



CITY OF ITHACA  
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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:** January 3, 2019  
**SUBJECT:** **Agenda for Project Review Committee Meeting: WEDNESDAY, JANUARY 9, 2019**

**The Project Review Committee Meeting is scheduled to begin at 10:30 a.m.** in the Third Floor Conference Room, City Hall, 108 E. Green St. Please call Anya Harris at 274-6550, if you cannot attend or you require additional information.

**10:30 Project:** 109-111 Homestead Road, Minor Subdivision

**Location:** 111 Homestead Road

**Applicant:** Katrina Morse

**Anticipated Board Action(s) in January:** Declaration of Lead Agency, Public Hearing, Determination of Environmental Significance, Recommendation to the Board of Zoning Appeals

**Project Description:** The applicant proposes to subdivide a 0.58 acre property into two parcels: Parcel A measuring 0.33 acre (14,148 square feet) with 73.28 feet of frontage on Homestead Road and containing an existing residential structure, driveway, and other site features; and Parcel B measuring 0.26 acre (11,113 square feet) with 75.5 feet of frontage on Homestead Road with an existing fenced-in vegetable garden. The property is in the R-1a Zoning District, which has the following minimum requirements: 10,000 SF lot size, 75 feet of street frontage, 25-foot front yard, and 10-foot side yards. The project requires an area variance for the existing deficient front yard on the proposed Parcel A, measuring 24.5 feet instead of the required 25 feet. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act ("SEQRA").

**10:45 Project:** Cayuga Street Townhomes

**Location:** 402 S. Cayuga Street

**Applicant:** Ithaca Neighborhood Housing Services

**Anticipated Board Action(s) in January:** Affirmation of Environmental Review – No Action

**Project Description:** The applicant proposes to construct four (4) for-sale townhomes that will target moderate-income, first-time home buyers. The application and site plan was previously submitted and reviewed by the Planning and Development Board and approved on March 24, 2015; however, after two years passed, the approvals lapsed, necessitating resubmission of the application, as required by §276-10 of the City of Ithaca Municipal Code. The applicant proposes the buildings to be two stories with parking below to take advantage of the sloped site. Architectural features include front porches, rear decks, shifting roof planes, and a varied color palette. Site development includes a common asphalt driveway in the rear, walkways connecting each unit to the existing sidewalk on Cayuga Street, and landscaping. The project site is in the R-3b Zoning District and requires an Area Variance for a front yard setback. This is a Type I Action under the City of Ithaca Environmental Quality Review Ordinance, §176-4 (h)(2), and the State

Environmental Quality Review Act, §617.4 (11). The Planning Board, as Lead Agency, has determined that the project is consistent with the Negative Declaration of environmental significance issued on January 27, 2015, and therefore, no additional review is required.

**11:00 Project:** North Campus Residential Expansion

**Location:** Cornell University Campus

**Applicant:** Trowbridge Wolf Michaels for Cornell University

**Anticipated Board Action(s) in January:** Continued Site Plan Review – No Action

**Project Description:** The applicant proposes to construct two residential complexes (one for sophomores and the other for freshmen) on two sites on North Campus. The sophomore site will have four residential buildings with 800 new beds and associated program space totaling 299,900 SF and a 1,200-seat, 66,300 SF dining facility. The sophomore site is mainly in the City of Ithaca with a small portion in the Village of Cayuga Heights; however, all buildings are in the City. The freshman site will have three new residential buildings (each spanning the City and Town line) with a total of 401,200 SF and 1,200 new beds and associated program space – 223,400 of which is in the City, and 177,800 of which is in the Town. The buildings will be between two and six stories using a modern aesthetic. The project is in three zoning districts: the U-I zoning district in the City in which the proposed five stories and 55 feet are allowed; the Low Density Residential District (LDR) in the Town which allows for the proposed two-story residence halls (with a special permit); and the Multiple Housing District within Cayuga Heights in which no buildings are proposed. This has been determined to be a Type I Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) §176-4 B.(1)(b), (h) 4, (i) and (n) and the State Environmental Quality Review Act (“SEQRA”) § 617.4 (b)(5)(iii) for which the Lead Agency issued a Negative Declaration on December 18, 2018.

