



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

DESIGN REVIEW BOARD

The regular meeting of the PLANNING & DEVELOPMENT BOARD will be held at **6:00 p.m.** on

JANUARY 28TH 2020 in COMMON COUNCIL CHAMBERS, THIRD FLOOR, City Hall, 108 E. Green Street, Ithaca, NY.

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	Privilege of the Floor (3-minute maximum per person — if you will be speaking about a project with a scheduled PUBLIC HEARING below ↓, you are highly encouraged to speak at that time)		6:05
3	Board Response to Public Comment		6:15
4	Approval of Minutes: November 26, 2019		6:25
5	Site Plan Review		
A	Project: Student Apartments	Applicant Presentation	6:30
	Location: 238 Dryden Road	Board Q&A	6:40
	Applicant: Todd Fox for Visum Development	Board Discussion	6:45
	Actions: <input type="checkbox"/> Public Hearing <input type="checkbox"/> Amendment to Negative Declaration of Environmental Significance <input type="checkbox"/> Recommendation to the BZA		

Project Description: The applicant is proposing to construct a four-story building with eight apartments and associated site improvements. The project site is in the CR-4 Collegetown Area Form District (CAFD) and had previously received Design Review. This has been determined to be an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act (“SEQRA”) for which the Lead Agency made a Negative Declaration of Environmental Significance on September 24, 2019. The applicant has revised the project and will be seeking design review, an amended negative declaration and site plan approval for the revised layout in January 2020.

Project materials are available for download from the City website and are updated regularly:

<https://www.cityofithaca.org/DocumentCenter/Index/1090>

B	Project: Carpenter Circle Project	Applicant Presentation	7:00
	Location: Carpenter Park Road	Board Q&A	7:10
	Applicant: Andrew Bodewes for Park Grove Realty LLC	Board Discussion	7:15
	Actions: <input type="checkbox"/> Architecture (Medical Building) <input type="checkbox"/> Community Gardens		

Project Description: The project seeks to develop the existing 10.8-acre parcel located adjacent to Route 13 and off of Third Street. The parcel currently contains 2.1 acres of community gardens, an access road (Carpenter Circle Road), and one storage building to be removed. The proposal includes Building A, a 64,000 SF medical office building; Buildings B & C, two mixed-use buildings which will include ground-level retail/restaurant/commercial uses of 23,810 SF, interior parking, 166 market-rate apartment units, and 4,652 SF of amenity space; and Building D, a residential building offering +/-42 residential units for residents earning 50-60% AMI. Site amenities will include public spaces for residents and visitors, bike parking, transit access for TCAT, open green space, a playground, and access to the Ithaca Community Gardens. The project includes 187 internal parking spaces within Buildings B and C, 349 surface parking spaces, and an internal

road network with sidewalks and street trees. The Project Sponsor is seeking a Break in Access from NYS DOT to install an access road off of Route 13. The property is located in the Market District; however, the applicant has applied to Common Council for a Planned Unit Development (PUD). The project will require subdivision into four lots to separate each program element, resulting in Lot 1 measuring 2.086 acres and containing Building A, Lot 2 measuring 5.758 acres and containing Buildings B & C, Lot 3 measuring 2.12 acres and containing the community gardens, and Lot 4 measuring .833 acres and containing Building D. This has been 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).

Project materials are available for download from the City website and are updated regularly:

<https://www.cityofithaca.org/DocumentCenter/Index/1014>

C Project:	City Harbor	Applicant Presentation	7:30
Location:	101 Pier Road	Board Q&A	7:40
Applicant:	Jessica Edger-Hillman	Board Discussion	7:45
Actions:	<input type="checkbox"/> Architecture and Landscaping Details <input type="checkbox"/> Review Draft Part 3		

