

**INITIAL APPLICATION FOR APPROVAL OF SUBDIVISION OF
PROPERTY IN THE CITY OF ITHACA**

Applicants shall submit this completed form, together with all other applicable supporting information called for in Section 290-11 to the Planning and Development Board not later than ten days before the date of a regular Board meeting, in order for possible consideration of Conditional Approval at that meeting. In practice, submission of the application (including environmental information required to be supplied by applicant) by the first of the month is desirable and preferred, in order to permit review by other agencies advisory to the Board. *Applicants should be present when Preliminary and Final Subdivision Approvals are to be considered by either the Planning and Development Board or its subcommittee* (see Sections 290-10.C. and -12.C. of the City Code).

1. Name, address, phone number(s) of the owner(s) of property/properties to be subdivided:

GPA Management, LLC

323 North Tioga

Ithaca, NY 14851

2. Location/street number, assessment parcel number, and present use of properties to be subdivided: Undeveloped land with steep slope and retaining wall located between the road and a parking area at a lower elevation. #69.-6-3

3. Reason for subdivision: (check one)

Adjust lot line with neighbor

Permit additional building on existing lot

Create one or more new building lots

Other: _____

4. List any special feature of properties as existing (steep slopes, views, streams, trees, buildings or other improvements); how will subdivision affect them? There is presently a steep slope with trees and random vegetation. We plan to landscape the area place a monument to a building that previously occupied the general location and introduce a stair and ramp arrangement that connects Martin Luther King Jr. Blvd to Six Mile Creek.

5. Describe how subdivision will affect adjoining properties: Planned development on the subdivision property will improve the appearance and usefulness of the site.

6. Indicate intentions for use and development of the properties involved, and any permits now pending for the same No permit applications have been filed. We propose to level a portion of the site adjacent to the sidewalk at Martin Luther King Jr. Blvd (Rt. 79), place a sculptural monument that marks where 411 East State Street residence once stood and landscape the balance of the sloped land.

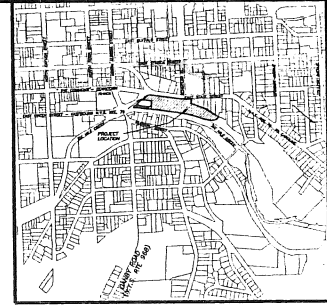
7. Describe any work the proposal will require from the City: No work is required to be performed by the City of Ithaca.

CITY SHORT ENVIRONMENTAL ASSESSMENT FORM

Project Information: To be completed by applicant or project sponsor.

Date: August 12, 2014

1. Applicant/Sponsor: Jewels Heritage Project, Inc.	2. Project Name: 411 E. State Street
3. Project Location: 401 E. State Street #69.-6-3	
4. Is Proposed Action: <input type="radio"/> New <input type="radio"/> Expansion	<input checked="" type="radio"/> Modification/Alteration
5. Describe project briefly: Subdivision of an existing lot that subsequently will be landscaped with ramps, and retaining walls	
6. Precise Location (Road Intersections, Prominent Landmarks, etc. or provide map) 401 East State Street is the lot with Gateway Center office building and current home to Ithaca Historical Society. The subdivision would share its boundary with Rt. 79.	
7. Amount of Land Affected: Initially <u>0.93</u> Acres or Sq. Ft. Ultimately <u>.093</u> Acres or Sq. Ft.	
8. Will proposed action comply with existing zoning or other existing land use restrictions? <input checked="" type="radio"/> Yes <input type="radio"/> No If No, describe briefly:	
9. What is present land use in vicinity of project: <input checked="" type="radio"/> Residential <input type="radio"/> Industrial <input type="radio"/> Agricultural <input type="radio"/> Parkland/Open Space <input checked="" type="radio"/> Commercial <input type="radio"/> Other _____ Describe:	
10. Does action involve a permit/approval, or funding, now or ultimately, from governmental agency (Federal, State or Local): <input checked="" type="radio"/> Yes <input type="radio"/> No If Yes, List Agency Name and Permit/Approval Type: Plan Approval and Work Permit from Dept. of Buildings	
11. Does any aspect of the action have a currently valid permit or approval? <input type="radio"/> Yes <input checked="" type="radio"/> No If Yes, List Agency Name and Permit/Approval Type:	
12. As a result of proposed action will existing permit/approval require modification? <input type="radio"/> Yes <input checked="" type="radio"/> No	



