



CITY OF ITHACA
108 E. Green St. — Third Floor Ithaca, NY 14850-5690
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, SEPTEMBER 28, 2021**. 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 3 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	6:05
3	Public Comments (See instructions above)	6:10
4	Board Response to Public Comment	6:10
5	Subdivision Review	

A Project:	Minor Subdivision	Presentation	6:15
Location:	End of Campbell Ave, Parcel ID: 38.-1-1	Board Q&A	6:20
Applicant:	Brent E. Katzmann	Discussion	6:25

Actions: Determination of Environmental Significance Recommendation to BZA

Project Description: **Project Description:** The applicant is requesting a subdivision of the 5.45-acre site, resulting in two parcels of approximately 2.2 acres (96,715 SF) and 3.2 acres (139377 SF). The proposed subdivision will permit the construction of (two) single-family residences on the western portion of the property accessed directly off Campbell Avenue. The property is wooded with immature second-growth forest and is sloped to the east. The parcel is in the R-1a zoning district. An area variance for street frontage will be

required. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 and the State Environmental Quality Review Act (“SEQRA”) §617.4 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/1215>

6 Site Plan Review

A Project:	Cayuga Park (formerly Carpenter Circle Project)	Presentation	6:30
Location:	Carpenter Park Road	Board Q&A	6:40
Applicant:	Andrew Bodewes for Park Grove Realty, LLC	Discussion	6:50
Actions:	<input type="checkbox"/> Consideration of Changes to Phase One <input type="checkbox"/> Potential Consideration of Final Approval of Mixed-Use Project		

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 September 22, 2020. The applicant now seeks minor changes to the residential building in Phase 1 as well as final approval for the two mixed-use buildings and associated site improvements. The applicant has reduced the originally proposed buildings from six stories to four, 171 dwelling units to 127, 23,800 SF retail/commercial space to 13,400 SF, and 187 internal parking spaces to 113. 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:	Apartments (40 Units)	Presentation	6:55
Location:	228 Dryden Road	Board Q&A	7:10
Applicant:	228 Dryden LLC	Discussion	7:15
Actions:	<input type="checkbox"/> Project Updates/Changes		

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. (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/1354>

C Project:	Cliff Street Retreat	Presentation	7:25
Location:	407 Cliff Street	Board Q&A	7:30
Applicant:	Linc Morse	Discussion	7:35
Actions:	<input type="checkbox"/> Determination of Environmental Significance		

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 facades, 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>

D Project:	(4) Two Family Dwellings at 615-617 Cascadilla Street	Presentation	7:45
Location:	615-617 Cascadilla Street	Board Q&A	7:50
Applicant:	Stavros Stavropoulos	Discussion	7:55
Actions:	<input type="checkbox"/> Consideration of Final Approval		

Project Description: The applicant proposes to combine three existing parcels, 615 & 617 Cascadilla St. zoned R-2b, and 513 N Meadows St 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 two 3-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 North Meadow Street and existing curb cuts on Cascadilla Street will be removed. Pedestrian and bike traffic will access the site from Cascadilla Street and North 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>

E Project:	Apartments (13 Units)	Presentation	7:30
Location:	325 Dryden Road & 320 Elmwood Avenue	Board Q&A	7:35
Applicant:	Red Door Rentals/ AdBro Development	Discussion	7:40
Actions:	<input type="checkbox"/> Design Update		

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 Avenue, 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)(l) 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>

F Project:	Ithaca Farmers' Market – Major Site Improvements & New Building	Presentation	7:55
Location:	Steamboat Landing – 545 Third Street	Board Q&A	8:05
Applicant:	Anton Burkett for Ithaca Farmers' Market	Discussion	8:10
Actions:	<input type="checkbox"/> Declaration of Lead Agency <input type="checkbox"/> Updates Presentation <input type="checkbox"/> Review Timeline & CEQR Steps		

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>

G Project:	Catherine Commons	Presentation	8:25
Location:	Intersection of Catherine Street, Cook Street, and College Avenue	Board Q&A	8:35
Applicant:	Kathryn Wolf, Sponsor	Discussion	8:40
Actions:	<input type="checkbox"/> Declaration of Lead Agency <input type="checkbox"/> Overview Presentation <input type="checkbox"/> Review Timeline & CEQR Steps		

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>

7	Zoning Appeals	8:55
	<ul style="list-style-type: none"> • # 3186 – End of Campbell Ave Minor Subdivision, Area Variance • # 3196 – 209 Eddy Street, Area Variance • # 3197 – 116 Irving Place, Area Variance 	
8	Old/New Business	9:05
9	Reports	9:10
	<ul style="list-style-type: none"> A. Planning Board Chair B. BPW Liaison C. Director of Planning & Development 	
10	Adjournment	9:15

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.

