BOARD OF ZONING APPEALS (BZA)

AGENDA

The regular monthly meeting of the BOARD OF ZONING APPEALS will be held at 5:30 p.m. on Tuesday, November 7, 2023. This meeting is open to the public and will be held in Common Council Chambers, Third Floor, City Hall, 108 E. Green Street, Ithaca, NY, and also conducted remotely using videoconferencing technology. Members of the public are strongly encouraged to participate remotely. Virtual participation in public meetings is authorized by Part WW of Chapter 56 of the Laws of 2022 of New York State and Local Law 2022-05. More information, including the written procedures governing the use of videoconferencing technology, is available at http://www.cityofithaca.org/339/Boards-Committees.

For remote viewing/attendance: A live stream of the proceedings is available at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg; a recording will made available through the same link following the conclusion of the proceedings. If you are a member of the public wanting to observe the meeting, please simply watch the live stream. If you are an interested party and would like to sign up to speak at the meeting or submit written comments, please see the instructions at the end of the agenda.

I. TELECOMMUNICATIONS APPEALS
   None

II. NEW APPEALS
   A. Appeal Number     3246
      Address: 120 East Green Street
      Zone: CBD-140
      Applicant: Whitham Planning and Design
      Property Owner: Asteri Ithaca LLC & Asteri Conference LLC
      Public Hearing: Yes
      Description: Request for a sign variance from §272-6, Signs Permitted in a Commercial Zone, to allow the installation of 9 signs at the Ithaca Downtown Conference Center when only 2 signs are permitted. In addition, the applicant seeks a variance from the 50 SF maximum size per sign to install a 118 SF sign. Lastly, the applicant seeks a variance from the requirement that a sign project no more than 18" from the building to allow a sign that will project a total of 28" from the building facade.

   B. Appeal Number     3259
      Address: 413 North Tioga Street
      Zone: C-SU
      Applicant: Meatball Properties, LLC, Property Owner
      Public Hearing: Yes
      Description: Request for an area variance from §325-8, Column 4, Off-Street Parking, requirements of the Zoning Ordinance to allow the property owner to continue occupancy of the multiple dwelling without providing the three required off-
street parking spaces. The property owner has historically leased the required parking from a nearby property. However, these spaces are no longer available, and the property owner is unable to find additional spaces in the area to lease.

C. Appeal Number 3261  6:15 PM
Address: 408 East State Street
Zone: B-4
Applicant: STREAM Collaborative
Property Owner: Avi Smith
Public Hearing: Yes
Description: Request for an area variance from §325-8, Column 14/15, Rear Yard, Requirements of the Zoning Ordinance to allow the construction of a three-story addition to the existing inn. The new addition will comply with the requirements of the B-4 district, but the original structure is deficient in the required rear yard.

E. Appeal Number 3262  6:35 PM
Address: 401 East State Street
Zone: CBD-60
Applicant: STREAM Collaborative
Property Owner: Frost Travis
Public Hearing: Yes
Description: Request for a sign variance from §272-6, Signs Permitted in a Commercial Zone, to allow the installation of 4 signs that advertise “The Dean” residential building. One of the proposed signs will be 19.8 square feet. The City’s Sign Ordinance limits signs advertising residential buildings to one 12-SF sign per building.

III. CONTINUED APPEALS
None

IV. PRELIMINARY PRESENTATIONS
None

V. APPROVAL OF MINUTES  6:45 PM
A. July 11, 2023

VI. ADMINISTRATIVE MATTERS  6:50 PM
A. Update on Zoning Permits
B. Next Meeting – December 12, 2023

VII. ADJOURNMENT  7:00 PM

PLEASE NOTE: The Board may take a 10-minute break around 8:00 p.m., if the meeting will continue for more than two hours.
ACCESSING ONLINE MEETING MATERIALS
Parties interested in reviewing application materials prior to the meeting may visit the City’s website at http://www.cityofithaca.org/368/Board-of-Zoning-Appeals (select “Most Recent Agenda”), beginning one week before the scheduled BZA meeting. Please do not hesitate to contact our office if you have any questions or need any assistance accessing the materials.

COMMENTS & QUESTIONS
Interested parties are invited to speak or submit written comments on appeals that come before the Board of Zoning Appeals. The Board considers "interested parties" persons who live, work or own property within 750 feet of the property, who are authorized representatives of recognized adjacent neighborhood civic groups, or who are elected City officials. Interested parties wishing to be heard must register by 3:00 PM on the day of the meeting. To register, please send your name and address to mwilson@cityofithaca.org, subject line: “BZA Speaker Registration – September 2023”.

Interested parties may submit comments for public hearings by mail or email. All comments must be received by 3 p.m. on the day of the meeting, and they will be included in the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing and please include your name and address. All comments and questions can be emailed to Megan Wilson at mwilson@cityofithaca.org or call (607) 274-6550.
CITY OF ITHACA

Board of Zoning Appeals — Notice of Appeal

APPEAL # 3246

120 E. GREEN STREET

Appeal of Whitham Planning and Design on behalf of property owners Asteri Ithaca, LLC and Asteri Conference, LLC for a sign variance from §272-6B, Signs Permitted in a Commercial Zone, of the City’s Sign Ordinance to allow the installation of 9 signs for the Ithaca Downtown Conference Center and two signs for the upper-level residential use.

Conference Center Signage

The applicant is proposing a total of nine building signs for the conference center use, and a maximum of two buildings signs are permitted by the Sign Ordinance. In addition, the Sign Ordinance limits each building sign to a maximum of 50 SF, and proposed Sign C (corner wrapping building sign) will be 118.4 SF. The proposed sign will be 237% of the allowable size and exceeds the maximum square footage by 68.4 SF. The overall proposed square footage of all signs is within the building’s overall sign allotment.

Residential Building Signage

The applicant is proposing two building signs for the upper-story residential use. Sign E is a 4-SF projecting sign featuring the building’s logo. The sign will project 28” from the building façade, and the Sign Ordinance limits projection of any sign to 18” from the building. This sign will project an additional 10” beyond the permitted distance. The second sign, Sign F, does not feature the building name, logo, or other branding and is not counted toward the maximum number of permitted signs for the residential building. The overall proposed square footage of all signs is within the building’s overall sign allotment.

The applicant has included illustrative examples of potential tenant signage for other ground-floor commercial spaces. No approvals are sought for these spaces at this time. Future commercial tenants will need to apply for separate sign permits and seek any further sign variances, as needed.
# City of Ithaca Board of Zoning Appeals Worksheet

**CONFERENCE CENTER**

**Appeal Number:** BZA 3246  
**Use District:** CBD-140  
**Applicant:** Whitham Planning & Design  
**Application Type:** Sign Variance  
**Address:** 120 E. Green Street  
**Date:** November 7, 2023  
**Owner:** Asteri Ithaca, LLC; Asteri Conference, LLC

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<tr>
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<th>Type</th>
<th>Area</th>
<th>Setback</th>
<th>Projection</th>
<th>Other Requirements</th>
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<tr>
<td>A</td>
<td>Projecting Building Sign</td>
<td>15.6 SF</td>
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<td>18&quot;</td>
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<td>B</td>
<td>Building Sign</td>
<td>23 SF</td>
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<tr>
<td>C</td>
<td>Corner Wrap Building Sign</td>
<td>118.4 SF</td>
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<tr>
<td>D (6)</td>
<td>Door Signs</td>
<td>1.6 SF each 9.6 SF total</td>
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</table>

**Regulations**  
Maximum of 2 Building Signs per Business  
Max 50 SF per sign; Max 450 SF for building

**Note Non-conforming Conditions**  
9 building signs proposed for Conference Center  
Sign C exceeds the sign allowance by 68.4 SF (237% of allowed size)