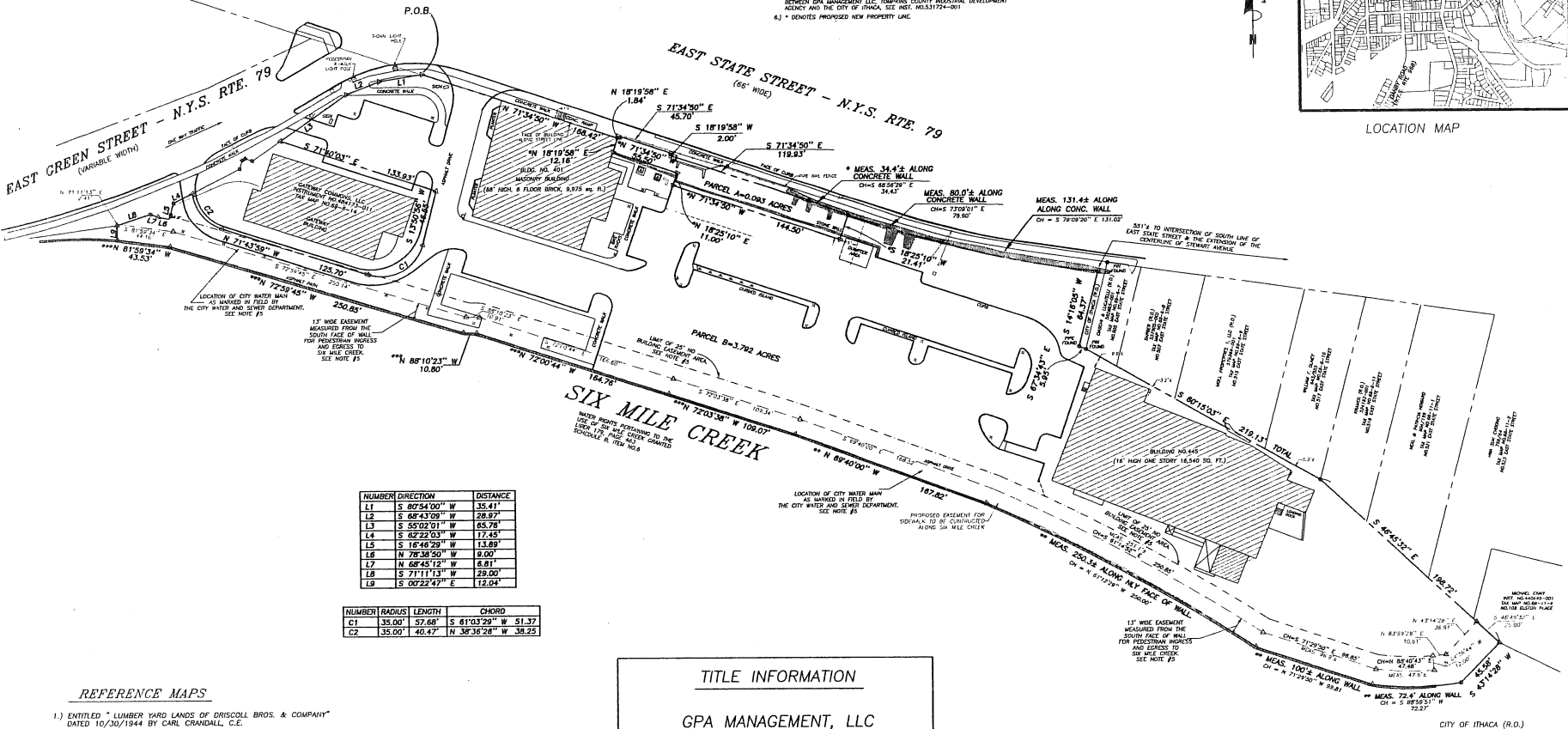
LOCATION MAP

LEGEND

- ▲ DENOTES CALCULATED POINT
- DENOTES IRON PIPE FOUND (UNLESS NOTED OTHERWISE)
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES P.A. MARK SET
- ⊕ DENOTES UTILITY POLE
- ⊗ DENOTES ELECTRIC TRANSFORMER

