



**City of Ithaca**  
**SITE PLAN REVIEW (SPR) APPLICATION**

Building Permit Number: 32437  
REQUIRED

**CONTACT:**  
 Lisa Nicholas, Senior Planner  
 DIVISION OF PLANNING & ECONOMIC DEVELOPMENT  
 108 E. Green Street, 3<sup>rd</sup> Floor  
 Ithaca, NY 14850-5690  
 (607) 274-6550 — Fax: (607) 274-6558  
[lnicholas@cityofithaca.org](mailto:lnicholas@cityofithaca.org)

**APPLICANT:** Name: Texas Roadhouse, Douglas Druen Title/Role: Sr. Real Estate Manager

Address 1: 6040 Dutchmans Lane

Address 2: \_\_\_\_\_ City, State, & Zip Code: Louisville, KY 40205

Telephone: 502-515-7264 Cell Phone: \_\_\_\_\_ E-Mail: douglas.druen@texasroadhouse.com

**CONSULTANT:** Name: GreenbergFarrow, Paula Hubert Title/Role: Site Development Coordinator

Address 1: 21 S. Evergreen Avenue, Suite 200

Address 2: \_\_\_\_\_ City, State, & Zip Code: Arlington Heights, IL 60005

Telephone: 224-310-5072 Cell Phone: \_\_\_\_\_ E-Mail: phubert@greenbergfarrow.com

**PROJECT OWNER:** Name: Same as applicant Title/Role: \_\_\_\_\_  
 (if other than applicant)

Address 1: \_\_\_\_\_

Address 2: \_\_\_\_\_ City, State, & Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

— PROJECT DESCRIPTION —

Project Title: Texas Roadhouse

Project Address: 719-725 Meadow Street South

Type (check one):  Residential  Commercial  Industrial  Institutional

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

<input type="checkbox"/> Vegetation Removal	\$ _____	<input type="checkbox"/> Façade Change	\$ _____	<input type="checkbox"/> Demolition	\$ _____
<input checked="" type="checkbox"/> New Paving Included in earthwork cost		<input checked="" type="checkbox"/> Earthwork	\$ <u>\$600,000</u>	<input type="checkbox"/> New Planting	\$ _____
<input checked="" type="checkbox"/> New Structure	\$ <u>\$750,000</u>	<input type="checkbox"/> Structure Expansion	\$ _____	<input type="checkbox"/> Accessory Structure	\$ _____

Total Construction Cost: \$ \$1,350,000 Anticipated Construction Period: 9/14/15 to 3/21/16  
(best estimate)

— OTHER INFORMATION —

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

DDR GLH LLC, Managing Member of Buffalo-Ithaca Associates, LLC  
3300 Enterprise Parkway, Beachwood, OH 44122

**Note:** Owner must include with this application a written statement  
 Length of Lease: 15 year initial term authorizing the applicant to serve as the agent of Site Plan Review (SPR).  
with 3 (5) year renewal terms

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.	2/16/15	
	Board of Zoning Appeals		
	Board of Public Works		

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

---



---

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

**— 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 by check 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.

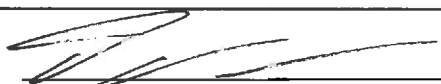
**— APPLICATION CHECKLIST —**

Item	No. of Copies
<input checked="" type="checkbox"/> Application Form (completely filled out)	26
<input checked="" type="checkbox"/> Short Environmental Assessment Form (SEAF)	26
<input checked="" type="checkbox"/> Full Environmental Assessment Form (FEAF) — Part 1 [if required]	26
<input checked="" type="checkbox"/> Full-Size Drawings	3
<input checked="" type="checkbox"/> Reduced Drawings (11"x17") [see "Site Plan Review Requirements," "Submittal Process"]	26
<input checked="" type="checkbox"/> Site Plan Review Application Fee	<b>\$2,025</b>

**ELECTRONIC SUBMISSIONS:** Please provide electronic versions of ALL documents submitted.

E-MAILING LARGE FILES: Incoming e-mails to the City must be under 10 MB in size (incl. the message envelope itself), so please either provide a CD-ROM or use a free file-sharing web site, like: [www.hightail.com](http://www.hightail.com), [www.dropbox.com](http://www.dropbox.com), [www.google.com/drive](http://www.google.com/drive), etc. You can also split documents into smaller parts and send multiple e-mails/files.

Applicant's Signature: \_\_\_\_\_



Date: \_\_\_\_\_

3 | 5 | 15

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.