The regular monthly meeting of the BOARD OF ZONING APPEALS will be held at 5:30 p.m. on Tuesday, April 4, 2023. This meeting is open to the public and will be held in Common Council Chambers, Third Floor, City Hall, 108 E. Green Street, Ithaca, NY, and also conducted remotely using videoconferencing technology. In-person attendance at City Hall may be limited and will be permitted on a first-come, first-served basis. Members of the public are strongly encouraged to participate remotely. Virtual participation in public meetings is authorized by Part WW of Chapter 56 of the Laws of 2022 of New York State and Local Law 2022-05. More information, including the written procedures governing the use of videoconferencing technology, is available at [http://www.cityofithaca.org/339/Boards-Committees](http://www.cityofithaca.org/339/Boards-Committees).

For remote viewing/attendance: A live stream of the proceedings is available at [https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg](https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg); a recording will made available through the same link following the conclusion of the proceedings. If you are a member of the public wanting to observe the meeting, please simply watch the live stream. If you are an interested party and would like to sign up to speak at the meeting or submit written comments, please see the instructions at the end of the agenda.

I. TELECOMMUNICATIONS APPEALS

A. Appeal Number: 3237 (Verizon) 5:50 PM
   Address: 815 South Aurora Street
   Zone: R-3b
   Applicant: Centerline Communications LLC and Verizon Wireless
   Property Owner: 815 S. Aurora St QOZB, LLC and American Tower Corporation
   Public Hearing: Yes
   Description: Request for an area variance from §325-29.8B(1)(h), Siting Standards for Personal Wireless Service Facilities (PWSF), and §325-29.8C(1), Design Standards for Personal Wireless Service Facilities, of the City of Ithaca Zoning Ordinance to allow the modification of an existing personal wireless service facility that is located within 250’ from a residential structure and less than 1500’ from other PWSF.

B. Appeal Number: 3249 (AT&T) 6:00 PM
   Address: 815 South Aurora Street
   Zone: R-3b
   Applicant: New Cingular Wireless PCS, LLC
   Property Owner: 815 S. Aurora St QOZB, LLC and American Tower Corporation
   Public Hearing: Yes
   Description: Request for an area variance from §325-29.8B(1)(h), Siting Standards for Personal Wireless Service Facilities (PWSF), and §325-29.8C(1), Design Standards for Personal Wireless Service Facilities, of the City of Ithaca Zoning Ordinance to allow the modification of an existing personal wireless service facility that is located within 250’ from a residential structure and less than 1500’ from other PWSF.
facility that is located within 250′ from a residential structure and less than 1500′ from other PWSF.

II. NEW APPEALS
A. Appeal Number: 3248
   Address: 109-111 Valentine Place
   Zone: R-3a
   Applicant: Integrated Acquisition & Development
   Property Owner: Valentine Place Associates, LLC
   Public Hearing: Yes
   Description: Request for an area variance from §325-8, Column 4, Off-Street Parking, and Column 6, Minimum Lot Area, requirements of the Zoning Ordinance to allow the construction of a new four-story multiple dwelling with 25 apartments with 9 off-street parking spaces.

B. Appeal Number: 3250
   Address: 220 Grandview Avenue
   Zone: R-2a
   Applicant: DDS Companies
   Public Hearing: Yes
   Description: Request for an area variance from §325-8, Column 6, Minimum Lot Area, and Columns 10 &11, Minimum Front Yard, requirements of the Zoning Ordinance to allow the construction of a public utility structure on a vacant lot within the R-2a.

III. CONTINUED APPEALS
None

IV. PRELIMINARY PRESENTATIONS & BOARD COMMENTS

V. APPROVAL OF MINUTES
   January 3, 2023
   February 7, 2023
   740 PM

VI. ADMINISTRATIVE MATTERS
   A. Next Meeting – May 2, 2023
   7:50 PM

VII. ADJOURNMENT
   8:00 PM

PLEASE NOTE: The Board may take a 10-minute break around 8:00 p.m., if the meeting will continue for more than two hours.

ACCESSING ONLINE MEETING MATERIALS
Parties interested in reviewing application materials prior to the meeting may visit the City’s website at http://www.cityofithaca.org/368/Board-of-Zoning-Appeals (select “Most Recent Agenda”), beginning one week before the scheduled BZA meeting. Please do not hesitate to contact our office if you have any questions or need any assistance accessing the materials.

COMMENTS & QUESTIONS
Interested parties are invited to speak or submit written comments on appeals that come before the Board of Zoning Appeals. The Board considers “interested parties” persons who live, work or own property within 750 feet of the property, who are authorized representatives of recognized adjacent neighborhood civic groups, or who are elected City officials. Interested parties wishing to be heard must register by 3:00 PM on the day of the meeting. To register, please send your name and address to mwilson@cityofithaca.org, subject line: “BZA Speaker Registration – April 2023”.

Interested parties may submit comments for public hearings by mail or email. All comments must be received by 3 p.m. on the day of the meeting, and they will be read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing and please include your name and address. All comments and questions can be emailed to Megan Wilson at mwilson@cityofithaca.org or call (607) 274-6550.
Appeal of Centerline Communications LLC and Verizon Wireless, on behalf of property owner American Tower Corporation and 815 S. Aurora St QOZB, LLC, for an area variance from Section 325-29.8B(1)(h), Siting Standards for Personal Wireless Service Facilities, and Section 325-29.8C(1), Design Standards for Personal Wireless Service Facilities, of the City of Ithaca Zoning Ordinance. The applicant proposes to remove two junction boxes and install additional equipment (including three antenna and one new junction box) to the company’s existing personal wireless service facility (PWSF) located on the existing tower on the property at 815 S. Aurora Street. The proposal is considered a modification of the existing PWSF. The City recently amended Article VA, Telecommunications Facilities and Services, of the Zoning Ordinance, and the amendment requires all PWSF to be located at least 250’ from adjacent residences. The existing PWSF at this property is approximately 185’ from the nearest residential building. This is an existing deficiency that will not be exacerbated by this proposal.

815 S. Aurora Street is located in the R-3b district in which the proposed PWSF is permitted. However, Section 325-29.28 requires that an area variance be granted before a building permit is issued.
BOARD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:
   - [X] AREA VARIANCE
   - [ ] SPECIAL PERMIT
   - [ ] USE VARIANCE
   - [ ] SIGN VARIANCE
   - [ ] ACTION, DECISION, OR INTERPRETATION OF ZONING OFFICER (OR OTHER CITY OFFICIAL)

   APPEAL #: __________________________ (FILLED IN BY STAFF)
   HEARING DATE: ______________________
   BUILDING PERMIT #: __________________ (REQUIRED)
   RECEIPT #: _________________________ (FILLED IN BY STAFF)

2. Property Address: 815 S. Aurora St. Use District: R-3B

   Owner’s Name: ICC Overlook, LLC/ American Tower
   Owner’s Address: 10 Presidential Way

   City: Woburn State: MA Zip: 01801

3. Appellant’s Name: Verizon Wireless c/o Brian Martinelli

   Appellant’s Address: 750 W. Center St., Suite 301

   City: W. Bridgewater State: MA Zip: 02379

   Telephone: 856-701-3372 E-Mail: bmartinelli@clinellc.com

4. Attach Reason for Appeal (see “Zoning Appeal Procedure Form”)

5. Appellant Certification: I certify the information submitted with the appeal is true to the best of my knowledge/belief; and I have read and am familiar with City of Ithaca Zoning Ordinance sections that apply to this appeal (incl. Section 325-40, describing the powers and duties of the Board of Zoning Appeals). I also acknowledge the Board of Zoning Appeals may visit the property and I specifically permit such visits.

   [ ] I have met/discussed this application with Zoning Division staff prior to submission.

   ____________________________________________
   [Name]
   Appellant Signature

STATE OF NEW YORK
COUNTY OF TOMPKINS

Sworn to this _____ day of
____________________, 20___

_____________________________________
[Notary Public] Notary Public available at City Hall.

IMPORTANT: INCOMPLETE applications will be returned to the applicant and the applicant will have to reapply.

If another CITY APPROVAL is required (e.g., Site Plan Review, Subdivision Review, Ithaca Landmarks Preservation Commission Review), this application will likely not be considered at the next scheduled BZA meeting date.

If an application is submitted and subsequent CHANGES are made to the proposal/project, a revised application will be required. The original application will not be considered a placeholder for the original BZA hearing date. Zoning Division staff will also not remove contents from earlier applications to complete a revised application. Applicants are responsible for ensuring all information necessary for processing a Zoning Appeal is submitted by the application deadline for a given BZA hearing date.
### CITY OF ITHACA BOARD OF ZONING APPEALS
APPLICATION WORKSHEET

**OFFICE USE ONLY**

1. Ordinance Section(s) for the Appeal:

<table>
<thead>
<tr>
<th>Zoning Ordinance Section Being Appealed</th>
<th>Sign Ordinance Section Being Appealed</th>
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<tbody>
<tr>
<td>§325- 29.8C(1)</td>
<td>§272-</td>
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<td>§325-</td>
<td>§272-</td>
</tr>
</tbody>
</table>

2. Application of SEQR determination:   
   - Type 1
   - Type 2
   - Unlisted

3. Environmental Assessment form used:
   - Short Environmental Assessment Form (SEAF)
   - Full Environmental Assessment Form (FEAF)
   - Completed by Planning Division at preliminary hearing for Site Plan Review
   - Not Applicable (Type 2 Action)

4. A previous appeal has / has not been made for this proposal:
   - Appeal No. , dated 
   - Appeal No. , dated 
   - Appeal No. , dated 

5. Notes or Special Conditions:
LETTER OF AUTHORIZATION FOR PERMITTING

ATC SITE#/NAME/PROJECT: 209518 / ITHACA / 13757089
SITE ADDRESS: 815 SOUTHE AURORA STREET, ITHACA, NY 14850
APN: 500700-115-000-0001-015-000-0000
LICENSEE: BELL ATLANTIC MOBILE SYSTEMS, INC. dba VERIZON WIRELESS
SITE ACQUISITION VENDOR (APPLICANT REPRESENTATIVE): CENTERLINE COMMUNICATIONS LLC

I, Margaret Robinson, Vice President, UST Legal for American Tower*, owner/operator of the tower facility located at the address identified above (the “Tower Facility”), do hereby authorize BELL ATLANTIC MOBILE SYSTEMS, INC. dba VERIZON WIRELESS, CENTERLINE COMMUNICATIONS LLC their successors and assigns, and/or their agent, (collectively, the “Licensee”) to act as American Tower’s non-exclusive agent for the sole purpose of filing and consummating any land-use, building, or electrical permit application(s) as may be required by the applicable permitting authorities for BELL ATLANTIC MOBILE SYSTEMS, INC telecommunications’ installation on the Tower Facility.