NOTES

- 1.) ** DENOTES PROPERTY LINE ALONG NORTH FACE OF CONCRETE WALL
- 2.) *** DENOTES PROPERTY LINE ALONG NORTH FACE OF CONCRETE WALL PER AGREEMENT WITH THE CITY OF ITHACA (SEE NOTE #5)
- 3.) DRISCOLL BROS. & CO. (PREDECESSOR IN DISPOSITION CHAIN OF TITLE) HAVE AGREEMENT TO SILENCE IN RE: OF SIX MILE CREEK TO THE CITY BASEMENT AND ADJACENT ETC. (SEE KEY TO TITLE 1 AND INTEREST FOR SAID AREA SUBJECT TO THE RIGHTS OF OTHERS)
- 4.) THERE IS NO OFF SURVEY WARNING REQUIRED FOR SUBJECT PARCEL PER CITY OF ITHACA ZONING REGULATIONS.
- 5.) REFERENCE IS MADE TO AN EASEMENT AND BOUNDARY LINE AGREEMENT BETWEEN GPA MANAGEMENT LLC, TOMPKINS COUNTY INDUSTRIAL DEVELOPMENT ENTITY AND THE CITY OF ITHACA. SEE REEL: 1043379-901
- 6.) * DENOTES PROPOSED NEW PROPERTY LINE.



NUMBER	DIRECTION	DISTANCE
L1	S 80°54'00" W	15.41'
L2	S 68°43'09" W	28.92'
L3	S 55°02'01" W	65.78'
L4	S 62°22'03" W	17.45'
L5	S 12°46'29" W	13.69'
L6	N 78°38'50" W	8.00'
L7	N 68°45'12" W	8.81'
L8	S 71°11'13" W	28.00'
L9	S 00°22'47" E	12.04'

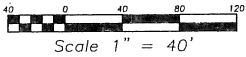
NUMBER	RADIUS	LENGTH	CHORD
C1	35.00'	57.68'	S 61°03'29" W 51.37'
C2	35.00'	40.47'	N 38°36'26" W 38.25'

TITLE INFORMATION

GPA MANAGEMENT, LLC
 INST. NO. 516268-008
 TAX MAP NO. 69-6-3
 TOTAL AREA=3.885 ACRES
 (AREA AFTER SUBDIVISION=3.780 ACRES)

REFERENCE MAPS

- 1.) ENTITLED "LUMBER YARD LANDS OF DRISCOLL BROS. & COMPANY" DATED 10/00/1944 BY CARL CRANDALL, C.E.
- 2.) ENTITLED "NO. 415 EAST STATE STREET" DATED 4/15/1944 BY CARL CRANDALL, C.E.
- 3.) ENTITLED "PROPERTY MAP EAST PORTION OF LANDS OF WILCOX PRESS INC." DATED 9/24/1963 BY T.G. MILLER P.C.
- 4.) ENTITLED "PROPERTY MAP FOR ITHACA RAILWAY INC. AT REAR OF NO. 401-409 EAST STATE STREET" DATED 12/18/1963 BY CARL CRANDALL, C.E.
- 5.) ENTITLED "SURVEY FOR EIGHTEEN WRIGHT CORP. REAR EAST STATE STREET, ALONG SIX MILE CREEK" DATED 7/12/1971 BY T.G. MILLER P.C.
- 6.) ENTITLED "MAP OF PROPERTY OF R.H. TREMAN SOLD TO DRISCOLL BROS." DATED 1/15/1910 BY EDWARD HAYES, C.E.
- 7.) ENTITLED "NO. 329 EAST STATE STREET" DATED 1/11/1988, BY T.G. MILLER P.C.
- 8.) ENTITLED "ALTA/ACSM MAP SHOWING PREMISES OF WILCOX PRESS INC. - NO. 445 EAST STATE STREET" DATED 8/16/1998 BY T.G. MILLER P.C.



DATE	REVISION	BY	CHK	APP
3/17/07	ADJUSTED TO SHOW PROPOSED AND EXISTING AND ADJACENT LOTS AND THE CITY OF ITHACA	EDR		
3/17/07	ADJUSTED TO SHOW PROPOSED AND EXISTING AND ADJACENT LOTS AND THE CITY OF ITHACA	EDR		
4/22/07	ADJUSTED TO SHOW PROPOSED AND EXISTING AND ADJACENT LOTS AND THE CITY OF ITHACA	EDR		

Warning

ALTERATIONS TO THIS MAP NOT CONFORMING TO SECTION 2205 SUBDIVISIONS TO THE NEW YORK STATE ENGINEERING AND SURVEYING LAW BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF THIS MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

EDWARD RUPIC, JR., L.S.
 N.Y.S. LICENSE NO. 058823

SIGNATURE
 LICENSED LAND SURVEYOR

PROJECT

SHEET TITLE
SUBDIVISION MAP

DATE	JOB No.
7/12/2007	S12-121
SCALE	SHEET
1" = 40'	1 OF 1
DRAWN BY:	EDR
CHECKED:	ATF