance □ Recommendation to BZA

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

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**E**  Project: Mixed Use Housing - Redevelopment Project

**Location:** 430-444 W State/MLK Street

**Applicant:** Arnot Realty 2 LLC

**Actions:** ☐ Design Review ☐ Review of FEAF Part 3

**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 W 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](https://www.cityofithaca.org/DocumentCenter/Index/1186)

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**F**  Project: Dwyer Dam Replacement and Associated Site Improvements

**Location:** Hoy Road at Cascadilla Creek, Cornell University Campus

**Applicant:** Tammi Aiken for Cornell University

**Actions** ☐ Determination of Environmental Significance ☐ Consideration of Preliminary Approval

**Project Description:** The applicant proposes to replace the existing bridge structure, reconstruct and repair abutments, install means restriction and associated surveillance equipment, reconstruct and improve the approach roads, sidewalks and pedestrian crossing, install new lighting, and replace the stairs, railing and retaining walls that ascend from Hoy Road at the bridge the Crescent Parking Lot. A temporary pedestrian bridge will be installed during construction, and a 1.1 mile vehicular detour will be established. The project is U-1 Zoning District. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[2]and[3] and (m) 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/1199](https://www.cityofithaca.org/DocumentCenter/Index/1199)

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5 **Zoning Appeals**

- #3162 120 E Green St, Area Variances
- #3165, 419 N. Cayuga Street
- #3168, 230 Bryant Avenue

6 **September 29, Special Meeting Agenda** Lisa to provide bulleted list

7 **Reports**

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

8 **Adjournment**
Project Review Committee Notes for Thursday September 10, 2020

**Major Subdivision – Campbell Ave**
The applicant presented updated information. Committee members and staff had the following questions/comments:
- Confirmation that there is no vehicular access to Hector (only pedestrian)
- Will consult West Hill Master Plan concerning trail
- Applicant will submit civil plans for the next meeting
- Board may want to require a vegetation survey
- The Board will approve the street layout, stormwater, utilities and grading as part of the subdivision

**Dwyer Dam Project**
The applicant presented updated information. Committee members and staff had the following questions/comments:
- Concerns about the angle of the crosswalk to the east of the bridge. The applicant responded that it is similar to the existing conditions and that this a lightly-used crosswalk.
- Need more information about tree removal for temporary bridge
- The applicant requested consideration of preliminary site plan approval at the September meeting

**Balch Hall Renovation**
The applicants gave a brief update about the window mock ups. They will not be completed for six to ten weeks. Committee members discussed whether final approval could be considered without the mock ups completed. Applicant stated that all mock ups were to confirm the design intent of the windows. It was decided that this should be a full Board discussion and that the applicant would reach out to Historic Ithaca for further input. NOTE: The applicant will consult with Bryan McCracken, City Historic Preservation Planner, who recently returned from furlough, who would provide comments to the Board. Lisa will prepare a preliminary resolution for the Board’s consideration.

**430-444 W State St**
The applicants presented the design review application that will be discussed at the Planning Board meeting in September. Committee members agreed that the applicant should provide additional 3-D views and should be prepared to discuss the unit mix and housing needs.

**215 E State/MLK Street**
His project was removed from the agenda because the BZA did not grant the required variances at their September meeting, but instead tables the project pending receipt of additional information. The Board does not usually grant conditional approval before a variance has been granted. Lisa will check in with the applicant to see if here are any important updates for September. If not the project will be removed from the agenda until October.
120 W Green St- Asteri
The applicants gave an update about design details and the revise FEAF Part 3
  • Change in materials – all fiber cement has been replaced with metal panels for better durability.
    Stucco has been reduced by 9%
  • Adam Walters, Council for the applicant, presented the changes to the draft FEAF Part 3
    o All changes summarized in the cover letter
    o Most changes further substantiate and strengthen the LA determination
    o Some items have been added
    o There will be a few more changes before the Sept meeting.

Carpenter Circle Project
The applicant presented updated information. Committee members and staff had the following
questions/comments:
  • Main change was a phasing plan showing Phase 1 of the project as the MOB and the affordable
    building. The vehicular access is limited to Third St.
  • Need a staging plan for Phase 1
Hi Lisa -

One other comment to add for the State/MLK St. project:

Staff would appreciate a conversation with the applicant and Planning staff to discuss the sidewalk design, especially the paver pattern/color, to see how it fits with the streetscape design in this corridor.

Thanks,
Kent

Kent Johnson
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Hi Lisa -

Here are the SPR comments from Engineering for the 9/22/20 Planning and Development Board meeting:

**Project: Subdivision, Campbell Ave.**
- To provide complete comments, the Engineering Office is requesting a full set of drawings, which should include details about the proposed trail.
- Since the proposed sidewalks and roadway will be private, the Engineering Office has just a few suggestions for the applicant’s consideration:
  - Provision of street/sidewalk lighting
  - Consideration of how snow clearing will be accomplished
  - Does the curbline sidewalk design conflict with mailbox access and/or snow clearing operations

**Project: Hoy Rd. bridge work**
- Under Cornell University ownership, no comments from Engineering

**Project: Balch Hall**
- Under Cornell University ownership, no comments from Engineering

**Project: Mixed-use housing – 430-444 W. State/MLK St.**
- The Engineering Office has already provided comments regarding this project, below are some additional comments:
- More information should be provided about the alley area including its proposed use, who will have access, and under what situations would the bollard(s) be retracted.
- More details should be provided regarding the designs of the curb ramps (especially slopes).
- The plans should more clearly show the bicycle parking facilities and how they satisfy the City’s bike parking requirements.
- A trip generation and parking demand memo should be provided. It should reference ITE, or other, design standards.
- The applicant is reminded that a NYSDOT Highway Work Permit (for work along Seneca St.) and a City Street Permit (for work along State/MLK St. and Corn St.) will be required, and during these permitting processes certain design changes may be required. These permits will also require Maintenance and Protection of Traffic (M&PT) plans, and may include construction staging/delivery plans.

**Project: 215 E. State/MLK St. – parking garage area**
- Engineering has already provided input on this project

**Project: 120 E. Green St. – parking garage area**
- Engineering has already provided input on this project

**Project: Carpenter Circle Project**
- Engineering has already provided input on this project

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- Kent

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PROPOSED RESOLUTION
Declaration of Lead Agency

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 a major subdivision, located at tax parcel 38.-1-1 on Campbell Ave, by Stream Collaborative applicant for owner, Sharon Center and Kirk Sapa, and

WHEREAS: The applicant is proposing to subdivide the 5.45-acre parcel into (8) lots, each to contain a future single-family home, construct an access road with sidewalks, a stone dust trail on the adjacent City-owned parcel, and install stormwater management, utilities, and other needed infrastructure to support the development. The project is in the R-1a Zoning District, which has the following area requirements: 10,000 SF minimum lot size, 75 feet of street frontage, 25-foot front yard setback, 10-foot side yard setback and 25% or 50-foot rear yard setback. The proposed layout conforms to district regulations, and no variances are anticipated. The applicant is also proposing no-build areas and a conservation easement on portions of the property, and

WHEREAS: This is 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. (10) and is subject to environmental review, and

WHEREAS: NYS Department of Environmental Conservation has been identified as a potentially Involved Agency in Environmental Review and has consented to the City Planning Board being Lead Agency for this Project, now therefore be it,

RESOLVED: that the City of Ithaca Planning and Development Board, being that local agency which has primary responsibility for approving and funding or carrying out the action, does, by way of this resolution, declare itself Lead Agency in Environmental Review for the proposed project.

Moved by: Blalock
Seconded by: Elliott
In favor: Glass
Against: Godden
Abstain: Jones
Absent: Lewis
Abstain: Petrina
Vacancies: None

Blalock, Elliott, Glass, Godden, Jones, Lewis, Petrina
WHEREAS: an application has been submitted for review and approval by the City of Ithaca Planning and Development Board for the construction of mixed-use development and associated site improvements to be located at Carpenter Park Road, and

WHEREAS: the project seeks to develop the existing 10.8-acre parcel located adjacent to Route 13 and off of Third Street. The parcel currently contains 2.1 acres of community gardens, an access road (Carpenter Circle Road), and one storage building to be removed. The proposal includes Building D, a 64,000 SF medical office building; Buildings B & C, 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 Building A, 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 187 internal parking spaces within Buildings B and C, 354 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 into four lots to separate each program element, resulting in Lot 1 measuring 2.086 acres and containing Building A, Lot 2 measuring 5.758 acres and containing Buildings B & C, Lot 3 measuring 2.12 acres and containing the community gardens, and Lot 4 measuring .833 acres and containing Building D, and

WHEREAS: 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), and

WHEREAS: the City of Ithaca Common Council, Tompkins County Industrial Development Agency, Tompkins County Department of Health, NYS Homes and Community Renewal, NYS Department of Transportation, and NYS Department of Environmental Conservation, all potentially involved agencies in this action have all 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 June 25 2019, 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 September 24, 2019, and

WHEREAS: this Board, acting as Lead Agency in Environmental Review, has on May 26, 2020, reviewed and accepted as adequate: a Full Environmental Assessment Form (FEAF), Part 1, submitted by the applicant, and Parts 2 & 3 prepared by Planning staff, reviewed by the involved agencies and amended by the Planning Board; Drawings titled “Proposed Subdivision Carpenter Business Park at Third Street at NYS

PROPOSED RESOLUTION
Final Site Plan Approval
Carpenter Circle Mixed-Use Development
Carpenter Park Road
Site Plan Review
City of Ithaca Planning & Development Board
September 22, 2020
WHEREAS: the involved agencies in this action, as well as the City of Ithaca Parks Recreation and Natural Resources Commission and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered, and

WHEREAS: the City Planning Board, acting as Lead Agency, did, on May 26, 2020, determine, as more clearly elaborated in Parts 2 and 3 of the FEAF, which are incorporated herein by reference, that the proposed Project will result in no significant adverse impacts on the environment and a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be issued in accordance with the provisions of Part 617 of SEQRA, and

WHEREAS: the Planning Board does hereby grant Preliminary Site Plan Approval to the project. Such approval applies to the major elements of the site layout including building placement and footprints, location and design of major routes of site circulation pertaining to emergency access, personal, commercial and service vehicles, and pedestrians and bikes, grading and demolition, and placement of major hardscape features such as walls, patios, stairways, etc. Preliminary approval does not apply to the placement and arrangement of building façade features, building and hardscape materials and colors, planting plans, lighting, signage, site furnishings and other site details, and

WHEREAS: Preliminary Approval for this project was subject to the following conditions:

Before Final Site Plan Approval for any Phase of the Project:

i. Submission of colored and keyed building elevations of all facades with building materials samples sheet,

ii. Submission of a final Landscape Plan with planting schedule and planting specifications and details,

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. Submission of drawings showing more development of screening of parking decks, of the west-facing facades if Buildings B & C
v. 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
vi. Plans, drawings and/or visualizations showing all proposed exterior mechanicals and associated equipment including heat pumps, ventilation, etc, including appropriate screening if necessary,
vii. Development by the applicant and acceptance by the City of a plan and schedule for the financing and implementation of transportation and emergency access improvements detailed in the FEAF Part 3, or other alternative improvements deemed equally appropriate and effective by the City,
viii. Development by the applicant and acceptance by the City of a plan and schedule for the financing, implementation and monitoring of a TDM program,
ix. Submission of information documenting number, location and type of exterior and interior bike racks/parking,

Before issuance of a Building Permit for Any Phase of the Project
x. Adoption of the Planned Unit development by Common Council,

xi. Execution of the required land Purchase/Transfer Agreement with the City

xii. Execution of Community Garden Lease for permanent retention of community gardens

xiii. Verification that the following proposed noise mitigations have been incorporated into building designs:

a. Selection of packaged air-handling units: sound-producing fans are internal to these units and shielded from exterior sound receptors by insulated panels that both reduce heat loss/gain and provide sound attenuation;
b. Sound-attenuating enclosures on all emergency generators;
c. Scheduling emergency generator testing between 7:30 AM and 9:00 PM;
d. Locating rooftop equipment away from the roof edge. Doing so maximizes the shielding of residents from rooftop generated sound;

xiv. 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).

xv. Documentation from the Ithaca Fire Department emergency access issues have been satisfied, and

Before Issuance of Certificate of Occupancy
xvi. Installation of bike racks/parking in accordance with approved site plans,

xvii. Confirmation from the City Transportation Engineer that all concerns have been addressed

xviii. Any damage done to City Property including roads, utilities, etc shall be corrected by the applicant to the satisfaction of the Director of Engineering,

Additional Conditions

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

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

xxi. Acceptance of the SWPPP by the City Stormwater Management Officer

WHEREAS: NYSDOT Region 7 has submitted comments dated June 30, 2020 requiring three additional mitigations for City Harbor and Carpenter Circle projects: 1) modification of existing lane configuration in the west end, 2) enhanced overhead signage and 3) Post-study and or traffic counts before full build out, and

WHEREAS: City Council and staff, are studying the lane reconfiguration to determine the proposal’s impacts and benefits, and

3
WHEREAS: The applicant has submitted a proposal to divide the project into two phases as shown in a
drawing titled “Carpenter Park Phasing Plan” dated August 2020 and prepared by Passero Associates, and

WHEREAS: Phase 1 of the project includes the following:

• Building A (the affordable residential building)
• Parking area with curb cut on Third Street, walkways, patios, and all other landscape improvements
  associated with Building A
• Landscaping, signage, lighting, exterior furnishings and all other details associated with Building A
• Building D (the Medical Office Building)
• Walkways, patios, and all other landscape improvements associated with Building D
• Landscaping, signage, lighting, exterior furnishings and all other details associated with Building D
• The through site road going from Third Street and providing restricted vehicular access to
  Cascadilla St through the adjacent property and the perpendicular access road connecting to
  Building D, and all sidewalks, crosswalks and street trees associated with these roads
• All parking within the Phase 1 diagram including on-street parking
• All utilities and stormwater associated with Phase 1
• Landscaping within the DOT right of way as shown in the drawing titled Planting Plan dated
  7/21/20.

WHEREAS: Phase 1 of the project does not include any land containing the existing community gardens or
any City owned land subject to land transfer/purchase between the Applicant and the City.

WHEREAS: The Board has reviewed the Phase 1 Development Analysis prepared by SRF and dated August
14, 2020 and the comments received by email dated September 8, 2020 from Betsy Parmley of NYSDOT
Region 7, regarding the Phase 1 analysis, and

WHEREAS: the Board also understands the City of Ithaca recently received a $1.37 million Federal Build
Grant from the Department of Transportation to redesign an approximately .85 mile Route 13 corridor
segment into a complete street boulevard with improved crossings at key intersections, clearly marked
pedestrian and bicycle facilities, and traffic calming strategies including a 5th Street intersection, and

WHEREAS: The Board has determined that given receipt of the grant and the continued work with the
applicant and NYSDOT to identify and implement mitigations for increased traffic, planning and permitting
of the Fifth St intersection and other transportation improvements is likely to move forward in the next 24
months, therefore, the above reference traffic analysis shows an impact in several vehicular movements that
may either not occur or be temporary, and

WHEREAS: the Director of Planning and Building as requested a Letter of Commitment from the Project
Sponsor stating that they shall:

• Work (in collaboration with the City and another local partners, if necessary) to identify and secure
  funding for the implementation of off-site improvements on Rte. 13.
• Understand and acknowledge that the Project Sponsor(s) has the sole responsibility to permit, finance
  and install the improvements if outside funding is not identified and secured.
• Identify and commit to a reasonable and mutually agreed upon timeframe for completing the
  improvements.
• Understand and acknowledge that the project must be implemented in conformance with the
  approved site plan and must include any mitigations identified in the FEAF Part 3 of the Neg. Dec.
• Understand and acknowledge that any changes to the approved site plan must be approved by the Planning and Development Board (or staff, as allowed) before such changes can be implemented.
• Understand and acknowledge that any changes to the approved site plan will be reviewed for consistency with the Neg. Dec. Any changes that create impacts that were not analyzed in the Neg. Dec. will require reopening of the environmental review.
• Understand and acknowledge that a CO will not be granted until these issues have been resolved.
• Understand that other conditions must be satisfied in the sequence outlined in the final approval resolution now therefore be it

RESOLVED: that the Planning Board does hereby grant final approval for Phase 1 of the project to the subject to the following conditions:

Before Issuance of a Building Permit for Phase 1:

i. Adoption of the Planned Unit development by Common Council, and
ii. Approval by the Planning Board of any required subdivision, and
iii. Submission and approval of a Letter of Commitment as requested by the Director of Planning and Building, including commitment of a surety, for the cost of the improvements, and
iv. Documentation of an easement agreement with the adjacent property for access from the terminus of the through-site road to Cascadilla St, and
v. Documentation of discussions with TCAT and progress on restricted access mechanism for busses, and
vi. Development by the applicant and acceptance by the City of a plan and schedule for the financing, implementation and monitoring of a TDM program,

Before Final Site Plan Approval for Phase 2 of the Project

xii. Submission of colored and keyed building elevations of all facades with building materials samples sheet, and
xiii. Submission of a final Landscape Plan with planting schedule and planting specifications and details, and
xiv. 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

xv. Submission of drawings showing more development of screening of parking decks, of the west-facing facades if Buildings B & C, and

xvi. 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

xvii. Plans, drawings and/or visualizations showing all proposed exterior mechanicals and associated equipment including heat pumps, ventilation, etc, including appropriate screening if necessary,

xviii. Development by the applicant and acceptance by the City of a plan and schedule for the financing and implementation of transportation and emergency access improvements detailed in the FEAF Part 3, or other alternative improvements deemed equally appropriate and effective by the City, and

Before issuance of a Building Permit for Phase 2 of the Project

xix. Execution of the required Land Purchase/Transfer Agreement with the City

xx. Execution of Community Garden Lease for permanent retention of community gardens

xxi. Verification that the following proposed noise mitigations have been incorporated into building designs for Phase 2:
   a. Selection of packaged air-handling units: sound-producing fans are internal to these units and shielded from exterior sound receptors by insulated panels that both reduce heat loss/gain and provide sound attenuation;
   b. Sound-attenuating enclosures on all emergency generators;
   c. Scheduling emergency generator testing between 7:30 AM and 9:00 PM;
   d. Locating rooftop equipment away from the roof edge. Doing so maximizes the shielding of residents from rooftop generated sound;

xxii. 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).

xxiii. Documentation from the Ithaca Fire Department emergency access issues have been satisfied, and

Before Issuance of Certificate of Occupancy Phase 1

xxiv. Submission of executed easement agreement with adjacent property for access from the terminus of the through-site road to Cascadilla St, and

xxv. Documentation of the final design a specifications for the restricted access mechanism for busses, and

xxvi. Documentation from TCAT bus operation through the site, and

xxvii. Installation of bike racks/parking in accordance with approved site plans,

xxviii. Confirmation from the City Transportation Engineer that all concerns have been addressed

xxix. Any damage done to City Property including roads, utilities, etc shall be corrected by the applicant to the satisfaction of the Director of Engineering,

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
September 16, 2020

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

Re: Carpenter Park Site Plan Review – Additional Materials for Potential Final Site Plan Approval

Dear Lisa:

In preparation for the September 22 Planning Board meeting, this memo includes materials requested by the Project Review Committee. This submission package includes:

Construction Staging Plan

- Phase 1 is depicted in two plan sheets- Phase 1a and Phase 1b
  - In Phase 1 construction access is maintained on the existing Carpenter Circle in its current configuration.
  - PGH parking can be provided in a gravel parking lot as shown. Gardeners can access garden plots utilizing existing sidewalks.
  - When we need to advance the Affordable parcel, this will precipitate the realignment of Carpenter Circle as shown. Access to garden plots can be maintained via temporary parking area and existing sidewalks. Temporary (compacted crusher run or other surface) will be provided during realignment of Carpenter Circle.
  - Construction zone for MOB would be accessed via gates placed beyond community garden (see Phase 1b)

We are flexible on timing of Phase 1 based on funding of Affordable Project. We could defer realignment of Carpenter Circle, which would minimize construction activity along existing community garden frontage. We can provide MOB site and parking with minimal disruption to gardens.

- Phase 2 is depicted in two plan sheets- Phase 2a and Phase 2b
  - Once Carpenter Circle is realigned, we can provide access to gardens via on street parking.
  - We can refine temporary turnaround for gardeners on future MOB parking area until we have all site improvements completed.

Please let us know if there is anything else the City requires before the September 22 Planning Board meeting.

Sincerely,

Yamila Fournier
Phase 1 Construction Work Area & Access Plan
(March 2021 to November 2021)

Proposed PGH
Temporary Gravel Parking Area (March 2021 to November 2021) 14 Spaces Minimum

PGH Access to Garden Plots Utilizing Existing Sidewalk

Construct New Carpenter Park Roadway Alignment-Provide Temporary Sidewalk Access As Needed

Streetside Garden Expansion Area
Phase 1 Construction Work Area & Access Plan
(March 2021 to November 2021)
Phase 2 Construction Work Area & Access Plan
(November 2021 - TBD)
If there is no physical mitigation within our ROW, then there would be no permit. Any signal timing adjustments, as suggested in the report, would be done by DOT forces.

Lisa Nicholas, AICP, Deputy Director of Planning
Planning Division
108 E Green Street
Ithaca, NY 14850
607-274-6557
“Let us put our minds together and see what kind of life we can make for our children”. Sitting Bull (Dakota Sioux Chief, 1834-1890)

Lisa, We took a look and the delays they are showing for Phase 1 are more than what we were seeing for the 75% build with mitigation.
There are movements with unacceptable delays, including on 3rd St but most especially on mainline Route 13.
I’ve attached a quick summary so you can see yourself side by side since this was not presented by SRF. The AM has 1 movement that is significantly worse, but it is the PM that shows the multiple locations on mainline with 20+seconds of delay.
<table>
<thead>
<tr>
<th>N. Meadow/3rd St</th>
<th>2021 Background</th>
<th>2021 phase 1 Build</th>
<th>2021 75% build</th>
<th>2021 Background</th>
<th>2021 phase 1 Build</th>
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<td>C-25.3</td>
<td>C-26.6</td>
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<td>E-61.9</td>
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<td>C-25.6</td>
<td>D-52.7</td>
<td>C-32.5</td>
</tr>
</tbody>
</table>

Thanks
Betsy

From: Lisa Nicholas <LNicholas@cityofithaca.org>
Sent: Thursday, August 20, 2020 4:58 PM
To: Tim Logue <TLogue@cityofithaca.org>; Eric Hathaway <EHathaway@cityofithaca.org>; Parmley, Elizabeth (DOT) <ElizabethParmley@dot.ny.gov>
Subject: FW: Carpenter Park Phasing Package & LOS Report

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

All,

We have asked Carpenter Circle to submit traffic analysis for phase I of the project. They are anxious to move onto approval of the first phase of the project, but realistically it could open and operate long before the BIA is implemented. This was not looked at in the original analysis - and there is always the possibility that the BIA would not move forward.

Before considering approval on this phase of the project- we are requesting your comments.

Thank you.

Lisa Nicholas, AICP, Deputy Director of Planning
Planning Division
108 E Green Street
Ithaca, NY 14850
607-274-6557

"Let us put our minds together and see what kind of life we can make for our children". Sitting Bull (Dakota Sioux Chief, 1834-1890)

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From: Yamila Fournier [fournier@whithamdesign.com]
Sent: Tuesday, August 18, 2020 2:55 PM
To: Lisa Nicholas; Tim Logue; Eric Hathaway
Cc: Scott Whitham; Andrew Bodewes; Tim Crilly; Tony Votaw; Tom Livigne; Kayla Mosebrook; Jess Sudol; Matt Newcomb
Subject: Fwd: Carpenter Park Phasing Package & LOS Report

Hi Lisa,

Per our conversation yesterday evening, attached please find the updated level of service report for a phased Carpenter Park build.
WHEREAS: the City of Ithaca Planning and Development Board ("Planning Board") has one pending application for site plan approval for a mixed use project by Whitham Planning & Design for Vecino Group LLC, Project Sponsor ("Applicant"), and

WHEREAS: the Applicant is proposing to demolish the western section of the existing Green Street public parking garage to build a 12 story, mixed use building with an approximately 22,120 SF footprint ("New Building"). The New Building will include a Community Conference Center on the first 3 levels, and 217 units of permanent affordable housing on levels 4 through 12 (collectively, the “Asteri Project” or “Project”). The Asteri Project also includes an expansion of the existing parking garage (“Parking Garage”) to a total of seven levels and accommodation for approximately 350 vehicles. The parking decks will be connected to the New Building by a bridge on the second and fourth floors. The Applicant is also proposing the renovation and modification of two outdoor spaces. The Cinemapolis Plaza (an extension of Home Diary Alley) will retain the current public pedestrian passage between the Commons and Green Street. The Cinemapolis Plaza will be rebuilt and enhanced with lighting, signage, furnishings, and landscaping. The Applicant is also proposing to replace the existing City Hall Plaza in the area that currently contains a small parking lot between the Site and City Hall. This proposed design will maintain the current delivery access while retaining a limited number of parking spaces. The Asteri Project will be completed in two phases. During phase one, the western section of the existing garage 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 include the construction of the 12 story apartment building and conference center where the western portion of the garage currently sits. The Site is located in the City’s CBD-140 zoning district, located within the Street Level Active Use Overlay Zone. The Project will require a subdivision as well as area variances, including for the proposed rear yard setback and height, will be required from the City Zoning Board of Appeals, and

WHEREAS: pursuant to Article 8 of the New York Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York ("NYSDEC"), being 6 N.Y.C.R.R. Part 617, et. seq., as amended (collectively “SEQRA”), and the City of Ithaca Environmental Quality Review Ordinance, being Chapter 176 of the City of Ithaca Code, the Planning Board must satisfy the requirements contained in SEQRA prior to making a final determination whether to undertake the Project; and

WHEREAS: The Asteri Project 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 SEQRA §617.4 b. (5)(iii) and (9) and is subject to environmental review, and

WHEREAS: the following entities were initially identified as potentially Involved Agencies pursuant to SEQRA: the City of Ithaca Board of Zoning Appeals, Common Council, NYS Department of Transportation, Tompkins County Department of Health, Tompkins County Department of Planning & Sustainability, Tompkins County Industrial Development Agency, and NYS Homes and Community Renewal, and all consented to the Planning Board acting as Lead Agency for this Project, and

WHEREAS: pursuant to SEQRA, the Agency distributed to the above potentially Involved Agencies a Notice of Intent to Act as Lead Agency, a copy of the Project Application, and a completed Full Environmental Assessment Form Part I; and

WHEREAS: the Planning Board, being the local agency which has primary responsibility for approving and funding or carrying out the Action, did, on 3-31-20 declare itself Lead Agency for environmental review of the Project, and
WHEREAS: the following entities were later identified as additional potentially Involved Agencies pursuant to SEQRA: City of Ithaca Urban Renewal Agency, City of Ithaca Board of Public Works, Downtown Ithaca Alliance, Tompkins County Legislature, NYS Division of Historic Preservation, NYS Department of Parks Recreation and Historic Preservation, Office of Mental Health, NYS Housing Finance Authority, NYS Mortgage Agency, NYS Energy Research and Development Authority, and Southern Tier Regional Economic Development Council/ Empire State Development,

WHEREAS: pursuant to SEQRA, on 8-21-20 the Agency distributed to all potentially Involved Agencies an updated Notice of Intent to Act as Lead Agency, a copy of the Project Application, and a completed Full Environmental Assessment Form Part I; and

WHEREAS: no Involved or Interested Agencies have contested the Agency assuming the role of Lead Agency for the Project; and

WHEREAS: the Planning Board is the Lead Agency for the Project; and

WHEREAS: the Planning Board, acting as Lead Agency, has on 9-22-20, reviewed and accepted as complete 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, the following drawings all included in submission materials provided by the Applicant:

Construction and Staging Plan C107- Three Sheets Updated 9-2-20,
Subdivision Map prepared by BW Architects and Engineering with a latest revision date of 8-14-20.

