



CITY OF ITHACA

108 East Green Street — 3rd Floor Ithaca, New York 14850-5690

DIVISION OF PLANNING & ECONOMIC DEVELOPMENT

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REVISED

Planning & Development Board DESIGN REVIEW COMMITTEE MEETING

AGENDA

The DESIGN REVIEW COMMITTEE of the Planning & Development Board will be meeting on **TUESDAY, JUNE 7TH, 2016**, AT **9:00 A.M.** in the Third Floor Conference Room, City Hall, 108 E. Green Street, Ithaca, New York.

1. Design Review

- A. Project:** Apartment Building **9:00 A.M.**
Location: 201 College Ave.
Applicant: Noah Demarest, STREAM Collaborative, for Visum Development Group

Project Description: The applicant proposes to build a 5-story apartment building on a 0.173 acre lot at the corner of College Avenue and Bool Street. The building will contain 44 dwelling units with approximately 76 bedrooms. The basement level will have a trash room, a fitness room with windows looking out to the street, and a bicycle garage for approximately 20 bikes with ramp access from a doorway on Bool Street. Other proposed amenities include landscaping, lighting, 4 outdoor bike racks, and street trees. The site has a 17' difference in elevation from the southwest corner to the northeast corner, rising from 690.00 to 707.00. Site development will require the removal of the existing 2-story wood-framed house containing 1 apartment with 12 bedrooms, gravel parking area, and five trees. The project is in the MU-1 Collegetown Area Form District (CAFD) and requires Area Variances. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance ("CEQRO"), §176-4 B(1)(k) & (h)[4], and the State Environmental Quality Review Act ("SEQRA"), §617.4(b)(11), and is subject to Environmental Review.

- B. Project:** 9-Unit Apartment Building **10:00 A.M.**
Location: 107 S. Albany St.
Applicant: Nick Stavropoulos

DRAFT Project Description: The applicant proposes to convert the existing multi-use structure into a 9-unit apartment building, returning the entire building to residential use, while retaining exterior features, like the front porch, front entry, streetscape, and mature landscaping. The project includes adding 6 units to the rear of the existing house, which will involve removing the rear 8 feet of the existing structure and replacing it with an interior stairwell to provide access to five of the rear units, as well as the basement and second-floor units in the existing home. The proposed three-story addition and existing home will occupy approximately 30% of the allowed CBD-60 zoning envelope. A drywell will be constructed under the rear lawn to accept roof run-off from the rear addition. Landscaping that is consistent with the front of the home along the sidewalk will be added along the entry sidewalk and to screen the garage on the adjacent property at the rear property line. A fence will also be added to serve as a continuation of the Family Medicine Associates fence to the S. Albany Street sidewalk, in order to screen the Family Medicine Associates parking area. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act, both of which require Environmental Review.

2. Adjournment

ACCESSING ONLINE DOCUMENTS

Site Plan Review & Subdivision Application Documents (and Related Materials)

Site Plan Review application documents are accessible electronically via the “Document Center” on the City web site (<http://www.cityofithaca.org/DocumentCenter>), under “Planning & Development” > “Site Plan Review Project Applications,” and in the relevant year/month folder. Subdivision application materials can be similarly located, but in the “Subdivision Applications” folder.

If you have a disability & would like specific accommodation to participate,



please contact the City Clerk at 274-6570 by 12:00 p.m., the day before the meeting.