I understand that these applications may be approved with conditions. The above authorization is limited to the acceptance by Licensee only of conditions related to Licensee’s installation and any such conditions of approval or modifications will be Licensee’s sole responsibility.

Signature:

Print Name: Margaret Robinson
Vice President, UST Legal
American Tower*

NOTARY BLOCK

Commonwealth of MASSACHUSETTS
County of Middlesex

This instrument was acknowledged before me by Margaret Robinson, Vice President, UST Legal for American Tower*, personally known to me (or proved to me based on satisfactory evidence of identification) to be the person whose name is signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose.

WITNESS my hand and official seal, this 31st day of January, 2023

Notary Public

MELISSA ANN METZLER
Notary Public
Commonwealth of Massachusetts
My Commission Expires: March 14, 2025

10 Presidential Way • Woburn, MA 01801 • 781.926.4500 Office • 781.926.4555 Fax • www.americantower.com
NOTICE OF APPEAL

REGARDING ZONING OR SIGN ORDINANCE

CITY OF ITHACA, NEW YORK

APPEAL NO. ____________

TO: Owners of Property within 200 feet of 815 S. Aurora St., Ithaca, NY and others interested.

(property address)

FROM: Verizon Wireless applicable to property named above, in R-3 zone.

(name of person or organization making appeal)

REGARDING: (check appropriate box)

X Area Variance  □ Use Variance  □ Sign Variance

City regulations require you be notified of this appeal to the Board of Zoning Appeals (BZA), as described in the attached letter and provide the opportunity for you to comment on it and/or attend the meetings listed below. Anyone considered an interested party may speak for or against the appeal at the meetings listed below, or submit a written statement to the BZA before its designated meeting. There is a time limit of three (3) minutes for each interested party to address the BZA during the Public Hearing portion of the meeting.

The Board of Zoning Appeals bases its decision primarily on the written evidence submitted and presented to it, the testimony of interested parties, and zoning and legal considerations. The written case record will be available for review on the City’s website (http://www.cityofithaca.org/368/Board-of-Zoning-Appeals) under “Most Recent Agenda,” beginning one week before the scheduled BZA meeting. This case has also been referred to the City’s Planning and Development Board that will advise the BZA, if granting the relief sought by the appellant will affect long-term planning objectives. The date of the Planning Board’s meeting regarding this appeal is also listed below.

The PLANNING BOARD will consider this case on March 28th at 6:00 P.M. via the online platform Zoom. A live stream is available at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2lVCnTrDg. To provide comments to the Planning Board on this appeal, please submit written comments to Anya Harris at aharris@cityofithaca.org, and your comments will be forwarded to the Board members for their review.

The BOARD OF ZONING APPEALS will consider this case on April 4th at 6:00 P.M. via the online platform Zoom. There will be a public hearing on this appeal, and there are two options to participate in the public hearing:

1. Submit comments by email no later than 4 p.m. on the day of the meeting to zoningdivision@cityofithaca.org and they will be read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing. You must provide your name and address.

2. To speak at the meeting, sign up and receive instructions by contacting zoningdivision@cityofithaca.org or Anya Harris at (607) 274-6550 or aharris@cityofithaca.org. You must provide your name and address.

Signature of Appellant
750 W. Center St., Suite 301, W. Bridgewater, MA
Address
Date
February 2, 2023

To Whom It May Concern:

Verizon Wireless is in the process of updating certain equipment that supports its wireless telecommunications network. As part of this effort, Verizon Wireless will need to perform work at their existing telecommunications facility, currently located on the existing 170’ cell tower located at 815 S. Aurora Street in the City of Ithaca.

Verizon Wireless’s proposed project includes the adding of 3 additional antennas, lines and ancillary equipment to it’s existing antennas on the tower. All proposed work will take place on the cell tower at S. Aurora Street in the City of Ithaca. This proposed work will not increase the height of the tower nor alter the dimensions of the equipment compound on the ground, thus not substantially changing the physical dimensions of such tower or base station.

In order to complete the above referenced project, Centerline Communications, LLC, on behalf Verizon has applied for a Variance with the City of Ithaca Zoning Board as the newly adopted ordinance in City Code Section 325-29.8C stipulates that “Personal Wireless Service Facilities be located at least 250' from residences.” Unfortunately, modifications to installations which pre-date the above referenced ordinance are not exempt from this requirement, thus requiring the Variance approval for us to move forward with the proposed project. We hope to receive swift approval for the above referenced project so that we can continue to enhance our services to all who utilize Verizon Wireless’s Network.

Sincerely,

Brian Martinelli
Project Manager
bmartinelli@clinellc.com
856-701-3372
AMERICAN TOWER®

ATC SITE NAME: ITHACA
ATC SITE NUMBER: 209518
VERIZON SITE NAME: ITHACA
VERIZON SITE NUMBER: 147431
SITE ADDRESS: 815 SOUTH AURORA STREET
ITHACA, NY 14850

VERIZON AMENDMENT DRAWINGS

PROJECT TEAM

TOWER OWNER: AMERICAN TOWER
10 PRESIDENTIAL WAY
WOBURN, MA 01801

ENGINEER:
COLLIERS ENGINEERING & DESIGN
CT, P.C. D/B/A MASER CONSULTING ENGINEERING AND LAND SURVEYING
450 S. WILDER STREET SUITE 2045
SYRACUSE, NY 13202

PROJECT #:
209518

PROJECT NOTES

1. THE FACILITY IS UNMARKED.
2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.
3. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER RUNOFF.
4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.
5. HANDICAP ACCESS IS NOT REQUIRED.
6. THE PROJECT DEPICTED IN THESE PLANS QUALIFIES AS AN ELEGIBLE FACILITIES REQUEST ENTITLED TO EXPEDITED REVIEW UNDER 47 U.S.C. § 1455(A) AS A MODIFICATION OF AN EXISTING WIRELESS TOWER THAT INVOLVES THE COLLOCATION, REMOVAL, AND/OR REPLACEMENT OF TRANSMISSION EQUIPMENT THAT IS NOT A SUBSTANTIAL CHANGE UNDER CFR § 1.61000 (B)(7).

PROJECT LOCATION DIRECTIONS

FROM SYRACUSE TAKE I-81 S TO EXIT 12 FOR NY-281 S. TURN LEFT ONTO NY-281 S FOR 2.5 MILES. TURN LEFT ONTO NY-13 S/NY-366 W FOR 4.7 MILES. TURN LEFT ONTO E M.L.K. JR. ST/E STATE STREET FOR 0.5 MILES. TURN LEFT ONTO S AURORA STREET.

UTILITY COMPANIES

POWER COMPANY: NYSEG
PHONE: 800.842.5603
TELEPHONE COMPANY: UNKNOWN
PHONE: N/A

PROJECT LOCATION

TITLE SHEET

SHEET INDEX

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GENERAL CONTRACTOR NOTES:

1. OWNER PURCHASES MATERIALS. VENDOR "THE COMPANY" WILL PROVIDE AND THE CONTRACTOR (S) WILL INSTALL.
   a. SITE EQUIPMENT FRAME PLATFORM AND CONCRETE DETAILS LOCATION STORAGE
   b. ACTIVATED INFRAPROOF BOX
   c. DJ RIBBON CABLE TRAY WITH COVER (TYPE BULB TO LOCATE ONLY SUB J TO PERMANENT AND INSTALL FOR ROOF INSTALLATION)
   d. TOWERS, MONOPPOLE
   e. LIGHTING
   f. GENERATORS & LIQUID PROPANE TANK
   g. TRANSMISSION LINE JUMPERS
   h. ANTENNA SUBSTATIONS WIRING, PIPES AND PIPES FOR MOUNTING
   i. TRANSMISSION LINE JUMPERS CONDUIT INSTALLATION
   j. HARDWARE
   k. HARDWARE SUPPLIES
   l. SITE EQUIPMENT

2. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL OTHER MATERIALS FOR THE CONSTRUCTION WORK SPECIFIED. ALL MATERIALS TO BE(bc) AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, EITHER BEFORE OR AFTER INSTALLATION AND THE INSTALLATION CONTRACTOR IN TERMS OF COORDINATION AND SITE ACCESS. THE EQUIPMENT IN OPERATION, READY FOR USE. THE CONTRACTOR SHALL BE

3. ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES REQUIRED UNDER THIS AGREEMENT, AND COMPLY WITH ANY AGREEMENTS SPECIFICATIONS.

4. CONTRACTOR SHALL CONTACT LOCAL 811 FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.

5. ALL DIMENSIONS TO, OF, AND/OR EXISTING BUILDING, STRUCTURE, AND SITE APPOINTMENTS SHALL BE REPORTED TO THE CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE INDIAMAN.

6. DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.

7. DETAILS SHOWING IS TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.

8. THESE DRAWING DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

9. CONTRACTOR SHALL RECEIVE A COMPLETE SET OF DRAWINGS FOR USE BY INSTRUCTORS AND CONTRACTOR. THESE ELEMENTS ARE FOR INSTRUCTIONS AND THESE ELEMENTS ARE FOR INSTRUCTORS AND CONTRACTORS.

10. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GRADES, DRAINAGE PIPES, VENTS, ETC.

11. CONTRACTOR SHALL PROVIDE AND INSTALL ACCESSORIES AS SPECIFIED ON THE DRAWINGS.

12. CONTRACTOR SHALL FURNISH VERIZON AND AMERICAN TOWER CORPORATION (ATC) WITH A COMPLETE SET OF DRAWINGS AND SPECIFICATIONS FOR THE暮らしWITH THE CONTRACT DOCUMENTS, EITHER BEFORE OR AFTER INSTALLATION AND THE INSTALLATION CONTRACTOR IN TERMS OF COORDINATION AND SITE ACCESS. THE EQUIPMENT IN OPERATING, READY FOR USE. THE CONTRACTOR SHALL BE

13. EACH CONTRACTOR SHALL COORDINATE WITH THE VENDOR RP, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.

14. CONTRACTOR SHALL IMPORT ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE CONTRACTOR. CONSTRUCTION MANAGER.

15. ALL EXISTING CONDITIONS DO NOT WITNESS THE WORK SHOWN IN THE DRAWING SHEET. CONSTRUCTION MANAGER.

16. CONTRACTOR SHALL REMOVE ALL RUBBAGE AND FROM THE SITE AT THE END OF THE PROJECT.

17. CONTRACTOR SHALL CooperATE WITH THE CONTRACTOR. CONTRACTOR SHALL ADJUST INSTALLATION INSTALLATION IN TERMS OF COORDINATION AND SITE ACCESS. CONTRACTOR SHALL RECEIVE A COMPLETE SET OF DRAWINGS AND SPECIFICATIONS FOR THE CONSTRUCTION MANAGER.