The following drawings prepared by BW Architects and Engineering e.t al. and dated 8-14-20 unless otherwise noted:
Existing Conditions Plan C101 (6-15-20)
Demolition Plan C102 (6-15-20)
Erosion and Sediment Control Plan C103
Layout Plan C104
Grading and Drainage Plan C105 (8-13-20)
Utility Plan C106
Existing Autoturn C401 (6-15-20)
Proposed Autoturn C402 (6-15-20)
WZTC Plan Long Term C501
WZTC Plan Short Term C502
Pedestrian Re-Routing Plan C503
NYS DOR Standard Sheets C504-505

The following undated drawings prepared by BW Architects and Engineering e.t al.: Life & Safety Plan G003-R G004-R
1st Floor Plan A101-C
1st Floor –Intermediate Levels A1-2-C
2nd Floor Plan A103-C
3rd Floor Plan A104-C
4th Floor Plan A101-R
5th Floor Plan A102-R
6th Floor Plan A103-R
7th Floor Plan A104-R
8th Floor Plan A1015-R
The following drawing prepared by Whitham Planning and Design and dated 8-14-20 unless otherwise noted:

- Site Plan L101 & L201 L103
- Materials & Planting Schedule –Cinemopolis Plaza L201and L202
- Materials Plan –Cinemopolis Plaza L301
- Planting Plan Cinemopolis Plaza L401
- Details L501 and 503
- Illustrative Section –Cinemopolis Plaza L601
- Illustrative Section Green Street –L-602
- Materials Plan L301
- Planting Plan- Retail – L402
- Materials Plan –Green St L303 and L403

The following undated and unattributed drawings; Green St Garage –West Elevation, Green St Garage –South Elevation

The following drawing pertaining to lighting: 1st Floor Plan A101-C, 1st Floor –Intermediate Levels A102-C, 4th Floor Plan A101-R, 2nd Floor Plan A103-C, Overall Roof Plan A111-R, 12th Floor Plan A109-R and Building Elevations A201-C A202-C and A203-C all annotated to show proposed lighting locations, an untitled sheet showing lighting types, View 1, View 1 Dusk, View 2, View 2 Dusk, View 3 and View 3 Dusk all undated and prepared by Henderson Engineers and Sixth Floor Lighting and Power Plan E2.6 and Seventh Floor Lighting and Power Plan E2.7 Hunt Engineers 5/29/20.

And the following other materials, Conceptual Geotech Model prepared by Dente Group/A Terracon and dated 4-16-20, Design Review application dated 5-19-20, Ithaca Conference Center Market and Feasibility Study prepared by Hunden Associates and dated April 2017, updated in 2019, Creighton Manning traffic impact analysis dated 7-31-20, correspondence between TG Miller PC and the New York State Department of Transportation dated 5-8-20, correspondence between Dente Group and Stand Structural Engineering Inc. dated 5-7-20, Creighton Manning letter dated 9-8-20, the Ithaca Parking Study- Existing Conditions – Draft Report Prepared by Stantec and dated 7-16-20, a letter from the City Stormwater Management Officer dated 6-10-20, a letter from the Tompkins County Convention
and Visitors Bureau dated 7-15-20, a Phase I Environmental Site Assessment prepared by Environmental Works, Inc. dated 1-31-20, and other application materials (collectively, the “Environmental Information”), and

WHEREAS: the City of Ithaca Parks, Recreation, and Natural Resources Commission, and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered,

WHEREAS: the Planning Board as Lead Agency for the Project undertook a coordinated review of the Project pursuant to SEQRA; and

WHEREAS: prior to making a recommendation about the potential environmental significance of the Project, the Planning Board has reviewed the Environmental Information, consulted various information sources, and considered the list of activities which are Type I Actions outlined in Section 617.4 of the SEQRA regulations, the list of activities that are Type II Actions outlined in Section 617.5 of the SEQRA regulations and the criteria for determining significance outlined in Section 617.7 of the SEQRA regulations; and

WHEREAS: the City Planning Board, acting as Lead Agency, after completing a thorough analysis of the Environmental Information and potential environmental impacts associated with the Project, has determined, as more clearly elaborated in the FEAF, that the Applicant has mitigated any potentially significant impacts to the environment such that the Project will not have any potentially significant adverse environmental impacts, now, therefore, be it

RESOLVED: that the Planning Board determines the proposed Project will result in no significant adverse impact on the environment and this Resolution, which was adopted by a majority vote of the Planning Board, shall serve as the Negative Declaration (as defined in 6 N.Y.C.R.R. 617.2(y)) for the Project, and is issued by the Planning Board, acting as Lead Agency pursuant to and in accordance with SEQRA in a coordinated environmental review, shall take effect immediately.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies:
PROJECT DESCRIPTION

Vecino Group New York, LLC ("Applicant") is proposing a mixed use residential and parking project ("Asteri Project" or "Project") located at 120 E. Green Street, City of Ithaca ("City"), New York ("Site"). The Site is located in the City’s CBD-140 zoning district, located within the Street Level Active Use Overlay Zone.

The Applicant is proposing to demolish the western section of the existing Green Street public parking garage to build a 12 story, mixed use building with an approximately 22,120 SF footprint ("New Building"). The New Building will include a Community Conference Center on the first 3 levels, and 217 units of permanent affordable housing on levels 4 through 12. The affordable housing component will be funded, in part, by the New York State Housing Finance Agency, the State of New York Mortgage Agency, and the New York State Energy Research and Development Authority ("NYSERDA"), with funding for services potentially provided by the New York State Office of Mental Health ("OMH") through the Empire State Supportive Housing Initiative ("ESSHI"). The Asteri Project also includes an expansion of the existing parking garage ("Parking Garage") to a total of seven levels and accommodation for approximately 350 vehicles. The parking decks will be connected to the New Building by a bridge on the second and fourth floors. Area variances, including for the proposed rear yard setback and height, will be required from the City Zoning Board of Appeals.

The first through third floors of the New Building will have uses associated with the Community 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 Asteri Project includes undertaking certain governmental actions relative to the creation and supporting the operation of the Community Conference Center including, possibly, the implementation of a hotel room occupancy tax by the City Common Council and/or the creation of a Tourism Improvement District, as well as the receipt of funding from various state, local, and regional agencies. The City will also enter into a lease guarantee with the Applicant for the Community Conference Center. It is also noted that the Asteri Project includes the transfer of the real property associated with the Asteri Project from the City of Ithaca Urban Renewal Agency to the Applicant.

The Applicant is also proposing the renovation and modification of two outdoor spaces. The Cinemapolis Plaza (an extension of Home Diary Alley) will retain the current public pedestrian passage between the Commons and Green Street. The Cinemapolis Plaza will be rebuilt and enhanced with lighting, signage, furnishings, and landscaping. The Applicant is also proposing to repair and replace the area that currently contains a small parking lot and delivery area between the Site and City Hall. This proposed design will maintain the current delivery access while retaining a limited number of parking spaces.

The Asteri Project will be completed in three phases, as described in the Applicant’s preliminary logistics plan dated September 3, 2020. During phase one, the western section of the existing garage will be demolished and used as a staging area. Phase two involves the construction of the additional decks of parking garage and the construction of the first three floors of the New Building, including the conference center where the western portion of the garage currently sits. Phase three involves the construction of the residential portion of the New Building and fit-out of the commercial spaces.

A subdivision is proposed as depicted on the Subdivision Map prepared by T.G. Miller, P.C. dated 2-14-20. The entire City-owned tax parcel (70.-4-5.2) is 1.487 acres and contains the western and central section of
the Parking Garage as well as the space between the City Hall building and the Parking Garage. The Applicant proposes separating a 1.258 acre portion of the parcel for conveyance to the Applicant. The remaining .229 acres portion would be retained by the City.

The eastern side of the Site contains a portion of the Parking Garage which is not being redeveloped in connection with the Asteri Project. A separate application, submitted by a third-party unrelated to the Applicant, has proposed to demolish the eastern section of the Parking Garage, rebuild two levels with approximately 130 spaces of public parking, construct one ground-level private 35 space parking area, and construct 10 floors and 200 units of residential apartments (“Adjacent Project”). Portions of the existing two-story Rothschild Building will be renovated to house amenity spaces for tenants in connection with the Adjacent Project. While the Adjacent Project is undergoing a thorough environmental review independent from the Asteri Project, potential cumulative impacts associated with the construction and operation of the Asteri Project and Adjacent Project are analyzed herein.

IMPACT ON LAND
The Site is a 1.487 acre City-owned parcel in the core of the City. The Site has previously been extensively developed and includes the City Hall parking area, the Parking Garage, pedestrian walkways, a ground floor cinema, a trash area, and a loading dock.

Construction of the Asteri Project is expected to last approximately 24 to 26 months. Approximately 0.850 acres of the Site will be disturbed (see Demolition Plan C102 dated 6-15-20), 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 remain accessible throughout construction.

The Site currently consists of 99.7% impervious surfaces. There will be a net decrease in impervious surface on the Site, from 99.7 % to 99.2%, due to the Applicant’s proposed enhanced landscape areas.

The Applicant has submitted a document titled Conceptual Geotech Model prepared by Dente Group/A Terracon and dated 4-16-20 (“Preliminary Geotech”) 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 4-7-20. The Preliminary Geotech 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 will likely be utilized.
- Pile driving, if necessary, will last 2-4 months
- A mat foundation may also be possible, assuming that the removal of existing fill would not be overly burdensome.
- Any excavation will require shoring (sheet or soldier piles).

A 1.5’ easement will be requested to accommodate extension of footings north of the proposed property line. Final boundary maps will be provided for review by the City, then recorded and transferred upon the closing of the financing for the Asteri Project.
A full geotechnical investigation will be performed after the Parking Garage has been demolished, and 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 Preliminary Geotech.

Potential Impacts on Land
Foundation construction will create noise, dust, and potentially vibration. It may require temporary shoring that may impact Green Street and other properties. In extreme cases, vibration has the potential to damage nearby structures and noise and dust, if not mitigated, could impact downtown residents, businesses, visitors and workers.

In addition, in the event that the foundations for the Adjacent Project are installed simultaneously, cumulative impacts could be magnified.

Mitigations Proposed by the Applicant:
- Pre and post construction building surveys and vibration monitoring will be performed for any type of Site preparation or foundation construction that involve vibrations that could result in damage to surrounding structures.
- If piles are used, the Applicant will utilize the least intrusive installation method of the foundation in order to minimize vibration.
- Foundation construction for the Asteri Project and the Adjacent Project will 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. Noise producing construction activities will only be permitted on Saturdays, from 9:00 A.M. to 5:30 P.M., with advance notification to and approval by the Director of Planning and Development.

The City Planning and Development Board ("Lead Agency") has determined that based on the mitigation measures identified above, no significant adverse impact to land is anticipated.

IMPACT ON GEOLOGIC FEATURES
The Site does not contain, and is not adjacent to, any unique geologic features or National Natural Landmarks. Accordingly, the Lead Agency has determined that the Asteri Project is not anticipated to create any potentially significant adverse impacts to geological features.

IMPACT ON SURFACE WATER
As described above, the Site is located in the core of the City. There are no surface waters present on the Site. The nearest surface water is Six Mile Creek, located to the south of the Site across from New York State Route 79.

The Applicant submitted a letter from Andrew Sciarabba, PE of TG Miller PC to Nadia V nnedder-Breaton, Assistant Engineer at the New York State Department of Transportation ("NYSDOT") dated 5-8-20 ("Stormwater Letter") outlining the Asteri Project proposed approach to stormwater management. 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. In addition, as detailed in the Stormwater Letter, New York State Department of Environmental Conservation ("NYSDEC") strategies for “Better Site Design” will be incorporated into the Asteri Project.

Soil disturbance associated with Site development will be less than an acre, and the Asteri Project will reduce impervious cover on the Site. Given the minimal disturbance and the slight reduction in impervious cover, Chapter 282 of the City Code only requires the Applicant to produce a Basic Stormwater Pollution Prevention Plan ("SWPPP") and include temporary erosion controls. No permanent stormwater practices (for water quantity or quality treatment) will be required by the City or NYSDEC.

Asteri Project details were submitted to the City Stormwater Management Officer ("SMO"). The City SMO responded to the Asteri Project by correspondence dated 6-10-20 stating:

*I have reviewed your approach on stormwater management for the Asteri site and agree with your summary including your watershed existing and proposed sub catchment delineations and overall assessment of the runoff conditions and drainage patterns. We maintain that the project meets Basic SWPPP status only with regard to City regulations. It is understood that the DOT may require additional compliance measures including further pre and post analyses and/or permanent controls. However, at face value it does not appear that the project will increase runoff rates as compared to existing conditions.*

The majority of the stormwater from the Site drains south to the storm system in Green Street which is under the jurisdiction of NYSDOT. NYSDOT does not follow City or NYSDEC stormwater regulations. NYSDOT has indicated that detention may not be required if the Asteri Project meets or reduces impervious cover (thereby matching existing flows to the system). NYSDOT may require the Asteri Project to provide water quality treatment through installation of hydrodynamic separators, in which case the Applicant will comply with such a request.

The Project does involve a new demand for water, however the Environmental Assessment Form Part I ("EAF") states that the existing water district has sufficient capacity to service the Project without any expansion of its existing facilities. Accordingly, the Lead Agency has determined that with strict compliance to the SWPPP and installation of Better Site Design Strategies, no significant adverse impact to surface water is anticipated.

**IMPACT ON GROUNDWATER**

The Asteri Project does not include the types of activities typically associated with impacts to groundwater. In the event that groundwater is encountered while excavating the Site, any handling of wet soils will be done in accordance with the New York Guidelines for Urban Erosion and Sediment Control. The Preliminary Geotech estimates the depth to groundwater at 10-15 feet based on previous geotechnical explorations.

A 300kW Generac diesel generator is proposed to be located on the west side of the New Building. A diesel generator was selected following coordination with the City of Ithaca Fire Department. The generator will include secondary containment safety measures to mitigate the risk of fuel spills as well as
appropriate alarm systems in the event of malfunction. In addition, the generator will be contained within an acoustic enclosure.

Accordingly, the Asteri Project is not anticipated to create any potentially significant adverse impacts to groundwater.

**IMPACT ON FLOODING**
The EAF states that the Asteri Project will not result in the development of lands which are subject to flooding, and does not include the impoundment of water. As noted above in the analysis of impacts to surface waters, the Project will strictly comply with the SWPPP and will include Better Site Design Strategies. Accordingly, the Asteri Project is not anticipated to create any potentially significant adverse impacts to flooding.

**IMPACTS ON AIR**
The Asteri Project will not be a significant source of air emissions. The Asteri Project does not entail the types of activities or operations that require the Applicant to acquire air registration permits or that are associated with a significant potential for air emissions. Construction is expected to last for 24 months, during which time Site preparation activities, including grading, importation of fill and foundation preparation have the potential to create airborne dust.

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.

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

- Utilizing a 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.
- Prohibiting burning of debris on Site.

Any impacts to air quality from construction activities will be minor, and temporary in nature. Any impact to air quality associated with the increase in vehicle trips to and from the Site will be minor in nature due to the relatively minor increases in vehicle trips into the City’s downtown core, as detailed below. Accordingly, the Lead Agency has determined that with the mitigation measures during construction identified above, no significant adverse impact to air is anticipated.

**IMPACTS ON PLANTS AND ANIMALS**
As described above, the Site is located in the core of the City. The Site consists of 99.7% impervious surfaces, and does not contain suitable habitat for any species of concern. The Asteri Project does include the removal of several urban trees abutting the Site, however, the Applicant has proposed extensive landscaping to mitigate this potential impact.
While the EAF Mapper has identified the Site as located in an area potential suitable as habitat for the rusty-patched Bumble Bee and Gray Petaltail, no such species are known to occupy the Site. The EAF Mapper flagged the Site as potential habitat due to the Site’s proximity to Six Mile Creek, however, the Site is completely urbanized.

Accordingly, the Project is not anticipated to create any significant adverse impacts to plants, animals, natural communities, or wildlife habitat.

**IMPACT ON AGRICULTURAL RESOURCES**
The Site is not located within an Agricultural District, and the EAF states that the Site does not contain productive agricultural lands consisting of highly productive soils. The Asteri Project does not entail the types of activities or operations that would be associated with any risk to agricultural operations elsewhere, and no agricultural lands are located in proximity to the Site. Therefore, the Asteri Project is not anticipated to create any significant adverse impacts to agricultural land resources.

**IMPACT ON AESTHETIC RESOURCES**
The Site is in the City’s downtown core. The Asteri Project will consolidate the Parking Garage and include the New Building.

The west and south facades of the New Building will be visible on Green Street, particularly the southwest corner of the New Building. The parking deck will be less visible, as it will be well-screened by other structures. The Planning Board has conducted Design Review for the Asteri Project in order to provide the Applicant with feedback designed to minimize potential impacts to aesthetic resources. The Asteri 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 New Building facing Green Street are primarily glass which provides transparency and visibility of the activities within the building.
  - The Green Street 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 New Building.
  - The residential lobby is on the east side of the New Building off of Cinemopolis plaza.
  - The Asteri Project maintains and improves three important pedestrian spaces around the New Building, all of which will be further developed during site plan review.

- **Varied building massing to provide interest, light and amenity:**
  - The New Building is U-shaped with an open air court facing north to preserve light and views for its residents and those at surrounding buildings.
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.

The design of the Asteri Project was recently changed to address Lead Agency feedback regarding the limited space between the Asteri Project and a recently constructed building located to the north ("Harold's Square"). Harold's Square received a rear yard variance and was built close to its southern property line. Likewise, the Asteri Project requested relief from the 10' rear yard setback in order to accommodate the space requirements for the community conference center and maximize the number of affordable housing units. Complete relief from the rear yard setback would allow the Asteri Project to be built 12' from Harold's Square for the full height. However, although the first 3 floors (containing the community conference center) were designed to be approximately 14' from Harold's Square facade, the residential tower is U-shaped, providing light and air between the buildings. The original design had a slight step back such that there was 19' between Harold's Square and the closest walls of the New Building. Nevertheless, the Lead Agency asked the Applicant to explore a design that would provide more space between the two buildings.

Based on input during the public hearing and Lead Agency discussion, the Applicant presented a revised design at a July 16, 2020 Special Meeting. The new design retains the encroachment in the rear yard for floors 1-4 but steps back floors 5-12 an additional 10 feet to be well within compliance with the rear yard setback. The Applicant stated that the step back was implemented on the fifth floor, rather the fourth floor (the first floor of the residential tower) due to structural requirements pertaining to the size of the conference center ballroom.

The revised design is shown in drawings and visualizations contained in the presentation that was shown at a 7-16-20 special meeting of the Planning Board and in application materials dated 7-23-20. The Lead Agency has reviewed these section and plan view drawings that demonstrate the approximate 14’ gap between floors 1-4 and the approximate 24’ gap between levels 5-12 of the New Building and Harold's Square. The Lead Agency also reviewed drawings and visualization showing how the Applicant proposes to create more interest on the north façade of levels 2-3 (facing Harold’s Square) and a more welcoming and dynamic pedestrian zone between the two buildings. The pedestrian zone improvements include inset niches between building columns, installation/relocation of public art, lighting and varied building materials. These design changes allow for increased light and air between the buildings and enhance the pedestrian experience between these two buildings.

At the July 16 special meeting, the Lead Agency also considered a presentation by representatives of the community conference center working group as well as the Ithaca Conference Center Market and Feasibility Study prepared by Hunden Associates and dated April 2017, updated in 2019 ("Feasibility Study") to estimate the number, type and attendance of events. This information allowed the Lead Agency to understand the
relationship between the size of the ballroom required for a feasible facility and the size and footprint of the New Building.

The Lead Agency has considered all the information and acknowledged the following priorities
- A community conference center of a particular size to be located in the downtown core.
- The need for housing, particularly affordable housing.
- The need for adequate space, light and air between buildings for the comfort of building residents, as well as downtown workers and visitors.
- The need for a vibrant, safe and interesting pedestrian zone

The Lead Agency has determined that the Asteri Project as a whole has many positive aesthetic benefits. Both the Asteri Project and Adjacent Project will transform the north side of Green Street from primarily a service area (parking garage) behind the Commons to an active and vibrant area that will complement development on the south side of Green Street. While there are scenic resources noted in the EAF approximately 2 miles from the Site, the New Building is not expected to be out of scale or character with surrounding structures in the City. The New Building will include the Asteri logo, which has been designed to fit in with the overall aesthetic of the New Building. The Lead Agency has determined that the above listed priorities have been balanced and any potentially minor negative impacts to aesthetic resources have been mitigated to the maximum extent practicable by redesigning the New Building and activating the pedestrian zone. Accordingly, no significant adverse impact to aesthetic resources is anticipated.

**IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES**

The Site is not located within an historic district, and the Parking Garage is not designated at the federal, local or state level as a historic resource. As mentioned in a previous section, the north side of this block of Green Street, with the exception of the corner properties on Cayuga Street, serves primarily as parking and service functions. The southern portion of the neighborhood has been substantially redeveloped over the last 20 years and contains new buildings of various heights and styles. The Site is in proximity to several historic districts and designated structures 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
- Wilkinson Residence
- Vose Residence
- Carey Building

The Lead Agency has reviewed visualizations contained in the Applicant’s presentation shown at a 7-16-20 special meeting and determined that the Asteri Project is compatible the downtown character and not detrimental to historic properties or districts. As noted above, the Asteri Project is a positive aesthetic benefit on the neighborhood, and replaces the existing Parking Garage which has no historic value.
The NYSDEC EAF Mapping tool identified the Site as potentially sensitive for archeological resources, however, the Site has been developed for many decades. As such, any archeological resources present on the Site would likely have been previously disturbed and/or removed.

Following a careful review of the simulations submitted by the Applicant, and considering the proximity of historic resources, the Lead Agency has determined that no significant adverse impact on historic and archeological resources is anticipated.

**IMPACT ON OPEN SPACE AND RECREATION**
There are several public pedestrian access routes on all sides of the Parking Garage: 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.

The pedestrian walkway between W. Green Street and the Ithaca Commons (“Commons”), passing in front of Cinemapolis, will be enhanced as a public plaza. Access to this passage will be a public amenity with new lighting, outdoor seating, paving, improved overhead aesthetics, and plantings in a setting that is partially open to the sky and partially covered by the overhanging garage structure. There is opportunity for public art and light installations.

The alley running west-to-east between the Site and neighboring properties (including Harold’s Square, existing businesses on the Commons, and Center Ithaca) will continue to serve as a connection for pedestrians, maintenance, and other access purposes. The Applicant has proposed lighting, new paving, public area and other features to provide a welcome pedestrian environment.

The sidewalk in City Hall Plaza will be replaced, as will the entire sidewalk on Green Street in front of the Site. At Asteri 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 the Site), and the primary entrance to the conference center, ample glazing on the first floor of the conference center, street trees and lighting.

The Asteri Project will have temporary impacts on the use of the pedestrian spaces during the 24 month construction period, however, such impacts will be sufficiently mitigated as described below in the Impacts to Transportation section. Accordingly, the Lead Agency has determined no significant adverse impact to open spaces 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 parts of the landscape that have 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 Asteri Project is UNA 156, Six Mile Creek Valley, which begins in Six Mile Creek at the Aurora Street Bridge and encompasses the whole Six Mile Creek watershed. The Site is approximately 375 feet from the downstream border of the natural area. As detailed above, no significant adverse impacts to Six Mile Creek are anticipated.

Accordingly, the Lead Agency has determined that no significant adverse impacts to Critical Environmental Areas are anticipated.

**IMPACT ON TRANSPORTATION**

**Existing Conditions**
The Site is in the City's 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 the 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 vehicle.

**Roadway Network**
The Site is on Green Street/NYS Rte 79, a major east-west regional highway connecting Ithaca to Route 88 to the east and the NYS thoroughway via Trumansburg to the west. Within the City area, NYS 79 connects to the hospital, waterfront area, downtown and the Cornell campus (via several roads on East Hill). Green Street is one-way for its entire length from S. Meadow to State/ MLK Streets providing two lanes for general traffic, a bus lane on the south side of the road and on-street parking on the north side of the road. Sidewalks are provided on both sides of the road and a signalized mid-block pedestrian crossing is provided approximately 400 feet east of North Cayuga Street.

**Parking**
The City has an inventory of 6,002 existing parking spaces located downtown and in Collegetown. The majority of the existing parking spaces (4,305) are located downtown, in the vicinity of the Site. 1,062 of the downtown spaces consist of on-street parking. The remaining 3,243 downtown spaces are spread across more than 200 individual parking lots, both public and private, as well as three City-owned and publicly available parking garages. The three City-owned garages are the Parking Garage, the Seneca Street garage, and the Cayuga Street garage. These three garages have a total of 1,464 spaces available, making up approximately 41% of the total off-street spaces available downtown. As part the City’s ongoing Comprehensive Downtown Parking Study, Stantec recently completed a draft inventory and analysis of downtown parking supply dated July 2020. The Stantec Study notes that the three existing garages “are less utilized compared to the on-street parking” and that “the garages don’t operate at optimal capacity.”

The Site contains the Parking Garage, which contains 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 spaces. Anticipating the redevelopment potential along Green Street, 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 Parking 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 by the City has revealed that the structure has a limited remaining lifespan.

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

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

Transit
The south side of Green Street 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 Street to the signalized mid-block pedestrian crossing and operates an office on the ground floor of 131 W Green Street. 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.

Pedestrian
There are several public pedestrian access routes on all sides of the 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.

Bike Parking
There is a bike lane on the south side of Green Street. Seven racks of covered bike parking is provided between Cinemopolis and the surface lot along with six bike racks adjacent to City Hall.

Proposed Conditions

Roadway Network
Per the Creighton Manning traffic impact analysis dated 7-31-20, the trip generation estimate for the residential portion of the development indicates that the Project will generate approximately 85 total trips during peak commuter time periods. It is anticipated that residents of the affordable housing component will also rely heavily on other modes including the available transit routes provided in the Project vicinity.