**Project materials are available for download from the City website:**

<http://www.cityofithaca.org/DocumentCenter/Index/811>

**11:20 Project:** Falls Park Apartments (74 Units)

**Location:** 121-125 Lake Street

**Applicant:** IFR Development LLC

**Anticipated Board Action(s) in January:** Review of Draft FEAF Part 3 – No Action

**Project Description:** The applicant proposes to build a 133,000 GSF, four-story apartment building and associated site improvements on the former Gun Hill Factory site. The 74-unit, age-restricted apartment building will be a mix of one- and two-bedroom units and will include 7,440 SF of amenity space and 85 parking spaces [(20) surface spaces and (65) covered spaces under the building]. Site improvements include an eight-foot-wide public walkway located within the dedicated open space on adjacent City Property (as required per agreements established between the City and the property owner in 2007) and is to be constructed by the project sponsor. The project site is currently in the New York State Brownfield Cleanup Program (BCP). Before site development can occur, the applicant is required to remediate the site based on soil cleanup objectives for restricted residential use. A remedial investigation (RI) was recently completed at the site and was submitted to NYSDEC in August 2018. The project is in the R-3a Zoning District and requires multiple variances. This is a Type I Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) §176-4 B(1) (h)[2], (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617-4 (b) (11).

**Project materials are available for download from the City website:**

<http://www.cityofithaca.org/DocumentCenter/Index/852>

**11:40 Project:** New Two-Family Dwellings

**Location:** 815-817 North Aurora Street

**Applicant:** Stavros Stavropoulos

**Anticipated Board Action(s) in January:** Determination of Environmental Significance

**Project Description:** The applicant proposes to demolish an existing two-family residential structure and construct (2) new 1,290 SF two-family dwellings on a 9,590 SF lot. The existing residential building is a legally non-conforming building with a side setback deficiency (2.9 feet instead of the required 5 feet). The proposed redevelopment will include (4) parking spaces for (4) three-bedroom apartments. The applicant is requesting the Board’s approval to use the landscaping compliance method for parking arrangement. The project site is located in the R-2b Zoning District and meets all applicable zoning lot and setback requirements. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) and the State Environmental Quality Review Act (“SEQRA”).

**12:00 Project:** Maguire Ford Lincoln Additions and Improvements

**Location:** 504 S Meadow

**Applicant:** John Snyder Architects PLLC

**Anticipated Board Action(s) in January:** Recommendation to the Board of Zoning Appeals

**Project Description:** The applicant proposes to demolish a portion of the existing building and construct two additions with updated exterior materials. The existing building is 18,500 GSF, with 2,265 GSF proposed for demolition. The new building will be 24,110 GSF. Site improvements include incorporation of a new pedestrian walking path, and site connections to Wegmans. Approximately 311 parking spaces are proposed to accommodate customer, service parking, employee, and display parking. Landscape design will improve vegetative cover; however, it will not meet the City of Ithaca’s impervious/pervious requirements (12%). The project site is located in the SW-2 Zone, is subject to the 2000 Southwest Design Guidelines, and will require a zoning variance for a front yard that exceeds the maximum permissible in the SW-2 district (34 feet maximum permitted, 69-foot 3-inch setback proposed). This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) and the State Environmental Quality Review Act (“SEQRA”); however, it was treated as a Type I Action for the purpose of environmental review, for which the Lead Agency issued a Negative Declaration on December 18, 2018.

**12:20 Agenda Review for 01-22-2019**

**12:30 Adjournment**

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

If you have a disability & would like specific accommodations to participate,



please contact the City Clerk at 274-6570 by 12:00 p.m., no later than 2 days (not including weekends and holidays) before the meeting.

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