18. CONTRACTOR SHALL REMOVE ALL RUBBAGE AND FROM THE SITE AT THE END OF THE PROJECT.

19. CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH AMERICAN TOWNE CORPORATION (ATC) AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND EXCLUSION OF INTERFERENCE OF THIS PROJECT.

20. CONTRACTOR SHALL FURNISH VERIZON AND AMERICAN TOWNE CORPORATION (ATC) WITH A COMPLETE SET OF DRAWINGS AND SPECIFICATIONS FOR THE CONSTRUCTION MANAGER.

21. PRIOR TO SUBMISSION OF BILL, CONTRACTOR SHALL COORDINATE WITH VENDOR RP TO DETERMINE WHAT IF ANY, VENDOR WILL PROVIDE ALL WORK NOT PERFORMED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED.

22. PRIOR TO SUBMISSION OF BILL, CONTRACTOR SHALL COORDINATE WITH VENDOR RP TO DETERMINE WHAT IF ANY, VENDOR WILL PROVIDE ALL WORK NOT PERFORMED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED.

23. CONTRACTOR SHALL INSTALL ALL SITE SIGNAGE IN ACCORDANCE WITH VENDOR SPECIFICATIONS AND REQUIREMENTS.

24. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO VERIZON FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

25. CONTRACTOR SHALL INSTALL ALL SITE SIGNAGE IN ACCORDANCE WITH VENDOR SPECIFICATIONS AND REQUIREMENTS.

26. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION WORK, INCLUDING TECHNICAL, ENGINEERING, AND MANAGEMENT REQUIREMENTS.

27. CONTRACTOR SHALL NOTIFY VERIZON REPORT A MINIMUM OF 48 HOURS IN ADVANCE OF COMPLETE INSTALLATION OF THE SITE INCLUDING, BUT NOT LIMITED TO, SUCH ITEMS AS WELDING AND FIRE PREVENTION, TEMPORARY SHORING, SCAFFOLDING, OCCLUDER HOSES, SPRINKLERS, TRENCH BOXES, SUBMERSIBLES, ETC.

28. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY INCLUDING COMPLIANCE WITH ALL APPLICABLE OSHA STANDARDS AND RECOMMENDATIONS AND SHALL PROVIDE ALL NECESSARY SAFETY DEVICES INCLUDING THE PROPER NAVIGATION, CONSTRUCTION DEVICES NEEDED TO COMPLETE THE WORK.

29. CONTRACTOR SHALL NOTIFY VERIZON REPORT A MINIMUM OF 48 HOURS IN ADVANCE OF COMPLETE INSTALLATION OF THE SITE INCLUDING, BUT NOT LIMITED TO, SUCH ITEMS AS WELDING AND FIRE PREVENTION, TEMPORARY SHORING, SCAFFOLDING, OCCLUDER HOSES, SPRINKLERS, TRENCH BOXES, SUBMERSIBLES, ETC.

30. CONTRACTOR SHALL NOTIFY VERIZON REPORT A MINIMUM OF 48 HOURS IN ADVANCE OF COMPLETE INSTALLATION OF THE SITE INCLUDING, BUT NOT LIMITED TO, SUCH ITEMS AS WELDING AND FIRE PREVENTION, TEMPORARY SHORING, SCAFFOLDING, OCCLUDER HOSES, SPRINKLERS, TRENCH BOXES, SUBMERSIBLES, ETC.

31. IN ORDER TO ENSURE STABILITY OF QUALITY AND PERFORMANCE, ALL TYPES OF MATERIALS ARE MANUFACTURED BY MANUFACTURER'S CATALOG NUMBER SHALL BE PROVIDED BY THESE MANUFACTURERS AS PRICED.

32. VERIZON FURNISHED EQUIPMENT SHALL BE PICKED-UP AT THE VERIZON WAREHOUSE NO LATER THAN 48HR AFTER BEING NOTIFIED INSURED, STORED, UNCRATE, PROTECTED AND INSTALLED BY THE CONTRACTOR WITH ALL APPLICABLE OSHA STANDARDS AND RECOMMENDATIONS AND SHALL PROVIDE ALL NECESSARY SAFETY DEVICES INCLUDING THE PROPER NAVIGATION, CONSTRUCTION DEVICES NEEDED TO COMPLETE THE WORK.

33. VERIZON OR HIS ARCHITECT/ENGINEER RESERVES THE RIGHT TO REJECT ANY EQUIPMENT ON MATERIALS WHICH THE OWNER IS NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS, EITHER BEFORE OR AFTER INSTALLATION AND THE INSTALLATION CONTRACTOR IN TERMS OF COORDINATION AND SITE ACCESS.

34. CONTRACTOR SHALL REMOVE ALL RUBBAGE AND FROM THE SITE AT THE END OF THE PROJECT.

THE LATEST VERSION.
SITE PLAN NOTES:

1. THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.

2. ICE BRIDGE, CABLE LADDER, COAX PORT, AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL PROPOSED AND EXISTING EQUIPMENT AND STRUCTURES DEPICTED ON THIS PLAN. BEFORE UTILIZING EXISTING CABLE SUPPORTS, COAX PORTS, INSTALLING NEW PORTS OR ANY OTHER EQUIPMENT, CONTRACTOR SHALL VERIFY ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS.

3. THIS PROJECT INCLUDES NO INSTALL OR MODIFICATION AT GRADE.

LEGEND

- AUTOMATIC TRANSFER SWITCH
- DISCONNECT
- ELECTRICAL
- FIBER
- GENERATOR
- GENERATOR RECEPTACLE
- HAND HOLE, VAULT
- ICE BRIDGE
- KENTROX BOX
- LIGHTING CONTROL
- METER
- PULL BOX
- POWER POLE
- TRANSFORMER
- CHAINLINK FENCE

DETAILED SITE PLAN

EXISTING VERIZON:
1. 1-5/8" COAX CABLES AND
2. 1-5/8" HYPO CABLES (TO REMAIN)

NEW:
1. 10' X 30' CONCRETE PAD
2. 10' X 20' SHEETED ON 4 12" X 25" CONCRETE PADS

GRAPHIC SCALE

1 UNIT = 20 FEET

DATE: 2022.04.19 10:35:52-04'00'
Digitally signed by Derek Richard Hartzell
1. It is the contractor's responsibility to confirm with the project manager that they have the most recent version of the structural analysis before commencing work. Existing and proposed tower appurtenances, mounts, and antennas are shown based on the structural analysis.

2. Where applicable, all new antennas, equipment, mounts, cabling, etc. shall be painted/socked to match existing equipment in accordance with FAA, jurisdiction, and/or other local requirements.

3. Tower elevations are measured from top of base plate to match structural analysis. Elevations do not reflect true above ground level (A.G.L.).

4. Tower elevations may not reflect all equipment included in structural analysis. Refer to structural analysis for full tower loading.

PER MOUNT ANALYSIS COMPLETED BY TOWER ENGINEERING SOLUTIONS, LLC, DATED 12/30/21, THE EXISTING MOUNT MUST BE MODIFIED TO ADEQUATELY SUPPORT THE PROPOSED LOADING. THE MOUNT MODIFICATION DETAILLED AT THE END OF THIS PLAN SET MUST BE INSTALLED PRIOR TO THE INSTALLATION OF THE PROPOSED ANTENNAS AND OTHER EQUIPMENT.

NOTE:

MODIFICATIONS ARE REQUIRED BEFORE ANY INSTALL. CAN BE LOCATED, PLEASE REFER TO THE MOUNT MODIFICATION DRAWINGS PROVIDED BY TOWER ENGINEERING SOLUTIONS, LLC DATED, 12/30/2021.

NOTE:

POST-MODIFICATION INSPECTION (PMI) REQUIRED ON ALL SITES. REFER TO THE MOUNT ANALYSIS PREPARED BY TOWER ENGINEERING SOLUTIONS, LLC DATED 12/17/2021 FOR ADDITIONAL DETAILS.

EXISTING CARRIERS: ANTENNAS

EXISTING GUY WIRE (TOP)

EXISTING OUTSIDE TOWER

EXISTING CARRIERS: ANTENNAS

EXISTING CARRIERS: ANTENNAS

EXISTING CARRIERS: ANTENNAS

EXISTING CARRIERS: ANTENNAS

EXISTING CARRIERS: ANTENNAS

EXISTING CARRIERS: ANTENNAS

EXISTING CARRIERS: ANTENNAS

EXISTING TOWER ELEVATION

TOP OF EXISTING ANTIENNAE TOP OF EXISTING TOWER

EXISTING AND PROPOSED VERIZON EQUIPMENT

TOWER ELEVATION
PER MOUNT ANALYSIS COMPLETED BY TOWER ENGINEERING SOLUTIONS, LLC, DATED 12/17/2021. THE EXISTING MOUNT MUST BE MODIFIED TO ADEQUATELY SUPPORT THE PROPOSED LOADING. THE MOUNT MODIFICATION DETAIL AT THE END OF THIS PLAN SET MUST BE FOLLOWED FOR THE PROPOSED ANTENNAS AND OTHER EQUIPMENT.

NOTE: POST-MODIFICATION INSPECTION (PMI) REQUIRED ON ALL SITES. REFER TO THE MOUNT ANALYSIS PREPARED BY TOWER ENGINEERING SOLUTIONS, LLC DATED 12/17/2021 FOR ADDITIONAL DETAILS.

NOTE: MODIFICATION INSPECTION (PMI) REQUIRED ON ALL SITES. REFER TO THE MOUNT ANALYSIS PREPARED BY TOWER ENGINEERING SOLUTIONS, LLC DATED 12/17/2021. THE EXISTING MOUNT MUST BE MODIFIED TO ADEQUATELY SUPPORT THE PROPOSED LOADING. THE MOUNT MODIFICATION DETAIL AT THE END OF THIS PLAN SET MUST BE FOLLOWED FOR THE PROPOSED ANTENNAS AND OTHER EQUIPMENT.

NOTE: MOUNT MODIFICATIONS ARE REQUIRED BEFORE ANY INSTALL CAN OCCUR. PLEASE REFER TO THE MOUNT MODIFICATION DRAWINGS PROVIDED BY TOWER ENGINEERING SOLUTIONS, LLC DATED 12/30/21.

ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OR THE SPECIFIED CARRIER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION.

THE USE AND PUBLICATION OF THESE DRAWINGS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT.