The worst-case Site specific trip generation estimate indicates that the convention center will generate approximately 175 to 205 total vehicle trips during peak event conditions if only 25% of overnight guests
use other modes of transportation. In comparison, the trip generation estimate indicates that the convention center will generate approximately 153 to 180 total vehicle trips during peak event conditions if 50% of overnight guests use other modes of transportation.

A review of the types of events and anticipated attendance at each event indicates that there will be approximately 180 events held at the convention center over the course of a year; however, only 26 of those events (one every two weeks) will average more than 650 attendees. These events are associated with consumer shows and special events that generally have a daily distribution of traffic that is more spread out over the course of a typical day with respect to arrivals and departures. Over half of the remaining events (116) will attract approximately 300 attendees or fewer on average.

Parking Garage & Off Street Parking
During Phase 1, the Asteri Project will permanently remove the western section of the Parking Garage (136 spaces) and add four parking decks to the center section. The vehicular entrance will be maintained in its current location. The eastern portion of the garage will also be demolished and rebuilt in conjunction with the Adjacent Project. The two existing parking decks will be replaced with 122 spaces and 36 additional 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 the Asteri Project and reopening of the public garage, there will be 470 public parking spaces, and 36 ground-floor private spaces, a total increase of 165 spaces over existing conditions. The Asteri 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 Square Project to the north. The New Building footprint will extend west, beyond that of the existing garage. This will result in a smaller pedestrian, parking and delivery area adjacent to City Hall. 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 permanent change to on-street parking.

Deliveries and Loading
The building footprint will extend west, beyond that of the existing garage. This will result in a smaller pedestrian, parking and delivery area adjacent to City Hall. The Asteri Project is proposing a back-in loading dock at the northwest corner of the building for general building and conference center deliveries. Autoturn diagrams submitted by the Applicant as sheet C402 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.

Transit
No permanent changes are proposed to transit drop off points. Transit ridership may increase due to the new residents units and conference center use.

Pedestrian
The Asteri Project will maintain and improve pedestrian access and amenity throughout the 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 sidewalk in City Hall Plaza will be replaced as will the entire sidewalk on Green Street in front of the Site. At Asteri 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 the Site), and the primary entrance to the conference center, ample glazing on the first floor of the conference center, street trees and lighting.

**Bikes**

Once construction is complete, the Green Street bike lane will be unchanged. The Asteri Project will retain and relocate the seven covered bike racks currently located within the Cinemopolis Plaza. The Asteri Project will provide a first floor bike storage room and workshop to accommodate bikes for residents, and the Adjacent Project includes the addition of 63 additional bike parking spaces.

**Completed Project Impacts and Mitigations**

The Asteri Project is located in the City’s 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 Asteri Project will create demand for all transportation modes and increase the need for delivery and loading.

**Roadway Network**

Per the Creighton Manning traffic impact analysis, the magnitude of the new vehicle trips generated by the site is less than the NYSDOT and ITE threshold of 100 site generated vehicles on any one intersection approach for needing off-site intersection analysis. The anticipated traffic volumes for the residential component of the Asteri Project will be well below the 100-vehicle threshold indicating that detailed intersection analysis is not needed and that the site generated traffic will be accommodated by the existing roadway network. While large conference center events will result in an increase in traffic in the vicinity of the Site, it is anticipated that these temporary increases in traffic will occur around the Site just before and after large discrete events, and will dissipate quickly. Peak conditions of events and functions generally do not overlap with peak commuter time periods.

The Applicant’s Traffic Impact Analysis from Creighton Manning dated 9-8-20, confirms that the increase in vehicle traffic associated with the Project will be adequately accommodated by the existing roadway network.

**Parking Garage & Off Street Parking**

The Asteri Project and Adjacent Project 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, the Asteri Project’s residential units will create more parking demand. Such demanded, however, is mitigated for several reasons.
First, the Asteri Project and Adjacent Project are located 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.

Next, 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 of car free residents.

The conference center will also add to parking demand, however, much of the demand will be offset with overnight stays in downtown hotels and other factors. The Feasibility Study estimates the number of events, types of events, and attendance anticipated at the events held at the conference center. As described in the Feasibility Study, several factors will decrease conference center demand for parking:

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 Feasibility 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”.

Mitigations to Garage and Off Street Parking Impacts
The primary mitigation to manage parking demand caused by the Asteri Project is implementing the recommendations of the Downtown Parking Study, which will be completed before the Asteri Project is open. Through the results of the study, the City will develop and implement 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.

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 7-16-20 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 weekday occupancy of the public garages in October and November of 2019. The Stantec Study shows an overall average of 361 unoccupied spaces. 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 will include adjusting pricing to reduce demand at peak hours, working with the DIA to enroll downtown employees in the Downtown TMA, and other methods.

Stantec is also developing a model to look at overall parking demand under near-future build-out conditions that include both Asteri Projects at the Parking 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.

Additionally, all of the residential units associated with the Asteri Project will be permanent affordable housing. The City has several affordable housing projects in the downtown core and experience has shown that vehicle-free households can range between 60% to 70% of total affordable project units.

Since a successful conference center will be a large driver of parking demand, additional measures will be taken to ensure 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 7-15-20 stating that conference parking will be managed in coordination with the Applicant.

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 do not provide parking, and no significant adverse impacts to off street parking are anticipated in connection with the Project.

On Street Parking
There is no proposed permanent change to on-street parking. While there may be minor changes to the availability of on street parking associated with the completed Project and Adjacent Project, the overall increase in capacity of off street parking is anticipated to effectively mitigate the increased demand for parking associated with the Project.

Deliveries and Loading
Higher intensity of land use will create more demand for all types of deliveries and loading. The Asteri Project adds demand for delivery to an important and active delivery zone in the City Hall parking lot. In addition, the building footprint will extend west, beyond that of the exiting garage, resulting in a smaller pedestrian, parking and delivery area adjacent to City Hall. Nevertheless, the Autoturn drawings provided by the Applicant demonstrate that sufficient space will exist for deliveries and loading to occur at the Site, and that no significant adverse impacts are anticipated.

The Adjacent Project will also impact demand for residential delivery. The Adjacent Project will include the restoration of a loading area on Green Street as well as additional loading space at the service area adjacent to the existing Marriott Hotel.

**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 the Asteri Project.

**Pedestrian**
The Asteri Project will maintain and improve all pedestrian access and amenities throughout the Site, therefore no negative impact is anticipated.

**Bikes**
The Asteri Project will increase demand for public bike parking. Once construction is 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 Asteri Project will provide a first floor bike storage room and workshop to accommodate bikes for residents. While the Adjacent Project will also increase demand for public bike parking, the Adjacent Project will include sixty-three additional bike parking spaces to mitigate any impacts associated with the Adjacent Project. Therefore, no negative impact to bike parking is expected as a result of the Asteri Project.

**Temporary Project Construction Impacts & Mitigations**
Construction for the Asteri Project is expected to begin in late 2020 or early 2021 and to last approximately 24 to 26 months. During this time there will be fluctuating temporary impacts to all modes of transportation, including pedestrians, cyclers, transit, delivery vehicles and personal vehicles, including potential cumulative impacts associated with the construction of the Adjacent Project. The evaluation of construction impacts and the selection of appropriate mitigations was done in two primary ways. First, the Applicant has developed a construction access and mitigation plan in coordination with NYSDOT and the City. Second, City staff, in coordination with the Downtown Ithaca Alliance (DIA) has used data and analysis completed by Stantec, as well as other sources to better understand, predict and mitigate the construction parking impacts of simultaneous construction of the Asteri Project and the Adjacent Project.

**Construction Impacts and Mitigations to Roadway Network**
The Applicant has developed a coordinated construction plan for the south side of Green Street from the corner of Cayuga to the east side of the Aurora Street 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, updated 9/2/20, 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. The Applicant and City have worked to coordinate with the construction related to the Adjacent Project to ensure that construction impacts to roadways are minimized. The Applicant’s construction plans provide sufficient detail to confirm that no significant adverse impacts to the roadway network are anticipated during construction.

Construction Impacts and Mitigations to Parking Garage and Off Street Parking

During the approximately two-year construction period for the Asteri Project and the Adjacent Project, the number of available parking spaces in the Parking Garage will fluctuate. 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. Additionally, some portion of the Parking Garage is expected to be open during most of the construction period.

Based on information contained in the Stantec Report, up to 293 actual parkers are likely to be displaced at the weekday peak hour. 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 alternative 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, a demand that the downtown parking supply can meet. The four existing parking spaces in the City Hall parking lot will be removed during project construction. Removal of these spaces will temporarily relocate parking for City employees and visitors to City Hall.

Two mitigating factors should be considered when evaluating potential parking impacts during construction, including potential cumulative impacts associated with the Adjacent Project:

First, the Asteri 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, there 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 for both the Asteri Project and Adjacent Project when the Green Street Garage is completely closed and the parking supply is at its lowest level. 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.

In addition, the following mitigation measures have been proposed in order to address the cumulative effects of the Asteri Project and Adjacent Project:

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.

2. Relocate Accessible Spaces to the Cayuga Street Garage:
   Based on information provided by Eric Hathaway, Director of Transportation and Parking, six of the nine accessible spaces in the Green Street Garage are used on a regular basis. Fred Huante, manager of the Cayuga Street 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 replace up to 145 spaces from the garage. Alternatively, these spaces can 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 at downtown surface lots, adjusting pricing at garages, and educating parkers as to the location of available parking.

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 and Mitigation for On Street Parking
The short term street parking available for in front of the Site will be unavailable during construction while the lane shift is in place. The relatively few number of unavailable spaces are not anticipate to result in any appreciable impact on the plentiful on street parking available elsewhere in the vicinity of the Site. In addition, no cumulative impacts associated with the construction of the Adjacent Project are anticipated because no on-street parking spaces will be removed in connection with the same.

Construction Impacts and Mitigation for Deliveries and Loading
Based on the construction plan drawings provided by the Applicant, 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, as detailed in the construction logistics plan. While the removal of the loading spaces will impact some Commons businesses and residents and businesses in Harold’s Square, such impacts will be temporary in nature. The right-of-way proposed by the Applicant for deliveries will remain in place through all phases of the Project’s construction, providing access for such purposes.

The Applicant has submitted an analysis prepared by Welliver McGuire dated May 29, 2020, updated September 3, 2020, which lays out the construction logistics plan designed to minimize impacts caused by the Asteri Project, including on the issue of deliveries. The logistics plan, together with the associated construction drawings, show that overall impacts to deliveries and loading will be limited in nature, and that no significant adverse impacts are anticipated.

Construction Impacts and Mitigation for Transit
Based on the construction plan drawings referenced above, bus movements, particularly for the larger inter-city busses, will be adjusted. There are no proposed changes to any transit stops, and none are associated with the Adjacent Project. The City will work with TCAT and intercity bus
providers to determine if any bus stops should be relocated, however, no significant adverse impacts to transit are anticipated during construction.

Construction Impacts and Mitigation for Pedestrians
Pedestrian circulation will be altered during the 24 month construction period as depicted in the Applicant’s Pedestrian Re-Routing Plan (Sheet C503) dated 8/14/20. Portions of the Site will be inaccessible to the public in order to maintain safe circulation and building egress in and around the construction zone. 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 Street Bridge. As the Applicant’s plans demonstrate, pedestrians will be well-accommodated during construction, and no significant adverse impacts are anticipated.

Construction Impacts and Mitigation for Bike Parking
As detailed in the Pedestrian Re-Routing Plan referenced above, the existing bike racks in front of City Hall and the covered racks under the parking garage will be removed and relocated during the 24 month construction period. Following the completion of construction, permanent bike parking will be available as described above. No significant adverse impacts to bike parking are anticipated during construction. There are no cumulative impacts to bike parking associated with the construction of the Adjacent Project, as no bike parking will be altered by the Adjacent Project.

Based on above, and considering all potential cumulative impacts associated with the Adjacent Project, the Lead Agency has determined that the Applicant, working with the City and other stakeholders, has adequately mitigate impacts to transportation the maximum extent practicable and that no significant adverse impacts to transportation (short-term or long-term) are anticipated as a result of the Asteri Project or the construction thereof.

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 Asteri 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 Asteri 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 New Building while maintaining a greater area for higher performing wall systems.
   b. The New 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 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.

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 careful 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 expected 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 Asteri 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 Start 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 Asteri 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 New Building as constructed will still achieve the performance goals. b. If conference center portion of the Asteri 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 Asteri Project as well.

Accordingly, the Lead Agency has determined that the Asteri Project will have no significant adverse impact to energy.

IMPACT ON NOISE, ODOR & LIGHT
The Asteri Project does not include activities that will produce noise or odors at levels that are out of character with existing surrounding uses. The Asteri Project includes a commercial kitchen as part of the conference center. Venting is designed so that noise, odors, air movement and visual impact is minimized at the pedestrian level.

Construction is expected to last 24 to 26 months, during which time temporary construction noise may impact nearby residents, business and visitors. Vibratory pile driving will likely be used for foundation construction the Asteri Project. This Asteri Project estimates a 2-3 month duration for pile driving.

The Asteri Project does not include activities that require lighting at levels that are out of character with existing surrounding uses. The Applicant has submitted several lighting plans and drawings showing lighting in various parts of the Asteri Project. The garage design includes opaque walls at a sufficient height to block headlights. The interior lighting of the conference center will have a significant effect on street activation and will be designed to create interest and a feeling of activity. The New building has a series of exterior lights that are recessed in the facade lighting some vertical light slots on the south side, as well as other lighting at the pedestrian level and slipped into the metal panel on the west and north sides. There is also lighting of the perforated panels that make up the roof screen. None of these lighting fixtures are anticipated to have adverse effects on neighboring buildings, pedestrians and vehicles, or dark sky.

A 300kW Generac diesel generator is proposed to be located on the west side of the New Building, below the second floor. A diesel generator was selected following coordination with the City of Ithaca Fire Department. The generator will include an acoustic enclosure.

Mitigations Proposed by the Applicant:
- If piles are used, the Applicant will choose the installation method that minimizes vibration and noise
- 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 parking garage is designed with automatic dimmers to bring light levels down to 50% capacity when inactive for more than 15 minutes.
- Top deck lighting will not spill over onto adjacent properties.
- The acoustic enclosure provided for the generator, together with the placement of the generator below the second floor of the Project and behind metal wall panels will mitigate the limited noise produced by the generator during its testing cycles. Such testing will be limited in frequency and duration.
Based on above, the Lead Agency has determined that the Applicant will adequately mitigate impacts from light, noise, or odors and that no significant adverse impacts from light, noise, or odors are anticipated.

**IMPACT ON HUMAN HEALTH**

The EAF Part I identifies the existence of one site listed in the NYSDEC Spills Incident Database and two sites listed in the NYSDEC Environmental Site Remediation Database in proximity to the Site. The Applicant has submitted a Phase I Environmental Site Assessment (“Phase I”) prepared by Environmental Works, Inc. dated 1-31-20.

As detailed in the Phase I, based upon the distance between the Site and the location of prior contamination, no impacts to the Asteri Project are anticipated from such contamination. The Phase I concludes that no Recognized Environmental Conditions or potential Vapor Encroachment Conditions exist on the Site.

Further, the Asteri Project does not entail the types of activities or operations that are associated with a significant potential for affecting public health, such as storing large amounts of hazardous or toxic materials. Any solid waste generated at the Project Facility during construction will be properly disposed of pursuant to Federal, State and local laws and regulations. Accordingly, the Asteri Project is not anticipated to create any significant adverse impact to public health.

**CONSISTENCY WITH COMMUNITY PLANS**

The Asteri Project will bring 217 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 Asteri Project is in the downtown core where mixed use residential development is allowed and highly desirable. The Asteri 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. The Asteri Project allows preservation of all the existing parking while and the additional parking will support recent and current developments in the downtown core.

As designed, the Asteri 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 New Building is 139’ in height except for a small portion in the SW corner on the top floor which projects up an additional 10’ +/- feet and is approximately 950 sf in size, or less than 5% of the total
footprint. Mechanical screen walls will be sized to hide mechanical equipment on the roof and are not subject to the height restriction.

The Asteri 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 events 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 Lead Agency has determined that the street level is an active use because the design and use transforms the street level from its current form (parking garage) which has very limited to no activation and/or pedestrian interest or amenity into a bright and active area. Accordingly, the Lead Agency has determined that no significant adverse impact to Community Plans is anticipated as a result of the Asteri Project.

**CONSISTENCY WITH COMMUNITY CHARACTER**

**Impact on City Property:**

A subdivision is needed for the Project. The affected area is shown in a drawing titled Lot Line Adjustment Map prepared by BW Architects and Engineering with a latest revision date of 6-15-20. The entire City owned tax parcel 70.-4-5.2 is 1.487 acres and contains the western and central section of the parking garage as well as all the space between the City Hall building and the garage. The area between City Hall and the garage contains parking, a sidewalk and a delivery area. During the last 24 months the eastern portion of this area has been blocked off to serve the construction needs of the Harold’s Square project. The above referenced drawing proposes separating a 1.258 acre portion of the parcel for conveyance to the Project Sponsor. The remaining .229 acres portion would be retained by the City and either consolidated with the adjacent parcel containing City Hall or retained as a separate parcel. See Impacts to Transportation/ Deliveries. A 1.5’ easement as shown on the Lot Line Adjustment Map will be requested to accommodate extension of footings north of the proposed property line. Final boundary maps will be provided for review by the city, then recorded and transferred upon the closing of the financing in December 2020.

Construction will require the temporary removal of several pieces of public art listed below that are on and around the Site. The Applicant is working with City Planning and Public Works staff to coordinate safe removal and storage of the pieces as well as relocation at the end of the construction period.

1. Businessman in Touch with Nature, Cherry Rahn - On Pedestal in "City Hall Plaza"
2. Butterflies of Memory, Kathleen Griffin - Currently in Storage, were in Cinemopolis Alley, Dedication Plaque on Garage Support
3. Hanging Fish - Jay Seaman, Overhead at the end of Home Dairy Alley
4. Going to Market, Mary Beth Ihnken - 3 Boards on side of DPW storage area
5. Watershed Wall - Mosaic undercover, alley side of DPW storage area.

Publicly accessible pedestrian ways will be restored following the completion of construction - See Impacts to Transportation – Pedestrians.

Trash and Recycling:
The compactors and dumpsters to serve the Asteri Project will be internal to the building and wheeled out on trash days. The conference center will have (1) 2-yard dumpster/compactor for the conference center waste, located in the northwest corner of the ground level. The residential portion of the Asteri Project will have (1) 2-yard dumpster and compactor for waste located in the NW corner of the building. Both uses will share a 2 yard dumpster and compactor for recycling. Casella Waste Services will service all these containers. Number of weekly pickups will depend on use and events.

Construction Impacts:
The Applicant has coordinated with the City Fire Chief to ensure adequate emergency access during and after construction. Perimeter fencing will be in place during construction to screen the public from the construction site.

As described above, the Asteri Project fits in well with adjacent land uses. Accordingly, the Lead Agency has determined that no significant impact to Community Character are anticipated as a result of the Asteri Project.

Prepared by: Lisa Nicholas, AICP, Deputy Director of Planning, and revised by the Planning Board
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)

<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 involve construction on land where depth to water table is less than 3 feet.</td>
<td>E2d</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may involve construction on slopes of 15% or greater.</td>
<td>E2f</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.</td>
<td>E2a</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.</td>
<td>D2a</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may involve construction that continues for more than one year or in multiple phases.</td>
<td>D1e</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).</td>
<td>D2e, D2q</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed action is, or may be, located within a Coastal Erosion hazard area.</td>
<td>B1i</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other impacts:</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</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>E2g</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>E3c</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>
1. Other impacts: _______________________________________________________
___________________________________________________________________

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>Question(s)</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 require new water supply wells, or create additional demand on supplies from existing water supply wells.</td>
<td>D2c</td>
<td></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. Cite Source:</td>
<td>D2c</td>
<td></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>
<td></td>
</tr>
<tr>
<td>d. The proposed action may include or require wastewater discharged to groundwater.</td>
<td>D2d, E2l</td>
<td></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>
<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>
<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>
<td></td>
</tr>
<tr>
<td>h. Other impacts: _________________________________________________________</td>
<td></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>Question(s)</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 result in development in a designated floodway.</td>
<td>E2i</td>
<td></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>
<td></td>
</tr>
<tr>
<td>c. The proposed action may result in development within a 500 year floodplain.</td>
<td>E2k</td>
<td></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>
<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>
<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>
<td></td>
</tr>
</tbody>
</table>
**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>![YES]</td>
<td>![NO]</td>
</tr>
<tr>
<td>i. More than 1000 tons/year of carbon dioxide (CO₂)</td>
<td>![YES]</td>
<td>![NO]</td>
</tr>
<tr>
<td>ii. More than 3.5 tons/year of nitrous oxide (N₂O)</td>
<td>![YES]</td>
<td>![NO]</td>
</tr>
<tr>
<td>iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)</td>
<td>![YES]</td>
<td>![NO]</td>
</tr>
<tr>
<td>iv. More than .045 tons/year of sulfur hexafluoride (SF₆)</td>
<td>![YES]</td>
<td>![NO]</td>
</tr>
<tr>
<td>v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions</td>
<td>![YES]</td>
<td>![NO]</td>
</tr>
<tr>
<td>vi. 43 tons/year or more of methane</td>
<td>![YES]</td>
<td>![NO]</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>![NO]</td>
<td>![YES]</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>![NO]</td>
<td>![YES]</td>
</tr>
<tr>
<td>d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.</td>
<td>![NO]</td>
<td>![YES]</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>![NO]</td>
<td>![YES]</td>
</tr>
<tr>
<td>f. Other impacts: Minor impacts during construction.</td>
<td>![NO]</td>
<td>![YES]</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 - f. 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>![NO]</td>
<td>![YES]</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>![NO]</td>
<td>![YES]</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>![NO]</td>
<td>![YES]</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>![NO]</td>
<td>![YES]</td>
</tr>
</tbody>
</table>
e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.

Source: ________________________________

f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.

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.

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 & information source: ____________________________________________

i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.

j. Other impacts: ____________________________________________________________

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>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>
</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, E1b</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>
</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>
</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>
</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>
</tr>
<tr>
<td>g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.</td>
<td>C2c</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other impacts: __________________________</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>E3h</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>E3h, C2b</td>
<td>☑</td>
</tr>
<tr>
<td>c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round</td>
<td>E3h</td>
<td>☐</td>
</tr>
<tr>
<td>d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities</td>
<td>E3h, E2q, E1c</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>E3h</td>
<td>☑</td>
</tr>
<tr>
<td>f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile, 1/2 -3 mile, 3-5 mile, 5+ mile</td>
<td>D1a, E1a, D1f, D1g</td>
<td>☐</td>
</tr>
<tr>
<td>g. Other impacts: ____________________________</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>E3e</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>E3f</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. Source: ____________________________</td>
<td>E3g</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>E2e, 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>
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>a. Projected traffic increase may exceed capacity of existing road network.</th>
<th>Relevant Part I Question(s): D2j</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<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>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action will degrade existing transit access.</td>
<td>D2j</td>
<td>✔</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action will degrade existing pedestrian or bicycle accommodations.</td>
<td>D2j</td>
<td>✔</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>
<td>☐</td>
</tr>
<tr>
<td>f. Other impacts: Temporary impacts during construction.</td>
<td></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>a. The proposed action will require a new, or an upgrade to an existing, substation.</th>
<th>Relevant Part I Question(s): D2k</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<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>
<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>
<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>
<td>✔</td>
</tr>
<tr>
<td>e. Other Impacts: The proposed new building will be more energy efficient than is required by code.</td>
<td></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>a. The proposed action may produce sound above noise levels established by local regulation.</th>
<th>Relevant Part I Question(s): D2m</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<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>
<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>
<td>☐</td>
</tr>
</tbody>
</table>
The proposed action may result in light shining onto adjoining properties.  

The proposed action may result in lighting creating sky-glow brighter than existing area conditions.  

Other 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>
<tbody>
<tr>
<td>E1d</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>E1g, E1h</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>E1g, E1h</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>E1g, E1h</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>D2t</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>D2q, Elf</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>D2q, Elf</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>D2r, D2s</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>E1f, E1g, E1h</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>E1f, E1g</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>D2s, Elf, D2r</td>
<td>☑</td>
<td>☐</td>
</tr>
</tbody>
</table>

Temporary construction 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.

| a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s). | C2, C3, D1a, D1d, E1a, E1b | ✔ | ☐ |
| 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%. | C2 | ✔ | ☐ |
| c. The proposed action is inconsistent with local land use plans or zoning regulations. | C2, C2, C3 | ✔ | ☐ |
| d. The proposed action is inconsistent with any County plans, or other regional land use plans. | C2, C2 | ✔ | ☐ |
| 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. | C3, D1c, D1d, D1f, D2j | ✔ | ☐ |
| f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure. | C4, D2c, D2d, D2f | ✔ | ☐ |
| g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action) | C2a | ✔ | ☐ |
| h. Other: Area variances are required. | | | | |

Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
--- | --- | --- |
C2, C3, D1a, D1d, E1a, E1b | ✔ | ☐ |
C2 | ✔ | ☐ |
C2, C2, C3 | ✔ | ☐ |
C2, C2 | ✔ | ☐ |
C3, D1c, D1d, D1f, D2j | ✔ | ☐ |
C4, D2c, D2d, D2f | ✔ | ☐ |
C2a | ✔ | ☐ |

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.

| a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community. | E3e, E3f, E3g | ✔ | ☐ |
| b. The proposed action may create a demand for additional community services (e.g. schools, police and fire) | C4 | | ✔ |
| c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing. | C2, C3, D1f, D1g, E1a | ✔ | ☐ |
| d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources. | C2, E3 | ✔ | ☐ |
| e. The proposed action is inconsistent with the predominant architectural scale and character. | C2, C3 | ✔ | ☐ |
| f. Proposed action is inconsistent with the character of the existing natural landscape. | C2, C3, E1a, E1b, E2g, E2h | ✔ | ☐ |
| g. Other impacts: | | | | |

Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
--- | --- | --- |
E3e, E3f, E3g | ✔ | ☐ |
C4 | | ✔ |
C2, C3, D1f, D1g, E1a | ✔ | ☐ |
C2, E3 | ✔ | ☐ |
C2, C3 | ✔ | ☐ |
C2, C3, E1a, E1b, E2g, E2h | ✔ | ☐ |
RhinoCoat™

Generac’s RhinoCoat™ finish system provides superior durability as a standard for all Generac Industrial enclosures, tanks and frames.*

Testing Standards

Generac’s RhinoCoat™ finished surfaces are subjected to numerous tests. These include:

- ASTM D - 1186 - 87 ........................................................................................................................................ 2.5+ MIL Paint Thickness
- ASTM D - 3363 - 92a .................................................................................................................................. Adequate Material Hardness
- ASTM D 522 - B ....................................................................................................................................... Resistant to Cracking
- ASTM D 3359 - B ...................................................................................................................................... Exceptional Adhesion
- ASTM B117 D 1654 .................................................................................................................................. Resistant to Salt Water Corrosion
- ASTM D1735 D 1654................................................................................................................................. Resistant to Humidity
- SAEJ1690 - UV Specifications ................................................................................................................ UV Protection

In addition to the testing standards above, Generac adds the following test requirements more specific to generator applications:

- Resistant to Typical Oils
- Resistant to Typical Fuels
- Resistant to Typical Antifreeze
- Resistant to Distilled Water

Primary Codes and Standards

*RhinoCoat™ powder coat paint is durable and corrosion resistant however it is not a rust preventative. Generac pretreats all powder coated parts to assist with resistance to corrosion.
DESCRIPTION

GENERAC POWER SYSTEMS’ generator enclosures provide year-round weather protection for your power equipment. Engineered with functionality and value in mind, the enclosure design benefits are unique in that the enclosures utilize dimensionally matched components for either a weather protective configuration or a sound attenuated/acoustic configuration. With common components used between design, modification and on-site upgrades can be accomplished with ease.

