



CITY OF ITHACA
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DEPARTMENT OF PLANNING AND DEVELOPMENT

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PLANNING & DEVELOPMENT BOARD AGENDA

The regular meeting of the PLANNING & DEVELOPMENT BOARD will be held at **6:00 p.m.** on **TUESDAY, JANUARY 25, 2022**. In accordance with NYS Executive Orders, this meeting will be conducted remotely via the online platform Zoom and streamed on the [City of Ithaca YouTube Channel](https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg) at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg.

Instructions for commenting to the Planning Board

Scheduled Public Hearings (Refer to the agenda for projects that have scheduled public hearings.)

There are two options to participate in a Public Hearing:

1. Submit comments by email no later than 4 p.m. on the day of the meeting (contacts below). Please indicate if you would like your comments read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing.
2. Attend the meeting via Zoom and speak directly to the Board. Comments are limited to three minutes.

General Public Comments

Public comments are heard at the beginning of the meeting via Zoom. Written comments should be sent to the contact(s) listed below. All comments received will be forwarded it to the Planning Board for their consideration. Written comments received in advance of the meeting give the Board/Committee time to consider them fully. If you want your comment read aloud, please state so in your email and limit the comment to three minutes.

Please use the following contacts to submit comments or request access to the Zoom meeting: Anya Harris at aharris@cityofithaca.org or Lisa Nicholas at lnicholas@cityofithaca.org or call 607-274-6550.

Start Times: Start times are *approximate* only — APPLICANTS are responsible for being available at whatever time(s) their agenda item(s) is actually discussed.

AGENDA ITEM

Approx. Start Time

1	Agenda Review	6:00
2	Approval of Minutes – November 23, 2022 and December 21, 2022	6:05
3	Public Comments (See instructions above.)	6:10
4	Board Response to Public Comment	6:15
5	Site Plan Review	

A	Project: Cayuga Park (formerly Carpenter Circle Project)		Presentation	6:20
	Location: Carpenter Park Road		Board Q&A	6:25
	Applicant: Andrew Bodewes for Park Grove Realty, LLC		Discussion	6:30
	Actions: <input type="checkbox"/> Signage Design Update <input type="checkbox"/> Recommendation to BZA			

Project Description: The Planning Board granted final approval of Phase 1 of this project on September 22, 2020 and granted approval for minor changes to the residential building in Phase 1 and final approval for the two mixed-use buildings and associated site improvements on October 26, 2021. The applicants are now seeking input for building signage design updates for the Cayuga Medical Center building in the Cayuga Park project. The overall project was determined to be 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) 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/1014>

B Project:	City Harbor	Presentation	6:40
Location:	101 Pier Road	Board Q&A	6:45
Applicant:	Jessica Edger-Hillman	Discussion	6:50
Actions:	<input type="checkbox"/> Review of Design Changes for Phases 1 & 2		

Project Description: The Planning Board granted preliminary site plan approval to the overall project on May 26, 2020, and final approval of Phase 1 of this project on August 25, 2020. The applicant now seeks approval for changes to Phase 1 as well as final approval for Phase 2 which will be now constructed concurrently. Phase 1 included the rebuilding of Pier Road to include sidewalks, street trees, a fire engine turnaround, and additional and reorganized parking, all improvements on private property with the exception of the construction of Point East 2 Building (which will be used as greenspace and parking) and the temporary relocation of the fueling dock and tank. The Phase I changes include: Point West & Point East buildings unit mix changing to more 1-bedroom units, ground level enclosed parking in both buildings, café in place of a restaurant in Point West, and expanded public spaces along the waterfront. Phase 2 of the project did include the construction of the Point East 2 Building, additional parking at the golf course, installation of the new fueling dock and tank, the 5,500 SF Newman Community Center, removal of the existing clubhouse and relocation of the ninth green. Phase II will now not include a new Newman Community Center in this project. The overall project was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(d), (h)(2), (i), (k) and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4(b)(6)(iii) and (v), 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/783>

C Project:	Apartments (347 Units), Parking & Major Subdivision	Presentation	7:05
Location:	401 E State/MLK Jr Street (Gateway Property)	Board Q&A	7:10
Applicant:	Jeff Githens for McKinley Development Company	Discussion	7:15
Actions:	<input type="checkbox"/> Design Updates		

Project Description: The Planning Board granted final site plan approval for the project during a special planning board meeting held on September 14, 2021. The applicant now seeks approval for minor changes to the building, including increasing the units to 331 from 321 previously, decreasing storage units, and decreasing parking spaces by 1. The project is in the CDB-60 Zoning District. The revised project complies with area requirements of that district. The Board has found the project in 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) for which the Lead Agency made a Negative Declaration of Environmental Significance on May 25, 2021.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1227>

D Project:	Ithaca Farmers' Market – Major Site Improvements & New Building	Presentation	7:25
Location:	Steamboat Landing – 545 Third Street	Board Q&A	7:30
Applicant:	Ithaca Farmers' Market	Discussion	7:35
Actions:	<input type="checkbox"/> Potential Determination of Environmental Significance		