**Notes:**
City of Ithaca Board of Zoning Appeals Worksheet

RESIDENTIAL

<table>
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<tr>
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<th>Use District</th>
<th>Applicant</th>
<th>Application Type:</th>
<th>Address:</th>
<th>Date:</th>
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<td>CBD-140</td>
<td>Whitham Planning &amp; Design</td>
<td>Sign Variance</td>
<td>120 E. Green Street</td>
<td>November 7, 2023</td>
<td>Asteri Ithaca, LLC; Asteri Conference, LLC</td>
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<td>F*</td>
<td>Building Sign</td>
<td>10.6</td>
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<td><strong>Regulations</strong></td>
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<tr>
<td></td>
<td>1 sign advertising the name of a residential building</td>
<td>Max 12 SF for Sign E; Max 450 SF for building</td>
<td></td>
<td>Max projection from building - 18&quot;</td>
<td></td>
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<tr>
<td></td>
<td>Note Non-conforming Conditions</td>
<td>OK</td>
<td>OK</td>
<td></td>
<td>Sign projects 10&quot; beyond the allowed distance</td>
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**Notes:**

*Sign F does not advertise the name or logo of the residential building and is not counted as a second sign advertising the residential building. However, the overall square footage is counted toward the building maximum.*
October 3, 2023

Attn: Megan Wilson
Deputy Director of Planning & Development, City of Ithaca
108 E. Green Street
Ithaca, N.Y. 14850

Re: Asteri Board of Zoning Appeals – Signage Variance Application Package Submission – October 3, 2023

Dear Megan:

On behalf of the project team, attached please find the Board of Zoning Appeals (BZA) Signage Variance Application Package submission materials for the Asteri project. The materials included in this submission are as follows:

- Zoning Appeal Procedure Form
- Board of Zoning Appeals (BZA) Application
- Owner’s Authorization Form
- Notice of Appeal
- BZA Application Public Notice
  - Letter to neighbors
  - Mailing labels to all property owners within 200’ of the property
- Project Narrative
- Signage Variance – Additional Materials
  - Signage Chart
  - Property Survey/Existing Condition Plan
  - Overall Layout Plan
  - Conference Center Package
    - Signage Site Plan
    - Proposed Signage Elevations
    - Signage Details
  - Asteri Residential Package
    - Signage Site Plan
    - Proposed Signage Elevations
    - Signage Details
  - Retail Package – Included for reference, not looking for variance
    - Signage Site Plan
    - Proposed Signage Elevations
    - Signage Details

Please let us know of any additional materials needed before the 9/26/2023 Planning Board Meeting, and the 10/3/2023 BZA meeting.

Sincerely,

Yifei Yan
Senior Designer,
Whitham Planning Design Landscape Architecture, PLLC
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 #: 3246 (FILLED IN BY STAFF)
HEARING DATE: 11/7/23
BUILDING PERMIT #: 40065 (REQUIRED)
RECEIPT #: 71687 (FILLED IN BY STAFF)

2. Property Address: 120 E. Green Street
Use District: CBD-140
Owner’s Name: ASPERI ITHACA LLC
Owner’s Address: 305 W COMMERCIAL
City: SPRINGFIELD
State: MO
Zip: 65803

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: [Signature]

STATE OF NEW YORK
COUNTY OF TOMPKINS

Sworn to this 25th day of August, 2023

Notary Public: BRANDON BOATMAN
Notary Public - Notary Seal
State of Missouri
Commissioned for Greene County
Commission Expires: September 20, 2024
Commission Number: 12836067

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.
OWNERS AUTHORIZATION FORM

ZONING APPEAL #: 3246

DATE: 8/25/2023

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

I (We) Asteri Ithaca, LLC

(Name)

of 305 W. Commercial Street

Street Address)

Springfield

(City/Municipality)

MO 65803

(State & Zip Code)

Owner of the property at 118 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 Bruce Adib-Yazdi & Whatham Planning Design to appeal or request a Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the 10/3/2023 meeting of the Board of Zoning Appeals.

(Date)

(Signature)

Notary Public available at City Hall

STATE OF NEW YORK
COUNTY OF TOMPKINS

Sworn to this 25th day of August, 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.
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 #: 3246

DATE: 8/25/2023

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

I (We) Asteri Conference, LLC

(Name)

305 W. Commercial Street

(Street Address)

Springfield, MO 65803

(City/Municipality) (State & Zip Code)

Owner of the property at 116 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 Bruce Adib-Yazdi & Whitham Planning Design 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.

(Date)

(Signature)

Notary Public available at City Hall

STATE OF NEW YORK
COUNTY OF GREENE

Sworn to this 25th day of August, 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. 3246

TO: Owners of Property within 200 feet of 116 & 118 E Green Street and others interested.

FROM: Bruce Adib-Yazdi, The Vecino Group

REGARDING: 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 also listed below.

The PLANNING BOARD has approved this project on August 22, 2023 and approved the updates per Final Site Plan Approval Conditions on October 3, 2023.

The BOARD OF ZONING APPEALS will consider this case on 11/7/2023 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 Megan Wilson at (607) 274-6550 or mwilson@cityofithaca.org You must provide your name and address.

Signature of Appellant

305 W Commercial Street Springfield MO 65803

Address

Date 10-25-2023
October 17, 2023

Asteri Project – Building Signage BZA Application - Public Notification

To Our Neighbors,

We hope that this letter finds you and your colleagues well. As you may already know, the new Asteri building, which will contain a conference center, residential units, as well as street-level commercial spaces, continues construction on Green Street. As the building begins to take shape, we are writing to let you know we are pursuing a number of variances for signage around the exterior of the structure. We have worked with City Staff and the City Planning Board over the past few months and will work with Board of Zoning Appeals to come to a consensus on a set of attractive and appropriate signs for this exciting new piece of Ithaca’s downtown. We invite you, as our neighbors, to follow the application process as it makes its way through approvals. We look forward to hearing your valuable input as Asteri joins the community.

The site is within the CBD-140 zoning district which only allows for two wall signs that are not to exceed a total of 50 square feet each or one freestanding sign for each business. In the Asteri building’s case, the conference center, residential, and ground floor retail will be 3 separate businesses, therefore it is our understanding that we are allowed to have 2 building wall signs under 50 square feet for each business, or 6 building signs in total. However, due to the size, complexity, and multiple functions of the building, we are currently proposing up to 10 signs at various locations, so the project will exceed the number and total areas of signage allowed by the zoning code. The current variance requests are outlined as follows.

- **Building Signage** – Any commercial building in any zone may have a total sign that is not to exceed 1.5 square feet of signage to every one linear foot of building frontage. Within the total allowable signage, each place of business may have no more than one freestanding sign or structure erected for the purpose of advertising a business, products, and/or services, with a maximum height of 22 feet. In lieu of one freestanding sign, a business is allowed two wall signs. Our project is currently proposing 10 signs in different hierarchies and sizes. *(See attached materials)*

  o **Conference Center**
    - Sign A is a blade sign that is located on the 2nd floor level at the southwest corner of the building. It will provide wayfinding for pedestrians and vehicles. This is important as they will allow the pedestrians and vehicles to identify the conference center approaching from the west on E Green Street. It is also important to be illuminated during the night providing guidance to the building. This sign is fully compliant with the code.
    - Sign B is a wall sign that is located on the ground level at the south side of the building. It will provide wayfinding on the ground level for pedestrians as this is being proposed above the building’s main entrance. This is important as they will allow pedestrians to identify the conference center from across the street. It is also important to be illuminated during the night providing guidance to the building. This sign is fully compliant with the code.
    - Sign C is a wall sign that is located on the 3rd-floor level at the southwest corner of the building. It will provide wayfinding to the traffic traveling from the west on E Green Street. This is important as they will allow visitors to identify the building as they are
approaching and getting close to the site. It is also important for these signs to be illuminated during the early dark night. This is an additional wall sign, which is over 50 square feet so we would like to pursue variance for exceeding the allowable size and allowable number.

- Signs D are located on the ground level on the south façade of the building. They are small logo vinyl door signs on the entrances to the building.

  - **Residential**
    - Sign E is located in the alleyway between the Asteri building and the garage building. This is a small logo sign projecting over the alleyway and providing directions to the residential entrance when people are walking through the alleyway. This sign will need a variance for projecting over 18”.
    - Sign F is located adjacent to sign E but located directly above the door. This entrance is not as significant as the main entrance on Green Street so it is important to provide wayfinding for the residential entrance at this location. This sign is fully compliant with the code.