The enclosure design offers several benefits over the "standard enclosures" of other manufacturers. Generac’s enclosures have been created with the goal of maximizing the customer’s product performance satisfaction while maintaining the functionality of reducing exterior noise levels and discouraging product tampering.

Although others may require a “premium” for a self-enclosed exhaust system, rugged steel panel construction or protective polyethylene washers under all exterior panel fasteners, Generac includes these and several other features on every enclosure configuration. Be sure to compare. Generac Enclosures offer additional design enhancement extras that other “standard enclosures” do not.
GENERATOR ENCLOSES

Post-Free Twin Doors
Provide Large, Unobstructed Service Access

Heavy Gauge, Stainless Steel, Partial Pin Hinges with Nylon Spacers
Durable, Corrosion-Free, Removable Doors

Gasket-Free, Interconnected Roof Panel Joint
Drip-Free, Maintenance-Free

Two-Point Door Latch System
Ensures Proper Seal Preventing Water Ingress and Sound Egress

Lockable Turn and Tuck Stainless Steel Latch Handle
Corrosion-Free, Non-Protruding and Secure

Dense, Closed-Cell Foam Insulation with Reflective Silver Mylar Layer
Improved Sound Attenuation Without Damaging Effects From Radiant Heat Exposure
## GENERATOR ENCLOSURES

<table>
<thead>
<tr>
<th>FEATURES:</th>
<th>BENEFITS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dimensional matching of acoustic and non-acoustic enclosure</td>
<td>Reduces variation in fuel tank pricing, inventory; removes need to change</td>
</tr>
<tr>
<td>designs</td>
<td>out fuel tank or retrofit</td>
</tr>
<tr>
<td>Standardized enclosure components *</td>
<td>Ease of retrofit or upgrade to acoustic system; reduced parts inventory,</td>
</tr>
<tr>
<td></td>
<td>costs</td>
</tr>
<tr>
<td>Enclosure mounted directly to unit baseframe</td>
<td>Simplified delivery and installation with enclosure and unit in single</td>
</tr>
<tr>
<td></td>
<td>component design</td>
</tr>
<tr>
<td>Electrostatically painted panels</td>
<td>Maximum protection from weather elements</td>
</tr>
<tr>
<td>12 or 14 gauge steel based on kW rating</td>
<td>Maximum sound attenuation, protection and product life</td>
</tr>
<tr>
<td>Aluminum Enclosure optional</td>
<td>Prevents corrosion in coastal regions</td>
</tr>
<tr>
<td>Stainless steel door latch and hinge hardware</td>
<td>Provides extended component life; maximum protection against rusting</td>
</tr>
<tr>
<td>Stainless steel door latch strike plate</td>
<td>Maximum protection against enclosure paint damage from door latch pin</td>
</tr>
<tr>
<td>Door hinges utilize slip-pin design</td>
<td>Provides quick door removal for full-unit access</td>
</tr>
<tr>
<td>Polyethylene gasketing under door hinges</td>
<td>Additional protection for enclosure paint finish</td>
</tr>
<tr>
<td>Keyed door latches</td>
<td>Protection for equipment and personnel</td>
</tr>
<tr>
<td>Large removable access doors</td>
<td>Ease of maintenance</td>
</tr>
<tr>
<td>Relocation of access doors</td>
<td>Provides improved access to MLCB on all units</td>
</tr>
<tr>
<td>Redesigned door gasketing</td>
<td>Improved sealing quality from sound and weather elements</td>
</tr>
<tr>
<td>Weather resistant aluminum roof design with drip ledge</td>
<td>Provides optimum moisture/rain runoff from unit</td>
</tr>
<tr>
<td>Cabled and gasketed radiator access cover</td>
<td>Provides improved radiator access and additional protection from weather</td>
</tr>
<tr>
<td></td>
<td>elements</td>
</tr>
<tr>
<td>Acoustic roof panels manufactured with mechanical retention</td>
<td>Increased acoustic foam retention within unit</td>
</tr>
<tr>
<td>pins</td>
<td></td>
</tr>
<tr>
<td>Polyethylene washers under all panel fasteners</td>
<td>Additional paint finish protection from stainless steel fastener</td>
</tr>
<tr>
<td>Internally fastened enclosure panels (where possible)</td>
<td>Provides streamlined unit appearance</td>
</tr>
<tr>
<td>Additional roof panel stiffener</td>
<td>Added overall compartment rigidity and acoustic foam panel retention</td>
</tr>
<tr>
<td>Self-enclosed exhaust system</td>
<td>Provides safe unit operation; no enclosure hot spots; streamlined unit</td>
</tr>
<tr>
<td></td>
<td>appearance</td>
</tr>
<tr>
<td>Discharge air duct has been designed with minimal fasteners</td>
<td>Ease of removal and access to exhaust system</td>
</tr>
<tr>
<td>Stainless steel exhaust band clamps</td>
<td>Provides extended component life; ensures proper exhaust seal</td>
</tr>
<tr>
<td>Drain holes within air ducts</td>
<td>Enables maximum water run-off</td>
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<tr>
<td>Rodent-proof, tamper proof enclosure design</td>
<td>Safety and security for personnel and equipment</td>
</tr>
<tr>
<td>Redesigned baseframe lifting lugs</td>
<td>Ease of unit relocation; prevents compartment damage from lifting straps</td>
</tr>
<tr>
<td>Up to 200 MPH wind kit options (Contact Factory for Availability)</td>
<td>Meets locally enforced wind requirements</td>
</tr>
</tbody>
</table>

* Consult Generac Power Systems, Inc. for installation drawings for specific configurations and dimensions.
# LEVEL 1 ACOUSTIC ENCLOSURE
## SD300 10.3L FPT

### 60Hz NO-LOAD DATA, dB(A)

<table>
<thead>
<tr>
<th>MICROPHONE LOCATION</th>
<th>OCTAVE BAND CENTER FREQUENCY (Hz)</th>
<th>31.5</th>
<th>63</th>
<th>125</th>
<th>250</th>
<th>500</th>
<th>1000</th>
<th>2000</th>
<th>4000</th>
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<th>dB(A)</th>
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<tbody>
<tr>
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<td>44.2</td>
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<td>73.9</td>
<td>69.2</td>
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<tr>
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<td>41.6</td>
<td>60.6</td>
<td>66.2</td>
<td>67.0</td>
<td>73.2</td>
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<tr>
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<td>68.9</td>
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<td>70.9</td>
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<td>67.4</td>
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<td>AVERAGE</td>
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### 60Hz FULL-LOAD DATA, dB(A)

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<tr>
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<td>65.7</td>
<td>64.9</td>
<td>78.5</td>
</tr>
</tbody>
</table>

1. All positions at 23 feet (7 meters) from side faces of generator set.
2. Test conducted on a 100 foot diameter asphalt surface.
3. Sound pressure levels are subject to instrumentation, installation and testing conditions.
GENERATOR SET OPTION
SUB-BASE DIESEL TANKS

STANDARD FEATURES

● UL-142 FOR SECONDARY CONTAINMENT WITH BAFFLES
● MEETS NFPA 30, 37 AND 110
● RHINOCOAT™ PAINT SYSTEM
● 5 PSI LEAK TEST FOR PRIMARY AND SECONDARY TANK
● 2" NORMAL (ATMOSPHERIC) SCREENED CAP VENT
● 3/8" PRIMARY AND SECONDARY DRAIN
● FUEL LEVEL SITE GAUGE / SWING ARM SENDER
● 2" METAL RAISED FILL PIPE IN LOCKABLE ENCLOSURE
● LEAK DETECTION ALARM SWITCH
● LOW/HIGH FUEL LEVEL ALARM SWITCHES
● STRUCTURALLY DESIGNED GENERATOR SUPPORT RAILS
● TILTED INNER TANK FOR EFFICIENT FUEL DRAW
● SLOPED TOP FOR WATER RUN-OFF
● LARGE ELECTRICAL STUB-UP CAVITY W/ ACCESS PLATE
● 8-96 HOUR RUN TIMES AVAILABLE

OPTIONS

● CRITICALLY HIGH/LOW FUEL RELAY
● UNDER TANK SUPPORTS/RISERS
● AUXILIARY SUPPLY/RETURN PUMP KIT
● DIRECT-SEALED FILL HOSE CONNECTOR
● 12' ABOVE GRADE VENT EXTENSIONS
● 120dB HIGH FUEL ALARM WITH SILENCE
● ULC LISTED OVERFILL PREVENTION VALVE
● NON-COMBUSTABLE, LOCKING 5 GALLON SPILL BOX
● EXTERNAL FUEL FILL
● IFC CODE PACKAGE
● CHICAGO CODE PACKAGE
● FLORIDA D.E.R.M. PACKAGE
● FLORIDA D.E.P. PACKAGE
● MICHIGAN D.E.Q. PACKAGE

Primary Codes and Standards
September 17, 2020

Lisa Nicholas
Deputy Director of Planning
Division of Planning & Economic Development
108 E. Green Street, 3rd Floor
Ithaca NY 14850

RE: Site Plan Review – Signage Submission
215 E. State Street – Rothschild Mixed Use Development Project

Dear Ms. Nicholas:

CHA, on behalf of the applicant, is pleased to submit the attached Site Plan Review Pre-Application Form for the above referenced project.

The following information is included:

• Sign Renderings and Area totals
• Building Elevations with Signage

If you should require any additional information or have any questions, please do not hesitate to contact our office at 315-257-7220 or jtrasher@chacompanies.com.

Very truly yours,

James F. Trasher, P.E.
Vice President

Enclosures
Cc:
V:\Projects\ANY\K5\059216.000\Corres\Applications\15 - Ithacan Sign Submission-9-17-2020\0 - Cover Letter-9-17-20.doc
PROPOSED RESOLUTION
Preliminary & Final Approval
City of Ithaca Planning & Development Board
Balch Hall – Major Renovations
Cornell University Campus
September 22, 2020

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: 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 July 28, 2020, 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,

WHEREAS: the City Planning Board, acting as Lead Agency, did, on July 28, 2020, determine, as more
clearly elaborated in Parts 2 and 3 of the FEAF, which are incorporated herein by reference, that the
proposed Project will result in no significant adverse impacts on the environment and a Negative
Declaration for purposes of Article 8 of the Environmental Conservation Law be issued in accordance with
the provisions of Part 617 of SEQRA, and

WHEREAS: this Board, acting has, on September 22, 2020 reviewed and accepted as adequate: new and
revised drawings titled Illustrative Site Plan LG1.01, Layout and Materials Plan (L1.01), Grading Plan
L1.02, Planting Plan L1.03, Site Sections L3.01, Plan Enlargements L4.01, Hardscape Details L5.01, Stair
and Curb Details L5.02, Planting Details L5.03, Site Improvements Details L5.04 all dated 7-17-20; Site
Utility Demolition Plan C1.02, Site Utility Plan and Key Sheet C2.00, Site Utility Pan C2.01 and C2.02,
Chilled Water Plan and Profile C2.03, Drainage Plan and Key Sheet C3.00, Drainage Plan C3.01-C3.06, Surface Restoration Plan C3.07, ADA Parking, Paving Signage & Markings Plan C3.08, Site Utility Details (C4.01-C4.02), Erosion and Sediment Control Plan C5.01, Work Zone Traffic Controls and Staging Plan C6.01, Parking and Accessibility Plan C7.01, Tree Preservation Notes and Specifications LJO.01, Tree Preservation Schedule LJO.02, Tree Preservation Plan LJO.01, Tree Preservation Details LJ5.01, Landscape Demolition Plan LD1.01, 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), North and South Elevations A2.01, East and West Elevations A2.02, Courtyard Elevations A2.03, Enlarged Elevations – Main Façade and North Balch A2.11, Enlarged Elevations North Balch A1.12, A1.13, A1.14 and A1.15 and Enlarged Elevations - South Balch A2.16, A2.17, A2.18 and A2.19, Enlarged Elevations Archway A2.20 and Enlarged Elevations – Elevator Penthouses and Dormers A6.22, all dated 7-31-20 and all prepared by Goody Clancy and other application materials, and

WHEREAS: INSERT – information about windows and comments from Bryan McCracken

now, therefore, be it

RESOLVED: that the City of Ithaca Planning and Development Board does hereby grant preliminary and final site plan approval to the project subject to the following conditions:

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

ii. 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).

iii. Documentation from Ithaca Fire Department emergency access issues have been satisfied, and

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

v. Acceptance of the SWPPP by the City Stormwater Management Officer

vi. Confirmation from the City Transportation Engineer that all concerns have been addressed

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: None
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.

IMPACT ON LAND
The .77 acre project site is located on MLK/W State Street in the heart of the West End neighborhood. The neighborhood is characterized by a mix of uses including ground floor retail and residential above. In the 19th century the property was primarily used for industrial purposes and transitioned to commercial uses in the early 20th century. Currently, the property contains a three-story late 19th century brick building and a series of interconnected one- and two-story buildings at the east end of the parcel. The existing gross building area is approximately 32,640 SF primarily dedicated to retail and commercial uses. The one- and two-story buildings are deteriorating and the existing surface parking lot along West State Street creates a less than ideal pedestrian environment.

Based on geotechnical exploration of the subgrade soils, the foundation for 430-444 W State Street will be supported by piles. The piles are anticipated to be installed to depths of around 80 feet to bear on the gravel layer that exists at that elevation. The size and the quantity of the piles is yet to be determined.

Based on the information above, The City Planning and Development Board (“Lead Agency”) has determined that based on the mitigation measures identified above, no significant adverse impact to land is anticipated.

IMPACT ON SURFACE WATER
Construction is anticipated to last approximately 14 months. The applicant has submitted an Erosion and Sediment Control Plan on 6/24/20 showing silt logs around the perimeter of the property. Permanent stormwater controls to reduce the rate of runoff and provide water quality treatment are not required for this project due to the size of the disturbance area of less than 1 acre, and less than .5 acres of additional impervious area.

This proposed project does not increase impervious surface, instead the footprint of new impervious surfaces will decrease by approximately 479sf (0.01 acres) or 1.2% due to the addition of green spaces in the proposed parking lot and around the proposed building (see Proposed Cover Map).

Connections to the DOT and City storm systems on West Seneca and West State Street will be maintained by the proposed project. Roof drains and an internal storm system will collect and transport roof runoff and connect to
the DOT and City-owned systems via storm manholes on West Seneca and West State Street. Runoff from underground parking areas within the northern watershed will be directed to the DOT-owned storm system on West Seneca Street via catch basins and storm piping. Runoff from the smaller northern and southern portions of the site will continue to enter the DOT and City-owned systems via overland flow. The City Stormwater Officer will review these plans as well as the SWPPP, which will address construction and post-construction stormwater practices.

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

**IMPACT ON GROUNDWATER**

The proposed project is in an area currently serviced by public utilities (e.g., water and sewer). The project will be served by potable water provided by the City of Ithaca, and will not draw from groundwater resources. Anticipated water demand is approximately 19,200 gallons per day, which the existing public water supply has the capacity to service.

The project site is listed in the NYSDEC Environmental Site Remediation database (site no. 8910616) due to a historic spill which was remediated in 1990. NYSDEC concluded that no further action was required, and no use restrictions needed to be imposed on the site. The proposed land use for the site is primarily residential and commercial, and therefore no contaminants are anticipated to be introduced to the site.

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 based on the information above, no significant impact on flooding is anticipated.

**IMPACTS ON AIR**

According to information provided by the applicant, construction is projected to last approximately 14 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:

- 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

According to the Demolition Plan provided on September 15, 2020, the proposed project will require the removal of three street trees (one tree on Seneca Street, two trees on State Street. TWMLA, spoke with Jeanne Grace, the City Forester on 9/11/20, during the call Jeanne Grace requested two linden trees on State Street be removed. The project plans indicate the addition of 8 new street trees to be planted, six trees on State, one on Corn, and two on Seneca. Additional vegetation will be added along the Seneca Street façade.

Given the project’s urban location, wildlife is unlikely to be encountered during construction.

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

Information Needed:
- Design Review Comments Provided on 09/02/20
- Visualizations - Provided on 07/29/20
- Colored and keyed elevations - Provided on 09/02/20

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 applicant has designed the project to be contextually sensitive and additive to the West End neighborhood by proposing a design that references the past and offers an architecture that fits into the existing context. The project incorporated the following features to achieve this end:

- The project will attempt to adaptively reuse the existing brick façade of the 19th century structure currently located on the property.
- Materials include both metal panels and brick, referencing the site’s industrial past
- The façade is broken up using materials to mimic massing and building proportions found in other parts of Downtown Ithaca
- An activated ground floor expands the established commercial corridor further west towards the Waterfront District.
- The project includes new trees along West State/ MLK Street and additional vegetation along Seneca Street.

Both the building design and landscape plan will be further developed during site plan approval.
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.

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 open spaces or recreational areas adjacent to this project site. The closest park, Washington Park, is located one block north of the property, however, this park will not be impacted during construction.

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 UNA to the Project Site is Octopus Cliffs (UNA 137), which is located along the Western edge of Cayuga Inlet. This project will not be visible from UNA 137.

As a result of the information provided above, the Lead Agency has determined no significant impact to Critical Environmental Areas is anticipated.

IMPACT ON TRANSPORTATION

In its FEAF workbook, the New York Department of Environmental Conservation (DEC) assumes a threshold of 100 new vehicle trips made during peak traffic hours as the standard by which a significant increase in traffic should be measured. An accompanying table (pasted below), is provided to help determine if a substantial increase in traffic is likely to occur as a result of the proposed project.

DEC’s guidance is that projects at or exceeding the threshold in column 2 of the table will likely require a traffic impact analysis. As the threshold for apartments is set at 150 residential dwelling units, and the project proposed for 430–444 W State Street is well below the threshold (at approximately 130 units), a formal traffic study is not required for the project.
As a result of the information provided above, the Lead Agency has determined that no significant impact on traffic is anticipated.

**IMPACT ON ENERGY**

A letter provided by Taitem Engineering dated September 15, 2020, provides a detailed response to each of the Tompkins County Energy Recommendations in addition to providing information on the energy and sustainability aspects of the project.

The project is pursuing New York State Energy Research Development Association’s Tier II or Tier III certification. In addition, the project is working with the Tompkins County Business Energy Advisors Program and will exceed the requirements of the Ithaca Energy Code Supplement.

According to the letter provided, the project will comply with the recommendations outlined in the County’s strategy. Specific measures from the project plan are cited as follows:

- The residential portions of the building will be all-electric;
- All appliances and water fixtures will be Energy Star rated and meet the EPA’s WaterSense requirements;
- Heat pumps will be utilized for heating, cooling and domestic water heating, and will be located within the building’s thermal envelope and conditioned spaces.
- The project team is currently exploring off-site solar PV options to offset a portion of the house meter electricity usage.

---

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Greater than or equal to 100 Peak Hour Trip Thresholds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Home</td>
<td>95 residential dwelling units</td>
</tr>
<tr>
<td>Apartment (renter occupied)</td>
<td>150 residential dwelling units</td>
</tr>
<tr>
<td>Condominium/Townhouse (owner occupied)</td>
<td>190 residential dwelling units</td>
</tr>
<tr>
<td>Mobile Home Park</td>
<td>170 residential dwelling units</td>
</tr>
<tr>
<td>Shopping Center</td>
<td>6,000 square feet (gross floor area)</td>
</tr>
<tr>
<td>Fast Food Restaurant with Drive-in</td>
<td>3,000 square feet (gross floor area)</td>
</tr>
<tr>
<td>Gas Station with Convenience Store (Fueling Positions)</td>
<td>7 fueling positions</td>
</tr>
<tr>
<td>Bank with Drive-in</td>
<td>3,000 square feet (gross floor area)</td>
</tr>
<tr>
<td>General Office</td>
<td>67,000 square feet (gross floor area)</td>
</tr>
<tr>
<td>Medical/Dental Office</td>
<td>31,000 square feet (gross floor area)</td>
</tr>
<tr>
<td>Research and Development Facility</td>
<td>73,000 square feet (gross floor area)</td>
</tr>
<tr>
<td>Light Industrial/Warehousing</td>
<td>180,000 square feet (gross floor area)</td>
</tr>
<tr>
<td>Manufacturing Plant</td>
<td>149,000 square feet (gross floor area)</td>
</tr>
<tr>
<td>Park-and-Ride Lot with Bus Service</td>
<td>170 parking spaces</td>
</tr>
<tr>
<td>Hotel/Motel</td>
<td>250 rooms</td>
</tr>
</tbody>
</table>

City of Ithaca
FULL ENVIRONMENTAL ASSESSMENT FORM – Part III
Project Name: Mixed Use Housing, 430-44 W State/MLK St Date Created: 08-19-20,
Updated 9-16-20 - Prepared by Applicant

- The building has been designed to allow for adequate lighting, and to reduce unnecessary energy loss. The building has been designed to have R-values greater than code resulting in a performance that is at least 20 percent better than code;
- Lighting will be LED and lighting controls installed in almost all spaces. A combination of bi-level lighting, occupancy sensors and photo sensors will be used throughout the project;
- 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.
- Taitem Engineering will be creating a whole-building energy model for the apartments and residential associated spaces 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 complies with NYSERDA Multifamily New Construction and Energy Star Programs.

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 will produce temporary construction noise, particularly during pile driving. According to the site plan application provided by the applicant, construction is anticipated to last approximately 14 months. The project is located in a mixed-use area. The building foundation will be deep piles with concrete pile caps and grade beams. The estimated depth to a suitable bearing layer at the site ranges is approximately 80 feet below grade. As a result, no blasting is anticipated for construction. Based on information provided by the applicant, pile driving will last approximately 6 weeks. This has the potential to produce temporary noise impacts in the area. Noise producing construction activities will temporarily impact area properties and will be limited to the hours of 7:00 a.m. to 5 p.m. Monday through Friday. Site lighting may cast light onto adjoining properties. The project is proposing to incorporate LED light fixtures and to be dark sky compliant. A final lighting plan will be submitted during site plan review.

As a result, from the information provided above, the Lead Agency has determined that no significant impacts to Noise Odor and Light are anticipated.

IMPACT ON HUMAN HEALTH
A Phase I Environmental Site Assessment (“ESA”) was completed for the site on September 21, 2020 and a Phase II report was generated September 29th, 2019. The Phase I reports highlighted the following conclusions:

Past uses include: The property was part of a foundry that was also located on the adjoining property to the east (428) and an auto service station with gasoline tanks, was located on the property in later years, the tanks were reportedly removed from the target property

Regulatory Database Review: In 1990 two USTs were removed, impacts below standards were found in groundwater at the time and 5 yds of soil was removed. Spill # 8910616
Adjacent Use: The adjoining property to the northwest, Wyllie Dry Cleaners is shown to have used PCE and was a dry cleaner from at least 1961-2014 with no investigation listed; because there is no investigation of the former dry cleaner site and it has a long history of use there is risk that it may have impacted the target property and only an investigation of soils, groundwater and soil vapor should be used to determine if impacts to the target property exist. A Phase II conducted in 1997 referenced finding low level concentrations of PCE in a soil sample. The location where it was collected is unknown because only a summary of the report’s conclusion is available.

The subsequent Phase II Report resulted in DEC guidance that no further action was necessary if the site was not disturbed. As the site is proposed to be redeveloped, the test results of the Phase II investigation are summarized in the table below along with the proposed mitigations (if any):

<table>
<thead>
<tr>
<th>Compounds detected above restricted residential use SCO’s</th>
<th>Occurrence in Samples</th>
<th>Proposed Mitigation Plan, if necessary</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subsurface Soils</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acetone</td>
<td>1 of 6</td>
<td>Soils leaving property should be tested for landfill parameters and disposed of properly.</td>
</tr>
<tr>
<td>Mercury</td>
<td>1 of 6</td>
<td></td>
</tr>
<tr>
<td>Lead</td>
<td>1 of 6</td>
<td></td>
</tr>
<tr>
<td><strong>Air-Soil Vapor</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tetrachloroethene (PCE)</td>
<td>2 of 3</td>
<td>Installation of sub-slab vapor barrier.</td>
</tr>
<tr>
<td><strong>Groundwater</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1,4 Dioxane</td>
<td>1 of 3</td>
<td>While no below grade uses are contemplated for this project, should groundwater be encountered it will be containerized, tested, and disposed of properly.</td>
</tr>
<tr>
<td>Acetone*</td>
<td>2 of 3</td>
<td>*Acetone is a common laboratory artifact and was also found in the associated method blank</td>
</tr>
<tr>
<td>Benzene</td>
<td>1 of 3</td>
<td></td>
</tr>
<tr>
<td>2-Butanone (MEK)</td>
<td>1 of 3</td>
<td></td>
</tr>
<tr>
<td>Cyclohexane</td>
<td>1 of 3</td>
<td></td>
</tr>
<tr>
<td>Methylcyclohexane</td>
<td>1 of 3</td>
<td></td>
</tr>
<tr>
<td>Tetrachloroethene (PCE)</td>
<td>1 of 3</td>
<td></td>
</tr>
<tr>
<td>Trichloroethene (TCE)</td>
<td>1 of 3</td>
<td></td>
</tr>
<tr>
<td>Cis-1, 2-Dichloroethene</td>
<td>1 of 3</td>
<td></td>
</tr>
</tbody>
</table>

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, as proposed, is consistent with the future land use plans expressed in the City of Ithaca’s 2015 Comprehensive Plan ("Plan Ithaca"). Plan Ithaca recognizes the West End Neighborhood as an area in transition to becoming urban mixed use. The many vacant and underutilized parcel and surface parking lots provide opportunities for development.

The area was recently rezoned to allow for higher maximum building heights encouraging denser development. The project furthers the planned characteristics for the area as identified in the draft of the
plan: better pedestrian-scale street level experience, safer pedestrian and bike facilities and a defined street edge. This project is accomplishing those goals by incorporating ground floor retail directly adjacent to the sidewalk and eliminating the numerous curb cuts that currently disrupt the pedestrian path and create unsafe conditions.