ANTENNA INFORMATION & SCHEDULE

<table>
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<tr>
<th>LOCATION</th>
<th>SECTOR</th>
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<th>NON ANTENNA SUMMARY</th>
<th>NOTES</th>
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EQUIPMENT SCHEDULES

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DATE DRAWN: 03/03/2022
DATE MODIFIED: 04/19/2022
DEVELOPED BY: ATC
REV. DESCRIPTION BY DATE
PRELIM 03/03/22
CONSTRUCTION 04/19/22
PROPOSED 5G ANTENNA MOUNTING DETAIL - TYPICAL

PROPOSED 2-3/8" O.D. X 56" LONG

EXISTING SECTOR FRAME

PROPOSED OVP MOUNTING

EXISTING WIRING PIPE

PROPOSED OVP
(MOUNT PER MANUFACTURER'S SPECS)
(ENSURE THAT BRACKET DOES NOT CONFLICT WITH EXISTING OR PROPOSED EQUIPMENT)
1. This detail is intended to show the general grounding requirements. Slight adjustments may be required based on existing site conditions. The contractor shall make field adjustments as needed and inform the construction manager of any conflicts.

2. Site grounding shall comply with Verizon grounding standards, latest edition, and comply with Verizon grounding checklist, latest version. When national and local grounding codes are more stringent, they shall govern.

- Proposed connector and weatherproofing kit
- Proposed jumper
- Proposed ground kit
- Proposed #6 AWG stranded copper ground wire (grounded to ground bar)
- Antenna cable to cabinet (typ.)
- #6 AWG stranded copper ground wire, 600V, THWN insulation
- Grounding kit per cable manufacturer’s recommendations (Andrew or approved equal)
- 1/4" X 4" X 6" ground bar (Erico P/N: EGBA14406CC or equal)
- Two-hole lug, to be used with #6 AWG BCW (lower tower ground bar only)
- 1/4" SS lock washer (each side)
- 3/8" X 1-1/2" SS bolt (each side)
- 3/8" SS lock washer (each side)

Ground kit notes:
1. Do not install cable ground kit at a bend and always direct ground wire down to ground bar.
2. Contractor shall provide weatherproofing kit (Andrew part number 21013) and install/tape per manufacturer’s specifications.
3. Ground bar to be bonded directly to tower.

Tower ground bar detail
- #6 AWG stranded copper ground wire (grounded to ground bar)
- Grounding kit per cable manufacturer’s recommendations (Andrew or approved equal)
- 1/4" X 4" X 6" ground bar (Erico P/N: EGBA14406CC or equal)
- Two-hole lug, to be used with #6 AWG BCW (lower tower ground bar only)
- 1/4" SS lock washer (each side)
- 3/8" X 1-1/2" SS bolt (each side)

Ground bar notes:
1. Ground bar kits come with all hardware, nuts, bolts, washers, etc. except the structural mounting members.
2. Ground bar to be bonded directly to tower.

Typical antenna grounding diagram
- Proposed antenna grounding diagram
- Proposed cable
- Proposed jumper
- Proposed connector and weatherproofing kit
- Proposed ground kit
- Antenna cable to cabinet (typ.)
- #6 AWG stranded copper ground wire, 600V, THWN insulation
- Grounding kit per cable manufacturer’s recommendations (Andrew or approved equal)
- 1/4" X 4" X 6" ground bar (Erico P/N: EGBA14406CC or equal)
- Two-hole lug, to be used with #6 AWG BCW (lower tower ground bar only)
- 1/4" SS lock washer (each side)
- 3/8" X 1-1/2" SS bolt (each side)

Cable ground kit connection detail
- Antenna cable 2 1/2"Ø max
- Proposed #6 AWG stranded copper ground wire (grounded to ground bar)
- Grounding kit per cable manufacturer’s recommendations (Andrew or approved equal)
- 1/4" X 4" X 6" ground bar (Erico P/N: EGBA14406CC or equal)
- Two-hole lug, to be used with #6 AWG BCW (lower tower ground bar only)
- 1/4" SS lock washer (each side)
- 3/8" X 1-1/2" SS bolt (each side)
Post-Modification Antenna Mount Analysis Report and PMI Requirements

Mount Fix

SMART Tool Project No: 19-21868

December 17, 2021

Site Information

Site ID: 14741-VZW/ITHACA
Site Name: ITHACA
Carrier Name: Verizon Wireless
Address: 815 South Aurora Street
City: Ithaca, New York 14850
County: Tompkins County
Latitude: 42.43778°
Longitude: -76.05086°

Structure Information

Tower Type: Guyed
Mount Type: Sector Frame

Exp. 03/31/2024

Report Prepared By: Jian Ma

Analysis Results

(3) Sector Frame, 55.6% Fix w/ Modifications

Antennas and equipment to be installed in compliance with PMI Requirements of this mount analysis.

***Contractor PMI Requirements:

Included at the end of this MA report

Available & Submitted via portal at https://pmi.vzwsmart.com

For additional questions and support, please reach out to: pmi@tesotower.com

12/17/2021

Mount Post-Migration Analysis Report

December 17, 2021

Site ID: 14741-VZW/ITHACA

Final Loading Configuration:

The following equipment has been considered for the analysis of the mount(s):

<table>
<thead>
<tr>
<th>Mount Elevation (ft)</th>
<th>Equipment Elevation (ft)</th>
<th>Quantity</th>
<th>Manufacturer</th>
<th>Model</th>
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<td>3</td>
<td>Samsung</td>
<td>RHF-25T7A</td>
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</table>

The recent mounting reported existing OVP units. It is acceptable to install up to any three (3) of the OVP model numbers listed below as required at any located other that the mount face without affecting the structural capacity of the mount. If OVP units are installed on the mount face, a mount re-analysis may be required unless replacing an existing OVP:

<table>
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<tr>
<th>Model Number</th>
<th>Parts</th>
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<tr>
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<td>OVP-2</td>
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<tr>
<td>RHDSC-2015-PF-48</td>
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<td>OVP-5</td>
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<tr>
<td>RHDSC-5007-PF-48</td>
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<td>OVP-12</td>
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<tr>
<td>RHDSC-6006-PF-48</td>
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</table>

Standard Conditions:

1. All engineering services are performed on the basis that the information provided to Tower Engineering Solutions, LLC and used in this analysis is current and correct. The existing equipment loading has been applied at locations determined from the survey documentation and field observations. Any deviation from the loading locations specified in this report shall be communicated to Tower Engineering Solutions, LLC to verify verification will not adversely impact the analysis.

2. Mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.

Obvious safety and structural issues/deficiencies notified at the time of the mount mapping and reported in the Mount Mapping Report are assumed to be corrected and documented as part of the PMI process and are not considered in the mount analysis.

The mount analysis and the mount mapping are not a condition assessment of the mount. Proper maintenance and condition assessments are still required post analysis.

3. For mount analyses completed from other data sources (including new replacement mounts) and not specifically mapped in accordance with the IESU-468 Standard, this report is based on the assumption that all mounts were properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.

Requirements:

The existing mounts will be SUFFICIENT for the final loading configuration (attachment 2) after the modifications detailed in attachment 3 are successfully completed.

NOTE: THIS SHEET WAS CREATED BY OTHERS AND PROVIDED AT THE REQUEST OF THE CUSTOMER WITHOUT EDIT. PLEASE REFER TO THE MOUNT ANALYSIS REPORT FOR COMPLETE MOUNT ANALYSIS CALCULATIONS AND DETAILS. SUPPLEMENTAL PAGES INCLUDED IN THE CONSTRUCTION DRAWINGS ARE FOR REFERENCE ONLY. GENERAL CONTRACTOR IS REQUIRED TO VERIFY THEY HAVE THE MOST RECENT MOUNT ANALYSIS PRIOR TO CONSTRUCTION.
PROPOSED - ITHACA - ANTENNA LAYOUT
POST MODIFICATION INSPECTION (PMI) REQUIREMENTS

1. PMI REQUIRED FOR ALL SITES. REFER TO VERIZON ASTO-444 SECTION 1.5 AND 2.3 FOR MORE INFORMATION.
2. CONTRACTOR SHALL REFER TO THE MOUNT ANALYSIS BY TOWER ENGINEERING SOLUTIONS, LLC DATED 12/17/2021 FOR ADDITIONAL DETAILS.
3. GENERAL CONTRACTOR SHALL PROVIDE THE BELOW DOCUMENTATION TO THE STRUCTURAL ENGINEER OF RECORD VIA EMAIL, DROPBOX, OR OTHER FILE SHARE METHOD. PROVIDE HIGH RESOLUTION PHOTOS (DO NOT COMPRESS).

4. STRUCTURAL ENGINEER OF RECORD WILL CONDUCT A REVIEW OF THE PROVIDED DOCUMENTS TO PREPARE A PMI REPORT. STRUCTURAL ENGINEER OF RECORD WILL NOTIFY GENERAL CONTRACTOR IF ANY ADDITIONAL DOCUMENTATION IS REQUIRED TO COMPLETE THE PMI.

5. PMI DOCUMENTATION SHALL BE SUFFICIENT TO CONFIRM THE UPGRADE WAS BUILT AS DESIGNED, INCLUDING EQUIPMENT CHANGES AND STRUCTURAL MODIFICATIONS, AND IS IN ADDITION TO ANY OTHER REQUIRED CLOSEDOUT PACKAGE DOCUMENTATION.