  - **Retail (These signs are provided for reference only, design TBD. The tenants will apply for their own sign permit in the future.)**
    - Sign H is located on the ground level on the east façade of the building, projecting over the sidewalk. This will provide directions to the pedestrian to the retail. This sign will be fully compliant with code.
    - Sign K is located on the ground level on the east façade of the building. This will provide directions to the pedestrian and vehicles to the retail facing the E Green Street. This sign will be fully compliant with code.
    - Sign L is vinyl window signs on the south facade of the building. This sign will need a variance for exceeding the allowable number.

  - **BZA Request:**
    - Variances for allowing 4 additional signs on the building, with one of them exceeding the allowable size.
    - One Variance for a sign projecting over 18”.

The Asteri project is proud to be providing valuable assets to the City of Ithaca including the conference center, retail, and much needed affordable housing in downtown. We feel that attractive and informative signage is an important component of the project’s success, and we look forward to discussing the most appropriate and effective way to accomplish this goal with the community.

We are working with our local consultants Whitham Planning Design Landscape Architecture (WPD) who will be coordinating the municipal approvals process for this critical piece of the project. Please do not hesitate to reach out with any questions you might 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.

Bruce Adib-Yazdi
V.P. Development
The Vecino Group
Bruce@vecinogroup.com

Yifei Yan
Senior Designer
Whitham Planning Design Landscape Architecture
yan@whithamdesign.com
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<th>Address</th>
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<td>500700 70.-4-5.1 TTH Associates, LLC</td>
<td>500700 70.-4-5.21 City of Ithaca</td>
<td>500700 70.-4-5.221 Asteri Conference LLC</td>
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<td>131 E Green St Ste 201</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ithaca NY 14850</td>
<td></td>
</tr>
</tbody>
</table>
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

Zoning Appeal # 3246

I, Yifei Yan, 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 10/25/2023. 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
ZONE: CBD-140
ADDRESS: 116 East Green St Ithaca, NY 14850
BLOCK/LOT: ____________________

CODE:
Commercial zones may have a total sign area not to exceed 1.5 square feet of signage to every one linear foot of building frontage.

A business is allowed two wall sings. Such wall signs shall not exceed a total of 50 square feet each. If the sign is advertising a residential building, the sign cannot exceed 12 SF. This sign package is advertising the commercial business - the Convention Center.

Projecting signs. No sign shall be erected or maintained in which any portion of the sign or its supporting structure projects a horizontal distance of more than 18 inches from the surface to which the sign or sign structure is attached, except as provided in § 272-15.

Primary Building Frontage is 200.5 Ft
Total Allowable Signage is 300.75 Sq Ft
Proposed Convention Center Signage: 149.8 Sq Ft

Proposed Sign A: Projecting Sign is 19 Sq Ft
Proposed Sign A: Projecting Sign projects 18”
No variances needed for Sign A: Projecting Sign

Proposed Sign B: Linear Wall Sign is 50 Sq Ft

Proposed Sign C: Corner Wall Sign is 80.8 Sq Ft
Variance 1 Needed for Sign B: Wall Sign Size
Variance 2 Needed for Exceeding Number of Allowed Wall Signs

Proposed Vinyl Logos - Sign D(s) on Glass:
Qty 6 Sets at >2.5 Sq Ft each = >15 Sq Ft
Variance 4-9 Needed for Exceeding Number of Allowed Wall Signs

Primary Frontage 200.5 Ft
PROPOSED CONFERENCE SIGNAGE

NIGHT SIMULATION

Original drawings and designs are the property of Ayco Ridge Consultants, LLC and may not be duplicated or reproduced in whole or in part as a drawing or sign without the written permission from Ayco Ridge Consultants, LLC. Drawing value is included in project pricing. If drawings do not result in a subsequent project you will then be financially responsible for the value of the drawings.
CONFERENCE PROJECTING SIGN

PROJECT CODE  AYZR11526
ADDRESS: 118 East Green St. Ithaca, NY 14850
Files Location: Asteri Ithaca -> Conference Center EXTERIOR AYZR11526.fs

SCOPE OF WORK:
Projection sign comprised of blade style hidden mounts, a primary cabinet and channel letters/logo.
Primary cabinet to be extruded aluminum construction with mounts integrated. Cabinet to double-sided interior illuminated by LEDs. Plate aluminum faces to be stencil cut with push through acrylic letters. Logo(s) to be two single sided channel letters mounted flush to the primary cabinet faces. Final mounting and hardware TBD.

COLORS:
- Primary Cabinet Paint: MP413553 Anodic (Satin) Black
- Blade Mount Paint: MP33172 Silver Surfer Metallic
- 3/4" Acrylic Push-Thru lettering, Exposing returns of 1/2"
- White LEDs

Customer Approval/Date:

Landlord Approval (if Required)/Date:

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CULTIVATED SIGNAGE + BRANDING | ayzorridge.com
CONFERENCE LINEAR WALL SIGN

ITHACA CONFERENCE CENTER

ITHACA is a place holder only. Final naming rights TBD

SAMPLE CONSTRUCTION

COLORS:
- Letter Paint: MP41355S Anodic (Sat) Black
- White Principle or Sloan LEDs
- Color Changing RGB LEDs

NOTES:
- Typical stud length 2" beyond back of letter
- Letters 15" high - 1/20th scale, 18" high - 1/4-20 stud
- Letters 18" high - 1/20th scale
- Minimum 6-1/2" stroke
- Custom colored stud provided with set screw & tool for tightening
- Standard cabling style & customer per vector art, flat bead
- Standard RGB LED - 1/4" wall thickness on hollow back letter tops
- Letters or logos, standard or custom
CONFERENCE CORNER WALL SIGN SIGN

Parallel to Green Street

Halo lit cabinet with push through acrylic logo

ITHACA DOWNTOWN CONFERENCE CENTER

23.11 ft

27.75 ft

Face Lit Day/Night Letters

SAMPLE CONSTRUCTION LETTERS

SAMPLE LOGO(S) CABINETS

14.4 LOGO SQ FT

COLORS:

- Logo(s) Cabinet Paint: MP41335S Anodic (Satin) Black
- Channel Letter Trim Cap and Painted Returns: MP41335S Anodic (Satin) Black
- Logo(s) 3/4" Acrylic Push-Thrus, Exposing returns of 1/2"
- Channel Letter Faces to be White 3/16" acrylic decorated with Day/Night Black Film for night illumination
- White LEDs

PROJECT CODE AZR11526

ADDRESS: 116 East Green St. Ithaca, NY 14850
Files Location: Asteri Ithaca -> Conference Center EXTERIOR AZR11526.fs

DATE
12.5.22 Original Dwns/BKS
01.30.23 V2.0 Dwns/BKS
05.08.23 V3.0 Dwns/HB
06.20.23 V4.0 Dwns/MT
07.16.23 rev Dwns/BKS
08.03.23 V6.0 Dwns/BKS

REV NUMBER

SCOPE OF WORK:
Corner wall sign comprised of two primary logo cabinets that are interior and halo illuminated by LEDs. Plate aluminum faces to be stencil cut with push through acrylic letters. Channel letters to be face illuminated only by LEDs. Final mounting and hardware TBD.
CONFERENCE ENTRY DOOR VINYL(S)

High Performance Silver (Example: Incite at Troy)

High Performance Lettering (Example: Albany Stadium)

15 in

SCOPE OF WORK:
Vinyl Films applied directly to glass for identification and information. Also to include distraction dots and/or striping per national code. Logos shown as place holders final verbiage TBD.

LOGO'S ESTIMATED AT APPROX. 1.5 SQ FT PER ENTRY DOOR. THESE ARE TO BE FABRICATED FROM A SILVER TONED MATERIAL.

INFO GRAPHICS ESTIMATED AT APPROX. 1 SQ FT PER ENTRY DOOR. THESE ARE TO BE FABRICATED FROM A WHITE (MOST CONTRAST TO GLASS) MATERIAL.