<table>
<thead>
<tr>
<th>Ithaca Comprehensive Plan</th>
<th>Goals for 430-444 West State Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reimagine underutilized parcels</td>
<td>Redevelop a property that is currently comprised of deteriorating buildings and surface parking into a vibrant site in the heart of the West End.</td>
</tr>
<tr>
<td>Improve pedestrian facilities and bike facilities</td>
<td>Improve pedestrian experience through street fronting commercial spaces, widened sidewalks and a public patio. Ensure bike parking will be available for tenants and customers.</td>
</tr>
<tr>
<td>Preserve character</td>
<td>Maintain existing brick facade on the corner of Corn and W State Street.</td>
</tr>
<tr>
<td>Improve connections to the waterfront area</td>
<td>Transform the north 400 block of State Street into an inviting pedestrian corridor, thus strengthening the visual and experiential connection that links the urban core west to the waterfront.</td>
</tr>
</tbody>
</table>

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

**CONSISTENCY WITH COMMUNITY CHARACTER**

Information Needed:
- Utility Capacity Analysis - Forthcoming
- Demo plan with updated limits of Disturbance off site – Provided 9/15/20

The intention of this project is to build on the established character of the West End Neighborhood and expand the areas residential and commercial opportunity. The development team has looked to the site’s history for inspiration and its context to ensure the project fits into the existing character. Additionally, this project is the realization of the City’s goals to move the West End Neighborhoods from a largely underutilized area into a dense, urban, mixed use neighborhood.

Based on the information provided above, the Lead Agency has determined no significant impact on community character is anticipated.
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval for the replacement of Dwyer Dam at Cornell University, and

WHEREAS: The applicant proposes to replace the existing bridge structure, reconstruct and repair abutments, install means restriction and associated surveillance equipment, reconstruct and improve the approach roads, sidewalks and pedestrian crossing, install new lighting, and replace the stairs, railing and retaining walls that ascend from Hoy Road at the bridge to the Crescent Parking Lot. A temporary pedestrian bridge will be installed during construction, and a 1.1 mile vehicular detour will be established. The project is on Cornell University campus in in the U-1 Zoning District, and

WHEREAS: this is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[2]and[3] and (m) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (10) and is subject to environmental review, and

WHEREAS: the Planning Board, being the local agency which has primary responsibility for approving and funding or carrying out the Action, did, on August 25, 2020 declare itself Lead Agency for environmental review of the Project, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, has on September 22, 2020, reviewed and accepted 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, the following drawings, “Erosion and Sediment Control Plan” – three sheets dated April 2020; “Stairway Plans” and “Proposed Stairway Profile” dated June 2020; “Proposed General Site Plan”, “Typical Proposed Highway Section”, “Proposed Bridge Plan”, “Proposed Typical Bridge Plan”, “Proposed Typical Approach Sections”, “Superstructure Demolition Sections”, “Excavation and Backfill Details” – 2 sheets, “Means Restriction Plans and Elevations”, “Means Restriction System Typical Section”, “Railing and Parapet Layout Plan”, “Railing Details”, “Work Zone Traffic Control Detour Plan” “Pedestrian Detour and Bridge Closure Plan” and “Temporary Pedestrian Bridge Profile and Sections” all dated July 2020, and “Proposed Bridge Elevation” and “Proposed Typical Bridge Section” dated August 2020 and all prepared by Popli Design Group; “Erosion & Sediment Control Plan” (two sheets), “Erosion & Sediment Control Details” (two sheets), “Planting Plan” (two sheets), “Plant List and NYSOT Item List” and “Planting Details” (two sheets) dated August 2020 and prepared by EDR; and two undated and unattributed drawings: one showing proposed lighting type and location and the other titled Proposed Stairway Illuminative Values, and other application materials, and

WHEREAS: the City of Ithaca Parks, Recreation, and Natural Resources Commission, and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered,

WHEREAS: the City Planning Board, acting as Lead Agency, has determined, as more clearly elaborated in the FEAF, that the Applicant has mitigated any potentially significant impacts to the environment, 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
Moved by:  
Seconded by:  
In favor:  
Against:  
Abstain:  
Absent:  
Vacancies: None
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval for the replacement of Dwyer Dam at Cornell University, and

WHEREAS: The applicant proposes to replace the existing bridge structure, reconstruct and repair abutments, install means restriction and associated surveillance equipment, reconstruct and improve the approach roads, sidewalks and pedestrian crossing, install new lighting, and replace the stairs, railing and retaining walls that ascend from Hoy Road at the bridge to the Crescent Parking Lot. A temporary pedestrian bridge will be installed during construction, and a 1.1 mile vehicular detour will be established. The project is on Cornell University campus in the U-1 Zoning District, and

WHEREAS: this is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[2]and[3] and (m) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (10) and is subject to environmental review, and

WHEREAS: the Planning Board, being the local agency which has primary responsibility for approving and funding or carrying out the Action, did, on August 25, 2020 declare itself Lead Agency for 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 ofithaca Code, and

WHEREAS: the Planning and Development Board held a required Public Hearing on August 25, 2020, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, has on September 22, 2020, reviewed and accepted 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, the following drawings, “Erosion and Sediment Control Plan” – three sheets dated April 2020; “Stairway Plans” and “Proposed Stairway Profile” dated June 2020; “Proposed General Site Plan”, “Typical Proposed Highway Section”, “Proposed Bridge Plan”, “Proposed Typical Bridge Plan”, “Proposed Typical Approach Sections”, “Superstructure Demolition Sections”, “Excavation and Backfill Details” – 2 sheets, “Means Restriction Plans and Elevations”, “Means Restriction System Typical Section”, “Railing and Parapet Layout Plan”, “Railing Details”, “Work Zone Traffic Control Detour Plan” “Pedestrian Detour and Bridge Closure Plan” and “Temporary Pedestrian Bridge Profile and Sections” all dated July 2020, and “Proposed Bridge Elevation” and “Proposed Typical Bridge Section” dated August 2020 and all prepared by Popli Design Group; “Erosion & Sediment Control Plan” (two sheets), “Erosion & Sediment Control Details” (two sheets), “Planting Plan” (two sheets), “Plant List and NYSOT Item List” and “Planting Details” (two sheets) dated August 2020 and prepared by EDR; and two undated and unattributed drawings: one showing proposed lighting type and location and the other titled Proposed Stairway Illuminative Values, and other application materials, and

WHEREAS: the City of Ithaca Parks, Recreation, and Natural Resources Commission, and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered, and
WHEREAS: the City Planning Board, acting as Lead Agency, did, on September 22, 2020, determine, as more clearly elaborated in Parts 2 and 3 of the FEAF, which are incorporated herein by reference, that the proposed Project will result in no significant adverse impacts on the environment and a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be issued in accordance with the provisions of Part 617 of SEQRA, now therefore be it

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

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

ii. Submission of final Landscape Restoration Plan with planting schedule & specifications, and

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

Moved by:  
Seconded by:  
In favor:  
Against:  
Abstain:  
Absent:  
Vacancies:  None
Full Environmental Assessment Form

Part 3 - Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact.
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See Attached FEAF Part 3

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status:  ✔ Type 1  ☐ Unlisted

Identify portions of EAF completed for this Project:  ✔ Part 1  ✔ Part 2  ✔ Part 3
Upon review of the information recorded on this EAF, as noted, plus this additional support information and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the City of Ithaca Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Dwyer Dam Replacement

Name of Lead Agency: City of Ithaca Planning Board

Name of Responsible Officer in Lead Agency: Lisa Nicholas

Title of Responsible Officer: Deputy Director of Planning &

Signature of Responsible Officer in Lead Agency: Lisa Nicholas Date: 9-22-10

Signature of Preparer (if different from Responsible Officer) Date: 9-22-10

For Further Information:

Contact Person: Lisa Nicholas
Address: 108 E Green St, Ithaca NY
Telephone Number: 607-274-6557
E-mail: lnicholas@cityofithaca.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
PROJECT DESCRIPTION
The applicant proposes to replace the existing bridge structure, reconstruct and repair abutments, install means restriction and associated surveillance equipment, reconstruct and improve the approach roads, sidewalks and pedestrian crossing, install new lighting, and replace the stairs, railing and retaining walls that ascend from Hoy Road at the bridge the Crescent Parking Lot. A temporary pedestrian bridge will be installed during construction, and a 1.1 mile vehicular detour will be established. The project is U-1 Zoning District. And is within the Cascadilla Gorge Unique Natural Area.

This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[2]and[3] and (m) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (10) and is subject to environmental review.

IMPACT ON LAND
The project site is at the edge of Cornell Campus at Hoy Road and Cascadilla Creek. The staircase replacement portion of the project extends from Hoy Road to the Crescent Parking Lot access road. The project is a replacement of the existing structures in the same location and in largely the same footprint. As such, there will be minimal land disturbance during construction and virtually no change in impervious surface once the project is complete.

Based on information provided by the applicant in the July 10, 2020 application materials, minimal excavation, approximately 75 cubic yard of materials, will be required for the project. It is expected that excavated materials will be of suitable quality to be used a backfill for the project.

As shown in the drawing titled “Superstructure Demolition Plan” dated July 2020 and prepared by Popli Design Group, demolition will involve the removal of the existing bridge deck, sidewalk panels, granite barriers, pedestrian railings and floor beams all of which will be removed as will the concrete approach slabs and sidewalks. At the approaches, full pavement sections will be removed for a length of 40 feet at the west and 30 feet at the east. To rebuild the abutments and deck, upper portions of the concrete abutment back walls will be removed as well as upper portions of the cheek walls and pier walls.

The temporary pedestrian bridge will be largely installed on top of the existing dam structure. Slender column bents will be used to support the approached in order to minimize land disturbance and impact to vegetation. Based on information about tree removal provided by the applicant and dated 9-17-20, 10 trees will be removed, 8 of which are over 8” dbh, to accommodate the temporary bridge.

The applicant has also stated that David Cutter, University Landscape Architect, will be directing the landscape restoration plan with input from Dan Shied, Director of Grounds, and Todd Bittner, Director of Natural Areas. They will work with both David and Todd to preserve and protect the ecological communities and plant species in UNA 136. We will also consult with them and if necessary the NY Natural Heritage Program on the presence of and necessary protections or mitigations for the aquatic caterpillar, the only animal species listed in the UNA inventory data sheet.
Stair reconstruction will involve removal and replacement of the existing structure and retaining walls in the existing footprint to limit the area that needs be regraded. Construction fencing will be used to delineate the approved work area and affected trees will be protected. Any disturbed areas will be restored at completion.

Temporary soil erosion and control measures and vegetation protection will be installed prior to the commencement of any demolition or excavation activities. The contractor will not be permitted to drop any materials into the area below the bridge. It is anticipated that a safety net or work platform will be suspended from the bridge to catch loose debris and provide a fall protection system for the workers.

The applicant has submitted the following drawings: Stairway Plans dated June 2020, Erosion and Sediment Control Plan dated April 2020 (4 sheets), Excavation and Backfill Details (2 sheets) and Superstructure Demolition Plan all dated July 2020 and prepared by Popli Design Group; and Erosion & Sediment Control Plan (two sheets) and Erosion & Sediment Control Details (two sheets), all dated August 2020 and prepared by EDR.

The Lead Agency has determined that based on the information above, no significant impact to Land is anticipated. The project involves temporary disturbance, restoration and no change to impervious surface once complete.

**IMPACT ON GEOLOGIC FEATURES**

The site is within and above the Cascadilla Gorge and therefore contains exposed bedrock outcropping and gorge walls. Based on the drawings in the July 2020 application package, gorge walls will not be disturbed during construction and means restriction cables will be attached to the new concrete abutments.

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

**IMPACT ON SURFACE WATER**

The site is within Cascadilla Gorge, Tompkins County Unique Natural Area #136. The bridge replacement is directly over Cascadilla Creek. The project will require temporary disturbance of land around the bridge abutments and will not involve any work within the stream.

The applicant has submitted a Wetland and Stream Delineation Report dated May 2020 and prepared by EDR D.P.C. The delineation identified a small wetland adjacency to the stream. The stream and wetland delineation boundary can be seen on the Erosion and Sediment Control Plan dated April 2020 and prepared by Popli Design Group. The wetland appears just outside the limits of disturbance and is protected by silt fencing.

Based on information provided by the applicant, the contractor will not be permitted to drop any materials into the area below the bridge. It is anticipated that a safety net or work platform will be suspended from the bridge to catch loose debris and provide a fall protection system for the workers.

Also see Impact to Land, Plants and Animals and Critical Environmental Areas
The Lead Agency has determined that based on the information above, and with compliance to stormwater management practices and full restoration of the site, no significant impact to surface water is anticipated.

**IMPACT ON GROUNDWATER**
The project does not include activities that impact groundwater, therefore the Lead Agency has determined that no significant impact to groundwater is anticipated.

**IMPACT ON FLOODING**
The project is not within the 100 or 500 year floodplains and does not include features that would impede floodwaters, therefore Lead Agency has determined that no significant impact to flooding is anticipated.

**IMPACTS ON AIR**
The project does not include uses that require air quality controls for safe operation. According to information provided by the applicant, construction is projected to last approximately 5 months. Excavation and construction may 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.

**IMPACTS ON PLANTS AND ANIMALS**
The project is in UNA # 136 Cascadilla Gorge. See Impact to Critical Environmental Areas below.

According to the Tompkins County UNA Inventory, Cascadilla Gorge UNA is home to the following plant and animal species:

*Species, such as chestnut oak, scarlet oak, (Quercus coccinea), hickories, and shadbush (Amelanchier), are found there. Pitch pine (Pinus rigida), a locally scarce species, is found on ravine crests. The cliffs are also home to northern rough winged swallows (Stelgidopteryx serripennis), a locally scarce species. The gorge and creek bed are constantly changing. Where rocks and gravel have temporarily stabilized, tree species typical of floodplains, sycamore, cottonwood, and box elder have taken hold. Invasive exotics proliferate in the naturally disturbed conditions here. The site is noted for its aquatic caterpillars.*

Based on information about tree removal provided by the applicant and dated 9-17-20, 10 trees will be removed, 8 of which are over 8” dbh, to accommodate the temporary bridge. The applicant has submitted a series of landscape drawings titled Planting Plan, (two sheets), Plant List and NYSOT Item List and Planting Details.
Based on information provided by the applicant in the July 2020 materials, the northern long-eared bat is also present in this area. Therefore, any removal of trees tree greater than 3” caliper will adhere to time of year restrictions (April 1-October 31). The approaches to the pedestrian bridge will be elevated and supported by slender column bents to minimize the impacts to the vegetation in the area.

Also see Impact to Land and Critical Environmental Areas

Based on the information provided above, the Lead Agency has determined no significant impact on Plants and Animals is anticipated.

IMPACT ON AGRICULTURAL RESOURCES
The site is in a previously developed area containing no agricultural resources. Therefore the Lead Agency has determined that no significant impact to Agricultural Resources is anticipated.

IMPACT ON AESTHETIC RESOURCES
The project site is in a highly scenic area on the edge of Cornell campus and within the Cascadilla Gorge Unique Natural Area. The project is a replacement in kind largely replacing the bridge and stairs within the existing footprint. The project is not expected in impact the use and enjoyment of the gorge and the surrounding landscape. However, the applicant has incorporated the following features to minimize any potential aesthetic impact:

- The bridge deck railing will be a four rail of black powder coated steel with black mesh as seen in visualization and elevations provided in the DATE submission. The design also include concrete parapets as a transition to the galvanized highway railing along the road.
- The project included new LED lighting that is sharp cut-off and dark sky compliant.
- The project site and any disturbed area will be restored.

Also see Impact to Land, Plants and Animals and Critical Environmental Areas

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

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. There are also no Historic Districts or designated landmarks within ¼ mile of the project site, therefore, the Lead Agency has determined no significant impact on historic and archaeological resources is anticipated.
IMPACT ON OPEN SPACE AND RECREATION
The site is within the Cornell University Campus and the Cascadilla Gorge Natural Area. The gorge contains some publicly accessible trails and scenic views. Construction may have a temporarily and minor impact on enjoyment of the space immediately surrounding the site. Once complete the project and the open space will not be impacted or changed. Therefore 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 project is in UNA # 136 Cascadilla Gorge. According to the Tompkins County UNA Inventory, Cascadilla Gorge UNA is characterized as follows:

The steep, rocky cliffs and forested slopes of Cascadilla Gorge forms a narrow natural corridor in an urban setting. There is a tremendous variety of forest and creek habitats (north- and south-facing slopes and older and younger forests) packed into a small area. The cool, shady, damp gorge bottom and north-facing slopes host hemlock, beech, sugar maple, and mountain maple, however, Norway maple is gradually taking over. There are ferns, mosses, lichens and liverworts on the rock faces. The upper ridges and the sunny south-facing slopes host vegetation adapted to dry conditions.

Species, such as chestnut oak, scarlet oak, (Quercus coccinea), hickories, and shadbush (Amelanchier), are found there. Pitch pine (Pinus rigida), a locally scarce species, is found on ravine crests. The cliffs are also home to northern rough winged swallows (Stelgidopteryx serripennis), a locally scarce species. The gorge and creek bed are constantly changing. Where rocks and gravel have temporarily stabilized, tree species typical of floodplains, sycamore, cottonwood, and box elder have taken hold. Invasive exotics proliferate in the naturally disturbed conditions here. The site is noted for its aquatic caterpillars. It is also an important geological site.

Based on information about tree removal provided by the applicant and dated 9-17-20, 10 trees will be removed, 8 of which are over 8” dbh, to accommodate the temporary bridge. The applicant has submitted a series of landscape drawings titled Planting Plan, (two sheets), Plant List and NYSOT Item List and Planting Details (two sheets) dated August 2020 and prepared by EDR. The applicant has also stated that David Cutter, University Landscape Architect, will be directing the landscape restoration plan with input from Dan Shied, Director of Grounds, and Todd Bittner, Director of Natural Areas. They will work with both David and Todd to preserve and protect the ecological communities and plant species in UNA 136. We will also consult with them and if necessary the NY Natural Heritage Program on the presence of and necessary protections or mitigations for the aquatic caterpillar, the only animal species listed in the UNA inventory data sheet.

Based on information provided by the applicant in the July 2020 materials, the northern long-eared bat is also present in this area. Therefore, any removal of trees tree greater than 3” caliper will adhere to time of year
restrictions (April 1-October 31). The approaches to the pedestrian bridge will be elevated and supported by slender column bents to minimize the impacts to the vegetation in the area.

Also see Impact to Land

As a result of the information provided above the Lead Agency has determined no significant impact to Critical Environmental Areas is anticipated.

**IMPACT ON TRANSPORTATION**

Based on information provided by the applicant, the project is the replacement and upgrade of existing transportation infrastructure and incorporates many improvements over existing conditions.

Construction is expected to last approximately five months during which there will be established detours as shown in drawings titled “Work Zone Traffic Control Detour Plan” and “Pedestrian Detour and Bridge Closure Plan” dated July 2020 and prepared by Popli Design Group. The bridge will be closed during construction. A signed vehicular detour will be established prior to the bridge closure. The 1.1-mile-long detour will utilize Campus Road, Judd Falls Road and Dryden Road. A temporary pedestrian bridge will be installed immediately north of the bridge to facilitate the safe passage of pedestrians through the work area. The temporary pedestrian detour will be ADA compliant.

The timing of the bridge closure and the specified detour route will be continually evaluated by the University for potential conflicts with other federal, state, municipal or internal projects in the area.

Based on this information, the Lead Agency has determined no significant impact to Transportation is anticipated.

**IMPACT ON ENERGY**

Energy use will be limited to new LED street and pedestrian lighting and energy needed to operate surveillance cameras. Therefore, the Lead Agency has determined no significant impact to Energy is anticipated.

**IMPACT ON NOISE, ODOR & LIGHT**

The project does not include activities that produce operational light, noise or odor over existing conditions or that are impactful to the surrounding area.

Based on information provided by the applicant, construction will last approximately 5 months. The project is on the edge of the campus, not near any residential areas or academic buildings. Noise producing construction activities are not expected to significant affect residents or visitors in the immediate area.

The project includes new and additional outdoor lighting. Lighting evaluations were performed for the bridge roadway and stairway. LED light fixtures and mounting heights, consistent with the Cornell University Design and Construction Standards, were modeled, and recommendations were made to improve the light levels and uniformity ratios throughout the site.
The proposed roadway LED light fixture at the northeast quadrant of the bridge will be mounted at a height of 30 ft. The fixture will illuminate the eastern crosswalk and improve the light uniformity across the bridge. The existing fixture at the northwest quadrant of the bridge will be retained, but will be relocated +/- 5 ft to accommodate the approach bridge railing. This fixture will continue to illuminate the western crosswalk and stairway landing.

Five LED light fixtures mounted at a height of 13 ft are proposed along the western side of the stairway. The number and location of the proposed fixtures were determined by balancing the light levels required to safely navigate the stairway while also minimizing unnecessary light spillage into the surrounding gorge area.

Based on this information, the Lead Agency has determined no significant impact to Noise Odor and Light is anticipated

**IMPACT ON HUMAN HEALTH**
The project does not include activities that impact human health.

The existing paint to be removed from the structural steel elements to remain is assumed to be lead based. Appropriate measures will be included in the contract to help prevent worker exposure and protect the environment. These measures will include the use of vacuum-shrouded power tools with environmental ground/waterway protection for localized paint removal and Class A Containment during sand blasting of the structural steel.

The applicant has also submitted a Hazardous Waste/Contaminated Materials Screen report dated May 2020 and prepared by EDR D.P.C, the purpose of which was to identify potential areas of environmental concern that may be impacted during construction. The report found three potentially hazardous sites located within two miles of the project site. Due to the distance, they will not impact the project site. No other issues were identified in the report.

Based on this information, the Lead Agency has determined no significant impact to Human Health is anticipated

**CONSISTENCY WITH COMMUNITY PLANS**
The project is in the U-I Zoning District and fully complies with all requirements in the district. Based on this information, the Lead Agency has determined that the project is consistent with Community Plans and no impact is anticipated.

**CONSISTENCY WITH COMMUNITY CHARACTER**
The project replaces and improves existing infrastructure largely with the same footprint. It does not impact or change community character and will require no additional services.

Based on this information, the Lead Agency has determined no significant impact to Community Character is anticipated.

Prepared by: Lisa Nicholas, AICP and Deputy Director of Planning and revised by the Planning Board
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.

<table>
<thead>
<tr>
<th>1. Impact on Land</th>
<th>☐ NO</th>
<th>☑ YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Relevant Part I Question(s)</td>
<td>No, or small impact may occur</td>
<td>Moderate to large impact may occur</td>
</tr>
<tr>
<td>a. The proposed action may involve construction on land where depth to water table is less than 3 feet.</td>
<td>E2d</td>
<td>☑</td>
</tr>
<tr>
<td>b. The proposed action may involve construction on slopes of 15% or greater.</td>
<td>E2f</td>
<td>☑</td>
</tr>
<tr>
<td>c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.</td>
<td>E2a</td>
<td>☑</td>
</tr>
<tr>
<td>d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.</td>
<td>D2a</td>
<td>☑</td>
</tr>
<tr>
<td>e. The proposed action may involve construction that continues for more than one year or in multiple phases.</td>
<td>D1e</td>
<td>☑</td>
</tr>
<tr>
<td>f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).</td>
<td>D2e, D2q</td>
<td>☑</td>
</tr>
<tr>
<td>g. The proposed action is, or may be, located within a Coastal Erosion hazard area.</td>
<td>B1i</td>
<td>☑</td>
</tr>
<tr>
<td>h. Other impacts:</td>
<td></td>
<td></td>
</tr>
</tbody>
</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>E2g</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>E3c</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. Cite Source:</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, E2l, 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>
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></td>
<td></td>
</tr>
<tr>
<td>i. More than 1000 tons/year of carbon dioxide (CO₂)</td>
<td>✔</td>
<td>❑</td>
</tr>
<tr>
<td>ii. More than 3.5 tons/year of nitrous oxide (N₂O)</td>
<td>✔</td>
<td>❑</td>
</tr>
<tr>
<td>iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)</td>
<td>✔</td>
<td>❑</td>
</tr>
<tr>
<td>iv. More than .045 tons/year of sulfur hexafluoride (SF₆)</td>
<td>✔</td>
<td>❑</td>
</tr>
<tr>
<td>v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions</td>
<td>✔</td>
<td>❑</td>
</tr>
<tr>
<td>vi. 43 tons/year or more of methane</td>
<td>✔</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>✔</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>✔</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>✔</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>✔</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>
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<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>✔</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>✔</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>✔</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>✔</td>
<td>❑</td>
</tr>
</tbody>
</table>
e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.  

| Source: ____________________________ | ✔ | ☐ |

f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.  

| Habitat type & information source: __________________________________________ | ✔ | ☐ |

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.  