Project Description: The applicant is proposing to construct a new two-story market building to allow for year-round commerce and programming, to reconfigure and pave the existing parking area and drive lanes, to create outdoor amenity space for dining and gathering, to install shoreline stabilization, and to make other site improvements. The project requires the demolition of most site features, relocation of the Cayuga Waterfront Trail, removal of numerous trees, and installation of enhanced stormwater infrastructure. The project is on City-owned land and requires approvals from Common Council, the Special Joint Committee of the Ithaca Area Water Treatment Plant, NYS DEC, and the Army Corps of Engineers. The project site is in the Market District and is subject to Design Review. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (h)[2] and (i) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (10) and (11) 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/1380>

E Project:	Catherine Commons	Presentation	7:50
Location:	Intersection of Catherine Street, Cook Street, and College Avenue	Board Q&A	7:55
Applicant:	Kathryn Wolf, Sponsor	Discussion	8:00
Actions:	<input type="checkbox"/> Review of FEAF Part 3		

Project Description: The applicant proposes to demolish the existing (11) two-story wood frame houses and construct a primarily residential mixed-use development. The applicant proposes three multi-story buildings on the Catherine North Site and three multi-story buildings on the Catherine South Site (six buildings total) with a combined total gross floor area of 265,000 SF. The buildings will contain approximately 360 residential units, a 2,600-SF commercial space along College Avenue, a 1,600-SF private fitness center, and a small parking lot for ADA compliance and service vehicles. The project includes streetscape improvements, several ADA-compliant plaza spaces, pedestrian amenities, and public bus stop infrastructure. The project is in four Zoning Districts: the MU1, in which the maximum building height is five stories/70 feet; MU2, in which the maximum building height is six stories/80 feet; CR3, in which the maximum height is 35 feet; and CR4, in which the maximum height is 45 feet. The project will require several area variances including maximum building floors/height (two), minimum off-street parking, maximum street façade, doors and entries, recessed entry, chamfered corner, and rear yard setback (two). It is also subject to Collegetown Design Guidelines. The project involves 12 tax parcels totaling 1.45 acres, seven of which are located north of the Catherine Street /College Avenue intersection and four of which are to the south. Parcel consolidation will be required. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(h)[4], (k) & (n), and the State Environmental Quality Review Act (“SEQRA”) §617.4 (b)(5)[iii] 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/1385>

F Project:	Expansion of Religious Facility	Presentation	8:10
Location:	102 Willard Way/107 Lake St	Board Q&A	8:15
Applicant:	Jason K Demarest for Chabad Center at Cornell	Discussion	8:20
Actions:	<input type="checkbox"/> Short Presentation <input type="checkbox"/> Review of FEAF Part 3		

Project Description: The applicant is proposing to construct a two-story building with a footprint of approximately 5,000 SF as an expansion of the existing Chabad Center located at 102 Willard Way. The proposal requires the consolidation of the two lots to form a .549-acre (23,914 SF) project site and the removal of the existing house at 107 Lake Street. The new building will have ground floor parking and bike storage. The second floor will connect with the existing building and will house dining facilities, a kitchen, bathrooms, classrooms, and other facilities. Exterior site improvements and structures include a patio, an elevated courtyard, an access drive on Lake Street, landscaping, and walkways. The project is in the R-2a Zoning District and will require variances for lot coverage, front-, rear- and side-yards, and parking. This is a Type 1 Action

under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b.(11) 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/1411>

G Project:	Auden II	Presentation	8:30
Location:	261 Lake Street	Board Q&A	8:35
Applicant:	Yuanliu He, DMG Investments	Discussion	8:40
Actions:	<input type="checkbox"/> Presentation <input type="checkbox"/> Declaration of Lead Agency		

Project Description: The applicant proposes constructing a 4-story building, approximately 18,400 SF in area, as a new student housing complex that will contain 71 residential units with 211 beds. The development is proposed as an extension of the existing Auden student housing complex located across Lake Street and will share amenities including a shuttle service, outdoor spaces, and parking lot and spaces. The project includes landscaping elements such as street trees, ornamental and slope stabilization plantings, and indoor amenities such as a common game room and gym. The project site is located in the R-3a Zoning District in which the maximum height for a building is 4 stories/40’. The project will require an area variance for minimum off-street parking. The project includes a subdivision and parcel consolidation. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(h)[2 & 4], (k) & B(2), 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/1407>

- 7 Zoning Appeals 8:50**
 - 308 Ithaca Road, Area Variance
 - 1203 N Cayuga Street, Area Variance
 - Cayuga Park, Sign Variance
 - #3201- 428-430 N Cayuga Street, Area Variance
 - 110 Dryden Road, Area Variance (Telecommunications)

- 8 Old/New Business 9:10**
 - February Training – February 15, 2022, 6:00 to 7:30 pm
 - New Planning Board Member
 - Goodbye McKenzie
 - New Vice-Chair

- 9 Reports 9:20**
 - A. Planning Board Chair
 - B. BPW Liaison
 - C. Director of Planning & Development

- 10 Adjournment 9:25**

If you have a disability & would like specific accommodation to participate, please contact the City Clerk at 274-6570 by 12:00 p.m., 2-3 business days (not including weekends/holidays) before the meeting.