ESTIMATED AS (6) SETS NEEDED AT 2.5 SQ FT PER SET = 15 SQ FT

CULTIVATED SIGNAGE + BRANDING | ayzoridge@design.com
ZONE: CBD-140
ADDRESS: 116 East Green St Ithaca, NY 14850
BLOCK/LOT: __________

CODE:
Commercial zones may have a total sign area not to exceed 1.5 square feet of signage to every one linear foot of building frontage.

A business is allowed two wall sings. Such wall signs shall not exceed a total of 50 square feet each. If the sign is advertising a residential building, the sign cannot exceed 12 SF. This sign package is advertising the upper residential floors of the building.

Projecting signs. No sign shall be erected or maintained in which any portion of the sign or its supporting structure projects a horizontal distance of more than 18 inches from the surface to which the sign or sign structure is attached, except as provided in § 272-15.

Signs that do not require permitting
A sign permit is not required for an incidental sign such as Sign C: Resident Entrance sign, provided that the sign contains no commercial or business name or commercial business logo

Primary Frontage 200.5 Ft

Primary Building Frontage is 200.5 Ft
Total Allowable Signage is 300.75 Sq Ft
Proposed Convention Center Signage: 149.8 Sq Ft
Balance of Available Signage: 150.95
Total Proposed Residential Signage, this package: 4 Sq Ft
Balance of Available Signage: 146.95 Sq Ft

Proposed Sign E Projecting Asteri Sign is 4 Sq Ft
Proposed Sign E Projects 28"
Variance Needed for Sign E: Projection Distances

No Permit Needed for Proposed Sign F: Resident Entrance
PROPOSED RESIDENTIAL SIGNAGE

Blade sign that extends into the alley
RESIDENTIAL PROJECTING ASTERI LOGO SIGN

SAMPLE CONSTRUCTION

PROJECT CODE  AZR11257

ADDRESS:  116 East Green St. Ithaca, NY 14850

Files Location:
Vecino Group -> Asteri Ithaca -> Asteri Ithaca EXTERIOR AZR11257.fs

DATE       REV NUMBER
12.5.22     Original Drawings
01.15.23    V2.0 Drawings
02.20.23    RR
06.26.23    rev Drwgs/BKS

SCOPE OF WORK:
Projection sign comprised of blade style hidden mounts, a primary cabinet with LED "Neon" rope lighting as shown on Troy Innovation Projecting Sign.
Primary cabinet to be extruded aluminum construction with mounts integrated. Cabinet to double-sided interior illuminated by LEDs.
Plate aluminum faces to be stencil cut with push through acrylic logo. Final mounting and hardware TBD.

COLORS:
- Primary Cabinet Paint: MP413355 Anodic (Satin) Black
- Blade Mount Paint: MP33172 Silver Surfer Metallic
- 1/2" Acrylic Push-Thru lettering, Exposing returns of 1/2"
- White Principle or Sican LEDs
- LED Neon Rope Lighting Accent

Push Thru Acrylic Logo
Faux Neon or Exposed Acrylic Highlight

Customer Approval/Date:

Landlord Approval (if Required)/Date:

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Underwriters Laboratories Inc.
RESIDENTIAL ENTRANCE LETTERS

Existing Wall Area
AVAILABLE SPACE 8'6"
86.09"

5/8" Cast, Returns Painted White
1/2" Cast, Returns Painted White

SAMPLE CONSTRUCTION

COLORS:
- Primary Cabinet Paint: MP413355 Anodic (Satin) Black
- Letters Face Paint: MP33172 Silver Surfer Metallic
- Stars Face Paint: Pantone 2220 C
- Returns Paint: Satin White

NOTES:
- Typical stud length 2" beyond back of letter.
- Letters under 1/2" high: 1/2/24 studs, 1/2" high - 1/4/20 studs
- Standard stud studs are in line for brick mortar (2-5/8" on center for mortar)
- Standard catalog styles or customer per vector art. Flat faced/round/prismatic profile options. Typical 3/16" - 1/4" wall thickness on hollow back letter/logo.
- Letters or logos, standard or custom

COLORS:
- Satin Natural Aluminum Finish
- Pantone to match bright blue brand color
- White Returns (sides)

Customer Approval/Date:

Landlord Approval (If Required)/Date:

PROJECT CODE  AZR11257
ADDRESS:  116 East Green St. Ithaca, NY 14850
Files Location:  Vecino Group -> Asteri Ithaca -> Asteri Ithaca EXTERIOR AZR11257.fs
DATE  12.5.22
REV NUMBER  Original Drawings
01.15.23.  V2.0 Drawings
02.20.23.  RR
SCOPE OF WORK:
Cast aluminum letters and graphics. Letters to be natural anodize aluminum with white painted returns. Graphics to be painted accent brand color with white returns to create contrast. All pieces to be mounted with studs and 1/4" spacers. Subject to site survey.
ZONE: CBD-140

ADDRESS: 116 East Green St Ithaca, NY 14850

BLOCK/LOT: ______________________

FEES:
- Permit Fee Sign A: Projecting 1-50 square feet $50
- Permit Fee Sign B: Wall Sign 101-150 square feet $150

CODE:
Commercial zones may have a total sign area not to exceed 1.5 square feet of signage to every one linear foot of building frontage.

A business is allowed two wall signs. Such wall signs shall not exceed a total of 50 square feet each. If the sign is advertising a residential building, the sign cannot exceed 12 SF. This sign package is advertising the upper residential floors of the building.

Projecting signs. No sign shall be erected or maintained in which any portion of the sign or its supporting structure projects a horizontal distance of more than 18 inches from the surface to which the sign or sign structure is attached, except as provided in § 272-15.

Signs that do not require permitting
A sign permit is not required for an incidental sign such as Sign C: Resident Entrance sign, provided that the sign contains no commercial or business name or commercial business logo

Primary Building Frontage is 200.5 Ft
Total Allowable Signage is 300.75 Sq Ft
Proposed Convention Center Signage: 149.8 Sq Ft
Proposed Residential Signage: 4 Sq Ft
Balance of Available Signage: 150.95

Total Proposed Retail Signage, this package: 55 Sq Ft
Balance of Available Signage: 95.95 Sq Ft

Proposed Sign H: Retail Projecting Logo Sign is 5 Sq Ft
No variances needed for Sign H: Projecting Sign

Proposed Sign K: Retail Wall Sign is 50 Sq Ft
No Variance Needed for Proposed Sign K: Retail Wall Sign

Proposed Vinyl Logos - Sign L(s) on Glass:
Maximum allowance left per code: 93.95 Sq Ft
Variance for Vinyl(s) to be procured by Tenant if they desire on a later date.
PROPOSED RETAILER SIGNAGE - FINAL DESIGN TBD BY TENANT
RETAILER PROJECTING SIGN - FINAL DESIGN TBD BY TENANT

SUGGESTED SIZE ALLOWANCE 18" X 40"

Push Thru Acrylic Logo

SAMPLE CONSTRUCTION

COLORS:
- Primary Cabinet Paint: MP41335S Anodc (Satin) Black
- Blade Mount Paint: MP33172 Silver Surfer Metallic
- 1/2" Acrylic Push-Thru lettering, Exposing returns of 1/2"
- White Principle or Sicon LEDs

SCOPE OF WORK:
Projection sign comprised of blade style hidden mounts, a primary cabinet Primary cabinet to be extruded aluminum construction with mounts integrated. Cabinet to double-sided interior illuminated by LEDs. Plate aluminum faces to be stencil cut with push through acrylic logos. Final mounting and hardware TBD.

