



**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 Community Development/IURA – 607-274-6565

E-Mail: [dgrunder@cityofithaca.org](mailto:dgrunder@cityofithaca.org)

**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:** August 6, 2021  
**SUBJECT:** **Agenda for Project Review Committee Meeting: FRIDAY, AUGUST 13, 2021**

**The Project Review Committee Meeting is scheduled to begin at 8:30 am.** This is a virtual meeting and will be streamed at [https://www.youtube.com/channel/UC7RtJN1P\\_RFaFW2IVCnTrDg](https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg). Please call or email Anya Harris at 274-6550 or [aharris@cityofithaca.org](mailto:aharris@cityofithaca.org), for information.

**8:30 Project:** Apartments (13 Units)  
**Location:** 325 Dryden Road & 320 Elmwood Ave  
**Applicant:** Red Door Rentals/ AdBro Development  
**Anticipated Board Action(s) in August:** Review of Zoning, Presentation, Public Hearing  
**Project Description:** The applicant proposes to combine two existing parcels, 325 Dryden Road, zoned CR-3, and 320 Elmwood Ave., zoned CR-2, to create a new parcel totaling .23 acres (~10,000 SF). The applicant proposes to demolish (1) two-story residential unit located at 325 Dryden and (1) existing three-story residential duplex at 320 Elmwood Ave, and then construct (1) three-story apartment building with 13 units, equaling 15,000 SF total building area. The project will require several area variances, including lot coverage by buildings, the minimum amount for green space per lot basis, rear yard setback, and parking. The proposed design will provide six parking spaces, whereas zoning requires 13 parking spaces. It is also subject to Collegetown Design Guidelines. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(I) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (9) 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/1372>

**8:45 Project:** (4) Two-Family Dwellings at 615-617 Cascadilla Street  
**Location:** 615-617 Cascadilla Street  
**Applicant:** Stavros Stavropoulos  
**Anticipated Board Action(s) in August:** Determination of Environmental Significance  
**Project Description:** The applicant proposes to combine three existing parcels, 615 and 617 Cascadilla Street, zoned R-2b, and 513 N. Meadow Street, zoned WEDZ-1b, to create a new parcel totaling .403 acres. The applicant proposes to demolish one existing two-story residential house and then construct four buildings each with (2) three-bedroom units, equaling 4,899 SF total building area in the R-2b area of the parcel. The required off-street parking will occupy the WEDZ-1b area of the parcel, extending into the buildable area of the R-2b parcel. The project includes other site amenities such as lighted walks, covered bike parking, and landscaping. Automobile access will be on N. Meadow Street, and existing curb cuts on Cascadilla Street will be removed. Pedestrian and bike traffic will access the site from Cascadilla Street and N. Meadow Street. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act 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/1360>

**9:00**    **Project:**            Cliff Street Retreat  
**Location:**            407 Cliff Street  
**Applicant:**            Linc Morse  
**Anticipated Board Action(s) in August:** Review of Zoning & FEAF Part 3  
**Project Description:** The applicant proposes to convert a 25,297-SF industrial building into a multi-use building which will include long- and short-term residential rentals, small conference and lounge spaces, office, and retail. The applicant applied for a rezoning through the PUD process as the project is in the R-3a zone, in which the past industrial use and proposed uses are legally non-conforming. The renovated building will comply with 2020 NYS building code and the Ithaca Energy Code Supplement. Site improvements include new building façades, more well-defined parking areas, landscaping, dark-sky compliant site lighting, street-facing entries, and garden/terrace spaces facing the hillside. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[3] 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/1359>

**9:15**    **Project:**            Apartments (40 Units)  
**Location:**            228 Dryden Road  
**Applicant:**            228 Dryden Rd LLC  
**Anticipated Board Action(s) in August:** Potential Determination of Environmental Significance,  
**Project Description:** The applicant proposes to demolish the existing two-story structure and to construct an apartment building with 40 units on the .185-acre project site. The building will be four stories above average grade and one basement story below average grade for a total of five stories. The project includes other site amenities such as landscaping, walkways, and outdoor patios. The project site is in the CR-4 zoning district and requires an area variance for rear yard setback. It is also subject to Collegetown Design Guidelines. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(k) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (9) 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/1354>

**9:30**    **Project:**            Mixed-Use Building  
**Location:**            510 W State/MLK Jr Blvd  
**Applicant:**            Visum Development  
**Anticipated Board Action(s) in August:** Consideration of Preliminary & Final Approval  
**Project Description:** The applicant has updated the project from an application previously submitted in 2019. The applicant proposes to remove the one-story commercial building fronting on State Street and two-story wood frame house fronting on W Seneca Street, and to construct a 60,953 SF, four- and five-story mixed-use apartment building. The proposed building will contain 58 dwelling units which will be affordable to households making 50- to 80-percent AMI, community spaces, indoor bike parking, and 942 SF of retail space fronting State Street. The .413-acre project site comprises two tax parcels and has frontage on W. State, Corn, and W. Seneca Streets and is in two zoning districts: CBD-52, in which the maximum height is 52 feet, and B-2d, in which the maximum height is 40 feet. 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)(11). The project is subject to the Downtown Design Guidelines and will requires area variances.

**Project materials are available for download from the City website and are updated regularly:**  
<https://www.cityofithaca.org/DocumentCenter/Index/1279>

**9:45 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 August:** Review of Project Changes and Potential Consideration of Final Approval

**Project Description:** The applicant proposes to construct a six-story building with a 267-space internal parking garage and 356 apartments including studio, 1-, 2- and 3-bedroom units. Non-vehicular building access will be provided off State /MLK Jr Street, as well as internal to the site. The project proposes other site improvements including a stairway from State Street to the creek level of the site, extension of the trail to the end of the site and into City property, landscaping, lighting, and other site amenities. Project development will require the demolition of the existing one-story building and installation of associated infrastructure including, water, electric, gas, stormwater, and wastewater. The applicant is also requesting a subdivision of the 3.689-acre site, which will result in four parcels: Area A, measuring .112 acres (4,861 SF) with frontage along State Street, which will be conveyed to the City; Area B, measuring 3,965 SF to be conveyed to another party for construction of a memorial; Parcel C, measuring 1.048 acres (45,650 SF) with approximately 182 feet of frontage on E. Green and E. State Streets and containing an existing six-story commercial building, parking, and a portion of the Gateway Trail; and Parcel D, measuring 2.641 acres with approximately 184 feet of frontage on E. State Street and to contain the new building, a portion of the Gateway Trail, and a fire access road. A cross-property easement will be required for vehicular access to ingress and egress on E. State and Green Streets. The project is in the CDB-60 Zoning District and requires an area variance for height, as well as a Design Review for compliance with the Downtown Design Guidelines. 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>

**10:00 Agenda Review – 08-24-21**

**10:10 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.