



CITY OF ITHACA
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DEPARTMENT OF PLANNING AND DEVELOPMENT
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PLANNING & DEVELOPMENT BOARD Project Review & Design 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: September 6, 2019
SUBJECT: **Agenda for Project Review Committee Meeting: THURSDAY, SEPTEMBER 12, 2019**

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: City Harbor Development/ Guthrie Clinic
Location: 101 Pier Road
Applicant: Jessica Edger-Hillman
Anticipated Board Action(s) in September: Site Plan & Parking – Presentation & Discussion
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>

8:45 Project: Carpenter Circle Project
Location: Carpenter Park Road
Applicant: Andrew Bodewes for Park Grove Realty LLC
Anticipated Board Action(s) in September: Project Presentation and Public Hearing at regular Board meeting on Sept 24th, Presentation and Discussion on Architecture and sustainability at a Special Meeting on Sept 17th.

Project Description: The project seeks to develop the existing 8.7-acre vacant parcel located adjacent to Route 13 and off of Third Street. The proposal includes a 64,000 SF medical office; 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 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 400 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 to separate each program element. 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>

9:00 Project: Immaculate Conception Redevelopment Project

Location: 320 W Buffalo Street

Applicant: Ithaca Neighborhood Housing Services (INHS)

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

Project Description: The project involves the renovation/conversion of the existing two-story former school building into a mixed-use building, a new four-story apartment building, (2) three-unit townhome buildings, (1) four-unit townhome building, the renovation/conversion of a single-family home into a two-family home, and the renovation of the "Catholic Charities" Building. The overall project will contain 79 dwelling units with 130 bedrooms. Total increase in square footage on the site will be 44,305 SF (from 62,358 to 106,663 SF). 3,773 SF of new and existing space in the former school will be commercial use and 2,055 SF will be rented to the Greater Ithaca Activities Center (GIAC). Site development will require demolition of one wing of the existing school building and one single-family home. The project also includes greenspace areas, 48 surface parking spaces and other site amenities. The property is located in the R-2b zoning district; however, the applicant has applied to Common Council for a Planned Unit Development (PUD). This has been 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).

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

<https://www.cityofithaca.org/DocumentCenter/Index/1016>

9:15 Project: Student Apartments

Location: 238 Dryden Road

Applicant: Todd Fox for VISUM Development

Anticipated Board Action(s) in September: Public Hearing, Determination of Environmental Significance and Recommendation to the BZA

Project Description: The applicant is proposing to construct a four-story building with eight apartments and associated site improvements. The .884-acre project site contains two recently-completed apartment buildings. Site development requires the removal of existing landscaped areas and the removal, relocation, or upgrading of water and sewer lines within Summit Avenue. Site improvements will include retaining walls, landscaping, walkways, and exterior bike racks. Parking for bikes will be provided inside the buildings. The project site is in the CR-4 Collegetown Area Form District (CAFD) and requires Design Review. As no parking is proposed for the project, the applicant will submit a Transportation Demand Management Plan (TDMP) for approval by the Planning Board in accordance with district regulations. The project is likely to require area variances. This has been determined to be 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/1090>

9:30 Project: Student Housing

Location: 815 S Aurora Street

Applicant: Stream Collaborative, Noah Demarest for Project Sponsors Todd Fox and Charlie O'Connor

Anticipated Board Action(s) in September: Project Update and Consideration of Final Approval

Project Description: The project applicant proposes a new 66-unit student housing complex (approximately 16,700 SF footprint) comprised of three buildings constructed on the hillside on the east side of Route 96B, overlooking the proposed Chain Works District. The proposed buildings will contain (2) one-bedroom units, (41) two-bedroom units, and (23) three-bedroom units. Amenities will include a gym and media room, with access to an outdoor amenity space on the first floor of building B, and a roof terrace and lounge on the fourth floor of building B. The project shares the 2.85-acre site with an existing cell tower facility, garages, an office, and a one-bedroom apartment. Site improvements will include walkways and curb cuts to be tied into a public sidewalk proposed by the Town of Ithaca. Fire truck access is proposed at existing site entry at the south end of the property, with a new fire lane to be constructed in front of the buildings A & B at the northern end of the site. The project will include 67 parking spaces, as required by zoning. The property located in the R-3b zoning district. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(k), (n), (B)(2), and the State Environmental Quality Review Act ("SEQRA") §617.4(b)(11) for which the Planning Board as Lead Agency made a Negative Determination of Environmental Significance on July 23, 2019.

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

<https://www.cityofithaca.org/DocumentCenter/Index/982>

10:00 Agenda Review for 09-17-19 and 09-24-2019

10:10 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.