PROJECT CODE: AYR11257
ADDRESS: 116 East Green St. Ithaca, NY 14850
Files Location: Vecino Group -> Asteri Ithaca -> IDCC Retailer EXTERIOR AYR11257.fs

DATE	REV NUMBER
12.5.22	Original Drawings
01.15.23	V2.0 Drawings
02.20.23	RR
06.26.23	rev Drwings/BKS

Customer Approval/Date:

Landlord Approval (if Required)/Date:

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RETAILER VITALITY VINYL(S) - FINAL DESIGN BY TENANT

PROJECT CODE: AZR11526
ADDRESS: 116 East Green St. Ithaca, NY 14850
Files Location: Asteri Ithaca -> Conference Center
EXTERIOR AZR11526.fs

DATE      REV NUMBER
12.5.22    Original Drwgs/BKS
01.30.23   V2.0 Drwgs/BKS
08.20.23   V4.0 Drwgs/MT
07.14.23   V5.0 Drwgs/BKS

SCOPE OF WORK:
Vinyl Films applied directly to glass for identification and information. Also to include marketing vitality as per corporate specifications but within code balance allowance.

Customer Approval/Date:
Landlord Approval (If Required)/Date:

CULTIVATED SIGNAGE + BRANDING | ayzoridge.design.com

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APPEAL # 3259  413 N TIOGA STREET

Appeal of property owner, Meatball Properties, LLC, for an area variance from Section 325-8, Column 4, Off Street Parking, requirement of the Zoning Ordinance. The applicant proposes to provide no off-street parking spaces for their multiple dwelling at 413 N. Tioga Street. The property owner has leased the required off-street parking since the building was converted to a multiple dwelling in 2008. The previous parking lease has been discontinued, and the property owner is unable to find other parking spaces to lease. The owner is now seeking a variance from all required off-street parking (3 spaces). The property provides no off-street parking spaces, resulting in a deficiency of 100%.

The property received area variances for the Lot Size, Street Frontage, Front, Side and Rear Yard requirements of the zoning ordinance on August 25, 2008 (BZA #2763).
<table>
<thead>
<tr>
<th>Column Title</th>
<th>Use</th>
<th>Accessory Use</th>
<th>Off-Street Parking</th>
<th>Off-Street Loading</th>
<th>Lot Area (Sq. Feet)</th>
<th>Lot Width (Feet)</th>
<th>Number of Stories</th>
<th>Height in Feet</th>
<th>% of Lot Coverage</th>
<th>Front Yard</th>
<th>Side Yard</th>
<th>Other Side Yard</th>
<th>Rear Yard: % of depth or number of feet, whichever is less</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Condition and Use</td>
<td>Multiple Dwelling</td>
<td>3*</td>
<td>2,657</td>
<td>33</td>
<td>2</td>
<td>~25</td>
<td>50%</td>
<td>0</td>
<td>~3</td>
<td>0</td>
<td>~20% or ~17'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>District Regulations for Existing Multiple Dwellings, Professional Offices</td>
<td>3</td>
<td>None</td>
<td>3500</td>
<td>40</td>
<td>2</td>
<td>30</td>
<td>40%</td>
<td>10</td>
<td>10</td>
<td>5</td>
<td>20% or 25', but not less than 20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Note Non-Conforming Conditions</td>
<td>OK</td>
<td>OK</td>
<td>Def**</td>
<td>Def**</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>Def**</td>
<td>Def**</td>
<td>Def**</td>
<td>Def**</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposed Condition and Use</td>
<td>Multiple Dwelling</td>
<td>0</td>
<td>2,657</td>
<td>Def</td>
<td>2</td>
<td>~25</td>
<td>50%</td>
<td>0</td>
<td>~3</td>
<td>0</td>
<td>~20% or ~17'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>District Regulation for Proposed Multiple Dwellings, Professional Offices</td>
<td>3</td>
<td>None</td>
<td>3500</td>
<td>40</td>
<td>2</td>
<td>30</td>
<td>40%</td>
<td>10</td>
<td>10</td>
<td>5</td>
<td>20% or 25', but not less than 20'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Note Non-Conforming Conditions for Proposal</td>
<td>OK</td>
<td>Def</td>
<td>Def**</td>
<td>Def**</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>Def**</td>
<td>Def**</td>
<td>Def**</td>
<td>Def**</td>
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</tbody>
</table>

Notes:
* Property owner previously had a long-term lease to meet the off-street parking requirement, as allowed under Section 325-20.
** Property was granted area variances (BZA #2763) for the existing deficiencies on August 25, 2008.
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 (OR OTHER CITY OFFICIAL)

APPEAL #: 3259 (FILLED IN BY STAFF)
HEARING DATE: 11/7/2023
BUILDING PERMIT #: N/A (REQUIRED)
RECEIPT #: 71680 (FILLED IN BY STAFF)

2. Property Address: 413 N TIOLA ST
Use District: C-SU

Owner’s Name: MENTBALL PROPERTIES, LLC
Owner’s Address: 151 BOWERY LN

City: ITHACA State: NY Zip: 14850

3. Appellant’s Name: OWNER
Appellant’s Address: 

City: ___________________________ State: ______ Zip: _______

Telephone: 607-273-6841 E-Mail: vtesi@bhlawfirm.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.

.STATE OF NEW YORK
COUNTY OF TOMPKINS

Sworn to this 20 day of

Jul____, 2023

Notary Public

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.
**Short Environmental Assessment Form**  
**Part 1 - Project Information**

**Instructions for Completing**

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<table>
<thead>
<tr>
<th>Part 1 - Project and Sponsor Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MEMBER PROPERTIES, LLC</strong></td>
</tr>
</tbody>
</table>

Name of Action or Project: 

Project Location (describe, and attach a location map):

*413 N. TIGRA STREET*

Brief Description of Proposed Action:

*WE ARE APPLYING FOR A VARIANCE TO THE OFF-SITE PARKING REQUIREMENTS, AS NO SUCH PARKING SPACES ARE AVAILABLE FOR RENT.*

<table>
<thead>
<tr>
<th>Name of Applicant or Sponsor:</th>
<th>Telephone: 607-873-6841</th>
</tr>
</thead>
<tbody>
<tr>
<td>MEMBER PROPERTIES, LLC</td>
<td>E-Mail: <a href="mailto:vtei@bhiaupllc.com">vtei@bhiaupllc.com</a></td>
</tr>
</tbody>
</table>

Address:

*151 BUNDELEY LN*

City/PO:  

*ITHACA*  

State:  

*NY*  

Zip Code:  

*14850*

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?  
   If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.  

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

2. Does the proposed action require a permit, approval or funding from any other governmental Agency?  
   If Yes, list agency(s) name and permit or approval:

<table>
<thead>
<tr>
<th>NO</th>
<th>YES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. a. Total acreage of the site of the proposed action?  
   b. Total acreage to be physically disturbed?  
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  

<table>
<thead>
<tr>
<th>Total acreage</th>
<th>33' x 80' acres</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0 acres</td>
</tr>
<tr>
<td></td>
<td>33' x 80' acres</td>
</tr>
</tbody>
</table>

