



CITY OF ITHACA

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DEPARTMENT OF PLANNING AND DEVELOPMENT

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PLANNING & DEVELOPMENT BOARD Project Review
NOTICE OF MEETING & AGENDA

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Deputy Director of Planning and Development
DATE: November 5, 2020
SUBJECT: **Agenda for Project Review Committee Meeting: THURSDAY, NOVEMBER 12, 2020**

The Project Review Committee Meeting is scheduled to begin at 8:30 a.m. City Hall is closed to the Public. This meeting will be streamed at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg. Please call or email Anya Harris at 274-6550 or aharris@cityofithaca.org, if you require additional information.

8:30 Project: Northside Apartments (Demolition and Reconstruction)
Location: 510-530 Madison St; 107-141 Fifth St; 530-621 Hancock St; 202-311 Forth St; 216-312 Third St and 118-130 Morris Ave. (Tax Parcels 44.-03-03, 44.-04-01 and 44.-08-01)
Applicant: Brenda Westfall for Cayuga Housing Corporation (Ithaca Housing Authority)
Anticipated Board Action(s) in November: Public Hearing and Review of FEAF Part 2 & 3
Project Description: The applicant proposed to demolish and redesign/reconstruct the entire Northside Apartments complex. The new project will include an additional 12 units over existing conditions with an anticipated unit mix of (20) 1-BR, (20) 2-BR, (20) 3-BR, and (22) 4-B for a total of 82 units. A community building will be provided for all residents to utilize, as well as two (2) playgrounds. Other site improvements include landscaping, lighting, walkways, and other site amenities. The project is in the R3-B Zoning District and will require area variances for front and rear yard setbacks and parking. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (10) and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1226>

8:45 Project: Apartments (347 Units) & Parking
Location: 401 E State/MLK Jr Street (Gateway Property)
Applicant: Jeff Githens for McKinley Development Company
Anticipated Board Action(s) in November: Review of FEAF Part 2, Discussion: FEAF Part 3 Overview
Project Description: The applicant proposes to construct a six-story building with a 318-space internal parking garage and 347 apartments mixed between studio, 1-, 2-, and 3-bedroom units. Non-vehicular building access will be provided off State /MLK Jr St as well as internal to the site. The project includes other site improvements including the extension of the Gateway Trail to the end of the site, landscaping, lighting and other site amenities. Project development will require the demolition of the existing one-story building. The project is in the CDB-60 Zoning District. It requires an area variance for height and Design Review for compliance with the Downtown Design Guidelines. It may also require actions by Common Council and/or the Board of Public Works related to relocation of the existing utility easements on site. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (h)[2] and [4], (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (5)(iii) and (9).

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1227>

9:00 Project: Major Subdivision

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

Applicant: Park Grove Realty

Anticipated Board Action(s) in November: Consideration of Final Subdivision Approval

Project Description: The Applicant is proposing to subdivide tax parcel 36.-1-3.5 which measures 8.57 acres and contains the current road and a 7,000-SF building into (3) lots. Lot 1 would measure 2.08 acres (90,625 SF); lot 2 would measure 5.66 acres (246,618 SF); and lot 3 would measure .83 acres (36,198 SF). The property is currently in the Market District, which has no minimum requirement for lot size or street frontage, but the applicant has applied for a Planned Unit Development (PUD) from Common Council. The subdivision is needed to implement the proposed Carpenter Circle PUD and the approved site plan for the Carpenter Circle Redevelopment Project. A cross-property easement will be needed in order to demonstrate access to all parcels. This subdivision is part of a larger development project that was classified as a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(d), (i), (k), and (B)(6) and (8)(a) and the State Environmental Quality Review Act ("SEQRA") §617.4(b)(11))and for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on May 26, 2020.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1018>

9:10 Project: Major Subdivision

Location: 120 E Green St

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

Anticipated Board Action(s) in November: Consideration of Final Subdivision Approval

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

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

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

9:20 Project: Mixed Use Housing - Redevelopment Project

Location: 430-444 W State/MLK Street

Applicant: Arnot Ithaca 2 LLC

Anticipated Board Action(s) in November: Consideration of Preliminary Approval

Project Description: The Applicant is proposing to construct a five-story, mixed-use building with 114,085 GFA and 50 ground floor parking spaces on the .92-acre (40,075 SF) project site, at the northeastern corner of West State/MLK and Corn Streets. The development will include approximately 130 housing units on the second through fifth floors and 5,500 SF of commercial space for up to three tenants on the ground floor. Site improvements include an outdoor patio, new sidewalks, lighting, signage and landscaping. Site development will require the removal of the existing building, with the exception of the south and west facades of its three-story section. These historic facades will be retained to add character and context to the project. The project site is in both the CBD-52 and the B-2d Zoning Districts and will require a variance for height. The project is subject to the Downtown Design Guidelines and requires Design Review. This is a Type 1 Action under the City of Ithaca Environmental Quality

Review Ordinance §176-4 B.(1)(k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (10) and is subject to environmental review.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1186>

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

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

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

Anticipated Board Action(s) in November: Consideration of Final Approval

Project Description: The applicant is proposing to demolish the western and center sections of the existing garage and helix to build 1) an 11-story building with a 22,120 SF footprint and 2) rebuild and expand the center section of the parking garage with a total of seven levels of parking and an increase of 241 spaces. The parking decks will be connected to the building by bridge on the second and seventh floors. The building will contain 218 permanently affordable apartments on the fourth through eleventh floors in a U-shaped configuration. The first through third floors will have building amenities, a conference center and a small scale retail space. The Cinemopolis Plaza will maintain the current public pedestrian passage between the Commons and Green Street. It will be rebuilt and enhanced with lighting, signage, art, and landscaping. The applicant is also requesting consideration of a City Hall Plaza in the area that currently contains a small parking lot between the project site and City Hall. This proposal would feature a large outdoor gathering spot with paving, lighting, landscaping, and furnishings, while retaining a limited number of parking spaces. The project is in the CBD-140 zoning district and is subject to Design Review. It will require area variances for rear yard setback and potentially, for height, and may require a subdivision or lot line adjustment. The project will require approval from Common Council for sale of the property. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (d), (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (5)(iii) and (9) for which the Lead Agency made a Negative Declaration of Environmental Significance on September 22, 2020.

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

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

9:45 Agenda Review – 11-24-20

10:00 Adjourn

ACCESSING ONLINE DOCUMENTS

Site Plan Review & Subdivision Application Documents

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