PLANNING & DEVELOPMENT BOARD Project Review
NOTICE OF MEETING & AGENDA

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Deputy Director of Planning and Development
DATE: October 3, 2019
SUBJECT: Agenda for Project Review Committee Meeting: THURSDAY, OCTOBER 10, 2019

The Project Review Committee Meeting is scheduled to begin at 8:30 a.m., in the Third Floor Conference Room, City Hall, 108 E. Green St. Please call Anya Harris at 274-6550, if you cannot attend or you require additional information.

8:30 Project: Minor Subdivision
Location: 620 S Aurora St, Tax Parcel # 106.-1-8 (in the City & Town of Ithaca)
Applicant: Sean McCabe of Harris Beach PLLC for Emersonsub 15 LLC, owner
Anticipated Board Action(s) in October: Public Hearing and Consideration and Preliminary and Final Subdivision Approval
Project Description: The applicant is proposing to subdivide the 96-acre parcel into two parcels: Parcel OU-1, measuring .897 acres (39,057 SF) with approximately 240 feet of frontage on S Cayuga Street and containing two underground storage tanks, a treatment building, and a portion of an asphalt parking lot; and Parcel OU-2, measuring 95.04 acres in both the City and the Town of Ithaca and containing all existing buildings, roads, and parking areas of the former factory site. The owner intends to retain OU-1 to continue remediation work and to convey OU-2 to L Enterprises, LLC, for mixed-use development. The portion of the property in the City of Ithaca, which includes all of the proposed OU-1 and a portion of OU-2 is in the Chain Works Planned Unit Development District (PUD) adopted by Common Council on September 3, 2019. The portion of OU-2 in the Town of Ithaca is currently in the Industrial Zoning District but will be in a newly-formed Planned Development Zone (PDZ) that will be adopted by the Town Board before development can begin. The proposed subdivision plats include easements for a primary and two alternative routes of a future trail that will connect S Aurora Street to Stone Quarry Road, and, ultimately, to the planned Gateway Trail. The subdivision proposal is consistent with the environmental review of the larger development project that was determined to be a Type I Action under the City of Ithaca Code, Environmental Quality Review Ordinance, §174-6 (B)(1)(i),(j),(k),(n), (2), (6), (7),(8)(a)and (b) and the State Environmental Quality Review Act §617.4 (b)(2),(3), (5)(iii), (6)(i), and (iv), for which the City of Ithaca Planning Board as Lead Agency issued a Positive Declaration of Environmental Significance on October 28, 2014. The Lead Agency held subsequently Public Scoping on November 18, 2014. The Lead Agency deemed the Draft GEIS adequate for public review on March 8, 2016, held the public hearing on March 29, 2016, and accepted comments until May 10, 2016. The Lead Agency filed a Notice of Completion for the FGEIS on March 5, 2019. The FGEIS includes the original DGEIS, all comments and responses on the DGEIS, revised information resulting from those comments, and updated information since the publication of the DEIS. The Board adopted findings on March 26, 2019. The Board granted final site plan approval for Phase 1 of the project proposing Phase 1 of the project in August 2019.
Project materials are available for download from the City website and are updated regularly:
https://www.cityofithaca.org/DocumentCenter/Index/1109
Project: Mixed-Use Student Apartments  
Location: 411-415 College Avenue  
Applicant: Whitham Planning & Design for Student Agencies  

Anticipated Board Action(s) in October: Project Updates, Review of FEAF Part 2  

Project Description: The applicant proposes to construct a six-story building with a 7,038 SF footprint, ground floor retail, and 56 student apartments on floors two through six. The project includes a partially-covered outdoor plaza area on land partially owned by Cornell. Project development will require the removal of the existing four-story building known as the Chacona Block, as well as the existing outdoor patio and retaining walls. The parcel is in the MU-2 Collegetown Area Form District (CAFD) and requires Design Review. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(h)(4), (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(9).  

Project materials are available for download from the City website and are updated regularly:  
https://www.cityofithaca.org/DocumentCenter/Index/1101  

9:15  
Project: City Harbor Development/ Guthrie Clinic  
Location: 101 Pier Road  
Applicant: Jessica Edger-Hillman  

Anticipated Board Action(s) in October: Public Hearing (10/22), Special Meeting & Site Visit (10/29)  

Project Description: The 11.09-acre project site consists of 8.33 acres of privately-owned land and 2.76 acres of adjacent City-owned parkland and road. The applicant proposes to redevelop the 8.33-acre project site and make improvements to 2.76 acres of adjacent City land. The project site consists of (3) privately-owned tax parcels. The building program will be a total of 316,280 SF consisting of (1) 60,000 SF medical office building, (2) five-story residential structures with a total of 172,980 GSF and 111 housing units, (1) five-story mixed use building with 77,800 GFA with 45 housing units, 15,743 SF of ground floor commercial (expected to be a restaurant), and (1) 5,500 SF Community Building to support golf, boating and other recreational activities associated with the adjacent City-owned Newman Golf Course. Improvements on City property in Phase 1 of the plan include the rebuilding of Pier Road to include sidewalks, street trees, a fire engine turnaround, and additional and reorganized parking. After Phase I, the applicant proposes to realign the end of Pier Road, extend it to a new clubhouse and add parking. Site improvements on private property to include a 1,570-foot publically-accessible promenade along Cascadilla Creek, including construction of a new seawall and replacement of existing docks, waterfront parks, a paddle park, internal circulation streets, bus stops, surface parking for 400 cars, and landscaping. The project is in the Newman Zoning District and will likely require variances. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(d), (h)(2), (i), (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(6)(iii) and (v).  

Project materials are available for download from the City website and are updated regularly:  
https://www.cityofithaca.org/DocumentCenter/Index/783  

9:45  
Project: Immaculate Conception Redevelopment Project  
Location: 320 W Buffalo Street  
Applicant: Ithaca Neighborhood Housing Services (INHS)  

Anticipated Board Action(s) in October: Consideration of Preliminary & Final Site Plan Approval  

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

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Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(k), (n), (B)(6), and the State Environmental Quality Review Act (‘SEQRA’) §617.4(b)(11), for which the Planning Board, acting as Lead Agency, made a Negative Determination of Environmental Significance on September 24, 2019.

**Project materials are available for download from the City website and are updated regularly:**
[https://www.cityofithaca.org/DocumentCenter/Index/1016](https://www.cityofithaca.org/DocumentCenter/Index/1016)

**10:15 Agenda Review for 10-22-19 and 10-29-2019**

**10:20 Adjournment**

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

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

If you have a disability & would like specific accommodations to participate, please contact the City Clerk at 274-6570 by 12:00 p.m., no later than 2 days (not including weekends and holidays) before the meeting.