4. Check all land uses that occur on, adjoining and near the proposed action.

- [ ] Urban  
- [ ] Rural (non-agriculture)  
- [ ] Industrial  
- [X] Commercial  
- [X] Residential (suburban)  
- [ ] Forest  
- [ ] Agriculture  
- [ ] Aquatic  
- [ ] Other (specify):  
- [ ] Parkland
<table>
<thead>
<tr>
<th>Question</th>
<th>NO</th>
<th>YES</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>5. Is the proposed action,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. A permitted use under the zoning regulations?</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Consistent with the adopted comprehensive plan?</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>6. Is the proposed action consistent with the predominant character of</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>the existing built or natural landscape?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. Is the site of the proposed action located in, or does it adjoin, a</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>state listed Critical Environmental Area? If Yes, identify:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. a. Will the proposed action result in a substantial increase in</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>traffic above present levels?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Are public transportation service(s) available at or near the site</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>of the proposed action?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Are any pedestrian accommodations or bicycle routes available on or</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>near site of the proposed action?</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>9. Does the proposed action meet or exceed the state energy code</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>requirements? If the proposed action will exceed requirements,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>describe design features and technologies:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. Will the proposed action connect to an existing public/private</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>water supply? If No, describe method for providing potable water:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>N/A  ALREADY ON MUN WATER</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11. Will the proposed action connect to existing wastewater utilities?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If No, describe method for providing wastewater treatment:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12. a. Does the site contain a structure that is listed on either the</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State or National Register of Historic Places?</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>b. Is the proposed action located in an archeological sensitive area?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13. a. Does any portion of the site of the proposed action, or lands</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>adjoining the proposed action, contain wetlands or other waterbodies</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>regulated by a federal, state or local agency?</td>
<td></td>
<td></td>
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<tr>
<td>b. Would the proposed action physically alter, or encroach into, any</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>existing wetland or waterbody?</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>If Yes, identify the wetland or waterbody and extent of alterations in</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>square feet or acres:</td>
<td></td>
<td></td>
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<tr>
<td>14. Identify the typical habitat types that occur on, or are likely</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>to be found on the project site. Check all that apply:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shoreline   Forest   Agricultural/grasslands   Early mid-successional</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wetland   Urban   Suburban</td>
<td></td>
<td></td>
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<tr>
<td>15. Does the site of the proposed action contain any species of animal,</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>or associated habitats, listed by the State or Federal government as</td>
<td></td>
<td></td>
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<tr>
<td>threatened or endangered?</td>
<td></td>
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<tr>
<td>16. Is the project site located in the 100 year flood plain?</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>17. Will the proposed action create storm water discharge, either from</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>point or non-point sources?</td>
<td></td>
<td></td>
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<tr>
<td>If Yes, a. Will storm water discharges flow to adjacent properties?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Will storm water discharges be directed to established conveyance</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>systems (runoff and storm drains)? If Yes, briefly describe:</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>N/A  NO  YES</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Question</td>
<td>NO</td>
<td>YES</td>
<td></td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>----</td>
<td>-----</td>
<td></td>
</tr>
<tr>
<td>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/Sponsor Name: MEMORIAL RESIDENCES LLC
Signature: [Signature]
Date: 7/22/23
Short Environmental Assessment Form  
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

<table>
<thead>
<tr>
<th>Question</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>2. Will the proposed action result in a change in the use or intensity of use of land?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>3. Will the proposed action impair the character or quality of the existing community?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>7. Will the proposed action impact existing: a. public / private water supplies?</td>
<td>✗</td>
<td></td>
</tr>
<tr>
<td>8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>11. Will the proposed action create a hazard to environmental resources or human health?</td>
<td>✔</td>
<td></td>
</tr>
</tbody>
</table>
Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Part 3 not applicable to BZA #3259 - Area Variance for 413 N Meadow Street.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Ithaca Board of Zoning Appeals

David Barken

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

October 24, 2023

Date

Chair

Title of Responsible Officer

Signature of Preparer (if different from Responsible Officer)
NOTICE OF APPEAL

REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. 3259

TO: Owners of Property within 200 feet of 413 N. TIOGA ST and others interested.

FROM: RENT ANIMAL PROPERTIES LLC applicable to property named above, in C-SU 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 also listed below.

The PLANNING BOARD will consider this case on 10/24/23 at 6:00 P.M. via the online platform Zoom. A live stream is available at [https://www.youtube.com/channel/UC7RtdJN1P_RFaFW2IVcTtRDe]. 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 11/7/23 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.

151 Beardsley Lane, Ithaca, NY 14850

Signature of Appellant

Address

Date
MEATBALL PROPERTIES, LLC
151 Beardsley Lane
Ithaca, NY 14850

July 21, 2023

To: Owners of property within 200 feet of 413 N. Tioga Street

Dear neighbors:

We are the owners of 413 N. Tioga Street, the property that had once housed Coldwell Banker Real Estate, but that has, for the last 15 years, been used as a 3-unit apartment building. For decades the former owners and we rented parking spaces for the property's occupants from Dental Properties, the long-time owner of 412 N. Tioga Street. But when Dental Properties sold to the County a few years ago, the County chose not to continue renting spots in the large parking lot and our three parking leases were terminated. We have been trying to find alternate parking spaces within a few hundred feet of the property in order to comply with the City's parking current requirements, but have failed to find anything available that meets the City's requirements.

As a natural consequence of this change in amenities, the prospective tenants for our apartments have almost entirely been graduate students who choose not to own cars. Though the number of potential tenants for these apartments has substantially diminished, we've found that with the City bus stop only 3 buildings away, we've been very lucky not to experience substantial vacancies, and our tenants are happy to be able to jump on the #10 bus up the hill. We therefore see no reason why the City's granting of our application would affect the neighborhood.

We are now applying for an area variance and ask the City to waive its requirement that we continue to provide each of our three apartments with one off street parking spot within 500 feet of the property. For your reference, enclosed is a Notice that provides the schedule of appearances with the City's Board of Zoning Appeals and Planning Board.

Please feel free to reach out to us with any questions or concerns about this process.

Truly yours,

Virginia Tesi & Hallie Magden
PROPERTIES WITHIN 200' OF 413 NORTH TIOGA STREET

46.-7-16
Suzy Lee and George Maltezos
428 N. Tioga Street
Ithaca, NY 14850

49.-2-19 & 49.-2-18 & 49.-2-7 & 49.-2-6.1 & 49.-2-6.2
County of Tompkins
125 E. Court Street
Ithaca, NY 14850

49.-2-9 & 49.-2-8
Temple Beth-El, Inc.
402 N. Tioga Street
Ithaca, NY 14850

49.-2-4
Mia Pancaldo
710 N. Tioga Street
Ithaca, NY 14850

49.-2-3
Christopher George Corp.
418 N. Tioga Street
Ithaca, NY 14850

49.-2-2
Julie Bakos
123 Cascadilla Ave
Ithaca, NY 14850

49.-3-6
The Lois E. Ecklund and Paul R. Ecklund Revocable Trust
425 N. Tioga Street
Ithaca, NY 14850

49.-3-5
Joel D. Brain and Hillary J. Boucher
412 N. Aurora Street
Ithaca, NY 14850
49.3.4
Anargyros and Panagiota Vlahos
414 N. Aurora Street
Ithaca, NY 14850

49.3.3
John Walsh and Katrina Rudmin
416 N. Aurora Street
Ithaca, NY 14850

49.3.2
Brian H. Grout
PO Box 3927
Ithaca, NY 14852

49.3.1
Charlene Temple
427 N. Tioga Street
Ithaca, NY 14850

49.4.10
Charles Guttmann and Rick Wallace
411 N. Tioga Street
Ithaca, NY 14850

49.4.9
Lama Brothers, LLC
2342 N. Triphammer Road
Ithaca, NY 14850

49.4.7
Fingerlakes Land Trust, Inc.
202 E. Court Street
Ithaca, NY 14850

49.4.6 & 49.4.5
St. Paul's United Methodist Church
402 N. Aurora Street
Ithaca, NY 14850

49.4.4
Deerhaven-Ithaca-2, LLC
893 Cayuga Heights Road
Ithaca, NY 14850
49.-4-3
Deena Schwartz
206 Dryden Road #130
Ithaca, NY 14850

49.-4-1
415 North Tioga, LLC
415 N. Tioga Street
Ithaca, NY 14850
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

Zoning Appeal # 3259

I, Virgil A TeSla, 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 October 18, 2023. 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
APPEAL # 3261