Project Description: The 10.35-acre project site consists of 8.33 acres of privately-owned land and 2.02 acres of adjacent City-owned parkland and road. The applicant proposes to redevelop the 8.33-acre project site and make improvements to 2.02 acres of adjacent City land. The project site consists of (3) privately-owned tax parcels. The building program will be a total of 316,280 SF consisting of (1) 60,000 SF medical office building, (2) five-story residential structures with a total of 172,980 GSF and 111 housing units, (1) five-story mixed-use building with 77,800 GFA with 45 housing units, 4,500 SF of ground floor commercial (expected to be a restaurant), and (1) 5,500 SF Community Building to support golf, boating, and other recreational activities associated with the adjacent City-owned Newman Golf Course. Phase 1 includes the rebuilding of Pier Road to include sidewalks, street trees, a fire engine turnaround, and additional and reorganized parking, all improvements on private property with the exception of the construction of Point East Building (which will be used as greenspace and parking) and the temporary relocation of the fueling dock and tank. Phase 2 of the project will include the construction of the Point East Building, additional parking at the golf course, installation of the new fueling dock and tank, the 5,500 SF Newman Community Center, removal of the existing clubhouse and relocation of the Ninth green. Site improvements on private property to include a 1,570-foot publically-accessible promenade along Cascadilla Creek, including construction of a new seawall and replacement of existing docks, waterfront parks, a paddle park, internal circulation streets, bus stops, surface parking for 435 cars (in Phases 1 & 2), and landscaping. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(d), (h)(2), (i), (k) and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4(b)(6)(iii) and (v).

Project materials are available for download from the City website and are updated regularly:

<https://www.cityofithaca.org/DocumentCenter/Index/783>

D Project:	Mixed-Use Student Apartments	Applicant Presentation	8:00
Location:	411-415 College Ave	Board Q&A	8:10
Applicant:	Whitham Planning & Design for Student Agencies	Board Discussion	8:15
Actions:	<input type="checkbox"/> Determination of Environmental Significance		

Project Description: The applicant proposes to construct a six-story building with a 7,038 SF footprint, ground floor retail, and 56 student apartments on floors two through six. The project includes a partially

covered outdoor plaza area on land partially owned by Cornell. Project development will require the removal of the existing four-story building known as the Chacona Block, as well as the existing outdoor patio and retaining walls. The parcel is in the MU-2 Collegetown Area Form District (CAFD) and requires Design Review. 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) and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4(b)(9).

Project materials are available for download from the City website and are updated regularly:

<https://www.cityofithaca.org/DocumentCenter/Index/1101>

E Project:	Student Apartments	Applicant Presentation	8:30
Location:	126 College Avenue	Board Q&A	8:40
Applicant:	126 C-Town LLC (Visum Development)	Board Discussion	8:45
Actions:	<input type="checkbox"/> Design Review <input type="checkbox"/> Review Amended Negative Declaration		

Project Description: This project was approved on January 24, 2017. The project was not constructed, and the approval expired in January 2019. The applicant now seeks re-approval for the project with a few changes. The applicant is proposing to construct a four-story (with occupied basement) apartment building with a total of five units (one on each floor) and 27 bedrooms (28 originally proposed) on the .0908 acres (3,957 SF) project site. Site improvements include walkways, landscaping and a retaining wall with an upper terrace accessible from the basement apartment. All above-ground apartments will have a balcony facing College Avenue. Site development will require the removal of the existing house, with its associated retaining walls, driveway curbcut and walkways. Five mature trees in the rear of the property that were originally retained are now proposed to be removed. The project site is in the CR-4 Collegetown Area Form District (CAFD) and received Design Review in 2017. As no parking is proposed for the project, the applicant will submit a Transportation Demand Management Plan (TDMP) for approval by the Planning Board in accordance with district regulations. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance ("CEQRO"), and the State Environmental Quality Review Act ("SEQRA"), and is subject to Environmental Review for which the Lead Agency made a negative determination of environmental significance in 12-20-16. The Neg Dec will be amended to include new information regarding project changes.

Project materials are available for download from the City website and are updated regularly:

<https://www.cityofithaca.org/DocumentCenter/Index/739>

F 120 E Green Street – Green Garage Redevelopment – Asteri – Sketch Plan **9:00**

G 102 Willard Way – Chabad House Addition – Sketch Plan **9:15**

7 Zoning Appeals **9:30**

- # 3150 – 238 Dryden Road, Area Variance
- # 3151 – 214 Eddy Street, Area Variance

8 Old/New Business **9:40**

- Waterfront Design Guidelines

https://www.cityofithaca.org/DocumentCenter/View/10999/WaterfrontDG_Final_JAN2020

9 Reports **9:50**

- A. Planning Board Chair**
- B. BPW Liaison**
- C. Director of Planning & Development**

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.



10 Adjournment **10:10**