



**CITY OF ITHACA**  
**108 E. Green St. — Third Floor Ithaca, NY 14850-5690**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
**JoAnn Cornish, Director**  
Planning & Development – 607-274-6550  
E-Mail: [dgrunder@cityofithaca.org](mailto:dgrunder@cityofithaca.org)

Community Development/IURA – 607-274-6565

## **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:** February 6, 2020  
**SUBJECT:** **Agenda for Project Review Committee Meeting: THURSDAY, FEBRUARY 13, 2020**

---

**The Project Review Committee Meeting is scheduled to begin at 8:30 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.

**8:30 Project:** Major Subdivision (3 lots)  
**Location:** 320-330 W Buffalo St, Tax Parcel 60.-2-5  
**Applicant:** Lynne Truame for Ithaca Neighborhood Housing Services  
**Anticipated Board Action(s) in February:** Public Hearing & Preliminary Subdivision Approval  
**Project Description:** The applicant proposes to subdivide the 2.35-acre parcel into three lots: Parcel A measuring .301 acres (13,112 SF) with 192 feet of frontage on W. Court Street and containing a gymnasium; Parcel B measuring 1.892 acres (82,416SF) with 323 feet of frontage on N. Plain Street and 266 feet of frontage on W. Buffalo Street and containing three existing buildings to which will be added two new buildings and a major addition; and Parcel C measuring .150 acres (6,534 SF) and to contain four for-sale attached townhomes. The project site was formerly in the R-2b Zoning District and was rezoned in November 2019 to the Former Immaculate Conception School Planned Unit Development (FICS PUD). This subdivision is part of a larger development project which was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(k), (n), (B)(6), and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(11) and for which the Lead agency made a Negative Determination of Environmental Significance on September 24, 2019.

**Project materials are available for download from the City website and are updated regularly:**  
<http://www.cityofithaca.org/DocumentCenter/Index/1133>

**8:45 Project:** Mixed-Use Student Apartments  
**Location:** 411-415 College Avenue  
**Applicant:** Whitham Planning & Design for Student Agencies  
**Anticipated Board Action(s) in February:** Consideration of Preliminary & Final Site Plan Approval  
**Project Description:** The applicant proposes to construct a six-story building with a 7,038 SF footprint, ground floor retail, and 56 student apartments on floors two through six. The project includes a partially-covered outdoor plaza area on land partially owned by Cornell. Project development will require the removal of the existing four-story building known as the Chacona Block, as well as the existing outdoor patio and retaining walls. The parcel is in the MU-2 Collegetown Area Form District (CAFD) and requires Design Review. 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) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(9).

**Project materials are available for download from the City website and are updated regularly:**  
<https://www.cityofithaca.org/DocumentCenter/Index/1101>

**9:00 Project:** Carpenter Circle Project  
**Location:** Carpenter Park Road  
**Applicant:** Andrew Bodewes for Park Grove Realty LLC  
**Anticipated Board Action(s) in February:** Transportation, Break-In-Access Community Benefits  
**Project Description:** The project seeks to develop the existing 10.8-acre parcel located adjacent to Route 13 and off of Third Street. The parcel currently contains 2.1 acres of community gardens, an access road (Carpenter Circle Road), and one storage building to be removed. The proposal includes Building A, a 64,000 SF medical office building; Buildings B & C, two mixed-use buildings which will include ground-level retail/restaurant/commercial uses of 23,810 SF, interior parking, 166 market-rate apartment units, and 4,652 SF of amenity space; and Building D, a residential building offering +/-42 residential units for residents earning 50-60% AMI. Site amenities will include public spaces for residents and visitors, bike parking, transit access for TCAT, open green space, a playground, and access to the Ithaca Community Gardens. The project includes 187 internal parking spaces within Buildings B and C, 349 surface parking spaces, and an internal road network with sidewalks and street trees. The Project Sponsor is seeking a Break in Access from NYS DOT to install an access road off of Route 13. The property is located in the Market District; however, the applicant has applied to Common Council for a Planned Unit Development (PUD). The project will require subdivision into four lots to separate each program element, resulting in Lot 1 measuring 2.086 acres and containing Building A, Lot 2 measuring 5.758 acres and containing Buildings B & C, Lot 3 measuring 2.12 acres and containing the community gardens, and Lot 4 measuring .833 acres and containing Building D. This has been 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).  
**Project materials are available for download from the City website and are updated regularly:**  
<https://www.cityofithaca.org/DocumentCenter/Index/1014>

**9:15 Project:** City Harbor Development/ Guthrie Clinic  
**Location:** 101 Pier Road  
**Applicant:** Jessica Edger-Hillman  
**Anticipated Board Action(s) in February:** Transportation Mitigations  
**Project Description:** The 11.09-acre project site consists of 8.33 acres of privately-owned land and 2.76 acres of adjacent City-owned parkland and road. The applicant proposes to redevelop the 8.33-acre project site and make improvements to 2.76 acres of adjacent City land. The project site consists of (3) privately-owned tax parcels. The building program will be a total of 316,280 SF consisting of (1) 60,000 SF medical office building, (2) five-story residential structures with a total of 172,980 GSF and 111 housing units, (1) five-story mixed-use building with 77,800 GFA with 45 housing units, 15,743 SF of ground floor commercial (expected to be a restaurant), and (1) 5,500 SF Community Building to support golf, boating, and other recreational activities associated with the adjacent City-owned Newman Golf Course. Improvements on City property in Phase 1 of the plan include the rebuilding of Pier Road to include sidewalks, street trees, a fire engine turnaround, and additional and reorganized parking. After Phase I, the applicant proposes to realign the end of Pier Road, extend it to a new clubhouse and add parking. Site improvements on private property to include a 1,570-foot publically-accessible promenade along Cascadilla Creek, including construction of a new seawall and replacement of existing docks, waterfront parks, a paddle park, internal circulation streets, bus stops, surface parking for 400 cars, and landscaping. The project is in the Newman Zoning District and will likely require variances. This has been 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).  
**Project materials are available for download from the City website and are updated regularly:**  
<https://www.cityofithaca.org/DocumentCenter/Index/783>

**9:30 Agenda Review for 2-25-20**

**9:40 Adjournment**

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

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.

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.