408 EAST STATE STREET

Appeal of property owner, Avi Smith, for an area variance from Section 325-8, Column 14/15, Rear Yard, requirement of the Zoning Ordinance. The applicant proposes to demolish an existing 1800 SF terrace to the north of the Argos Inn and construct a 5135 SF 3-story addition to the existing building at 408 E. State Street. The required Rear Yard for this zoning district is 20’and the existing building is located 19.2’ from the property line, resulting in a 4% deficiency. The proposed addition will increase the occupancy of the building, thus triggering the need for a variance for the existing rear yard. This is an existing deficiency that will not be exacerbated by the proposal. The new addition is compliant with the regulations of the B-4 zoning district.
<table>
<thead>
<tr>
<th>Column Number</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
<th>9</th>
<th>10</th>
<th>11</th>
<th>12</th>
<th>13</th>
<th>14/15</th>
<th>16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Column Title</td>
<td>Use</td>
<td>Accessory Use</td>
<td>Off-Street Use Parking</td>
<td>Off-Street Loading Parking</td>
<td>Lot Area (Sq. Feet)</td>
<td>Lot Width (Feet)</td>
<td>Number of Stories</td>
<td>Height in Feet</td>
<td>% of Lot Coverage</td>
<td>Front Yard</td>
<td>Side Yard</td>
<td>Other Side Yard</td>
<td>Rear Yard: % of depth or number of feet, whichever is less</td>
<td>Minimum Building Height</td>
</tr>
<tr>
<td>Existing Condition and Use</td>
<td>Hotel</td>
<td>31</td>
<td>1</td>
<td>26,226</td>
<td>125</td>
<td>3</td>
<td>36</td>
<td>15%</td>
<td>44</td>
<td>63.8</td>
<td>5.4</td>
<td></td>
<td>19.2</td>
<td></td>
</tr>
<tr>
<td>District Regulations for Existing District</td>
<td>Service Business District</td>
<td>None</td>
<td>1</td>
<td>3000</td>
<td>40</td>
<td>4</td>
<td>40</td>
<td>50%</td>
<td>None</td>
<td>10</td>
<td>5</td>
<td></td>
<td>20</td>
<td>None</td>
</tr>
<tr>
<td>Note Non-Conforming Conditions</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>Def</td>
<td></td>
</tr>
<tr>
<td>Proposed Condition and/or Use</td>
<td>Hotel</td>
<td>24</td>
<td>1</td>
<td>26,226</td>
<td>125</td>
<td>3</td>
<td>36</td>
<td>23%</td>
<td>44</td>
<td>18</td>
<td>5.4</td>
<td></td>
<td>19.2</td>
<td></td>
</tr>
<tr>
<td>District Regulation for Proposed District</td>
<td>Service Business District</td>
<td>None</td>
<td>1</td>
<td>3000</td>
<td>40</td>
<td>4</td>
<td>40</td>
<td>50%</td>
<td>None</td>
<td>10</td>
<td>5</td>
<td></td>
<td>20</td>
<td>None</td>
</tr>
<tr>
<td>Note Non-Conforming Conditions for Proposal</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>Def</td>
<td></td>
</tr>
</tbody>
</table>

Notes:
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
   □ Area Variance

   APPEAL #: 3261 (FILLED IN BY STAFF)
   HEARING DATE: Nov 7, 2023
   BUILDING PERMIT #: 43719 (REQUIRED)
   RECEIPT #: 71610 (FILLED IN BY STAFF)

2. Property Address: 408 East State Street
   Use District: B-4

   Owner's Name: Avi Smith
   Owner's Address:

   City: Ithaca
   State: NY
   Zip: 14850

3. Appellant's Name: Avi Smith
   Appellant's Address:

   City: 
   State: 
   Zip:

   Telephone: 607.319.4437
   E-Mail: avi@argosinn.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 7 day of September, 2023
   Notary Public

   KINDRIA J. NEILD
   Notary Public, State of New York
   Reg. No. 01NE9417350
   Qualified Cayuga County
   Commission Expires 05/10/2025

   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
108 East Green Street — 3rd Floor Ithaca, New York 14850-5690
DEPARTMENT OF PLANNING, BUILDING, ZONING & ECONOMIC DEVELOPMENT
Megan Wilson, Secretary to the Board of Zoning Appeals
Telephone: 607-274-6550 Fax: 607-274-6558 Email: mwilson@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 #: 3261 DATE: 9/13/2023

TO: BOARD OF ZONING APPEALS (Ithaca, NY):
I (We) Avi Smith
(Name)
of 408 East State Street
(Street Address)
City of Ithaca, NY 14850
(City/Municipality, State & Zip Code)
Owner of the property at 408 East State 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 STREAM Collaborative to appeal or request a Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the Nov 7, 2023 meeting of the Board of Zoning Appeals.

(Signature)

STATE OF NEW YORK)
COUNTY OF TOMPKINS)
Sworn to this 7 day of September 2013
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. 3161 3261

TO: Owners of Property within 200 feet of 408 East State Street (property address) and others interested.

FROM: Argos Inn (name of person or organization making appeal) applicable to property named above, in B-4 zone.

REGARDING: (check appropriate box)

X 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 also listed below.

The **PLANNING BOARD** will consider this case on 10/24/23 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 11/7/23 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.

______________________________  ________________________________  ______________________
Signature of Appellant  Address  Date
Argos Inn Expansion
City of Ithaca, New York
Date: 2023.09.10

Project Description
The project involves the construction of a 3-story addition to the existing 13-room Argos Inn in the B-4 zoning district. The addition will contain 11 new guest rooms (bringing the total number of rooms to 24) and space for hotel office space. It will occupy space to the north of the existing building which is currently an outdoor terrace/seating area. The addition will be connected to the existing garage, which will be used for service/office spaces. The existing +/-1800 SF terrace north of the existing building will be relocated to the north end of the parking lot and will be screened from the street by a utility building containing seasonal outdoor serving areas, outdoor storage and a trash enclosure.

Historical Notes
ILPC research indicates that the concrete block garage was added in 1929.

Site Improvements
The addition site is currently used as one of two outdoor terraces for the hotel bar. The total area of both existing terraces is +/-2450 SF. The total terrace area will be reduced to 2385 SF with the new configuration. In addition to relocating the outdoor seating area, the existing gravel parking lot will be paved and striped to improve maintenance and insure parking efficiency.

Zoning Compliance
Requirements:
The B-4 zoning district has a 3000 SF minimum lot size, a 40’ minimum lot width, and allows buildings to cover 50% of their lot within the required setbacks. Front yard setback is 10’, side yard is 10’, other side yard 5’, and rear 15% or 20’, but not less than 10’. The height allowance is 4 stories and 40’ above grade.

There is no longer a parking requirement for the B-4 zoning district. The bike parking criterion is 1 per 5 bedrooms, but this is not a requirement.

Proposed:
The existing building occupies a 26,226 SF lot that has 125’ of frontage. The existing building and garage have a combined 3959 SF footprint (including covered front porch) covering 15% of the lot. With the proposed addition, the main building footprint will increase to 5494 SF and the utility building will add 502 SF, resulting in a lot coverage of 22.9%. The current front yard setback is 44’ and will not change. The current west side yard setback is 5.4’ and will not change. The east side yard setback is 63.8’ but will be reduced to approximately 18.0’ by the short side of the utility building. The current garage is 19.2’ from the rear property line at its northeast corner, in violation of the 20’ minimum rear yard setback, and this existing condition will not change. The addition will be set with the required 20’ rear setback. Due to the angle of the rear lot line in relation to the building, the rear setback of the addition will increase from the 20’ minimum at its northeast corner to +/-27’-6” at its northwest corner.

The existing building is 3-stories and 36’ in height, and the addition will be 3-stories and +/-29’ in height above its grade plane (to the midpoint of the highest pitched roof). Approximately 9’ of the height will be buried into the hillside along the north side of the property. The utility building will be approximately 11’ high from grade to the flat roof.

Variances required: rear yard (for existing condition at NE garage corner)
MAILING CERTIFICATION FORM

RE: City of Ithaca Site Plan Review / Subdivision Application/Special Permit

Project Title: Argos Inn Expansion

Project Address: 408 East State Street

I, ________________, affirm that all property owners within two hundred (200) feet of the boundaries of the site under consideration have been mailed a copy of the enclosed notice on or before the following date: ______________________. I affirm the notice was mailed to the property owners at the addresses shown on the attached list of property owners, by depositing a copy in a post-paid properly addressed envelope, in a post office or official depository under the exclusive care and custody of the United States Postal Service. I further affirm the names and addresses of the property owners are the same as the most recent Tompkins County Assessment Roll.

