



CITY OF ITHACA
108 E. Green St. — Third Floor Ithaca, NY 14850-5690

JoAnn Cornish, Director
DEPARTMENT OF PLANNING, BUILDING, ZONING, & ECONOMIC DEVELOPMENT
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PLANNING & DEVELOPMENT BOARD
Project Review & Design Review Committee
NOTICE OF MEETING & AGENDA

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Senior Planner
DATE: February 7, 2018, 2018
SUBJECT: **Agenda for Project Review Committee Meeting: WEDNESDAY, FEBRUARY 14TH, 2018**

The Project Review Committee Meeting is scheduled to begin at 10:30 a.m. in the Third Floor Conference Room, City Hall, 108 E. Green St. Please call Anya Harris at 274-6550, if you cannot attend or you require additional information.

10:30 Project: Stewart Park Inclusive Playground
Location: Stewart Park
Applicant: Rick Manning for the City of Ithaca
Anticipated Board Action(s) in February: Potential Determination of Environmental Significance

Project Description: The applicant is proposing to construct a new accessible playground with a splash pad, separate play structures for pre-school and school-aged children, an accessible berm with a pathway and overlook, two play gardens, several freestanding pieces of play equipment, a new structure that will contain a covered picnic pavilion, two accessible bathrooms and storage/office space, and accessible paths linking the playground to other areas of the park. The project also includes installing a permanent structure to cover the carousel, reorganization of the adjacent parking area to add 35 spaces, new plantings, signage, furnishings and other site improvements. The project is in Stewart Park and the P-1 Zoning District. This has been determined to be a Type I Action under the City of Ithaca Environmental Quality Review Ordinance ("CEQRO") §176-4 B.(1)(h)[2] and (5) and the State Environmental Quality Review Act ("SEQRA") § 617.4 (b)(10) and is subject to environmental review.

10:50 Project Review and Design Review Committee Meeting

Project: College Townhouses
Location: 119-125 College Ave
Applicant: Trowbridge Wolf Michaels Landscape Architects
Anticipated Board Action(s) in February: Public Hearing, and Consideration of Modified Site Plan Approval

Project Description: The applicant proposes to make site layout and design changes to the project that was originally approved on January 24, 2017. The revised site layout is for two buildings, both fronting College Ave, with a central plaza, approximately 26 feet in width. The plaza will serve as access for emergency fire vehicles via a mountable street curb and is envisioned to become an exterior amenity space for the tenants. The originally approved layout had 3 buildings, two fronting College Ave and one spanning the rear of the property with a central plaza in the interior of the site. Other proposed changes include shorter façade lengths and three, rather than 4, street facing entries on each building. The project has 67 units- the same number of originally proposed that are targeted to visiting faculty at Cornell. Building design and materials are similar to the original proposal. The project site consist of 3 tax parcels (to be consolidated) in the CR-4 Collegetown Area Form District (CAFD) and

requires Design Review. In accordance with district regulations, the Planning Board approved a Transportation Demand Management Plan (TDMP) for the project on 1/24/17. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”), §176-4 B. (1.) (k.), and the State Environmental Quality Review Act (“SEQRA”), §617.4 (b.) (11.), for which the Lead Agency issued a Negative Declaration of Environmental Significance on December 20, 2016. The proposed revisions have been determined to be consistent with the Negative Declaration.

11:20 Agenda Review for 02-27-18

11:30 Adjournment

cc: Mayor Svante Myrick & Common Council
Dr. Luvelle Brown, Superintendent, ICSD
Jay Franklin, Tompkins County Assessment

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



please contact the City Clerk at 274-6570 by 12:00 p.m., no later than 2 days (not including weekends and holidays) before the meeting.