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 & information source: __________________________________________ | ✔ | ☐ |

i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.  

| Other impacts: Project is within a UNA - See Part 3 | ✔ | ☐ |

j. Other impacts: ____________________________________________________________ | ✔ | ☐ |

**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>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>
</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, E1b</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>
</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>
</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>
</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>
</tr>
<tr>
<td>g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.</td>
<td>C2c</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other impacts: ____________________________________________________________</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>E3h</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>E3h, C2b</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round</td>
<td>E3h</td>
<td>☐</td>
</tr>
<tr>
<td>d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities</td>
<td>E3h, E2q, E1c</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>E3h</td>
<td>☐</td>
</tr>
<tr>
<td>f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile</td>
<td>D1a, E1a, D1f, D1g</td>
<td>☐</td>
</tr>
<tr>
<td>g. Other impacts: Project is within a UNA - see Part 3</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>E3e</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>E3f</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. Source:</td>
<td>E3g</td>
<td>☐</td>
</tr>
</tbody>
</table>
d. Other impacts: ____________________________________________________________
________________________________________________________________________

If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:

| i. The proposed action may result in the destruction or alteration of all or part of the site or property. | E3e, E3g, E3f, E3h, E1a, E1b, C2, C3 | ☐ | ☐ |
| ii. The proposed action may result in the alteration of the property’s setting or integrity. | E3e, E3f, E3g, E1a, E1b, C2, C3 | ☐ | ☐ |
| iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting. | E3e, E3f, E3g, E3h, C2, C3 | ☐ | ☐ |

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: Project is within a UNA - See Part 3</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: Project is in UNA 136- Cascadilla Gorge- See Part 3</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: Project will create minor temporary impacts - See Part 3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- ✔️ No, or small impact may occur
- ☐ Moderate to large impact may occur


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: ______________________________________________________
__________________________________________________________________  

| | □ | □ |

### 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>
<tbody>
<tr>
<td>a. The proposed action is located within 1500 feet of a school, hospital, licensed daycare center, group home, nursing home or retirement community.</td>
<td>E1d</td>
<td>✔</td>
</tr>
<tr>
<td>b. The site of the proposed action is currently undergoing remediation.</td>
<td>E1g, E1h</td>
<td>✔</td>
</tr>
<tr>
<td>c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.</td>
<td>E1g, E1h</td>
<td>✔</td>
</tr>
<tr>
<td>d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).</td>
<td>E1g, E1h</td>
<td>✔</td>
</tr>
<tr>
<td>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.</td>
<td>E1g, E1h</td>
<td>✔</td>
</tr>
<tr>
<td>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.</td>
<td>D2t</td>
<td>✔</td>
</tr>
<tr>
<td>g. The proposed action involves construction or modification of a solid waste management facility.</td>
<td>D2q, E1f</td>
<td>✔</td>
</tr>
<tr>
<td>h. The proposed action may result in the unearthing of solid or hazardous waste.</td>
<td>D2q, E1f</td>
<td>✔</td>
</tr>
<tr>
<td>i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.</td>
<td>D2r, D2s</td>
<td>✔</td>
</tr>
<tr>
<td>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.</td>
<td>E1f, E1g E1h</td>
<td>✔</td>
</tr>
<tr>
<td>k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.</td>
<td>E1f, E1g</td>
<td>✔</td>
</tr>
<tr>
<td>l. The proposed action may result in the release of contaminated leachate from the project site.</td>
<td>D2s, E1f, D2r</td>
<td>✔</td>
</tr>
<tr>
<td>m. Other impacts: ______________________________________________________</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
__________________________________________________________________  

| | | | |

Page 9 of 10
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, E1b</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>
**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.**

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Telephone: 607-255-8314</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwyer Dam Bridge Rehabilitation</td>
<td>E-Mail: <a href="mailto:tba1@cornell.edu">tba1@cornell.edu</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Location (describe, and attach a general location map):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hoy Road over Cascadilla Creek (NYSDOT BIN 2268300)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Brief Description of Proposed Action (include purpose or need):</th>
</tr>
</thead>
<tbody>
<tr>
<td>This project proposes to rehabilitate the Dwyer Dam Bridge (Hoy Road over Cascadilla Creek, NYSDOT BIN 2268300). The bridge is located on Cornell University’s main campus in the City of Ithaca, New York. The proposed rehabilitation addresses serviceability and structural concerns that have been identified during NYSDOT general bridge inspections. If these concerns are not addressed, the elements will continue to deteriorate and the load carrying capacity of the structure will be reduced. Additional work to be performed that is not related to replacing or repairing structural bridge components includes the installation of a cable net means restriction system on the south side of the bridge and the replacement of the stairway at the northwest quadrant of the project site. Due to the rehabilitation nature of the project, the impacts to the surrounding natural areas are anticipated to be temporary during construction.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Applicant/Sponsor:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cornell University / Facilities and Campus Services c/o Tammi Aiken</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Humphreys Service Bldg., 639 Dryden Road</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City/PO:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ithaca</td>
</tr>
</tbody>
</table>

| State: |
| NY |

| Zip Code: |
| 14853 |

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

<table>
<thead>
<tr>
<th>Address:</th>
</tr>
</thead>
</table>

| City/PO: |
| State: |
| Zip Code: |

<table>
<thead>
<tr>
<th>Property Owner (if not same as sponsor):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone:</td>
</tr>
<tr>
<td>E-Mail:</td>
</tr>
</tbody>
</table>

| Address: |

| City/PO: |
| State: |
| Zip Code: |
## 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 Counsel, 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>Site Plan Review</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>Emergency Responders - Continuous Review</td>
</tr>
<tr>
<td>e. County agencies</td>
<td>☐ Yes ☑ No</td>
<td></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 - 401 Water Qual. Cert, SPDES Permit &amp; SWPPP; NYSDOT - Hwy. Work Permit</td>
</tr>
<tr>
<td>h. Federal agencies</td>
<td>☐ Yes ☑ No</td>
<td>USACE - NWP #3</td>
</tr>
<tr>
<td>i. Coastal Resources.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>iii. Is the project site within a Coastal Erosion Hazard Area?</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
</tbody>
</table>

## 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?

- 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?  
   If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  

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?)  
   If Yes, identify the plan(s):

   Cascadilla Creek Unique Natural Area

   ____________________________________________
   ____________________________________________
   ____________________________________________

   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?  
   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’s Zoning Districut U-1 and Gorge Protection Zone GP-A

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

If Yes,

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?

Cornell University Police Dept., Tompkins County Sheriff's Dept., & Ithaca Police Dept.

c. Which fire protection and emergency medical services serve the project site?

Cornell EH & S, CUEMS, & Ithaca Fire Department

d. What parks serve the project site?

None

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)? Transportation

b. a. Total acreage of the site of the proposed action? _______ 0.4 acres

b. Total acreage to be physically disturbed? 0.4 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2,300 acres

☑ 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)? % ______________ Units: __________________

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

If Yes,

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: _________________________________________________________________

______________________________________________________________

______________________________________________________________
Excavated material that is deemed to be suitable will be used as backfill. Most excavation will be performed under and adjacent to the existing roadway, so it is anticipated that the excavated material will be of good quality and gradation.

**D.2. Project Operations**

<table>
<thead>
<tr>
<th>a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Initial Phase</strong></td>
<td>One Family</td>
<td>Two Family</td>
</tr>
<tr>
<td>At completion of all phases</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **g. Does the proposed action include new non-residential construction (including expansions)?**
  - Yes | No

- **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

- **v. Dimensions of the proposed dam or impounding structure: **
  - Height; Width

- **vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):**

---

**Impacts to the site are anticipated to be temporary. Efforts will be made to limit the excavation to only the areas necessary to reconstruct the stairway and bridge approaches. Items for the restoration of the natural areas will be included in the project contract.**
ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

Temporary bents will be placed above the observed ordinary high water mark of Cascadilla Creek. Erosion and sediment control measure will be installed prior to the commencement of any construction activities. It is not anticipated that the proposed actions will, temporarily or permanently, affect the waterbody or adjoining wetlands.

iii. Will the proposed action cause or result in disturbance to bottom sediments?
   ✔ Yes ☐ No
   If Yes, describe:
   iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?
      ✔ Yes ☐ No
      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: _________________________________________________

vi. Will line extension within an existing district be necessary to supply the project?
   ✔ Yes ☐ No
   If Yes:
   • Total anticipated liquid waste generation per day: _______________ gallons/day
   • Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

vii. Will the proposed action use any existing public wastewater treatment facilities?
   ✔ Yes ☐ No
   If Yes:
   • Name of wastewater treatment plant to be used:
   • Name of district:
   • Does the existing wastewater treatment plant have capacity to serve the project?
     ✔ Yes ☐ No
   • Is the project site in the existing district?
     ✔ Yes ☐ No
   • Is expansion of the district needed?
     ✔ Yes ☐ No

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

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

iv. Will the district need to be expanded?
   ✔ Yes ☐ No
   If Yes:
   • Applicant/sponsor for new district:
   • Date application submitted or anticipated:
   • Proposed source(s) of supply for new district:

iii. Will the proposed action obtain water from an existing public water supply?
   ✔ Yes ☐ No
   If Yes:
   • Name of district or service area:
   • Does the existing public water supply have capacity to serve the proposal?
     ✔ Yes ☐ No
   • Is the project site in the existing district?
     ✔ Yes ☐ No
   • Is expansion of the district needed?
     ✔ Yes ☐ No
   • Do existing lines serve the project site?
     ✔ Yes ☐ No

ii. Total anticipated water usage/demand per day: __________________________ gallons/day

i. Describe any proposed water supply plans:
   __________________________________________________________

   __________________________________________________________

   __________________________________________________________

   __________________________________________________________
- Do existing sewer lines serve the project site?
  - Yes ☐ No ☐
- Will a line extension within an existing district be necessary to serve the project?
  - Yes ☐ No ☐
  If Yes:
  • Describe extensions or capacity expansions proposed to serve this project: ________________________________

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  ☐ Yes ☐ No
  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: ________________________________________________

<table>
<thead>
<tr>
<th>Source Type</th>
<th>Tons/year (short tons)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carbon Dioxide (CO₂)</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>Nitrous Oxide (N₂O)</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>Perfluorocarbons (PFCs)</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>Sulfur Hexafluoride (SF₆)</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>Hazardous Air Pollutants (HAPs)</td>
<td>☐ Yes ☐ No</td>
</tr>
</tbody>
</table>

If the project is 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)  ☐ Yes ☐ No

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
      ☐ Randomly between hours of ___________ to ___________.

   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: 7:30 am - 6 pm
      • Saturday:
      • Sunday:
      • Holidays:
   ii. During Operations:
      • Monday - Friday: 24 hours
      • Saturday:
      • Sunday:
      • Holidays:
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No
If yes:
 i. Provide details including sources, time of day and duration:
 Short-term noise, generated by construction equipment and vehicles, is anticipated during construction.

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
If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 A 30 ft. roadway LED light standard at northeast quadrant of the bridge, aimed at roadway. 13 ft. LED light standards along the proposed stairway, aimed at stairway. Nearest structure is Humphreys Service Building at +/- 200 ft.
 ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No
Describe: 

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):

 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: ________ 200 tons per ________ total (unit of time)
   • Operation: N/A tons per N/A (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
   • Construction: Waste material will be handled in accordance with NYSDOT Standard Specifications Section 107-10. The contractor will likely repurpose or recycle steel elements removed from the bridge.
   • Operation: N/A
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
   • Construction: Waste material will be handled in accordance with NYSDOT Standard Specifications Section 107-10.
   • Operation: N/A
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

If No:


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): Institutional (Cornell University 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>0.2</td>
<td>0.2</td>
<td>0</td>
</tr>
<tr>
<td>Forested</td>
<td>0.4</td>
<td>0.4</td>
<td>0</td>
</tr>
<tr>
<td>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td>
<td>0.1</td>
<td>0.1</td>
<td>0.1</td>
</tr>
<tr>
<td>Agricultural (includes active orchards, field, greenhouse etc.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surface water features (lakes, ponds, streams, rivers, etc.)</td>
<td>0.1</td>
<td>0.1</td>
<td>0.1</td>
</tr>
<tr>
<td>Wetlands (freshwater or tidal)</td>
<td>0.003</td>
<td>0.003</td>
<td>0</td>
</tr>
<tr>
<td>Non-vegetated (bare rock, earth or fill)</td>
<td>0.1</td>
<td>0.1</td>
<td>0</td>
</tr>
<tr>
<td>Other Describe: ____________________________________________</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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c. Is the project site presently used by members of the community for public recreation?  
   i. If Yes: explain:  

   ✔ Yes ☐ 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:  

   ✔ Yes ☐ No


e. Does the project site contain an existing dam?  
   i. Dimensions of the dam and impoundment:  
      • Dam height: _________________________________ 36 feet  
      • Dam length: _________________________________ 78 feet  
      • Surface area: _________________________________ 2 acres  
      • Volume impounded: _________________________________ 24 acre-feet gallons OR acre-feet  
   ii. Dam's existing hazard classification:  A - Low Hazard  
   iii. Provide date and summarize results of last inspection:  

   ✔ Yes ☐ 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?  
      • If yes, cite sources/documentation:  
        ✔ Yes ☐ No
   ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  

   ✔ Yes ☐ No

   iii. Describe any development constraints due to the prior solid waste activities:  

   ✔ Yes ☐ 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:  

   ✔ Yes ☐ 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  Provide DEC ID number(s):  
      □ Yes – Environmental Site Remediation database  Provide DEC ID number(s):  
      □ Neither database  
   ii. If site has been subject of RCRA corrective activities, describe control measures:  

   ✔ Yes ☐ No

   iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  
      If yes, provide DEC ID number(s):  

   ✔ Yes ☐ No

   iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  

   ✔ Yes ☐ 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?  ___________ 15 feet  

b. Are there bedrock outcroppings on the project site?  
[ ] Yes ☑ No  
  If Yes, what proportion of the site is comprised of bedrock outcroppings?  ___________ +/- 10 %

c. Predominant soil type(s) present on project site:  
  - Gravely silt ______________________ 10 %  
  - Sandy silt ______________________ 30 %  
  - Glacial Till ______________________ 60 %

d. What is the average depth to the water table on the project site?  Average: ___________ 13 feet

e. Drainage status of project site soils:  
[ ] Well Drained: ___________ 30 % of site  
[ ] Moderately Well Drained: ___________ 70 % of site  
[ ] Poorly Drained ___________ % of site

f. Approximate proportion of proposed action site with slopes:  
[ ] 0-10%: ___________ 70 % of site  
[ ] 10-15%: ___________ 10 % of site  
[ ] 15% or greater: ___________ 20 % 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 898-311 Classification C  
  - Lakes or Ponds: Name  
  - Wetlands: Name Federal Waters, Federal Waters, Federal Waters,.... 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  
  If Yes:  
   i. Name of aquifer: ___________________________________________________________
m. Identify the predominant wildlife species that occupy or use the project site:

<table>
<thead>
<tr>
<th>Species</th>
</tr>
</thead>
<tbody>
<tr>
<td>cottontail rabbit</td>
</tr>
<tr>
<td>eastern grey squirrel</td>
</tr>
<tr>
<td>eastern chipmunk</td>
</tr>
<tr>
<td>woodchuck</td>
</tr>
<tr>
<td>white-footed mice</td>
</tr>
<tr>
<td>common garter snake</td>
</tr>
<tr>
<td>white-tailed deer</td>
</tr>
</tbody>
</table>

n. Does the project site contain a designated significant natural community?  
Yes ☐ | No ☑

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 endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  
Yes ☐ | No ☑

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 special concern?  
Yes ☐ | No ☑

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 Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  
Yes ☐ | No ☑

If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present?  
Yes ☐ | No ☑

i. If Yes: acreage(s) on project site?

ii. Source(s) of soil rating(s):

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

b. Are agricultural lands consisting of highly productive soils present?  
Yes ☐ | No ☑

i. If Yes: acreage(s) on project site?

ii. Source(s) of soil rating(s):

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

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 adjoining a state listed Critical Environmental Area?  
Yes ☐ | No ☑

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?  
   If Yes:
   i. Nature of historic/archaeological resource: [ ] Archaeological Site [ ] Historic Building or District  
   ii. Name:  
   iii. Brief description of attributes on which listing is based:  

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>f.</strong> 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?</td>
<td>Yes</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td><strong>g.</strong> Have additional archaeological or historic site(s) or resources been identified on the project site?</td>
<td>Yes</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</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? | Yes | No |
| If Yes:
   i. Identify resource:  
   ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):  
   iii. Distance between project and resource: _______ miles. |
| **i.** Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? | Yes | No |
| 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? | Yes | No |

**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: Tammi Aiken  
Date: 07/14/2020

Signature: ____________________________  
Digitally signed by Tammi Aiken  
DN: C=US, O=IPP, CN=Tammi Aiken  
Reason: I attest to the accuracy and integrity of this document  
Date: 2020.07.14 08:43:06-04'00'

Title: Project Manager
Hi Lisa,
Attached are documents addressing the issues you’ve noted in the FEAF draft.

David Cutter, University Landscape Architect, will be directing the landscape plan with input from Dan Schied, Director of Grounds, and Todd Bittner, Director of Natural Areas. We will work with both David and Todd to preserve and protect the ecological communities and plant species in UNA 136. We will also consult with them and if necessary the NY Natural Heritage Program on the presence of and necessary protections or mitigations for the aquatic caterpillar, the only animal species listed in the UNA inventory data sheet.

I hope this addresses your questions and feel free to let me know if you have any other questions or concerns.

Thank you, Tammi
## TREES REMOVALS

### Tree Removal Table

<table>
<thead>
<tr>
<th>Tree Removal No.</th>
<th>Caliper Measurement</th>
<th>Common Tree Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>16”</td>
<td>Willow Tree</td>
</tr>
<tr>
<td>2</td>
<td>6”</td>
<td>Maple Tree</td>
</tr>
<tr>
<td>3</td>
<td>8”</td>
<td>Ash Tree</td>
</tr>
<tr>
<td>4</td>
<td>20”</td>
<td>Willow Tree</td>
</tr>
</tbody>
</table>

Please refer to the attached General Plan for the location of the proposed tree removals.
Traffic Railing Type C1W

Agency: Texas Department of Transportation

Description: The C1W railing system features a 9-inch high by 14-inch wide concrete parapet with four steel rectangular tube rails. The rails are supported by twin steel posts spaced a maximum of 9 feet.

Approved Test Criteria and Level: Successfully crash-tested and approved for MASH TL-4

Nominal Height: 42 inches (9-inch high concrete pedestal & 33-inch high steel railing)

Aesthetic Option(s): Numerous color options can be specified for the steel components.

Railing Termination: The steel railing system requires concrete parapets at the ends of the bridge.
**Cable Webnet Option**

- Stainless steel webnet system
- Many options for wire size and spacing
- Can be coated any color
- Drawing depicts black coated 2mm wire with 40mm x 75mm openings
- Webnet would be mounted on 1/4-inch stainless steel rods, top and bottom and the rods would be fastened to the rails with stainless steel self-tapping screws
- Supplier: Jakob Rope Systems
Arieta™
Architectural
LED Area
Luminaires
AR13, AR18

Area lighting for parking
lots, campuses, office
complexes, streets, bicycle
paths, and public parks

LIGHT STANDARD SPECIFICATIONS:
1. POLE SHALL BE HAPCO "RSA NO ARM 4-BOLT."
   HAPCO CATALOG NO. RSA3006-4-BM
   ROUND STRAIGHT ALUMINUM, 30' MOUNTING HEIGHT, 0.188" WALL THICKNESS, 6" BUTT DIAMETER, NO TAPER, 4-BOLT BASE, DARK BRONZE POWDER COAT FINISH

2. LUMINAIRE SHALL BE LEOTEX "ARIETA 18 ARCHITECTURAL LED AREA LUMINAIRE."
   LEOTEX CATALOG NO. AR18 15M2 MV NW 2 DB 350
   15M2 LED CODE, 120-277V, 4000K, TYPE 2 DISTRIBUTION,
   DARK BRONZE FINISH, 350 DRIVE CURRENT CODE
   REQUIRED ACCESSORY:
   DARK BRONZE DB ROUND POLE ADAPTER (PFA)

LIGHT STANDARD, SPECIAL
ITEM 670.10010005
NOT TO SCALE
PROPOSED ROADWAY ILLUMINANCE VALUES

PROPOSED STAIRWAY ILLUMINANCE VALUES
**EROSION & SEDIMENT CONTROL LEGEND**

<table>
<thead>
<tr>
<th>ITEM</th>
<th>SYMBOL</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIBER ROLL ON SLOPE</td>
<td>[Diagram]</td>
</tr>
<tr>
<td>VEGETATION PROTECTION</td>
<td>[Diagram]</td>
</tr>
<tr>
<td>INLET PROTECTION</td>
<td>[Diagram]</td>
</tr>
<tr>
<td>LIMIT OF DISTURBANCE</td>
<td>[Diagram]</td>
</tr>
<tr>
<td>TURF REINFORCEMENT MAT</td>
<td>[Diagram]</td>
</tr>
</tbody>
</table>

**EROSION & SEDIMENT CONTROL REFERENCE NOTES**

1. PROVIDE CONCRETE WASHOUT PER NYS STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL. TO BE LOCATED BY CORNELL UNIVERSITY REPRESENTATIVE A MINIMUM OF 50' FROM THE GORGE. SEE DETAIL 1, SHEET C-604

**EROSION & SEDIMENT CONTROL DETAIL KEYNOTES**

1. TEMPORARY SEDIMENT & EROSION CONTROL
   - 1.1 Fiber Roll on Slope
   - 1.2 Inlet Protection in Pavement
   - 1.3 Anchor Trench

2. PLANT PROTECTION
   - 2.1 Vegetation Protection

**NOTE:**

SELECTIVE PRUNE WHERE NECESSARY FOR INSTALLATION OF MEANS RESTRICTION STRUCTURE AND SUPPORT CABLES PER NYSDOT SPECIFICATION 614-3, ITEM 614.0411.
ERSOSION & SEDIMENT CONTROL

NOTE:
1. PROVIDE CONCRETE WASHOUT PER NYS STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL. TO BE LOCATED BY CORNELL UNIVERSITY REPRESENTATIVE A MINIMUM OF 50' FROM THE GORGE. SEE DETAIL 1, SHEET C-604

ERSOSION CONTROL LEGEND

ITEM        SYMBOL
FIBER ROLL ON SLOPE
VEGETATION PROTECTION
INLET PROTECTION
LIMIT OF DISTURBANCE
TURF REINFORCEMENT MAT

ERSOSION & SEDIMENT CONTROL DETAIL KEYNOTES

<table>
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<tr>
<th>TEMPORARY SEDIMENT &amp; EROSION CONTROL</th>
<th>DETAIL #</th>
<th>SHEET #</th>
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<tr>
<td>1.1 Fiber Roll on Slope</td>
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<tr>
<td>1.2 Inlet Protection In Pavement</td>
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<tr>
<td>1.3 Anchor Trench</td>
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<tr>
<td>2.1 Vegetation Protection</td>
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## PLANTING LEGEND

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<tr>
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<td>DECIDUOUS TREE</td>
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<tr>
<td>SHRUB, PERENNIAL &amp; GRASS PLANTINGS</td>
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## PLANTING REFERENCE NOTES

1. EXISTING TREE TO REMAIN. DO NOT DISTURB

## PLANTING DETAIL KEYNOTES

<table>
<thead>
<tr>
<th>PLANTING AND LANDSCAPE</th>
<th>DETAIL #</th>
<th>SHEET #</th>
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</thead>
<tbody>
<tr>
<td>10. 1 Planting - Deciduous Tree</td>
<td>1</td>
<td>C-605</td>
</tr>
<tr>
<td>10. 2 Planting - Shrub</td>
<td>1</td>
<td>C-606</td>
</tr>
<tr>
<td>10. 3 Planting - Perennial and Grasses</td>
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<td>C-606</td>
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PLANTING DETAIL KEYNOTE ITEMS 10.2 AND 10.3 WILL BE ADDED BASED ON THE RESULTS OF COORDINATION WITH THE CLIENT ON THE PRELIMINARY PLANT LIST.
PLANTING LEGEND

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<tr>
<td>DECIDUOUS TREE</td>
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<tr>
<td>SHRUB, PERENNIAL &amp; GRASS PLANTINGS</td>
<td>![Symbol]</td>
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PLANTING REFERENCE NOTES

1. EXISTING TREE TO REMAIN. DO NOT DISTURB

PLANTING DETAIL KEYNOTES

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<td>C-606</td>
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<tr>
<td>10. 3 Planting - Perennial and Grasses</td>
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PLANTING DETAIL KEYNOTE ITEMS 10.2 AND 10.3 WILL BE ADDED BASED ON THE RESULTS OF COORDINATION WITH THE CLIENT ON THE PRELIMINARY PLANT LIST.
### PLANT LIST - TREES

<table>
<thead>
<tr>
<th>KEY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>ROOT</th>
<th>COMMENTS</th>
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</thead>
<tbody>
<tr>
<td>AR</td>
<td>ACER RUBRUM</td>
<td>RED MAPLE</td>
<td></td>
<td></td>
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<tr>
<td>CC</td>
<td>CARPINUS CAROLINIANA</td>
<td>IRONWOOD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CA</td>
<td>CARYA CORDIFORMUS</td>
<td>BITTERNUT HICKORY</td>
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<tr>
<td>CO</td>
<td>CELTIS OCCIDENTALIS</td>
<td>HACKBERRY</td>
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</table>

### PLANT LIST - SHRUBS

<table>
<thead>
<tr>
<th>KEY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>ROOT</th>
<th>COMMENTS</th>
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</thead>
<tbody>
<tr>
<td>AC</td>
<td>AMELANCHIER CANADENSIS</td>
<td>CANADIAN SERVICEBERRY</td>
<td>CONT.</td>
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<tr>
<td>CE</td>
<td>CEONANTHUS AMERICANUS</td>
<td>NEW JERSEY TEA</td>
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<tr>
<td>CL</td>
<td>CLETHRA ALNIFOLIA</td>
<td>SUMMERSWEET</td>
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<tr>
<td>LB</td>
<td>LINDERA BENZOIN</td>
<td>SPICEBUSH</td>
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<td></td>
</tr>
<tr>
<td>RA</td>
<td>RHUS AROMATICA</td>
<td>FRAGRANT SUMAC</td>
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### PLANT LIST - PERENNIALS AND GRASSES

<table>
<thead>
<tr>
<th>KEY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>ROOT</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>CB</td>
<td>CAREX BLANDA</td>
<td>EASTERN WOODLAND SEDGE</td>
<td>CONT.</td>
<td></td>
</tr>
<tr>
<td>DC</td>
<td>DICENTRA CUCULLARIA</td>
<td>DUTCHMANS BREECHES</td>
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</tr>
<tr>
<td>DE</td>
<td>DICENTRA EXIMA</td>
<td>WILD BLEEDING HEART</td>
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<tr>
<td>MV</td>
<td>MERTENSIA VIRGINICA</td>
<td>BLUEBELLS</td>
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<tr>
<td>OC</td>
<td>OSMUNDA CINNAMOMEA</td>
<td>CINNAMON FERN</td>
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<tr>
<td>PD</td>
<td>PHLOX DIVARICATA</td>
<td>WOODLAND PHLOX</td>
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<tr>
<td>PC</td>
<td>POLYGONATUM COMMUTATUM</td>
<td>SOLOMON'S SEAL</td>
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<tr>
<td>PA</td>
<td>POLYSTICHUM ACROSTICHOIDES</td>
<td>CHRISTMAS FERN</td>
<td></td>
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</tbody>
</table>

**PRELIMINARY PLANT LIST FOR CLIENT REVIEW AND COMMENT.**
NOTE
FIBER ROLL SHALL BE PLACED AS SHOWN ON PLAN. IF NOT SHOWN, USE CHART.

FIBER ROLL: 12" DIAMETER MIN
TRENCH
12" LAP @ ROLL ENDS

SECTION A-A'

FIBER ROLL: 12" DIAMETER MIN
SLOPE SURFACE
2x2x36" HARDWOOD POST: INSTALL AS ABOVE

ELEVATION

FIBER ROLL SPACING ON SLOPES

<table>
<thead>
<tr>
<th>Slope Ratio</th>
<th>Elevation</th>
</tr>
</thead>
<tbody>
<tr>
<td>4H:1V</td>
<td>70'</td>
</tr>
<tr>
<td>3H:1V</td>
<td>50'</td>
</tr>
<tr>
<td>2H:1V</td>
<td>35'</td>
</tr>
<tr>
<td>1H:1V</td>
<td>18'</td>
</tr>
</tbody>
</table>

SCALE: NTS

DESIGN DEVELOPMENT DRAWINGS

CONSTRUCTION DRAWINGS

ARCHITECT

CONTRACTOR

ENGINEER

CITY OF

COUNTY

REGION

CONTRACT NO.