__________________________
(APPLICANT SIGNATURE)

__________________
(DATE)

PLEASE SUBMIT THIS FORM TO:
City of Ithaca Planning Division
108 E. Green St., 3rd Floor
Ithaca, NY 14850
Phone: (607) 274-6550
Fax: (607) 274-6558
lnicholas@cityofithaca.org
South Elevation/Section
scale: 3/32" = 1'-0"

Service Building - South Elevation
scale: 3/32" = 1'-0"

North Elevation
scale: 3/32" = 1'-0"

South Elevation - garage door open
scale: 3/32" = 1'-0"
Site Photos

Figure 1: Google Earth view of site.
Appeal of STREAM Collaborative on behalf of property owner Frost Travis for a sign variance from §272-6B, Signs Permitted in a Commercial Zone, of the City’s Sign Ordinance to allow the installation of four signs advertising “The Dean”, a residential building at 401 E. State Street. The applicant is proposing a building sign above the west entry that will be 19.8 SF. Two additional window signs will be located near the north entry (1.3 SF each), and an awning sign will be installed over the building’s east entry, adjacent to the parking lot. The City’s Sign Ordinance allows 1 sign that is a maximum of 12 SF to advertise the name, logo, or other branding of a residential building. The applicant seeks a variance to install 3 additional signs, including one that exceeds the 12 SF maximum size.

The applicant is also proposing one sign for the ground floor event space, “The Chapman.” The event space is a separate commercial use that is permitted up to two signs. The signage for “The Chapman” is compliant with City’s Sign Ordinance.
City of Ithaca Board of Zoning Appeals Worksheet

<table>
<thead>
<tr>
<th>Sign</th>
<th>Type</th>
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<th>Projection</th>
<th>Other Requirements</th>
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<tr>
<td>West Entry Sign</td>
<td>Building Sign</td>
<td>19.8 SF</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>North Entry Window Signs (2)</td>
<td>Window Signs</td>
<td>1.3 SF each</td>
<td>2.6 SF total</td>
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<tr>
<td>East Entry Sign</td>
<td>Awning Sign</td>
<td>1.25 SF</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>The Chapman*</td>
<td>Awning Sign</td>
<td>2.4 SF</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Regulations</td>
<td>Maximum of 1 Building Sign for a Residential Building</td>
<td>Max 12 SF per residential sign; Max 50 SF per event space sign</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Note Non-conforming Conditions</td>
<td>4 building signs proposed for the residential building</td>
<td>The West Entry sign exceeds the 12 SF allowed for signs advertising a residential building</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes: *The Chapman will be event space on the ground floor. This is considered a separate business use, which is allowed a maximum of two 50-SF signs. The Chapman signage is compliant with the City's Sign Ordinance.
BOARD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:
- [ ] AREA Variance
- [ ] SPECIAL PERMIT
- [ ] USE Variance
- [x] SIGN Variance
- [ ] ACTION, DECISION, OR INTERPRETATION OF ZONING OFFICER

APPEAL #: 3262 (FILLED IN BY STAFF)
HEARING DATE: Nov 7, 2023
BUILDING PERMIT #: 43268 (REQUIRED)
RECEIPT #: 71623 (FILLED IN BY STAFF)

2. Property Address: 401 East State Street
Use District: CBD - 60
Owner’s Name: Frost Travis
Owner’s Address: ____________________________
City: Ithaca
State: NY
Zip: 14850

3. Appellant’s Name: Frost Travis
Appellant’s Address: ____________________________
City: ____________________________
State: ____________________________
Zip: ____________________________
Telephone: 607.327.0100
E-Mail: ftravis@travishyde.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 14 day of September, 2023

Ashley Colbert
Notary Public

ASHLEY COLBERT
Notary Public, State of New York
No. 01C09419580
Qualified in Tompkins County Commission Expires July 12, 2025

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
108 East Green Street — 3rd Floor  Ithaca, New York  14850-5690

DEPARTMENT OF PLANNING, BUILDING, ZONING & ECONOMIC DEVELOPMENT
Megan Wilson, Secretary to the Board of Zoning Appeals
Telephone: 607-274-6550  Fax: 607-274-6558  Email: m wilson @ 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 #: 3262  DATE: 9/13/2023

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

I (We) _______ Frost Travis _______ of _______ 401 East State Street _______
(Name) ___________________________ (Street Address) ___________________________
(City of Ithaca) __________, NY 14850 ___________________________ (State & Zip Code) ___________________________
(City/Municipality) ___________________________

Owner of the property at _______ 401 East State 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 _______ STREAM Collaborative _______ to appeal or request a Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the Nov 7, 2023 _______ meeting of the Board of Zoning Appeals.

Signature: __________________________

(State of New York)
COUNTY OF TOMPKINS)

Sworn to this 14 day of September, 2023

Notary Public

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.
The Dean - Signs

City of Ithaca, New York
Date: 2023.09.13

Project Description
The project involves the renovation and conversion of a 6 story office building into a mixed use building of 5 floors of apartments, a small event space on the first floor, and a restaurant and gym (existing) on the ground floor. The renovation also includes some upgrades to the facade, primarily at the three main entrances. These entrances all have slightly different purposes and hence different signage. Please see the attached package of visuals.

Zoning Compliance
Section 272-6

Requirements:
Any sign advertising the name of a residential building, permitted in a district zoned commercial shall not exceed 12 square feet in area and shall advertise only the name of the building provided that no more than one sign shall be allowed.
Commercial Zones. No individual sign may exceed a maximum square footage of 50 square feet. In lieu of one freestanding sign, a business is allowed two wall signs. Such wall signs shall not exceed a total of 50 square feet each.

Proposed:
We are proposing 4 “The Dean” signs total. One 19.8 SF sign on the West entry facade. One 1.25 SF sign on the East entry fabric awning. Two signs on the glass of the North entry totaling 2.6 SF for both. **We have four signs for the residential building, where the law only allows one.** This requires a variance. **One of the signs is 19.8 SF, where the law allows 12 SF max.** This requires a variance.
The sign on the North entrance for “The Chapman” is to identify the small event space on that floor, that is open to be rented by community members. This sign is 2.4 SF on the new awning. This sign meets the requirements of a tenant sign in the law.

Variances required: Signs - number of signs for a residential name and total square footage of an individual sign
NOTICE OF APPEAL

REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. 3263

TO: Owners of Property within 200 feet of 401 E State Street and others interested.

PROPERTY ADDRESS:

FROM: Travis Hyde Properties applicable to property named above, in CBD-60 zone.

(name of person or organization making appeal)

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.

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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.

Signature of Appellant

Address

Date
The Dean- Signs
City of Ithaca, New York
Date: 2023.09.13

Project Description
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<td>Michael A St Denis, Deanna St Denis</td>
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<td>PO Box 6531, Ithaca NY 14851</td>
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<td>Jewels Heritage Project, Inc</td>
<td>2313 Saint Paul Street, Baltimore MD 21218</td>
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<td>500700</td>
<td>Joseph Daley</td>
<td>306 E State St, Ithaca NY 14850</td>
</tr>
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MAILING CERTIFICATION FORM

RE:  City of Ithaca Site Plan Review / Subdivision Application/Special Permit

Project Title: The Dean

Project Address: 401 East State Street

Jennifer Demarest, ____________________________, affirm that all property owners within two hundred (200) feet of the boundaries of the site under consideration have been mailed a copy of the enclosed notice on or before the following date: 10/18/2023. I affirm the notice was mailed to the property owners at the addresses shown on the attached list of property owners, by depositing a copy in a post-paid properly addressed envelope, in a post office or official depository under the exclusive care and custody of the United States Postal Service. I further affirm the names and addresses of the property owners are the same as the most recent Tompkins County Assessment Roll.

Jennifer Demarest

(APPLICANT SIGNATURE)

10/18/23

(DATE)

PLEASE SUBMIT THIS FORM TO:
City of Ithaca Planning Division
108 E. Green St., 3rd Floor
Ithaca, NY 14850
Phone: (607) 274-6550
Fax: (607) 274-6558
lnicholas@cityofithaca.org
WEST ENTRY SIGN

- Dimensional
- Laser Cut
- Brass sign
- Externally lit

Painted Charcoal/Dark Gray

WEST ENTRY MOCKUP
NORTH ENTRY AWNING

The Chapman- 57" x 6"
The Dean (on the glass)- 33" x 5.6" each- totaling 2.6 SF
+ Custom awning using brand colors

EAST ENTRY SIGN

30" x 6"