6. REQUIRED DOCUMENTATION FOR PMI INCLUDES THE FOLLOWING AT A MINIMUM. REFER TO THE MOUNT ANALYSIS FOR POSSIBLE ADDITIONAL INFORMATION. IF STRUCTURAL MODIFICATIONS ARE REQUIRED, REFER TO THE MODIFICATION DRAWINGS FOR POSSIBLE ADDITIONAL REQUIREMENTS.

a. PROVIDE PRE-AND-POST CONSTRUCTION PHOTOS OF EACH SECTOR FROM THE MOUNT ELEVATION AND THE GROUND. CONTRACTOR IS RESPONSIBLE FOR ENSURING THE PHOTOS PROVIDE PROPER CONFIRMATION THAT THE MODIFICATION/UPGRADE WAS COMPLETED IN ACCORDANCE WITH THESE CONSTRUCTION DRAWINGS AND ANY STRUCTURAL/MOUNT MODIFICATION DRAWINGS. CONTRACTOR SHALL RELAY ANY DATA THAT CAN IMPACT THE PERFORMANCE OF THE MOUNT OR MOUNT MODIFICATION, INCLUDING SAFETY ISSUES. PHOTOS SHALL HAVE A DATE/TIME STAMP IN THE PHOTO. REFER TO THE MOUNT ANALYSIS FOR SCHEDULE OF REQUIRED PHOTOS. PROVIDE PHOTOS OF THE GATE SIGNS AND CABIN SHELTER TO IDENTIFY THE TOWER OWNER, SITE NAME, SITE NUMBER, ETC.

b. VERIFICATION OF THE MEMBER CONNECTIONS, BRACING, AND RELEVANT DIMENSIONS


PHOTOS SHOULD CONFIRM THE HORIZONTAL AND VERTICAL POSITIONING OF THE ANTENNAS AND EQUIPMENT AND SHALL HAVE TAPE MEASURES IN THE PHOTOS TO CONFIRM.

d. FOR TEES, BEAMS, STRUTS, MOUNT PIPES, PHOTOS TO CONFIRM THE AREAS AND LOCATIONS AT ATTACHMENT POINT AT BOTH ENDS OF MEMBER, AS WELL AS DIMENSIONS, THICKNESS, AND LENGTHS OF THE MEMBERS. REFER TO THE CHECKLIST IN THE MOUNT ANALYSIS OR MOUNT MOD DRAWINGS FOR ADDITIONAL INFORMATION.

e. MATERIALS USED (TYPE, STRENGTH, DIMENSIONS, ETC.) PROVIDE BILL OF MATERIAL AND MATERIAL SPEC TO CONFIRM MATERIAL GRADES AND SIZES. PROVIDE DOCUMENTATION FOR GALVANIZATION OF MEMBERS WHETHER HOT-DIPPED OR COLD-GALVANIZED. IF MATERIALS DIFFER FROM THOSE SPECIFIED ON THESE DRAWINGS, PROVIDE DOCUMENTATION THAT THE "EQUIVALENT" MATERIAL HAS THE SAME SPECIFICATIONS.

f. MOUNT ORIENTATION/MOUNT TILT AND ELEVATION; PROVIDE TAPE DROP OF ANTENNA CENTERLINE(S) AND MOUNT ATTACHMENT POINTS TO THE SUPPORTING STRUCTURE. IF THERE ARE MULTIPLE BUD CENTERS, PROVIDE PHOTOS OF ALL ELEVATIONS.

g. VERIFICATION THAT THE INSTALL HAS NOT CAUSED DAMAGE TO OR UNPLANNED OBSTRUCTION OF THE FOLLOWING:

i. LIGHTING FACILITIES

j. SECURITY FENCE (IF PRESENT, INCLUDING PHOTOS ABOVE AND BELOW THE FENCE)

k. OTHER SYSTEMS INSTALLED OR THE STRUCTURE

l. CONTRACTOR SHALL ENSURE THE SAFETY CLIMB IS SUPPORTED AND NOT ADVERSELY AFFECTED BY THE INSTALLATION OF NEW COMPONENTS. THIS MAY INVOLVE THE INSTALLATION OF WIRE ROPE GUIDES OR OTHER ITEMS TO PROTECT THE WIRE ROPE.

m. OTHER ITEMS DETERMINED BY THE STRUCTURAL ENGINEER TO ENSURE THE MOUNT WILL PERFORM AS DESIGNED. PHOTOS OF RELEVANT MEASUREMENTS, WITH SUFFICIENT DETAILS TO CONFIRM CONNECTION DETAILS, PLACEMENT OF EQUIPMENT, WALL ANCHOR DETAILS, BALLAST QUANTITIES, STRUCTURAL MODIFICATION ETC. DIAMETERS AND THICKNESS OF BOLT/THREADED RODS/ANGLES/TUBES ETC. SHALL HAVE PHOTOS CONFIRMING CALIPER MEASUREMENTS.

n. CONFIRMATION THAT ALL HARDWARE WAS PROPERLY INSTALLED, AND EXISTING HARDWARE WAS INSPECTED FOR ANY ISSUES

o. BALLAST SLEDS, DOCUMENTATION OF THE WEIGHT OF BALLAST IN EACH SECTOR

p. WALL ANCHORS, PHOTOS, AND MEASUREMENTS OF OUTSIDE AND INSIDE OF CONNECTIONS. DOCUMENTATIONS OF ADHESIVE USED, SIZE AND LENGTH OF ANCHORS, EFFECTIVE EMBEDMENT DEPTH OF THE ANCHORS, GROUTING OF HOLLOW WALLS, SPACING AND EDGE DISTANCE MEASUREMENTS, AND ANY THROUGH-BOLTS OR BACKING PLATES.

q. STUD WELD CONNECTION, DOCUMENTATION TO CONFIRM SURFACE PREPARATION, STUD WELD SIZE, GRADE, LENGTH, AND SPACING.

r. FOR FABRICATED PARTS, SHOP DRAWINGS TO BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION

s. FOR WELD PARTS, CERTIFIED WELD INSPECTION

s. FOR BOLTED PARTS, BOLT INSTALLATION AND TORQUE

7. CONTRACTOR SHALL PROVIDE, IN ADDITION TO THE ABOVE, AS-BUILT CDS WITH REDLINES IDENTIFYING ANY CHANGES. THE AS-BUILT SHALL HAVE THE CONTRACTOR’S NAME, PREPARER’S SIGNATURE, AND DATE.

8. IF THE MODIFICATION INSTALLATION WOULD FAIL THE PMI (FAILED PMI), THE CONTRACTOR SHALL WORK WITH THE ENGINEER OF RECORD TO COORDINATE A REMEDIATION PLAN IN ONE OF TWO WAYS:

a. CORRECT FAILING ISSUES TO COMPLY WITH THE SPECIFICATIONS CONTAINED IN THE ORIGINAL CONTRACT DOCUMENTS AND COORDINATE A SUPPLEMENTAL PMI

b. OR, WITH EOR APPROVAL, THE GC MAY WORK WITH THE EOR TO RE-ANALYZE THE MODIFICATION/REINFORCEMENT/UPGRADE USING THE AS-BUILT CONDITION

9. NOTE: IF LOADING IS DIFFERENT THAN THAT SHOWN IN THESE CONSTRUCTION DRAWINGS OR STRUCTURAL/MOUNT MODIFICATION DRAWINGS, CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY FOR RESOLUTION.

Data contained on this map was provided or derived from data developed or compiled by the City of Ithaca, and is the best available to date. The originators do not warrant the accuracy or completeness of the information portrayed by the data.
Appeal of Centerline Communications LLC and AT&T Mobility on behalf of property owner American Tower Corporation and 815 S. Aurora St QOZB, LLC, for an area variance from Section 325-29.8B(1)(h), Siting Standards for Personal Wireless Service Facilities, and Section 325-29.8C(1), Design Standards for Personal Wireless Service Facilities, of the City of Ithaca Zoning Ordinance. The applicant proposes to replace nine existing antennas and install additional equipment to the company’s existing personal wireless service facility (PWSF) located on the existing tower located on the property at 815 S. Aurora Street. The proposal is considered a modification of the existing PWSF. The City recently amended Article VA, Telecommunications Facilities and Services, of the Zoning Ordinance, and the amendment requires all PWSF to be located at least 250’ from adjacent residences. The existing PWSF at this property is approximately 185’ from the nearest residential building. This is an existing deficiency that will not be exacerbated by this proposal.

815 S. Aurora Street is located in the R-3b district in which the proposed PWSF is permitted. However, Section 325-29.28 requires that an area variance be granted before a building permit is issued.
BOARD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:
   - AREA VARIANCE
   - SPECIAL PERMIT
   - USE VARIANCE
   - SIGN VARIANCE
   - ACTION, DECISION, OR INTERPRETATION OF ZONING OFFICER (OR OTHER CITY OFFICIAL)

   APPEAL #: ______________ (FILLED IN BY STAFF)
   HEARING DATE: _____________
   BUILDING PERMIT #: ___________ (REQUIRED)
   RECEIPT #: _____________ (FILLED IN BY STAFF)

2. Property Address: ___________________________________________________ Use District: _____________
   Owner’s Name: ______________________________________________________
   Owner’s Address: ___________________________________________________
   City: ___________________________ State: __________ Zip: ____________

3. Appellant’s Name: __________________________________________________
   Appellant’s Address: _______________________________________________
   City: ___________________________ State: __________ Zip: ____________
   Telephone: ____________________________ E-Mail: ________________________

4. Attach Reason for Appeal (see “Zoning Appeal Procedure Form”)

5. Appellant Certification: I certify the information submitted with the appeal is true to the best of my knowledge/belief; and I have read and am familiar with City of Ithaca Zoning Ordinance sections that apply to this appeal (incl. Section 325-40, describing the powers and duties of the Board of Zoning Appeals). I also acknowledge the Board of Zoning Appeals may visit the property and I specifically permit such visits.

   I have met/discussed this application with Zoning Division staff prior to submission.

Kimberly Revak - Centerline Communications (Agent for AT&T)
Appellant Signature

STATE OF NEW YORK
COUNTY OF TOMPKINS

Sworn to this _____ day of __________________, 20____

______________________________, Notary Public

IMPORTANT: INCOMPLETE applications will be returned to the applicant and the applicant will have to reapply.

If ANOTHER CITY APPROVAL is required (e.g., Site Plan Review, Subdivision Review, Ithaca Landmarks Preservation Commission Review), this application will likely not be considered at the next scheduled BZA meeting date.

If an application is submitted and subsequent CHANGES are made to the proposal/project, a revised application will be required. The original application will not be considered a placeholder for the original BZA hearing date. Zoning Division staff will also not remove contents from earlier applications to complete a revised application. Applicants are responsible for ensuring all information necessary for processing a Zoning Appeal is submitted by the application deadline for a given BZA hearing date.
1. Ordinance Section(s) for the Appeal:

<table>
<thead>
<tr>
<th>Zoning Ordinance Section Being Appealed</th>
<th>Sign Ordinance Section Being Appealed</th>
</tr>
</thead>
<tbody>
<tr>
<td>§325- 29.8C(1)</td>
<td>§272-</td>
</tr>
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<td>§325-</td>
<td>§272-</td>
</tr>
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<td>§325-</td>
<td>§272-</td>
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<td>§325-</td>
<td>§272-</td>
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<td>§325-</td>
<td>§272-</td>
</tr>
<tr>
<td>§325-</td>
<td>§272-</td>
</tr>
</tbody>
</table>

2. Application of SEQR determination: [ ] Type 1  [x] Type 2  [ ] Unlisted

3. Environmental Assessment form used:

- [ ] Short Environmental Assessment Form (SEAF)
- [ ] Full Environmental Assessment Form (FEAF)
- [ ] Completed by Planning Division at preliminary hearing for Site Plan Review
- [x] Not Applicable (Type 2 Action)

4. A previous appeal [ ] has / [x] has not been made for this proposal:

   Appeal No. ________, dated ____________
   Appeal No. ________, dated ____________
   Appeal No. ________, dated ____________

5. Notes or Special Conditions:
LETTER OF AUTHORIZATION FOR PERMITTING

ATC SITE#/NAME/PROJECT: 209518 /Ithaca / OAA779904
SITE ADDRESS: 815 S Aurora St, Ithaca, NY 14850-5729
APN: 500700-115-000-0001-015-000-0000
LICENSEE: NEW CINGULAR WIRELESS PCS, LLC dba AT&T MOBILITY

I, Margaret Robinson, Vice President, UST Legal for American Tower*, owner/operator of the tower facility located at the address identified above (the “Tower Facility”), do hereby authorize NEW CINGULAR WIRELESS PCS, LLC dba AT&T MOBILITY, their successors and assigns, and/or their agent, (collectively, the “Licensee”) to act as American Tower’s non-exclusive agent for the sole purpose of filing and consummating any land-use, building, or electrical permit application(s) as may be required by the applicable permitting authorities for NEW CINGULAR WIRELESS PCS, LLC dba AT&T MOBILITY’s telecommunications’ installation on the Tower Facility.

