



CITY OF ITHACA
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DEPARTMENT OF PLANNING AND DEVELOPMENT
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PLANNING & DEVELOPMENT BOARD Project Review

NOTICE OF MEETING & AGENDA

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Deputy Director of Planning and Development
DATE: March 5, 2020
SUBJECT: **Agenda for Project Review Committee Meeting: THURSDAY, MARCH 12, 2020**

The Project Review Committee Meeting is scheduled to begin at 8:30 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.

8:30 Project: Major Subdivision (3 lots)

Location: 719-725 S Meadow Street, Tax Parcel #103.-1-1.2

Applicant: Lone Cattle Ithaca, LLC

Anticipated Board Action(s) in March: Declaration of Lead Agency, Public Hearing, Determination of Environmental Significance and Recommendation to the BZA

Project Description: The applicant proposes to subdivide the 3.92-acre parcel into three lots: Parcel A measuring 2.08 acres (90,500 SF) with 52 feet of frontage on N. Meadow Street and containing a 26,000 SF building; Parcel B measuring .47 acres (20,250 SF) with 120 feet of frontage on N. Meadow Street and containing a 7,500 SF building; and Parcel C measuring 1.37 acres (59,500 SF) with 200 feet of frontage on N. Meadow Street and containing a 7,400 SF building and parking. The project site is in the SW-2 Zoning District and will require variances for loading and front yard setback. No physical changes are proposed. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act ("SEQRA") and is subject to environmental review.

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

<https://www.cityofithaca.org/DocumentCenter/Index/699>

8:40 Project: Mixed-Use – Apartments and Retail

Location: 313 and 321 Taughannock Boulevard

Applicant: Linc Morse for Water Works, LLC

Anticipated Board Action(s) in March: Project Presentation, Declaration of Lead Agency, Review of FEAF Part 2 (time permitting)

Project Description: The applicant proposes to build two mixed-use buildings and site improvements on two separate but proximate sites. The proposal for 313-317 Taughannock Boulevard includes a three-story building with a footprint of 4,000 SF and GFA of 10,000 SF. It will contain (9) two-bedroom apartments and a 760 SF commercial space and ground floor parking for five cars, surface parking for 10 cars, a water-facing terrace for residents, and a dock. The proposal for 321 Taughannock Boulevard includes a three-story building with a footprint of 3,600 SF and a GFA of 10,800 SF. It will contain nine apartments, 2,100 SF of commercial space, surface parking for five cars, a boat docking area, landscaping, and other site amenities. A portion of the parking lot is within the right of way of Taughannock Boulevard and will require City approval. The project will also require approval from the NYS Canal Corporation for modifications to the seawall of Old Cayuga Inlet. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4

B. (1) (h) [2] and [4] and (k) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (11) and is subject to environmental review.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1141>

8:55 Project: Mixed-Use – Apartments and Retail

Location: 120-140 Brindley Street/902 Taber Street

Applicant: Jason K Demarest for Ithaca Aeroplane Factory, LLC

Anticipated Board Action(s) in March: Project Presentation, Declaration of Lead Agency, Review of FEAFF Part 2 (time permitting)

Project Description: The applicant is proposing to build a four-story mixed use building with a footprint of approximately 3,582 SF (GFA 14,328 SF). The 1.55-acre project site contains (2) one-story and (1) two-story commercial buildings, as well as parking, landscaping, and some out-buildings. The new building will contain office and retail on the first floor, office and residential on the second and third floors, and residential on the fourth floor for a total of five apartments, 1,100 SF of new commercial and approximately 6,000 SF of new office space. Site improvement will include two new curb cuts, an outdoor patio, landscaping, and a sidewalk and tree lawn along Taber Street. Phase 2 will include a 2,000 SF addition on the building closest to Taber Street. As part of the project, the property line on Taber Street will be moved to the north and property to the south will be incorporated into the street right of way to allow for a consistent width of 55 feet. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B. (1)(h) [2] and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (11) and is subject to environmental review.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1148>

9:10 Project: Expansion of Religious Facility (Chabad House)

Location: 102 Willard Way/107 Lake Street

Applicant: Jason K Demarest for Roitman Chabad Center at Cornell University

Anticipated Board Action(s) in March: Project Presentation, Declaration of Lead Agency, Review of FEAFF Part 2 (time permitting)

Project Description: The applicant is proposing to construct a two-story building with a footprint of approximately 5,000 SF as an expansion of the existing Chabad Center located at 102 Willard Way. The proposal requires the consolidation of the two lots to form a .549-acre (23,914 SF) project site and the removal of the existing house at 107 Lake Street. The new building will have ground floor parking and bike storage. The second floor will connect with the existing building and will house dining facilities, a kitchen, bathrooms, classrooms, and other facilities. Exterior site improvements and structures include a patio, an elevated courtyard, an access drive on Lake Street, landscaping, and walkways. The project is in the R-2a Zoning District and will require variances for lot coverage, front-, rear- and side-yards, and parking. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b.(11) and is subject to environmental review.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1146>

9:25 Project: Carpenter Circle Project

Location: Carpenter Park Road

Applicant: Andrew Bodewes for Park Grove Realty, LLC

Anticipated Board Action(s) in February: Transportation, Break-In-Access Community Benefits

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>

9:40 Project: City Harbor Development/ Guthrie Clinic

Location: 101 Pier Road

Applicant: Jessica Edger-Hillman

Anticipated Board Action(s) in March: Potential Determination of Environmental Significance

Project Description: The 11.09-acre project site consists of 8.33 acres of privately-owned land and 2.76 acres of adjacent City-owned parkland and road. The applicant proposes to redevelop the 8.33-acre project site and make improvements to 2.76 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, 15,743 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. Improvements on City property in Phase 1 of the plan include the rebuilding of Pier Road to include sidewalks, street trees, a fire engine turnaround, and additional and reorganized parking. After Phase I, the applicant proposes to realign the end of Pier Road, extend it to a new clubhouse and add parking. 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 400 cars, and landscaping. The project is in the Newman Zoning District and will likely require variances. 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>

9:55 Agenda Review for 3-24-20

10:05 Adjournment

cc: Mayor Svante Myrick & Common Council

Dr. Luvelle Brown, Superintendent, ICSD

Jay Franklin, Tompkins County Assessment

Out of consideration for the health of other individuals, please try to refrain from using perfume/cologne and other scented personal care products at City of Ithaca meetings. Thank you for your cooperation and understanding.

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.