



BOARD OF PUBLIC WORKS **SPECIAL** MEETING

Tuesday, January 30, 2018
5:00 PM

DATE: January 30, 2018
TIME: **5:00 P.M**
LOCATION: 3rd Floor,
City Hall, Council Chambers

AGENDA ITEMS

Item	Voting Item?	Presenter(s)	Time Allotted
1. Call To Order		Chair, Mayor Svante L. Myrick	1 Min*
2. Special Order of Business:			
A. A Resolution to Create a Loading Zone at 210 Linden Avenue	Yes		5 Min.
3. Adjournment			

2A. A Resolution to Create a Loading Zone at 210 Linden Avenue

WHEREAS, the owners/developers of 210 Linden Avenue received site plan approval for redevelopment of the site and made financial decisions based on this site plan approval, and further received a demolition permit and demolished the existing income producing building on the site prior to notification by the City that new State Fire Code restrictions would prohibit the issuance of a building permit due to insufficient road widths required for aerial fire apparatus access, and

WHEREAS, the City of Ithaca Fire Chief has proposed that the removal of existing parking in front of 210 Linden Avenue through either a fire lane or loading zone would help support, but not guarantee, a variance for aerial fire apparatus access required by the State Fire Code for this particular project, and

WHEREAS, the owners of 210 Linden Avenue have requested that a loading zone be created along their street frontage to support the State Fire Code variance request, and

WHEREAS, Planning and Building Division staff, and the Fire Chief have agreed that removal of parking is the best way to accommodate this redevelopment project and support this specific State Fire Code variance request, and

WHEREAS, the Department of Public Works is concerned with the piecemeal removal of parking to accommodate redevelopment projects in Collegetown, but recognizes that this and one other project on Linden Avenue are unique given the timing on which they were informed of the aerial access requirements, and further recommends that a 5 foot sidewalk easement be created along the frontage of 210 Linden for future public benefit, and

WHEREAS, City staff are aware of only one other similar case along Linden Avenue in which the same solution may be proposed, which should limit the potential for setting a precedent across the City, and

WHEREAS, the Board of Public Works is concerned about the precedent that would be set by granting this request, but understands that future development projects will be notified about the new State Fire Code requirements prior to site plan approval and issuance of demolition permits, and that State Fire Code requirements will need to be met without modifying existing uses in the street right-of-way, and

WHEREAS, the Board of Public Works understands from staff that there is growing interest statewide to modify the aerial fire apparatus access code requirement, and that staff is working toward a broader variance to the State Fire Code, and that *if* this variance is granted by the State, the parking along all of Linden Avenue (including in front of 210 Linden Avenue) may be reconfigured in a comprehensive way to accommodate future redevelopment projects, and

WHEREAS, the Board of Public Works is authorized by Section 346-4 of the City Code to adopt and to amend a system of Schedules in order to administer the Vehicle and Traffic Law, now, therefore be it

RESOLVED, That the Board of Public Works hereby establishes a loading zone in front of 210 Linden Avenue, and be it further

RESOLVED, That the frontage of 210 Linden Avenue hereby be added to the Vehicle and Traffic Schedule XXII, Loading Zones for the west side of Linden Avenue in front of 210 Linden Avenue, and be it further

RESOLVED, That effectiveness of the preceding two Resolved clauses be contingent upon the execution by the owners of 210 Linden Avenue of a permanent easement satisfactory to Superintendent of Public Works, on the advice of the City Attorney, providing to the City no less than a 5 foot sidewalk easement for future public benefit, and be it further

RESOLVED, That the BPW hereby requests the Planning & Development Board, as well as city staff from the Planning, Building, Fire, and Public Works departments and divisions, to develop alternatives for Linden Avenue and for other city blocks that may present similar challenges to allow for the types of development for which Common Council has zoned, but may not be buildable due to fire code requirements, and be it further

RESOLVED, That if the State denies the variance for aerial fire apparatus access, and the removal of parking is no longer a component of any future alternative variance requests for the project at 210 Linden Avenue, that staff bring a vote back to the Board of Public Works to reestablish parking in front of 210 Linden Avenue.