I understand that these applications may approved with conditions. The above authorization is limited to the acceptance by Licensee only of conditions related to Licensee’s installation and any such conditions of approval or modifications will be Licensee’s sole responsibility.

Signature:

[Signature]

Print Name: Margaret Robinson
Vice President, UST Legal
American Tower*

NOTARY BLOCK

Commonwealth of MASSACHUSETTS
County of Middlesex

This instrument was acknowledged before me by Margaret Robinson, Vice President, UST Legal for American Tower*, personally known to me (or proved to me based on satisfactory evidence of identification) to be the person whose name is signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose.

WITNESS my hand and official seal, this 16th day of February 2023

[Notary Seal]

* American Tower is defined as American Tower Corporation and any of its affiliates or subsidiaries.
NOTICE OF APPEAL
REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. R147738-A

TO: Owners of Property within 200 feet of Guyed Tower at 815 South Aurora Street and others interested.

(property address)

FROM: AT&T Mobility applicable to property named above, in R-3B zone.

(name of person or organization making appeal)

REGARDING: (check appropriate box)

☐ Area Variance ☐ Use Variance ☐ Sign Variance

City regulations require you be notified of this appeal to the Board of Zoning Appeals (BZA), as described in the attached letter and provide the opportunity for you to comment on it and/or attend the meetings listed below. Anyone considered an interested party may speak for or against the appeal at the meetings listed below, or submit a written statement to the BZA before its designated meeting. There is a time limit of three (3) minutes for each interested party to address the BZA during the Public Hearing portion of the meeting.

The Board of Zoning Appeals bases its decision primarily on the written evidence submitted and presented to it, the testimony of interested parties, and zoning and legal considerations. The written case record will be available for review on the City’s website (http://www.cityofithaca.org/368/Board-of-Zoning-Appeals) under “Most Recent Agenda,” beginning one week before the scheduled BZA meeting. This case has also been referred to the City’s Planning and Development Board that will advise the BZA, if granting the relief sought by the appellant will affect long-term planning objectives. The date of the Planning Board’s meeting regarding this appeal is also listed below.

The PLANNING BOARD will consider this case on 03/28/2023 at 6:00 P.M. via the online platform Zoom. A live stream is available at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2lVcnTrDg. To provide comments to the Planning Board on this appeal, please submit written comments to Anya Harris at aharris@cityofithaca.org, and your comments will be forwarded to the Board members for their review.

The BOARD OF ZONING APPEALS will consider this case on 04/04/2023 at 6:00 P.M. via the online platform Zoom. There will be a public hearing on this appeal, and there are two options to participate in the public hearing:

1. Submit comments by email no later than 4 p.m. on the day of the meeting to zoningdivision@cityofithaca.org and they will be read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing. You must provide your name and address.

2. To speak at the meeting, sign up and receive instructions by contacting zoningdivision@cityofithaca.org or Anya Harris at (607) 274-6550 or aharris@cityofithaca.org. You must provide your name and address.

Kimberly Revak
Centerline Communications - Agent for AT&T
750 West Center Street, Suite 301
West Bridgewater, MA 02379

Signature of Appellant

Address

Date

02/01/23
February 2, 2023

To Whom It May Concern:

AT&T Mobility is in the process of updating certain equipment that supports its wireless telecommunications network. As part of this effort, AT&T Mobility will need to perform work at their existing telecommunications facility, currently located on the existing 170’ cell tower located at 815 South Aurora Street in the City of Ithaca.

AT&T Mobility’s proposed project includes: Removal of older equipment (9 antennas and 13 radios). Plus the installation of new equipment (9 antennas, 6 radios, 1 squid) and associated ancillary equipment and cabling (power and fiber) mounted at the existing 127’ ACL on the existing 170’ guyed tower. All proposed work will take place on the cell tower at South Aurora Street in the City of Ithaca. This proposed work will not increase the height of the tower nor alter the dimensions of the equipment compound on the ground, thus not substantially changing the physical dimensions of such tower or base station.

In order to complete the above referenced project, Centerline Communications, LLC, on behalf of AT&T Mobility has applied for a Variance with the City of Ithaca Zoning Board as the newly adopted ordinance in City Code Section 325-29.8C stipulates that “Personal Wireless Service Facilities be located at least 250' from residences.” Unfortunately, modifications to installations which pre-date the above referenced ordinance are not exempt from this requirement, thus requiring Area Variance approval for us to move forward with the proposed project. We hope to receive swift approval for the above referenced project, so that we can continue to enhance our services to all who utilize AT&T’s Wireless’s Network.

Sincerely,

Kimberly Revak
Site Acquisition Consultant
Email: krevak@clinellc.com
Cell: 845-242-6152
GROUNDING NOTES


2. ALL GROUND ELENTS OF THE SUBCONTRACTOR'S SYSTEM, INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AS PER CODES) SHALL BE BONDED TOGETHER, AS OF BOARD BY, TWO OR MORE COPPER BONDING CONNECTORS IN ACCORDANCE WITH THE NEC.

3. THE SUBCONTRACTOR SHALL PERFORM AS FOLLOWS IN CONNECTION WITH THE work PERFORMED FOR OTHERS:
   a) PROVISION FOR EYE PROTECTION FOR ALL PERSONS WORKING ON OR NEAR THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) AND TO REPORT ANY DEFICIENCIES OR DETERMINED PROBLEMS TO THE CONTRACTOR FOR RESOLUTION.

4. THE SUBCONTRACTOR SHALL INSTALL ALL ELENTS OF THE SUBCONTRACTOR'S SYSTEM, INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AS PER CODES) SHALL BE BONDED TOGETHER, AS OF BOARD BY, TWO OR MORE COPPER BONDING CONNECTORS IN ACCORDANCE WITH THE NEC.

5. EACH SITE CABINET FACE SHELF SHALL BE DIRECTLY CONNECTED TO THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) AND TO REPORT ANY DEFICIENCIES OR DETERMINED PROBLEMS TO THE CONTRACTOR FOR RESOLUTION.

GENERAL NOTES

1. For the purpose of construction drawings, the following definitions shall apply:
   - CONTRACTOR: the party awarded the contract for construction.
   - SUBCONTRACTOR: the party subcontracted to perform a portion of the work.


3. ALL EXISTING CABINETS AND PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE NEC AND THE CONTRACTOR'S SPECIFICATIONS.

4. THE SUBCONTRACTOR SHALL INSTALL ALL ELENTS OF THE SUBCONTRACTOR'S SYSTEM, INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AS PER CODES) SHALL BE BONDED TOGETHER, AS OF BOARD BY, TWO OR MORE COPPER BONDING CONNECTORS IN ACCORDANCE WITH THE NEC.

5. EACH SITE CABINET FACE SHELF SHALL BE DIRECTLY CONNECTED TO THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) AND TO REPORT ANY DEFICIENCIES OR DETERMINED PROBLEMS TO THE CONTRACTOR FOR RESOLUTION.

6. THE SUBCONTRACTOR SHALL INSTALL ALL ELENTS OF THE SUBCONTRACTOR'S SYSTEM, INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AS PER CODES) SHALL BE BONDED TOGETHER, AS OF BOARD BY, TWO OR MORE COPPER BONDING CONNECTORS IN ACCORDANCE WITH THE NEC.

7. THE SUBCONTRACTOR SHALL INSTALL ALL ELENTS OF THE SUBCONTRACTOR'S SYSTEM, INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AS PER CODES) SHALL BE BONDED TOGETHER, AS OF BOARD BY, TWO OR MORE COPPER BONDING CONNECTORS IN ACCORDANCE WITH THE NEC.

8. THE SUBCONTRACTOR SHALL INSTALL ALL ELENTS OF THE SUBCONTRACTOR'S SYSTEM, INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AS PER CODES) SHALL BE BONDED TOGETHER, AS OF BOARD BY, TWO OR MORE COPPER BONDING CONNECTORS IN ACCORDANCE WITH THE NEC.

9. THE SUBCONTRACTOR SHALL INSTALL ALL ELENTS OF THE SUBCONTRACTOR'S SYSTEM, INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AS PER CODES) SHALL BE BONDED TOGETHER, AS OF BOARD BY, TWO OR MORE COPPER BONDING CONNECTORS IN ACCORDANCE WITH THE NEC.
AC-D'2AD'7TRD'8TRD'2TRD'9TRD'77G77D_Ft3TR,
B-D'2AD'7TRD'8TRD'2TRD'9TRD'77G77D_Ft

RF PLUMBING DIAGRAM

NOTE:
1. CONTRACTOR TO CONFIRM ALL PARTS
2. INSTALL ALL EQUIPMENT TO MANUFACTURER'S RECOMMENDATIONS

NOTE:
REFER TO THE ATTACHED DATA SHEET FOR FINAL ANTENNA SETTINGS.
# Structural Analysis Report

**Structure**: 170 ft Guyed Tower  
**ATC Asset Name**: Ithaca  
**ATC Asset Number**: 209518  
**Engineering Number**: OAA779904_C3_02  
**Proposed Carrier**: AT&T MOBILITY  
**Carrier Site Name**: Fish  
**Carrier Site Number**: 10000839  
**Site Location**: 815 South Aurora Street  
Ithaca, NY 14850  
42.4298, -76.4966  
**County**: Tompkins  
**Date**: September 22, 2022  
**Max Usage**: 98%  
**Analysis Result**: Pass  

Prepared By: Sarah Kramer  
Structural Engineer  

Reviewed by:  

Sarah D. Kramer  

COA: #0012746
Table of Contents

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Foundation Reactions & Usages...............................................................................................................6
Antenna Deflection, Twist, and Sway.......................................................................................................6
Standard Conditions .................................................................................................................................7
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Attached
Introduction

The purpose of this report is to summarize results of a structural analysis performed on the 170 ft Guyed tower to reflect the change in loading by AT&T MOBILITY.