SHEET NO. OF XX

DOCUMENT NAME: 19H10-102LER005.dgn

It is a violation of law for any person, other than the architect, engineer, landscape architect, or land surveyor to alter or add to any plan or specification prepared by the architect, engineer, landscape architect, or land surveyor. The architect, engineer, landscape architect, or land surveyor shall stamp the document and include the notation added by following their signature, the date of such alteration, and a specific description of the alteration.
NOTES:
1. TUBULAR SEDIMENT CONTROL AND STORMWATER FILTRATION DEVICE SHALL BE FILTERSOXX, OR EQUIVALENT.
2. REPLACE AND DISPOSE OF PER MANUFACTURERS SPECIFICATIONS.
3. MAXIMUM CONTRIBUTING DRAINAGE AREA SHALL BE 1.0 ACRES.

1. INLET PROTECTION IN PAVED AREAS

Scale: NTS
VEGETATION PROTECTION

NOTES:
1. CONTACT DIG SAFELY NEW YORK (DIAL 811) PRIOR TO INSTALLING PROTECTIVE FENCING.
2. PROTECTION ZONE FENCING SHALL BE ERECTED AT THE EDGE OF THE CRITICAL ROOT ZONE OR BEYOND
   PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
3. THE PROTECTED CRITICAL ROOT ZONE OF EACH TREE SHALL EXTEND FROM THE TRUNK A MINIMUM DISTANCE
   OF THE DIAMETER OF TRUNK IN INCHES (MEASURED AT 4.5' ABOVE GROUND) MULTIPLIED BY 1.5 FEET OR 5'
   OUTSIDE OF Drip LINE, WHICHER IS GREATER.
4. CHAIN LINK FENCE SHALL BE MINIMUM 6' HIGH ON ALL SIDES.
5. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS WITH TEMPORARY STANCHIONS AND SAND BAGS.
6. NO VEHICULAR TRAFFIC, STOCKPIEING OF MATERIALS OR STORAGE OF EQUIPMENT SHALL BE ALLOWED WITHIN
   THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE PROJECT MANAGER.
7. FENCING SIGNAGE AS DETAILED MUST BE POSTED IN A VISUALLY PROMINENT LOCATION.
8. MULTIPLE TREE FENCE LAYOUT PREFERRED OVER FENCING EACH TREE INDIVIDUALLY.

ANCHOR TRENCH

SECTION
INITIAL ANCHOR TRENCH-Uphill

SECTION
TERMINAL ANCHOR TRENCH-DOWNHILL
1. REMOVE BURLAP, ROPE, OR WIRE BASKET FROM TOP 1/2 OF BALL MINIMUM, CUT REMAINING PORTIONS OF ROPE OR WIRE BASKET ONCE PLANT IS IN THE FINAL POSITION IN PIT.

2. TOP OF ROOT BALL SHALL BE SET FLUSH WITH SURROUNDING FINISHED GRADE.

3. ALL PLANT MATERIAL TO BE INSECT AND DISEASE FREE AND CONFORM TO ANSI 260.1.

4. DO NOT PRUNE THE TREE UNLESS DIRECTED BY LANDSCAPE ARCHITECT.

5. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

6. REMOVE AND EXCESS SOIL/MATERIAL FROM SITE AND DISPOSE OF PROPERLY.

7. ANY CHANGES TO PROCESS MUST BE PRE-APPROVED BY OWNER'S REPRESENTATIVE.

PLANTING - DECIDUOUS TREE
Scale: NTS
**NOTES:**

1. REMOVE GROWING CONTAINER
2. LOOSEN POT BOUND ROOTS
3. TOP OF PLANTING MEDIUM SHALL BE SET FLUSH WITH FINISHED GRADE AT THE DOWNHILL EDGE OF PLANTING AREA.
4. SET PLANTS PLUMB

**PLANTING - SHRUB ON SLOPE**

Scale: NTS

- Plant so that the root flare is at or slightly above adjacent finished landscape grade.
- 3" +/- 1" Mulch, bark or wood chips. No mulch to lay against collar of shrub.
- Continuous 3" high soil ring.
- Well aerated planting soil, backfill mix as specified.
- Undisturbed subgrade.
- Scarify bottom and sides of pit and set ball to prevent rocking.
- Ropes or wire at top of ball shall be cut. Remove top 1/3 of Burlap. Remove all wire or any non-biodegradable material. If container or pot grown, remove entire covering.

**PLANTING - PERENNIAL AND GRASSES**

Scale: NTS

- Top of root ball shall be positioned at slope elevation.
- Set plants plumb.
- Cut any circling roots and tease apart roots of pot bound containerized burlap.
- Do not use treated burlap.

**NOTES:**

1. REMOVE GROWING CONTAINER
2. LOOSEN POT BOUND ROOTS
3. TOP OF PLANTING MEDIUM SHALL BE SET FLUSH WITH FINISHED GRADE AT THE DOWNHILL EDGE OF PLANTING AREA.
4. SET PLANTS PLUMB

**SCALE:**

- NTS

**NOTES:**

- Well aerated planting soil, backfill mix as specified.
- Undisturbed subgrade.
- Scarify bottom and sides of pit and set ball to prevent rocking.
- Ropes or wire at top of ball shall be cut. Remove top 1/3 of Burlap. Remove all wire or any non-biodegradable material. If container or pot grown, remove entire covering.

**DESIGN DEVELOPMENT DRAWINGS**

- Plan for spacing, typ.
- Continuous 3" high soil ring.
- 3" +/- 1" Mulch, bark or wood chips. No mulch to lay against collar of shrub.
- Planting soil, well aerated planting soil, backfill mix as specified.
- Undisturbed subgrade.
- Scarify bottom of bed and set ball to prevent rocking.
- Ropes or wire at top of ball shall be cut. Remove top 1/3 of Burlap. Remove all wire or any non-biodegradable material. If container or pot grown, remove entire covering.

**DESIGN DEVELOPMENT DRAWINGS**

- Plan for spacing, typ.
- Continuous 3" high soil ring.
- 3" +/- 1" Mulch, bark or wood chips. No mulch to lay against collar of shrub.
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Appeal of the Vecino Group, in partnership with property owner the Ithaca Urban Renewal Agency, for area variances from Section 325-8, Column 9, Height in Feet, and Column 14/15, Rear Yard, requirements of the Zoning Ordinance. The applicant proposes to demolish the eastern third of the Green Street Parking Garage and construct a new mixed-use building on the same site at 120 E. Green Street. The first three floors of the building will house a 49,000 SF conference center while floors 4-12 will provide 218 affordable housing units. The project will build upon the existing center section of the Green Street Parking Garage to provide a total of 350 spaces of structured parking. The existing parcel will be subdivided, and the Vecino Group will take ownership of an approximately 55,000 SF parcel that includes the existing eastern and center sections of the parking garage; the proposed building will be constructed on this site. The City of Ithaca will retain ownership of the remainder of the site, including most of the land used for the City Hall Parking Lot and the alleyway between the existing parking garage and adjacent buildings on the Commons.

The first three floors and a portion of the fourth floor will be constructed on the rear property line of the subdivided parcel, providing 0’ of the required 10’ rear yard. The applicant is requesting a variance from the rear yard requirement in order to accommodate the rooms sizes needed to support the conference center and to allow for the provision of a community room on the fourth floor. The remainder of the fourth floor and floors 5-12 will be set back 10’ from the rear property line and will meet the requirement of the Zoning Ordinance.

The applicant also proposes to exceed the maximum 140’ building height allowed by the Zoning Ordinance. The southwest corner of the building will be 150’ in height to allow for taller floor-to-ceiling heights in the proposed Sky Terrace on the 12th floor.

The property is located in a CBD-140 use district in which the proposed uses are permitted. However, Section 325-32 requires that an area variance be granted before a building permit is issued.
### City of Ithaca  Board of Zoning Appeals Worksheet

**Appeal Number** 3162  
**Address** 120 E. Green Street  
**Use District** CBD-140  
**Date** 10/6/2020  
**Applicant** Vecino Group  
**Owner** Ithaca Urban Renewal Agency  
**Application Type:** Area Variance

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**Notes:**  
*The applicant proposes to subdivide the existing lot and will take ownership of approximately 55,000 SF of the existing 65,000 SF parcel. The City will retain ownership of the remaining property including most of the City Hall parking lot and the alleyway between the proposed project and the adjacent buildings that front on the Commons. See "Lot Line Adjustment Map"*
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 #: 3162 (FILLED IN BY STAFF)
HEARING DATE: September 1 2020
BUILDING PERMIT #: 40065 (REQUIRED)
RECEIPT #: 62800 (FILLED IN BY STAFF)

2. Property Address: 120 E. Green Street
Use District: CBD-140

Owner’s Name: City of Ithaca
Owner’s Address:

City: Ithaca
State: NY
Zip: 14850

3. Appellant’s Name: Bruce Adib-Yazdi
Appellant’s Address: 305 W. Commercial Street

City: Springfield
State: MO
Zip: 65803

Telephone: 417-848-6001
E-Mail: bruce@vecinogroup.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 5th day of August, 2020

Notary Public

Sheri Adams
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Apr. 12, 2021
Commission 13770452

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 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.
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   - ☒ Type 1  
   - ☐ Type 2  
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   - ☐ Short Environmental Assessment Form (SEAF)
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4. A previous appeal ☐ has / ☒ has not been made for this proposal:
   - Appeal No. __________, dated __________
   - Appeal No. __________, dated __________
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   - Appeal No. __________, dated __________

5. Notes or Special Conditions:
Narrative

The site is within the CBD-140 zoning district which allows for all the proposed uses, and a height of 140’ and 12 stories. The project will comply with those elements of the zoning code.

Rear Yard Setback - The zoning district requires a 10' rear yard setback for access to rear of any new buildings. With the existing alley in place, and with the current garage encroaching fully into the required setback we will be asking for a variance to allow substantial encroachment into the 10' rear yard setback. Final engineering and foundations will need to be established. The current plans show the new building being set back approximately .2' to .6' from the proposed property line. See attached lot line adjustment sheet

The existing alley along the north side of the project allows for more than 12' of access through the city owned property. This space along with the connection to Green Street on the west side of the building are within a dedicated public ingress / egress easement.

BZA Request: Variance for encroachment in rear yard setback allowing first four floors of the building to come to .2' from the north property line.

Also to construct a new stair at the NW corner of the center section of the garage to extend to second level of garage for more convenient access.

Building Height - The zoning limits buildings to 140' maximum height. The proposed building is 139' in height except for a small portion in the SW corner on the top floor which projects up an additional 10' +/- feet and is approximately 950 sf in size, or less than 5% of the total footprint. Mechanical screenwalls / rooms will be sized to hide mechanical equipment and equipment rooms on the roof and are not subject to the height restriction. See attached sheet A202

BZA Request: Variance for height of roof surface of the Sky Terrace on 12th floor to be 10'-0" taller than 140' allowed. Balance of the roof surfaces (except for mechanical equipment, mechanical screening, parapets, elevator penthouses, and stair access to roof) shall be below 140' maximum allowed.
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 #: 3162  DATE: August 5th, 2020

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

I (We) Svante Myrick, Mayor, City of Ithaca of 108 E. Green Street
(Name)

Ithaca, NY 14850
(City/Municipality) (State & Zip Code)

Owner of the property at 120 E. Green Street
(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 Vecino Group New York, LLC to appeal or request a
Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the
September 1, 2020 (Date)
meeting of the Board of Zoning Appeals.

(Signature)

STATE OF NEW YORK)
COUNTY OF TOMPKINS)

Sworn to this 5th day of August, 2020

SUSAN STICKEL
Notary Public — State of New York
No. 01ST6402173
Qualified in Tompkins County
My Commission Expires Dec. 30, 2023

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. 3162

TO: Owners of Property within 200 feet of 120 East Green Street and others interested.

FROM: The Vecino Group applicable to property named above, in CBD-140 zone.

REGARDING: (check appropriate box)

[ ] Area Variance [ ] Use Variance [ ] Sign Variance

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 listed below.

The PLANNING BOARD will consider this case on 9/22/2020 at 6:00 P.M. via the online platform Zoom. A live stream is available at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVcTrDg. 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 10/6/2020 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.
August 18, 2020

BZA Application Public Notification

To Our Neighbors,

We hope that this letter finds you and your colleagues well during these unprecedented times. While we all adjust to the challenges of the ongoing coronavirus pandemic, we are looking toward the future of downtown Ithaca and the role of the Asteri project as part of that future. The project is not slowing down – it remains our intention to see this project through with a completion date of 2023.

As our project undergoes the public Site Plan and SEQR review processes, we are writing to let you know we are pursuing a zoning variance for the building height as well as for the rear yard setback. The site is within the CBD-140 zoning district which allows for all the proposed uses, a height of 140’, and 12 stories. The project will comply with these elements of the zoning code. The variance requests are outlined as follows.

- **Rear Yard Setback** - The zoning district requires a 10’ rear yard setback for access to the rear of any new buildings. With the existing alley in place, and with the current garage encroaching fully into the required setback we will be asking for a variance to allow substantial encroachment into the 10’ rear yard setback. Final engineering and foundations will need to be established. The current plans show the new building being set back approximately .2’ to .6’ from the proposed property line. See attached lot line adjustment sheet. The existing alley along the north side of the project allows for more than 12’ of access through the city owned property. This lot line adjustment is one of the primary reasons why we’re pursuing a variance for the rear yard setback.
  - **BZA Request:** Variance for encroachment in rear yard setback allowing buildings to come to .2’ from the north property line.
  - Also to construct a new stair at the NW corner of the center section of the garage to extend to second level of garage for more convenience access.

- **Building Height** - The zoning limits buildings to 140’ maximum height. The proposed building is 139’ in height except for a small portion in the SW corner on the top floor, which projects up an additional 10’ +/- feet and is approximately 950 sf in size, or less than 5% of the total footprint. Mechanical screen walls / rooms will be sized to hide mechanical equipment and equipment rooms on the roof and are not subject to the height restriction. See attached sheet A202.
  - **BZA Request:** Variance for height of roof surface of the Sky Terrace on 12th floor to be 10’-0” taller than 140’ allowed. Balance of the roof surfaces (except for mechanical equipment, mechanical screening, parapets, elevator penthouses, and stair access to roof) shall be below 140’ maximum allowed.

Ithaca faces the best of challenges—a city with a high quality of living and steady growth. With growth comes demand. More parking, more housing, more amenities; they’re all needed. The Vecino Group is excited to have been selected as the preferred developer for the Green Street Garage Redevelopment RFP with a comprehensive mixed-use development that will help Ithaca address multiple needs and infuse the downtown area with an enhanced sense of place.

Meet Asteri Ithaca. The term Asteri comes from the Greek word “star.” And like those in the sky, this is a place designed to serve as a constant for the folks who will call it home, and for the entire Ithaca community. Asteri Ithaca 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 through third floor will address a collective need for meeting space downtown, providing a new venue in a central location. The first-floor participation will activate the street-level and complete the Green Street Corridor of entertainment, shopping, civic life, and public transportation. The plans include inspiring design, green space, community partnerships, new tenants, long time downtown favorites, and more. The materials that are undergoing the Site Plan and SEQR Review process in the City of Ithaca include information that will bring to life the “what” behind Asteri Ithaca.
We want to be sure you understand our “why” as well. The Vecino Group is committed to our mission of creating a better world, one development, one community at a time. We believe in the transformative power of affordable housing. More specifically, we believe in quality housing that doesn’t look affordable. To be able to create that in Ithaca—and solve additional community needs in the process—is exactly the kind of work that energizes the Vecino Group.

This project is a true public private partnership. We look forward to this journey, working with the planning board, city staff, and community stakeholders on this amazing project that will not only be a huge community asset, but also inspire us all with a higher sense of purpose.

We are working with Whitham Planning & Design who is coordinating the local public review process and public outreach. Please do not hesitate to reach out to us with any questions you have about the project ahead of the hearing. We hope that we have your support and look forward to working with you in seeing this project through and strengthening our downtown.

Bruce Adib-Yazdi
VP Development, The Vecino Group
bruce@vecinogroup.com

Kate Chesebrough
Associate, Whitham Planning & Design
chesebrough@whithamdesign.com
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

Bruce Adib-Yazdi

I, ____________________________, 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 9/15/2020. 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 Phone: (607) 274-6550
108 E. Green St., 3rd Fl. Fax: (607) 274-6558
Ithaca, NY 14850
10’ Rear Yard Setback Variance
The Professional Engineer's seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments, or other documents not exhibiting this seal shall not be considered prepared by the Engineer, and this Engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

This drawing and the details on it are the sole property of the Engineer and may be used for this specific project only. It shall not be loaned, copied, or reproduced in whole or in part, or for any other purpose or project without the written consent of the Engineer.

EXISTING CINEMAPOLIS AND CENTER GARAGE FOOTPRINT TO REMAIN UNCHANGED

PROPOSED CONFERENCE CENTER / RESIDENTIAL MIXED USE BUILDING

Footprint of residential tower 5th floor and above

Floors 1-3 of conference center and 4th floor community room to be constructed in 10' rear yard setback.

New stair to be constructed within 10' rear yard setback to main stair in NE corner

EXISTING CINEMAPOLIS AND CENTER GARAGE FOOTPRINT TO REMAIN UNCHANGED

CITY OWNED PROPERTY

PROPOSED VECINO PROPERTY

EXISTING BUILDING FOOTPRINT
NOTES
1. L100 IS FOR ILLUSTRATIVE PURPOSE ONLY.
2. SEE L200 MATERIALS AND PLANTING PLAN.
Portion of First Floor of building to be constructed in 10' rear yard setback.
Portion of Third Floor of building to be constructed in 10' rear yard setback.
Portion of Fourth Floor of building to be constructed in '10' rear yard setback.
No building in rear yard setback from 5th floor on up through twelfth floor.
Overall sections

First three floors within the 10' rear yard setback

First four floors within the 10' rear yard setback
Height Variance
No building in rear yard setback from 5th floor on up through twelfth floor.

Sky Terrace area that needs height variance for additional ceiling height.
Height variance necessary to gain additional ceiling height in this room.

148'-5" height for 950 sf of area +/-

Sky Terrace Roof 8'-5" higher than 140' allowed in zoning code.

140' Maximum to highest walking surface on the roof

Sky Terrace Roof 8'-5" higher than 140' allowed in zoning code.

Sky Terrace

Mechanical equipment screenwall maximum 18' tall.

Mechanical equipment screenwall

Stair tower access to roof

Stair tower access to roof
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 property owner Barken Family Realty for an Area Variance from Section 325-8, Column 7, Lot Width, Column 11, Front Yard, and Column 13, Other Side Yard, requirements of the Zoning Ordinance. The applicant recently renovated a vacant 4-unit residential building located at 419 N. Cayuga Street. The building currently contains 1 one-bedroom unit, 1 two-bedroom unit, and 2 one-bedroom units with studies. The applicant would like to use the study rooms in each of the two ground-floor units as bedrooms. This change would convert the 2 one-bedroom units with studies to 2 two-bedroom units and would increase the overall building occupancy. The proposed change meets NYS Residential Code, and the property has sufficient off-street parking for the proposed occupancy. No further exterior or interior alterations are proposed. However, the proposed increase in occupancy is considered an enlargement of a nonconforming structure. The property is 49’ wide at the street and a minimum lot width of 50’ is required in the R-3aa zone. Section 325-32 of the Zoning Ordinance states that an area variance must be granted before increasing the unrelated occupancy of a property that does not meet the minimum lot size requirements. The property also has existing front yard and other side yard deficiencies that will not be exacerbated by the proposal.

The property is located in the R-3aa use district in which the proposed use is permitted. However, Section 325-32 requires that an area variance be granted before a building permit is issued.
# City of Ithaca Board of Zoning Appeals Worksheet

- **Appeal Number**: BZA-3165
- **Address**: 419 N. Cayuga Street
- **Use District**: R-3aa
- **Date**: 10/6/2020
- **Applicant**: Barken Family Realty
- **Owner**: Barken Family Realty
- **Application Type**: Area Variance

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<td>Note Non-Conforming Conditions</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
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<td>Proposed Condition and/or Use</td>
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**Notes**: Existing deficiencies noted in blue; new or exacerbated deficiencies noted in red.
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 #: 3165 (FILLED IN BY STAFF)
HEARING DATE: 8/4/2020 10:00 AM
BUILDING PERMIT #: 39259 (REQUIRED)
RECEIPT #: 62932 (FILLED IN BY STAFF)

2. Property Address: 419 N. Cayuga Street
Use District: R-3aa

Owner's Name: Barken Family Realty LLC
Owner's Address: 125 Gening Circle

City: Ithaca
State: NY
Zip: 14850

3. Appellant’s Name: David Barken, Barken Family Realty LLC
Appellant’s Address: 206 E. Yates St., Apt #1

City: Ithaca
State: NY
Zip: 14850

Telephone: (607) 319-6380
E-Mail: David.a.barken@gmail.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

I, Christina M. Dubouchet, Notary Public of the State of New York, do hereby certify that I was duly authorized to act as Notary Public and have solemnly administered the oath or affirmation to the applicant and that the applicant is qualified to perform the duties of Notary Public.

Notary Public
Christina M. Dubouchet
Notary Public-State of New York
No. 02DU6290541
Qualified in Tompkins County
Commission Expires 10/07/2021

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.

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☐ 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)

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Appeal No. ________, dated ____________
Appeal No. ________, dated ____________
Appeal No. ________, dated ____________
Appeal No. ________, dated ____________

5. Notes or Special Conditions:
OWNER'S AUTHORIZATION FORM

ZONING APPEAL #: 3165

DATE: 7/7/2020

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

I (We) ____________ (Name)

125 Genung Circle (Street Address)

Ithaca (City/Municipality), NY (State & Zip Code)

Owner of the property at 419 N. Cayuga Street (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 ____________ (Signature) to appeal or request a Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the 8/4/2020 (Date) meeting of the Board of Zoning Appeals.

STATE OF NEW YORK) COUNTY OF TOMPKINS)

Sworn to this 31st day of August, 2020

CHRISTINA M. DuBOUCHET
Notary Public-State of New York
No. 02DU6290541
Qualified in Tompkins County
Commission Expires 10/07/2024

Notary Public available at City Hall

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. 3165

TO: Owners of Property within 200 feet of 419 N. Cayuga Street and others interested.

(property address)

FROM: Barken Family Realty, LLC applicable to property named above, in a R-3aa zone.

(name of person or organization making appeal)

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 9/22/2020 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 10/6/2020 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.

David Barken

Signature of Appellant
206 E. Yates St. Apt #1, Ithaca NY 14850

Address
Date 9/17/20
Dear Neighbors:

In June, 2019 my family and I purchased the abandoned building at 419 N. Cayuga Street. Having sat in disrepair and vacant for years, the house underwent a full overhaul. The renovation included new utilities, mechanicals, structural repairs, foundation work, roofing, full interior remodeling and much more. We have brought 4 units of downtown housing online and we will continue to improve the structure with residents and our neighbors in mind.

In anticipation of our renovation, we hired an architectural firm for a code review, submitting floor plans that were approved by a City building permit issued in full on August 13, 2019. Housing and code officers inspected the units/building without issue throughout the yearlong project, with each of the four units inspected sequentially as they were completed.

Unexpectedly, after the final housing inspection in late April, the Building Department noted that we have a road frontage of 49 ft., just 1ft. short of the 50ft required for the configured layout under the approved permit drawings. An area variance of 1 ft is requested so as to remedy this deficiency.

Because of the 1 ft area deficiency, 2 of the units have rooms that are classified as studies. These two rooms are well sized and have closets. They each have hardwired smoke detectors. Currently, these 2 apartments can only house 2 individuals per unit, meaning no household greater than 2 individuals can rent these spaces or utilize these studies as nurseries and/or bedrooms. We ask that these 2 studies be considered bedrooms, each for 1 individual, by granting the variance for this 1 ft road frontage area deficiency.

No exterior changes to the building, parking, or the parcel will result from this area variance. All other components to this property, and its use, adhere to neighborhood zoning. Renovating this building has been a long, arduous, and expensive task. We look forward to moving past this unforeseen technicality so as to continue working on the improvement of the building.

Respectfully,

David Barken
Member, Barken Family Realty, LLC
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Printed: 6/30/2020  * This report shows selected parcels - Please verify list if using the "buffer tool" to select parcels within the 200 foot area, and mark main parcel being buffered.

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**Tax Parcel Record; Final Tax Roll**

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ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals            Zoning Appeal #3165

I, __________________________________, 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 9/17/2020. 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
CITY OF ITHACA

Board of Zoning Appeals — Notice of Appeal

APPEAL #3168

230 BRYANT AVENUE

Appeal of Michael Barnoski of Trade Design Build Architecture for an Area Variance from Section 325-8, Column 4, Off-Street Parking, Column 11, Front Yard, and Column 12, Other Front Yard, requirements of the Zoning Ordinance. The applicant proposes to construct a third story dormer to provide additional space within an existing apartment as part of a larger renovation and reconfigurations of the building. There are four apartments in the building (2 one-bedroom units, 1 two-bedroom unit, and one four-bedroom unit), and the Zoning Ordinance requires five parking spaces for the dwelling. The property has established parking rights and provides 4 off-street parking spaces. The proposed alteration will not allow additional occupancy or require additional off-street parking; however, Section 325-32 of the Zoning Ordinances states that an area variance must be granted to enlarge a nonconforming structure if it does not comply with the parking requirements. The dwelling also has existing front yard and other front yard deficiencies that will not be exacerbated by the proposal.

