



City of Ithaca
SITE PLAN REVIEW (SPR) APPLICATION

Building Permit Number: 31810
REQUIRED

CONTACT:
Lisa Nicholas, Senior Planner
DIVISION OF PLANNING & ECONOMIC DEVELOPMENT
108 E. Green Street, 3rd Floor
Ithaca, New York 14850-5690
(607) 274-6550 — Fax: (607) 274-6558
lnichola@cityofithaca.org

APPLICANT: Name: Scott Whitham / Jamie Gensel Title/Role: President

Address 1: 123 S. Cayuga St., Suite 201 / 113 East Chemung Place

Address 2: City, State, & Zip Code: Ithaca, NY 14850 / Elmira, NY 14904

Telephone: 607.379.9175/ 607.734.2165 Cell Phone: same E-Mail: whitham@whithamdesign.com James.Gensel@faganengineers.com

CONSULTANT: Name: same as above Title/Role:

Address 1:

Address 2: City, State, & Zip Code:

Telephone: Cell Phone: E-Mail:

PROJECT OWNER: Name: David Lubin, UnChained Properties, LLC Title/Role: Founder/President
(if other than applicant)

Address 1: 225 Colonial Drive

Address 2: City, State, & Zip Code: Horseheads, NY 14564

Telephone: 607.739.3826 Cell Phone: same E-Mail: chainworksdistrict@gmail.com

PROJECT DESCRIPTION

Project Title: Chain Works District Redevelopment Project

Project Address: 620 South Aurora Street, Ithaca, NY 14850

Type (check one): [X] Residential [X] Commercial [ ] Industrial [ ] Institutional

Scope of Work (check all that apply & indicate approximate operation/construction cost):

Vegetation Removal \$ Façade Change \$ Demolition \$
[X] New Paving \$ [X] Earthwork \$ [X] New Planting \$
[X] New Structure \$ [ ] Structure Expansion \$ [ ] Accessory Structure \$

Total Construction Cost: \$ TBD Anticipated Construction Period: Spring 2015 to Winter 2030
(best estimate)

OTHER INFORMATION

1. If the development site is leased property, list the property owner's name and address below:
N/A

Note: Owner must include with this application a written statement authorizing the applicant to serve as the agent of Site Plan Review (SPR).
Length of Lease:

2. Please record the application date and approval status of any required federal, state, and/or local permits or approvals for this project:

Type	Approval Agency	Application Date	Approval Status
Demolition	Building Div.		
Building	Building Div.		
	Board of Zoning Appeals		
	Board of Public Works		
Planned Unit Development	Common Council	5/30/14	pending
Site Plan	Planning & Economic Div.	8/21/14	pending

3. Describe any existing restrictions relevant to developments on this property:

Approval for a Planned Unit Development to rezone property from Industrial to Mixed-Use

4. Please append/attach any additional information you feel is important for gaining a full understanding of your proposed development.

See attached cover letter and project description.

**— APPLICATION FEE —**

The application fee is based on the total construction, site work, and landscaping costs, charged in accordance with the following schedule. The fee is payable to the "City of Ithaca," upon submission of this application.

Type of Approval	Project Cost	Application Fee
Site Plan Review	less than \$10,000	\$75
	\$10,000 to \$49,999	\$150
	\$50,000 to \$100,000	\$300
	over \$100,000	\$1.50 per \$1,000
* Modified Site Plan Review	less than \$50,000	\$150
	\$50,000 or more	\$250

\* Fee Schedule for Modified Site Plan Review only applies to modifications to approved site plans that *do not* trigger reconsideration of the Determination of Environmental Significance. Modifications that require additional environmental review shall follow the fee schedule for full Site Plan Review. This determination will be made at the time of application.

**— APPLICATION CHECKLIST —**

Item	No. of Copies
<input type="checkbox"/> Application Form (completely filled out)	28
<input type="checkbox"/> Short Environmental Assessment Form (SEAF)	28
<input type="checkbox"/> Full Environmental Assessment Form (FEAF) — Part 1 [if required]	28
<input type="checkbox"/> Full-Size Drawings	3
<input type="checkbox"/> Reduced Drawings (11"x17") [see "Site Plan Review Requirements," " <u>Submittal Process</u> "]	28
<input type="checkbox"/> Site Plan Review Application Fee	

Applicant's Signature:  Date: 08 | 21 | 2014

By signing this application form, the applicant acknowledges that City of Ithaca Planning & Economic Development Division staff may visit the site in order to fully understand the proposed development.