Supporting Documents

<table>
<thead>
<tr>
<th>Tower Drawing:</th>
<th>Mapping by ETS Job #21088478.INS.0095, dated July 13, 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation Drawing:</td>
<td>Mapping by SC Job #160979, dated November 3, 2016</td>
</tr>
<tr>
<td>Geotechnical Report:</td>
<td>Delta Oaks Group Project #GEO21-08564-003, dated April 8, 2021</td>
</tr>
<tr>
<td>Site Specific Study:</td>
<td>ICE Study for Site #209518, dated August 30, 2022</td>
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</tbody>
</table>

Analysis

The tower was analyzed using American Tower Corporation’s tower analysis software. This program considers an elastic three-dimensional model and second-order effects per ANSI/TIA-222.

<table>
<thead>
<tr>
<th>Basic Wind Speed:</th>
<th>110 mph (3-second gust)</th>
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</thead>
<tbody>
<tr>
<td>Basic Wind Speed w/ Ice</td>
<td>64 mph (3-second gust) w/ 0.97 radial ice concurrent</td>
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<tr>
<td>Exposure Category:</td>
<td>B</td>
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<td>Risk Category:</td>
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<td>Topographic Factor Procedure:</td>
<td>Method 3</td>
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<td>Crest Height (H):</td>
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<td>Spectral Response:</td>
<td>Ss = 0.12, S1 = 0.04</td>
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<tr>
<td>Site Class:</td>
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</table>

*Wind pressures have been determined per the site-specific climatic study in accordance with ASCE 7-16 Section 26.5.3, IBC Section 1609.3, and TIA-222-H Section 2.6.6.2.3.

*Ice and concurrent pressures have been determined per the site-specific climatic study in accordance with ASCE 7-16 Section 10.1.1, IBC Section 1614, and TIA-222-H Section 2.6.4.1.

Conclusion

Based on the analysis results, the structure meets the requirements per the applicable codes listed above. The tower and foundation can support the equipment as described in this report.

If you have any questions or require additional information, please contact American Tower via email at Engineering@americantower.com Please include the American Tower site name, site number, and engineering number in the subject line for any questions.
## Existing/Reserved Loading

<table>
<thead>
<tr>
<th>Elev.*</th>
<th>Qty</th>
<th>Equipment</th>
<th>Lines</th>
<th>Carrier</th>
</tr>
</thead>
<tbody>
<tr>
<td>169.0'</td>
<td>1</td>
<td>12' Omni</td>
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<td>SPOK HOLDINGS, INC.</td>
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<tr>
<td></td>
<td>3</td>
<td>Sector Frame</td>
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*Contracted elevations are shown for appurtenances within contracted installation tolerances. Appurtenances outside of contract limits are shown at installed elevations.*

*If table breaks across pages, please see previous page for data in merged cells*
## Proposed Carrier Final Loading

<table>
<thead>
<tr>
<th>Elev.*</th>
<th>Qty</th>
<th>Equipment</th>
<th>Lines</th>
<th>Carrier</th>
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<tr>
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<td>Ericsson RRUS 32 B30 (60 lbs)</td>
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<td></td>
<td>3</td>
<td>Ericsson RRUS 4449 B5, B12</td>
<td>(6) 0.78&quot; (19.7mm) 8 AWG 6</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>Ericsson RRUS 4478 B14</td>
<td>(3) 0.96&quot; (24.3mm) Cable</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>Ericsson Radio 8843 B2 B66A</td>
<td>(1) 2&quot; conduit</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>Raycap DC6-48-60-18-8F (23.5&quot; Height)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>125.0'</td>
<td>3</td>
<td>Commscope NNH4-65C-R6N17</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>Ericsson AIR 6449 B77D/ C-Band</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>(3) 0.39&quot; (10mm) Fiber Trunk</td>
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</tr>
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<td></td>
<td>3</td>
<td>(6) 0.78&quot; (19.7mm) 8 AWG 6</td>
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<td></td>
</tr>
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<td></td>
<td>3</td>
<td>(3) 0.96&quot; (24.3mm) Cable</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Contracted elevations are shown for appurtenances within contracted installation tolerances. Appurtenances outside of contract limits are shown at installed elevations.*

Install proposed lines in the place of the existing AT&T MOBILITY lines.
### Structure Usages

<table>
<thead>
<tr>
<th>Structural Component</th>
<th>Usage</th>
<th>Pass/Fail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legs</td>
<td>61%</td>
<td>Pass</td>
</tr>
<tr>
<td>Diagonals</td>
<td>98%</td>
<td>Pass</td>
</tr>
<tr>
<td>Horizontals</td>
<td>84%</td>
<td>Pass</td>
</tr>
<tr>
<td>Guys</td>
<td>80%</td>
<td>Pass</td>
</tr>
<tr>
<td>Leg Bolts</td>
<td>5%</td>
<td>Pass</td>
</tr>
</tbody>
</table>

### Foundation Reactions & Usages

<table>
<thead>
<tr>
<th>Reaction Component</th>
<th>Analysis Reactions</th>
<th>Usage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Axial (k)</td>
<td>134.6</td>
<td>31%</td>
</tr>
<tr>
<td>Anchor 1 Uplift (kips)</td>
<td>47.6</td>
<td>87%</td>
</tr>
<tr>
<td>Anchor 1 Shear (kips)</td>
<td>38.6</td>
<td>80%</td>
</tr>
</tbody>
</table>

The structure base reactions resulting from this analysis were found to be acceptable through analysis based on geotechnical and foundation information, therefore no modification or reinforcement of the foundation will be required.

### Antenna Deflection, Twist, and Sway

<table>
<thead>
<tr>
<th>Elev.</th>
<th>Antenna</th>
<th>Carrier</th>
<th>Deflection</th>
<th>Twist</th>
<th>Sway [Rotation]</th>
</tr>
</thead>
<tbody>
<tr>
<td>127.0'</td>
<td>Ericsson AIR 6419 B77G</td>
<td></td>
<td>0.185'</td>
<td>0.021°</td>
<td>0.118°</td>
</tr>
<tr>
<td>125.0'</td>
<td>Commscope NNH4-65C-R6N17</td>
<td>AT&amp;T MOBILITY</td>
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<td>123.0'</td>
<td>Ericsson AIR 6449 B77D/ C-Band</td>
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<td>0.174'</td>
<td>0.021°</td>
<td>0.137°</td>
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<tr>
<td>105.0'</td>
<td>Generic 4' Grid Dish</td>
<td>SPOK HOLDINGS, INC.</td>
<td>0.136'</td>
<td>0.022°</td>
<td>0.355°</td>
</tr>
<tr>
<td>20.0'</td>
<td>Channel Master Type 120</td>
<td></td>
<td>0.037'</td>
<td>0.023°</td>
<td>0.097°</td>
</tr>
</tbody>
</table>

*Deflection, Twist and Sway was evaluated considering a design wind speed of 60 mph (3-Second Gust) per ANSI/TIA-222-H
Standard Conditions

All engineering services performed by A.T. Engineering Services, PLLC are prepared on the basis that the information used is current and correct. This information may consist of, but is not limited to the following:

- Information supplied by the client regarding antenna, mounts, and feed line loading
- Information from drawings, design and analysis documents, and field notes in the possession of A.T. Engineering Services, PLLC

It is the responsibility of the client to ensure that the information provided to A.T. Engineering Services, PLLC and used in the performance of our engineering services is correct and complete.

All assets of American Tower Corporation, its affiliates, and subsidiaries (collectively “American Tower”) are inspected at regular intervals. Based upon these inspections and in the absence of information to the contrary, American Tower assumes that all structures were constructed in accordance with the drawings and specifications.

Unless explicitly agreed by both the client and A.T. Engineering Services, PLLC, all services will be performed in accordance with the current revision of ANSI/TIA-222.

All services are performed, results obtained, and recommendations made in accordance with generally accepted engineering principles and practices. A.T. Engineering Services, PLLC is not responsible for the conclusions, opinions and recommendations made by others based on the information supplied herein.
Data contained on this map was provided or derived from data developed or compiled by the City of Ithaca, and is the best available to date. The originators do not warrant the accuracy or completeness of the information portrayed by the data.
Appeal of Integrated Acquisition & Development, on behalf of property owner Valentine Place Associates LLC, for an area variance from §325-8, Column 4, Off-Street Parking, and Column 6, Lot Area, requirements of the Zoning Ordinance. The applicant proposes to demolish the two existing multiple dwellings at 109-111 Valentine Place and construct a new 4-story multiple dwelling with 25 apartments. The minimum lot area requirement of the R-3a district is based on the number of dwelling units provided on site. A minimum lot area of 22,500 SF is required for a 25-unit multiple dwelling, and the property is 21,901 SF, resulting in a deficiency of 599 SF of lot area. In addition, the proposed unit configuration requires 29 off-street parking spaces; the applicant is proposing nine on-site parking spaces, resulting in a deficiency of 20 spaces. The property owner will allow tenants of the new building to utilize existing off-street parking in one of the nearby Collegetown Terrace lots.

The applicant previously applied for an area variance for a previous version of this project. Based on feedback from the Board, that application was withdrawn. The applicant has revised the project in response to the Board’s comments.