The property is located in a R-1b residential use district in which the proposed use is permitted pursuant to a use variance granted by the Board of Zoning Appeals in 1948. However, Section 325-32 requires that an area variance be granted before a building permit is issued.
### City of Ithaca Board of Zoning Appeals Worksheet

**Appeal Number:** BZA-3168  
**Address:** 230 Bryant Avenue  
**Use District:** R-1b  
**Date:** 10/6/2020  
**Applicant:** Trade Design Build Architecture  
**Owner:** John W Rudan Jr.  
**Application Type:** Area Variance

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<td><strong>Accessory Use</strong></td>
<td><strong>Off-Street Parking</strong></td>
<td><strong>Off-Street Loading</strong></td>
<td><strong>Lot Area (Sq. Feet)</strong></td>
<td><strong>Lot Width (Feet)</strong></td>
<td><strong>Number of Stories</strong></td>
<td><strong>Height in Feet</strong></td>
<td><strong>% of Lot Coverage</strong></td>
<td><strong>Front Yard</strong></td>
<td><strong>Other Front Yard</strong></td>
<td><strong>Side Yard</strong></td>
<td><strong>Rear yard: % of depth or number of feet, whichever is less</strong></td>
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<td>One Family Zone</td>
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<td>126’</td>
<td>3</td>
<td>~28</td>
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<td>25%</td>
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<td>25% or 50’ but not less than 20’</td>
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</table>

**Notes:** Existing deficiencies noted in blue; new or exacerbated deficiencies noted in red.

* The property was granted a use variance (BZA-246) in 1947 to construct a two-family dwelling in a single-family zone. In 1948, the BZA granted a second use variance (BZA-282) to convert the two-family dwelling to a multiple residence with 4 dwelling units.
1. TYPE OF APPEAL:

☑ Area Variance
☐ Special Permit
☐ Use Variance
☐ Sign Variance
☐ Action, Decision, or Interpretation of Zoning Officer

APPEAL #: 3168 (FILLED IN BY STAFF)
HEARING DATE: 10/06/2020
BUILDING PERMIT #: 40622 (REQUIRED)
RECEIPT #: 63288 (FILLED IN BY STAFF)

2. Property Address: 230 Bryant Ave, Ithaca, New York, 14850

Owner’s Name: John W Rudan, Jr
Owner’s Address: 20 Lewis Street

City: Dryden
State: New York
Zip: 13053

Michael Barnoski

3. Appellant’s Name: Trade Design Build Architecture
Appellant’s Address: PO Box 843

City: Ithaca
State: New York
Zip: 14850

Telephone: 585-330-0658
E-Mail: mike@tradedesignbuild.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 21st day of August, 2020

Notary Public

MCKENNA L. BOVARD
Notary Public, State of New York
Reg. No. 01806394720
Qualified in Tompkins County
Commission Expires 07/06/2023

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 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>
<thead>
<tr>
<th>Zoning Ordinance Section Being Appealed</th>
<th>Sign Ordinance Section Being Appealed</th>
</tr>
</thead>
<tbody>
<tr>
<td>§325- 8, Columns 4, 11, and 12</td>
<td>§272-</td>
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<tr>
<td>§325- _________________________________</td>
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<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:
August 21, 2020

Re: Zoning Appeal for 230 Bryant Ave
Reason for Appeal
230 Bryant Ave
Ithaca, New York 14850

The applicant would like to construct a dormer on the existing roof to provide code compliant headroom for the existing third floor habitable spaces. The existing spaces currently have only 6’-6” headroom and the owner hopes to improve compliance and safety by raising the headroom to 7’-0”. We believe this change will also create architectural interest. We are requesting an area variance to enlarge the bulk/mass of an existing non-conforming use per 325-32-C(2). However the proposed modification will not increase the existing roof peak height, enlarge the existing building footprint, or increase the building occupant load.

The property currently has a front yard deficiency, allowed as a legal existing non-conformity. The applicant is requesting an area variance to formalize the existing legal non-conformity. The change above will not extend or increase this existing legal non-conformity.

The property currently has parking deficiency, allowed as a legal existing non-conformity. The applicant is requesting a parking variance to formalize the existing legal non-conformity. The changes above will not extend or increase this existing legal non-conformity.

Sincerely,

[Signature]

Michael Barnoski, AIA
OWNER
MIKE@TRADEDESIGNBUILD.COM
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 #: __________________________ DATE: __________________________

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.

__________________________
(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.
Surrogate's Court of the State of New York
Tompkins County
Certificate of Appointment of Executor

File #: 2019-179

Certificate# 10304

IT IS HEREBY CERTIFIED that Letters in the estate of the Decedent named below have been granted by this court, as follows:

Name of Decedent: Doreen J Rudan
aka Doreen Josephine Rudan
Date of Death: June 3, 2019

Domicile: Tompkins County

Fiduciary Appointed: John William Rudan

Mailing Address:
20 Lewis Street
Dryden NY 13053

Type of Letters Issued: LETTERS TESTAMENTARY
Letters Issued On: July 15, 2019

Limitations: NONE

and such Letters are unrevoked and in full force as of this date.

Dated: July 15, 2019

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the Tompkins County Surrogate's Court at Ithaca, New York.

WITNESS, Hon. Joseph R. Cassidy, Judge of the Tompkins County Surrogate's Court.

Lori S Decker, Chief Clerk
Tompkins County Surrogate's Court

This Certificate is Not Valid Without the Raised Seal of the Tompkins County Surrogate's Court
NOTICE OF APPEAL — REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. __________

TO: Owners of Property within 200 feet of 230 Bryant Ave, Ithaca, New York 14850 and others interested.

FROM: Michael Barnoski, Trade Design Build Architecture, DPC applicable to property named above, in a(n) R1B zone.

REGARDING: (check appropriate box)

☑ Area Variance
☐ Special Permit
☐ Use Variance
☐ Sign 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 at the Zoning Division, City Hall, 108 E. Green St., Third Floor, 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 9/22/2020 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

The BOARD OF ZONING APPEALS will consider this case on 10/06/2020 at 6:00 P.M. in Common Council Chambers, City Hall, 108 E. Green St. Ithaca.

Signature of Appellant
PO Box 843, Ithaca New York, 14850
8/21/2020
Address
Date
August 21, 2020

Re: Zoning Appeal for 230 Bryant Ave
Notice of Appeal
230 Bryant Ave
Ithaca, New York 14850

Dear Neighbors,

The applicant would like to construct a dormer on the existing roof to provide code compliant headroom for the existing third floor habitable spaces. The existing spaces currently have only 6'-6" headroom and the owner hopes to improve compliance and safety by raising the headroom to 7'-0". We believe this change will also create architectural interest. We are requesting an area variance to enlarge the bulk/mass of an existing non-conforming use per 325-32-C(2). However the proposed modification will not increase the existing roof peak height, enlarge the existing building footprint, or increase the building occupant load.

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The property currently has parking deficiency, allowed as a legal existing non-conformity. The applicant is requesting an area variance to formalize the existing legal non-conformity. The changes above will not extend or increase this existing legal non-conformity.

Sincerely,

[Signature]

Michael Barnoski, AIA
OWNER
MIKE@TRADEDESIGNBUILD.COM
O'Connor, Kevin  
West Shore Apartments, LLC  
107 Worth St  
Ithaca NY 14850

Lower, William L  
Lower, Patricia M  
433 Floral Ave  
Ithaca NY 14850

Pereboom, Derk  
Brooks, Nancy E  
200 E. Buffalo St., Suite 201  
Ithaca NY 14850

Lower, William L  
Pea Family Realty, LLC  
433 Floral Ave  
Ithaca NY 14850

Mazza and Amici, LLC  
GBA Family Realty, LLC  
408 College Ave  
Ithaca NY 14850

4 L Properties of Ithaca LLC  
211-217 Linden Avenue LLC  
400 College Ave, Suite 100  
Ithaca NY 14850

214 Delaware Avenue  
26 Narragansett Cove  
San Rafael CA 94901

208 Delaware Avenue, LLC  
400 College Ave, Suite 100  
Ithaca NY 14850

Sky Holding, LLC  
1407 Greywall Lane  
Wynnewood PA 19096

Gold, Michael E  
Gold, Sarah D  
210 Bryant Ave  
Ithaca NY 14850
Hsu, Jean Shu-Tsu
211 Delaware Ave
Ithaca NY 14850

Huang, Peter C
103 Harvard Place
Ithaca NY 14850

VanCort, Elizabeth
105 Harvard Place
Ithaca NY 14850

Frank, Robert H
McCullister, Ellen
221 Bryant Ave
Ithaca NY 14850

Neirynck, Anne
Birman, Kenneth
225 Bryant Ave
Ithaca NY 14850

Ruina, Andy
Vannouhuys, Saska
227 Bryant Ave
Ithaca NY 14850

Friedman, Elias D
Chang, Julia H
107 Harvard Pl
Ithaca NY 14850
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

I, AARON HOEHN, 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 9/12/2020. 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
230 BRYANT RENOVATIONS
230 BRYANT AVE, ITHACA, NEW YORK, 14850
MODERN LIVING RENTALS
20200031

DRAWING LIST

G0.01  COVER SHEET
G0.02  SITE & ZONING PLAN
G0.03  CODE REVIEW & NOTES

D1.01  BASEMENT DEMO PLAN
D1.02  FIRST FLOOR DEMO PLAN
D1.03  SECOND FLOOR DEMO PLAN
D1.04  THIRD FLOOR DEMO PLAN
D1.05  ROOF DEMO PLAN

A1.01  BASEMENT PLAN
A1.02  FIRST FLOOR PLAN
A1.03  SECOND FLOOR PLAN
A1.04  THIRD FLOOR PLAN
A1.05  ROOF PLAN
A2.01  SOUTH ELEVATION
A2.02  EAST ELEVATION
A2.03  WEST ELEVATION
A2.04  NORTH ELEVATION
A3.01  DORMER SECTION
PROJECT SUMMARY:

PHASE I:

CONVERSION OF BASEMENT FLOOR, APARTMENT 4 FROM TWO OCCUPANT, ONE BEDROOM APARTMENT TO A ONE OCCUPANT, ONE BEDROOM APARTMENT THROUGH REDUCTION IN BEDROOM AREA.

CONVERSION OF FIRST FLOOR, APARTMENT 3 FROM ONE OCCUPANT, ONE BEDROOM APARTMENT TO A TWO BEDROOM, TWO OCCUPANT APARTMENT THROUGH MINOR REORGANIZATION OF APARTMENT LAYOUT.

RENOVATION OF FIRST FLOOR, APARTMENT 2 TO IMPROVE LAYOUT OF KITCHEN AND BATHROOM.

RENOVATIONS OF SECOND FLOOR, APARTMENT 1 TO ADD HALF BATH, REORGANIZE ENTRY AND KITCHEN, AND SQUARE OFF EXISTING BEDROOMS. SCOPE ALSO INCLUDES RECONSTRUCTING STAIR TO THIRD FLOOR TO IMPROVE RISE/RUN AND HEADROOM CLEARANCES.

PHASE I ALSO INCLUDES REMOVAL OF CENTRAL STAIR, ALL UNITS HAVE EGRESS DIRECTLY TO GRADE.

PHASE I WORK ALLOWED BY RIGHT UNDER CURRENT ZONING.

PHASE II:

REORGANIZATION OF THIRD FLOOR AND ADDITION OF DORMER TO IMPROVE LAYOUT AND CEILING HEIGHT IN THE THIRD FLOOR BEDROOM.

WORK CONTINGENT UPON VARIANCE APPROVAL.

ZONING INFORMATION

- ZONE: RESIDENTIAL R1-8
- HISTORIC DISTRICT: NA
- USES: NON-CONFORMING
  - MULTI-FAMILY NOT ALLOWED, R-3 AND ABOVE
  - USE ALLOWED BY EXISTING VARIANCE
- LOT SIZE: 0.19 ACRES ~ 8,276 SF
- LOT WIDTH: 125.6'
- HEIGHT: 3 STORIES / 29'
- LOT COVERAGE: 1,617 SF / 20%
- FRONT YARD: NON-CONFORMING
- 12.5' PROVIDED / 25.0' REQUIRED
- REAR YARD: 34.5'
- PARKING: NON-CONFORMING
- ALLOWED EXISTING LEGAL NON-CONFORMITY
- APPROVED OCCUPANCY 4 UNITS / 8 OCCUPANTS
- PROPOSED OCCUPANCY 4 UNITS / 8 OCCUPANTS

EXISTING UNIT SUMMARY

- UNIT 4: BASEMENT 1 BEDROOM 2 OCCUPANTS
- UNIT 3: 1ST FLOOR 1 BEDROOM 1 OCCUPANT
- UNIT 2: 1ST FLOOR 1 BEDROOM 1 OCCUPANT
- UNIT 1: 2ND/3RD FLOOR 4 BEDROOM 4 OCCUPANTS
- TOTAL: 8 OCCUPANTS
- 5 PARKING SPACES REQUIRED

PROPOSED UNIT SUMMARY

- UNIT 4: BASEMENT 1 BEDROOM 1 OCCUPANT
- UNIT 3: 1ST FLOOR 1 BEDROOM 1 OCCUPANT
- UNIT 2: 1ST FLOOR 2 BEDROOM 2 OCCUPANTS
- UNIT 1: 2ND/3RD FLOOR 4 BEDROOM 4 OCCUPANTS
- TOTAL: 8 OCCUPANTS
- 5 PARKING SPACES REQUIRED

VARIANCE SUMMARY:

- AREA VARIANCE TO MODIFY BUILDING BULK TO ACCOMMODATE THIRD FLOOR DORMER.
- AREA VARIANCE FOR FRONT YARD SET BACK, CURRENTLY AN EXISTING LEGAL NON-CONFORMANCE.
- PARKING VARIANCE FOR DEFICIENCY, CURRENTLY AN EXISTING LEGAL NON-CONFORMANCE.
APPLICABLE CODES:
REVIEW DONE IN COMPLIANCE WITH 2020 EXISTING BUILDING CODE OF NEW YORK STATE, AND ALL OTHER APPLICABLE REFERENCED CODES.

OCCUPANCY CLASSIFICATION:
2020 BCNYS 310.3 - RESIDENTIAL GROUP R-2 APARTMENT HOUSES

CONSTRUCTION TYPE:
2020 BCNYS 602.5 - TYPE IIIIB: 2 HR RATED BEARING WALLS (MASONRY), ALL OTHER CONSTRUCTION ANY TYPE

SPRINKLER CLASSIFICATION:
EXISTING NOT SPRINKLERED

CLASSIFICATION OF WORK:
2020 EBCNYS 603.1 LEVEL II ALTERATIONS - RECONFIGURATION OF SPACES UNDER 50% OF BUILDING AREA. COMPLY W/ EBCNYS CHAPTERS 7 & 8.

CHAPTER 8 & LEVEL 3 ALTERATIONS

VERBAL ENCLOSURE:
2020 EBCNYS 802.2.1 EXCEPTION 11.1 NO UPGRADES TO STAIR ENCLOSURE REQUIRED FOR VERTICAL OPENINGS CONNECTING TWO STORIES WITH NOT MORE THAN 4 DWELLING UNITS PER FLOOR. (PROJECT ELIMINATES THREE STORY CONNECTION)

FIRE PROTECTION:
2020 EBCNYS 803.2.2 FIRE PROTECTION NOT REQUIRED , WORK AREAS UNDER 50% OF FLOOR AREA AND DO NOT CONTAIN EXITS SHARED BY MORE THAN ONE TENANT.

FIRE ALARM:
2020 FCNYS 1103.7.6 MANUAL FIRE ALARM SYSTEM REQUIRED, BUILDING CONTAINS MORE THAN THREE STORIES.
2020 EBCNYS 803.4.3 SMOKE ALARMS REQUIRED IN ALL WORK AREAS PER 2020 FCNYS, INTERCONNECTION NOT REQUIRED OUTSIDE WORK AREA.

CARBON MONOXIDE:
2020 EBCNYS 804.1 CO DETECTION REQUIRED PER 2020 FCNYS FUEL BURNING APPLIANCES PRESENT.

MINIMUM EXITS
2020 EBCNYS 805.3.1 ALL UNITS ONLY REQUIRE SINGLE MEANS OF EGRESS PER 2020 BCNYS 1006.3.3 ITEMS 1 & 2.

GUARD & HANDRAILS
2020 EBCNYS 805.9 PROVIDE CODE COMPLIANT HANDRAILS & GUARDRAILS FOR ALL EGRESS STAIRS.

ELECTRICAL
2020 EBCNYS 807.1 NEW ELECTRICAL WORK TO COMPLY WITH NFPA 70, EXCEPT FOR EXCEPTIONS PROVIDED IN 807.3

MECHANICAL
2020 EBCNYS 808.1 RECONFIGURED OR CONVERTED SPACES TO BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION IN COMPLIANCE W/ 2020 MCNYS.
2020 EBCNYS 808.3 RECONFIGURED KITCHENS OR BATHS TO BE PROVIDED WITH LOCAL EXHAUST.

CHAPTER 3 ACCESSIBILITY
2020 EBCNYS 305.6 EXCEPTION 4 - TYPE B UNITS REQUIRED BY 2020 NYBCS NOT REQUIRED IN ALTERATIONS AFFECTING LESS THAN 50% OF AGGREGATE BUILDING AREA.
2020 BCNYS 1107.6.2 ACCESSIBLE & TYPE A UNITS NOT REQUIRED IN GROUP R-2 APARTMENT HOUSES.
2020 EBCNYS 1107.5.1 ACCESSIBLE ENTRANCES NOT REQUIRED FOR AREAS NOT REQUIRED TO BE ACCESSIBLE

GENERAL NOTES:
• PROVIDE 2020 FCNYS COMPLIANT FIRE ALARM SYSTEM THROUGHOUT BUILDING.
1. VERIFY EXISTING OR PROVIDE SMOKE ALARM IN BEDROOM PER 2020 FCNYS 907.2.10.2 (2)
2. VERIFY EXISTING OR PROVIDE COMBINATION CO ALARM & SMOKE ALARM OUTSIDE BATHROOM OR BEDROOMS PER 2020 FCNYS 907.2.10.2 (1) OR 907.2.10.4
3. VERIFY EXISTING OR PROVIDE COMBINATION CO ALARM & SMOKE ALARM OUTSIDE BATHROOM OR BEDROOMS PER 2020 FCNYS 907.2.10.2 (1) OR 907.2.10.4, PROVIDE PHOTOLELECTRIC SENSOR DUE TO PROXIMITY TO STOVE
4. PROVIDE SELF CLOSING, 60 MIN RATED DOOR PER 2020 EBCNYS 804.5.3, DOOR TO BE “SMOKE TIGHT” PER 802.2.3.
5. VERIFY EXISTING OR PROVIDE EMERGENCY LIGHTING & EXIT SIGNS.
6. NOT USED
7. INFILL FLOOR W/ 1 HR OUR RATED FLOOR SYSTEM, COORDINATE FLOOR SYSTEM REQUIREMENTS WITH ARCHITECT AND ENGINEER FOLLOWING EXPLORATORY DEMOLITION.
8. INFILL FLOOR WITH 2X10 JOISTS @ 16” OC, SHEATH W/ 3/4” ADVANTAGE SHEATHING. ALIGN W/ EXISTING FIRST FLOOR.
9. EGRESS STAIR WITHIN DWELLING UNIT, 14 RISERS @ 7 3/8” & 13 7/8” (7 3/4” MAX & 10” MAX PER 2020 BCNYS 1011.5.2(3) ). PROVIDE CONTINUOUS 36” Handrail, One Side Of Stair. PROVIDE 36” HIGH GUARDRAILS AROUND STAIR OPENING ON THIRD FLOOR.
10. INFILL RATED WALL W/ UL ASSEMBLY U305 (5/8” TYPE X GYPSUM BOARD, 2X4 STUD)
11. CONCRE EGRESS STAIR, 4” WIDE, 7 RISERS @ 7”, 6 TREADS @ 11” PROVIDE 42” GUARDRAIL & 36” HANDRAIL BOTH SIDES.

WINDOWS & DOORS
• W1 ANDERSEN 400 SERIES WHITE - 3’-0” x 4’-6” DOUBLE HUNG WINDOW (EGRESS COMPLIANT) U0.40 MAX
• W2 ANDERSEN 400 SERIES WHITE - 2’-0” x 4’-6” DOUBLE HUNG WINDOW U0.40 MAX
• D1 3’-0” X 6’-8” INSULATED HALF LITE EXIT DOOR. U0.77 MAX
PHASE II

COORDINATE WITH STRUCTURAL ENGINEER FOLLOWING EXPLORATORY DEMOLITION AND PRIOR TO REMOVAL OF ANY LOAD BEARING WALLS TO FINALIZE STRUCTURAL REQUIREMENTS.
PHASE I
COORDINATE WITH STRUCTURAL ENGINEER FOLLOWING EXPLORATORY DEMOLITION AND PRIOR TO REMOVAL OF ANY LOAD BEARING WALLS TO FINALIZE STRUCTURAL REQUIREMENTS

AS PROVIDED 2020 FCNYC COMPLIANT FIRE ALARM SYSTEM THROUGHOUT BUILDING.

CLIENT NAME:
Ithaca, New York 14850
tradedesignbuild.com

PROJECT ADDRESS:
PROJECT NO:
PROJECT NAME:

DRAWN BY:
ISSUE DATE:
DRAWING NAME:
BASEMENT FLOOR PLAN

1 BASEMENT PLAN
3/16" = 1'-0"
PHASE I

COORDINATE WITH STRUCTURAL ENGINEER FOLLOWING EXPLORATORY DEMOLITION AND PRIOR TO REMOVAL OF ANY LOAD BEARING WALLS TO FINALIZE STRUCTURAL REQUIREMENTS

PROVIDE 2020 FCNYS COMPLIANT FIRE ALARM SYSTEM THROUGHOUT BUILDING.
PHASE I
COORDINATE WITH STRUCTURAL ENGINEER FOLLOWING EXPLORATORY DEMOLITION AND PRIOR TO REMOVAL OF ANY LOAD BEARING WALLS TO FINALIZE STRUCTURAL REQUIREMENTS PROVIDE 2020 FCNYS COMPLIANT FIRE ALARM SYSTEM THROUGHOUT BUILDING.

SECOND FLOOR PLAN
3/16" = 1'-0"
COORDINATE WITH STRUCTURAL ENGINEER FOLLOWING EXPLORATORY DEMOLITION AND PRIOR TO REMOVAL OF ANY LOAD BEARING WALLS TO FINALIZE STRUCTURAL REQUIREMENTS.

PROVIDE 2020 FCNYC COMPLIANT FIRE ALARM SYSTEM THROUGHOUT BUILDING.

2 HR RATED EXTERIOR BEARING WALL PROVIDE FRT STUDS, REFER TO A3.01 FOR DETAILS.

THIRD FLOOR PLAN 3/16" = 1'-0"
PHASE II

COORDINATE WITH STRUCTURAL ENGINEER FOLLOWING EXPLORATORY DEMOLITION AND PRIOR TO REMOVAL OF ANY LOAD BEARING WALLS TO FINALIZE STRUCTURAL REQUIREMENTS

PROVIDE 2020 FCNY'S COMPLIANT FIRE ALARM SYSTEM THROUGHOUT BUILDING.

2 COURSES ICE & WATER SHIELD ALL EAVES & VALLEYS CO

2X8 JOIST @ 24" OC, 5/8" ZIP ROOF SHEATHING, EPDM ROOF MEMBRANE, PROVIDE R49 SPRAY FOAM INSULATION, 5/8" GYPSUM BOARD CEILING.

1/4" = 1'-0"

2 COURSES ICE & WATER SHIELD ALL EAVES & VALLEYS CO

1" = 1'-0"

ROOF PLAN

3/16" = 1'-0"

CLIENT NAME:
1672 Slaterville Road
Ithaca, New York 14850
tradedesignbuild.com

PROJECT ADDRESS:

PROJECT NO:

PROJECT NAME:

DRAWN BY:

ISSUE DATE:

DRAWING NAME:

DRAWING NO:

MODERN LIVING RENTALS

230 BRYANT AVE, ITHACA, NEW YORK, 14850

08/19/2020

MSB

A1.05
PHASE II

1 2 3 4

EPDM ROOFING

COMPOSITE SIDING

WEST ELEVATION

3/16" = 1'-0"

CLIENT NAME:
1672 Slaterville Road
Ithaca, New York 14850
tradedesignbuild.com

PROJECT NAME:
230 BRYANT RENOVATIONS

PROJECT NO:
20200031

PROJECT ADDRESS:
230 BRYANT AVE, ITHACA, NEW YORK, 14850

PROJECT NAME:
MODERN LIVING RENTALS

DRAWN BY:
ERIC DIXON

 ISSUE DATE:
08/19/2020

DRAWING NO:
A2.03

W3 COMPOSITE SIDING
EPDM ROOFING

TOR 125'-1"

W3

28'-9"

A3.01

PHASE II
PHASE II

NORTH ELEVATION

1/4" = 1'-0"

COMPOSITE SIDING

EPDM ROOFING

TOE

125'-2"

FF-F2

108'-6"

FF-G2

106'-4"

FF-F3

96'-4"

FF-B1

92'-4"

PROJECT NAME:
230 BRYANT RENOVATIONS

PROJECT NO:
20200031

CLIENT NAME:
MODERN LIVING RENTALS

PROJECT ADDRESS:
230 BRYANT AVE, ITHACA, NEW YORK, 14850

DRAWN BY:
ERIC DIXON

DRAWING NO:
A2.04

ISSUE DATE:
08/19/2020

TRADE DESIGN BUILD

1672 Slaterville Road
Ithaca, New York 14850
tradedesignbuild.com
**SECTION THROUGH DORMER**

3/8" = 1'-0"

- 2X8 JOIST @ 24" OC, 5/8" ZIP ROOF SHEATHING, EPDM ROOF MEMBRANE, PROVIDE R49 SPRAY FOAM INSULATION, 5/8" GYPSUM BOARD CEILING.

- (2) LAYERS 5/8" TYPE X GYPSUM BOARD, 2X6 FRF STUD @ 24", R23 MINERAL WOOL BATT INSULATION, LP FLAMEBLOCK 2 SIDED, DRAINAGE MAT, COMPOSITE LAP SIDING, 2 HR RATED PER UL W408

- ASSEMBLY U VALUE: 0.050 (0.051 MIN)

- PROVIDE R49 SPRAY FOAM INSULATION, 5/8" GYPSUM BOARD CEILING.

- 2X8 HEADER @ 24" OC

- 3'-0" X 4'-6" DOUBLE HUNG WINDOW (EGRESS COMPLIANT)

- (2) 2X8 HEADER

- 7'-0"
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.
September 17, 2020

Dear Members of the Planning & Development Board,

I’m writing regarding BZA appeal #3168, which is on your September 22 meeting agenda. The appeal, while seemingly minor, has some long-term planning implications that are relevant to whatever comments you might forward on to the BZA.

The property in question is 230 Bryant Ave, which recently sold. The existing house is an 1950s infill structure, whose architectural style-- to the extent there is one-- can only be described as concrete block Soviet bunker.

The applicant proposes to construct a dormer on the existing roof to increase headroom and make the interior space more attractive and marketable. The application notes, “We believe this change will also create architectural interest.” Although there are no elevations or drawings included in the information we received, in theory, we agree there is a great opportunity to improve the exterior and form of this building.

Bryant Park developed around 1910, and to this day has a remarkably intact inventory of classic Arts & Crafts era houses. 230 Bryant Ave was an unfortunate late addition, and from day one was completely out of character with the architectural legacy of the neighborhood. It is literally the gateway house to the historic homes nearby, most of which were constructed between 1910 - 1928.

Since the applicant is going to have to add a new roof anyway (and remove substantial asbestos), there’s a one-time opportunity to suggest re-skinning the house while adding architecturally appropriate dormers. Bryant Park is not an official historic district, so we understand there is no legal requirement for the applicant to do so. From a long-term planning standpoint, however, whenever there’s an opportunity to improve architectural cohesiveness and historic sensitivity, it would be a shame not to seize the moment.

Thank you for your consideration.

For fun and historical interest, I’m enclosing a copy of the original 1911 Bryant Park map. 230 Bryant Ave is plat #36, at the intersection of Bryant, Delaware, and Harvard Place.

Sincerely,

Ellen McCollister &
Robert H Frank
221 Bryant Ave
Ithaca NY 14850