



CITY OF ITHACA

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

DEPARTMENT OF PLANNING AND DEVELOPMENT

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PLANNING & DEVELOPMENT BOARD Project Review
NOTICE OF MEETING & AGENDA

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Deputy Director of Planning and Development
DATE: October 8, 2020
SUBJECT: **Agenda for Project Review Committee Meeting: THURSDAY, OCTOBER 15, 2020**

The Project Review Committee Meeting is scheduled to begin at 8:30 a.m. City Hall is closed to the Public. This meeting will be streamed at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg.

Please call or email Anya Harris at 274-6550 or aharris@cityofithaca.org, if you require additional information.

8:30 Project: Special Permit- Accessory Apartment

Location: 106 Second Street

Applicant: Craig Modisher for Deborah Justice

Anticipated Board Action(s) in October: Public Hearing, Consideration of Conditional Special Permit Approval and Recommendation to the BZA

Project Description: The applicant is proposing to remove an existing barn and construct a new two story structure with a footprint of 676 SF. The new building will have storage on the first floor with a one-bedroom apartment above. Parking will be provided through the existing curb cut on Second Street. The project is in the R2-b Zoning District and requires an area variance for lot coverage. The project also requires Limited Site Plan Approval. Construction or expansion of a single family home is classified as a Type 2 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 C.(8) and the State Environmental Quality Review Act ("SEQRA") §617.4 c. (11) and is not subject to environmental review.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1229>

8:40 Project: Major Subdivision

Location: Carpenter Circle Tax Parcels 36.-1-1.3, 35 and 43.-2-5.23

Applicant: Park Grove Realty

Anticipated Board Action(s) in October: Public Hearing and Consideration of Preliminary Subdivision Approval

Project Description: The Applicant is proposing to subdivide tax parcel 36.-1-3.5 which measures 8.57 acres and contains the current road and a 7,000 SF building into (3) lots. Lot 1 would measure 2.08 acres (90,625 SF); lot 2 would measure 5.66 acres (246,618 SF); and lot 3 would measure .83 acres (36, 198 SF). The property is currently in the Market District, which has no minimum requirement for lot size or street frontage, but the applicant has applied for a Planned Unit Development (PUD) from Common Council. The subdivision is needed to implement the proposed Carpenter Circle PUD and the approved site plan for the Carpenter Circle Redevelopment Project. A cross-property easement will be needed in order to demonstrate access to all parcels. This subdivision is part of a larger development project that was classified as 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 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/1018>

8:50 Project: Major Subdivision

Location: 120 E Green St

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

Anticipated Board Action(s) in October: Public Hearing and Consideration of Preliminary Subdivision Approval

Project Description: The Applicant is proposing to subdivide the city-owned tax parcel 70.-4-5.2 which measures 1.487 acres and contains the west and center sections of the Green St Parking garage, the public area between the City Hall building and the west wall of the parking garage, the access alley between the garage and the buildings to the north and the pedestrian passage connecting Home Dairy Alley to Green Street, into 3 Lots. Parcel A would measure .649 acres (28,270 SF) and contain the future rebuilt Green Street Garage and the access alley from Home Dairy Alley to the eastern property line; Parcel B would measure .609 acres (26,528 SF) and contain the future apartments and conference center; and Parcel C would measure .229 acres (9,975 SF) and contain the City Hall parking/public area and the access alley west of Home Dairy Alley. This subdivision is part of a larger development project that was classified as a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (d), (k) and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (5)(iii) and (9) for which the Lead Agency made a Negative Declaration of Environmental Significance on September 22, 2020.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1232>

9:00 Project: Commercial Infill (7,000 SF)

Location: 736-744 S Meadow St (S Meadow Square)

Applicant: James Boglioli for Benderson Development Corp.

Anticipated Board Action(s) in October: Public Hearing and Consideration of Preliminary & Final Approval

Project Description: The applicant is proposing to construct a 7,000 SF building within and existing parking area at the corner of Fairgrounds Memorial Parkway and an internal circulation road that connects to Rte 13. The project also includes lighting landscaping, walkways and other amenities. The applicant submitted a trip generation report prepared by TYLIN International and dated April 24, 2018, that demonstrates that the traffic counts for the proposed new retail is consistent with the findings of the 2000 Generic Environmental Impact Statement (GEIS) for the Southwest Area Land Use Plan and therefore no additional environmental review is required.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1224>

9:15 Project: Mixed Use Housing - Redevelopment Project

Location: 430-444 W State/MLK Street

Applicant: Arnot Ithaca 2 LLC

Anticipated Board Action(s) in October: Review of FEAF Part 3, Potential Determination of Environmental Significance

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 .92-acre (40,075 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. These historic facades will be retained 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 variance for height. 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>

9:30 Project: Mixed Use – Apartments, Conference Center, & Public Parking

Location: 120 Green Street (west end of Green Street Garage)

Applicant: Kathryn Chesebrough of Whitham Planning & Design for Vecino Group LLC

Anticipated Board Action(s) in October: Project Updates, Consideration of Preliminary and Final Approval

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 yard setback and potentially, for height, and may require a subdivision or lot line adjustment. The project will require approval from Common Council for sale of the property. This 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 State Environmental Quality Review Act (“SEQRA”) §617.4 b. (5)(iii) and (9) for which the Lead Agency made a Negative Declaration of Environmental Significance on September 22, 2020.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1143>

9:45 Project: Apartments & Parking

Location: 215 E State/MKL Street

Applicant: Ithaca Properties LLC / Jeff Rimland

Anticipated Board Action(s) in October: Project Updates, Consideration of Preliminary and Final Approval

Project Description: The applicant is proposing to demolish the eastern section of the existing public parking garage, rebuild two levels of public parking (approx. 130 spaces), construct one ground-level private parking area (approx. 34 spaces) and ten floors of residential with approximately 200 apartments. The new building will have an interior connection to the existing building and will be accessed through the entrance at 215 E State Street on the Commons. Likewise, the parking decks will connect to the new proposed decks and garage entrance to the west. The building will also feature a residential lobby on Green Street. Portions of the existing two-story Rothschild Building will be renovated to house amenity spaces for tenants. The project is in the CBD-140 zoning district and is subject to Design Review. It will require area variances for rear yard setback and number of stories. It is also in the Street Level Active Use Overlay Zone (SLAU-OZ). The project will require approval from Common Council for sale of the property (air rights). This 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 State Environmental Quality Review Act (“SEQRA”) §617.4 b. (5)(iii) and (9) for which the Lead Agency made a Negative Declaration of Environmental Significance on August 25, 2020.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1160>

10:00 Agenda Review – 10-27-20

10:15 Adjourn

ACCESSING ONLINE DOCUMENTS

Site Plan Review & Subdivision Application Documents

Site Plan Review application documents are accessible electronically via the “Document Center” on the City web site (<http://www.cityofithaca.org/DocumentCenter>), under “Planning & Development” > “Site Plan Review Project Applications,” and in the relevant street address folder. Subdivision application materials can be similarly located, but in the “Subdivision Applications” folder.