109-111 Valentine Place is located in the R-3a zoning district in which the proposed use is permitted. However, Section 325-38 requires that area variances be granted before a building permit is issued.
# City of Ithaca Board of Zoning Appeals Worksheet

<table>
<thead>
<tr>
<th>Column Number</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
<th>9</th>
<th>10</th>
<th>11</th>
<th>12</th>
<th>13</th>
<th>14/15</th>
<th>16</th>
<th>325-25</th>
</tr>
</thead>
<tbody>
<tr>
<td>Column Title</td>
<td>Use</td>
<td>Accessory</td>
<td>Off-Street</td>
<td>Off-Street</td>
<td>Lot Area</td>
<td>Lot Width</td>
<td>Number of</td>
<td>Height in</td>
<td>% of Lot</td>
<td>Front Yard</td>
<td>Side Yard</td>
<td>Other Side Yard</td>
<td>Rear yard:</td>
<td>Minimum Building Height</td>
<td>Location of Accessory Structures</td>
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<tr>
<td></td>
<td>Use</td>
<td>Off-Street Parking</td>
<td>Off-Street Loading</td>
<td>Lot Area (Sq. Feet)</td>
<td>Lot Width (Feet)</td>
<td>Number of Stories</td>
<td>Height in Feet</td>
<td>% of Lot Coverage</td>
<td>Front Yard</td>
<td>Side Yard</td>
<td>Other Side Yard</td>
<td>Yard</td>
<td>Rear yard: % of depth or number of feet, whichever is less</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Condition and Use</td>
<td>Multiple Dwellings</td>
<td>11</td>
<td>17,119</td>
<td>102.2'</td>
<td>2</td>
<td>~27'</td>
<td>18.1%</td>
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<td>&gt;10</td>
<td>&gt;10</td>
<td>~32' or 18%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>District Regulations for Existing</td>
<td>Multiple Dwellings</td>
<td>6</td>
<td>14,000</td>
<td>50</td>
<td>4</td>
<td>40</td>
<td>35%</td>
<td>10</td>
<td>10</td>
<td>5</td>
<td>25% or 50' but not less than 20'</td>
<td>None</td>
<td></td>
<td>Def.</td>
<td></td>
</tr>
<tr>
<td>Note Non-Conforming Conditions</td>
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<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>Def.</td>
<td>None</td>
<td>3'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposed Condition and/or Use</td>
<td>Multiple Dwellings</td>
<td>9</td>
<td>2</td>
<td>21,901</td>
<td>98' 10&quot;</td>
<td>4</td>
<td>44'</td>
<td>35.0%</td>
<td>18' 1.5&quot;</td>
<td>14'</td>
<td>9'</td>
<td>42' 1&quot; or 22.5%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>District Regulation for Proposed</td>
<td>Multiple Dwellings</td>
<td>29</td>
<td>2</td>
<td>22,500</td>
<td>50'</td>
<td>4</td>
<td>40'</td>
<td>35%</td>
<td>10</td>
<td>10</td>
<td>5</td>
<td>25% or 50' but not less than 20'</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Note Non-Conforming Conditions for Proposal</td>
<td>OK</td>
<td>Def</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td>OK</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Notes:** *The applicant is proposing an extra 4’ of height as allowed by section 325-16C (1)-(4) if additional setbacks are met*
BOARD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:
   - [X] AREA VARIANCE
   - [ ] SPECIAL PERMIT
   - [ ] USE VARIANCE
   - [ ] SIGN VARIANCE
   - [ ] ACTION, DECISION, OR INTERPRETATION OF ZONING OFFICER

   APPEAL #: 3248 (FILLED IN BY STAFF)
   HEARING DATE: 4/4/2023
   BUILDING PERMIT #: 42363 (REQUIRED)
   RECEIPT #: 69796 (FILLED IN BY STAFF)

2. Property Address: 109-111 Valentine Place
   Use District: R-3a

   Owner’s Name: Valentine Place Associates, LLC
   Owner’s Address: 15 Thornwood Drive

   City: Ithaca
   State: NY
   Zip: 14850

3. Appellant’s Name: Herman Sieverding
   Appellant’s Address: 15 Thornwood Drive

   City: Ithaca
   State: NY
   Zip: 14850

   Telephone: 607-327-2346
   E-Mail: hermans@inteprop.com

4. Attach Reason for Appeal (see “Zoning Appeal Procedure Form”)

5. Appellant Certification: I certify the information submitted with the appeal is true to the best of my knowledge/belief; and I have read and am familiar with City of Ithaca Zoning Ordinance sections that apply to this appeal (incl. Section 325-40, describing the powers and duties of the Board of Zoning Appeals). I also acknowledge the Board of Zoning Appeals may visit the property and I specifically permit such visits.

   [ ] I have met/discussed this application with Zoning Division staff prior to submission.

   Appellant Signature

STATE OF NEW YORK
COUNTY OF TOMPKINS

Sworn to this 17th day of January, 2023

[Signature]

Notary Public

[Stamp]

DEBRA J BRYDEN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BR.3082101
Qualified in Cortland County
My Commission Expires 7/21/25

IMPORTANT: INCOMPLETE applications will be returned to the applicant and the applicant will have to reapply.

If another City approval is required (e.g., Site Plan Review, Subdivision Review, Ithaca Landmarks Preservation Commission Review), this application will likely not be considered at the next scheduled BZA meeting date.

If an application is submitted and subsequent changes are made to the proposal/project, a revised application will be required. The original application will not be considered a placeholder for the original BZA hearing date. Zoning Division staff will also not remove contents from earlier applications to complete a revised application. Applicants are responsible for ensuring all information necessary for processing a Zoning Appeal is submitted by the application deadline for a given BZA hearing date.
1. Ordinance Section(s) for the Appeal:

<table>
<thead>
<tr>
<th>Zoning Ordinance Section Being Appealed</th>
<th>Sign Ordinance Section Being Appealed</th>
</tr>
</thead>
<tbody>
<tr>
<td>§325- 8, Columns 4, 6</td>
<td>§272-</td>
</tr>
<tr>
<td>§325-</td>
<td>§272-</td>
</tr>
<tr>
<td>§325-</td>
<td>§272-</td>
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<tr>
<td>§325-</td>
<td>§272-</td>
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<tr>
<td>§325-</td>
<td>§272-</td>
</tr>
<tr>
<td>§325-</td>
<td>§272-</td>
</tr>
</tbody>
</table>

2. Application of SEQR determination: ☒ Type 1  ☐ Type 2  ☐ Unlisted

3. Environmental Assessment form used:

- ☐ Short Environmental Assessment Form (SEAF)
- ☐ Full Environmental Assessment Form (FEAF)
- ☒ Completed by Planning Division at preliminary hearing for Site Plan Review
- ☐ Not Applicable (Type 2 Action)

4. A previous appeal ☒ has / ☐ has not been made for this proposal:

   Appeal No. 3221, dated 6/7/2022 (Withdrawn)
   Appeal No. ________, dated ____________
   Appeal No. ________, dated ____________

5. Notes or Special Conditions:
CITY OF ITHACA
108 East Green Street — 3rd Floor Ithaca, New York 14850-5690

DEPARTMENT OF PLANNING, BUILDING, ZONING & ECONOMIC DEVELOPMENT
Megan Wilson, Secretary to the Board of Zoning Appeals
Telephone: 607-274-6550 Fax: 607-274-6558 Email: mwilson@cityofithaca.org

ONLY SUBMIT THIS FORM IF ZONING APPEAL APPLICATION IS BEING SUBMITTED/SIGNED BY SOMEONE OTHER THAN CURRENT RECORD PROPERTY OWNER.

OWNER'S AUTHORIZATION FORM

ZONING APPEAL #: 3248 DATE: 2/5/23

TO: BOARD OF ZONING APPEALS (Ithaca, NY):

I (We) Earl Carpenter of 2 Horvath Dr.
Ithaca NY 14850

(City/Municipality) (State & Zip Code)

Owner of the property at 107 Valentine Place

(Street & Number)

☐ I am the sole owner of the above-mentioned property.

☒ This property is also owned by Carl T. and Elizabeth Carpenter and I have a Power of Attorney to authorize this appeal (attach POA).

I do hereby authorize Valentine Associates, LLC to appeal or request a Variance or Special Permit on my (our) behalf. I (we) understand the appeal will be heard at the April 4, 2023 meeting of the Board of Zoning Appeals.

(Date)

(Signature)

STATE OF NEW YORK)
COUNTY OF TOMPKINS)

Sworn to this 6 day of February, 2023

Notary Public

Note to those signing this form:
(1) Owners authorizing another to present an appeal on their behalf should be aware the Board may, in granting relief, add reasonable conditions which then become binding on the property.

(2) Especially where a Variance is being sought, the owner may be the only person with detailed information about the property that is essential to the appeal. In such a case, authorizing another person to appeal may be detrimental to the appeal, unless the owner is either present at the hearing or sends another person fully prepared to answer questions about the property and the feasibility of using it consistent with the Zoning Ordinance.
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval for construction of a student housing building by Kathryn Wolf, TWMLA, and

WHEREAS: the applicant proposes to demolish two existing 2-story wood-frame houses and construct a 4-story 30-unit residential building, approximately 36,000 SF in area, as student housing. The project site is located in the R-3a Zoning District in which the maximum height for a building is 4 stories/40’. The project will require two area variances for minimum off-street parking and minimum lot size for quantity of units. The project includes a subdivision and parcel consolidation, and

WHEREAS: this is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(k) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b.(11) and is subject to environmental review, and

WHEREAS: the NYS Department of Environmental Conservation, the Tompkins County Department of Health, Common Council, and the Board of Zoning Appeals have been identified as potentially Involved Agencies in Environmental Review, and,

WHEREAS: the City of Ithaca Planning and Development Board, being the local agency which has primary responsibility for approving and funding or carrying out the action, did on February 22, 2022 declare itself Lead Agency in Environmental Review for the project, and


WHEREAS: interested parties have been given the opportunity to comment on the proposed project, and any received comments have been considered, now, therefore, be it

RESOLVED: that the City Planning Board determined, as elaborated in the FEAF Part 3, that the proposed project will result in no significant adverse impacts on the environment and a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be issued in accordance with the provisions of Part 617 of SEQRA.

Moved by: Correa
Seconded by: Glass
In favor: Petrina, Blalock, Correa, Glass, Godden, Randall, Lewis
Against: None
Abstain: None
Absent: None
Vacancies: None
February 7, 2023

TO: City of Ithaca Board of Zoning Appeals
FROM: Valentine Place Associates, Herman Sieverding, Owner Representative
Re: BZA Appeal for the Proposed 111 Valentine Place Project – Area Variance

Introduction

This letter summarizes revisions to the proposed 111 Valentine Place project and the request for two minor area variances from the Board of Zoning Appeals (BZA). The BZA will recall that 111 Valentine Place had previously been proposed as a 30 unit residential apartment building on a 17,119sf lot that has (after receiving comment from the BZA and staff) been reduced to 25 units on a lot that is now 21,901sf, as the applicant has changed floor plans and is acquiring an adjacent parcel. The site is located adjacent to the existing Collegetown Terrace properties off of East State Street. The proposed building is still approximately 29,320 overall GSF. Figure 1: Location Map shows the location of the property at the end of Valentine Place.
109-111 Valentine Place (tax parcel 83-3-13) is an older brick side-by-side duplex building that has long been used as student housing. There are a total of 11 bedrooms in the two existing buildings. There is a detached garage at the rear of the property which is used for storage and several paved parking spaces. The structure is generally in poor condition, with significant deferred maintenance items throughout. No upgrade of interior layout, finishes, appliances, etc., appears to have ever been done, other than cutting up each floor into separate bedrooms with shared bathroom and kitchen facilities. In addition, since the last meeting with the BZA the project sponsors have acquired 107 Valentine Place. 107 Valentine Place is a vacant lot consisting of approximately 4,782 sf and will be incorporated into the project site area -- increasing the lot size to 21,901sf from its previous 17,119sf. The project sponsors have also proposed to utilize this additional property to provide onsite parking. See the revised site plan which includes a parking layout for 9 parking spaces, attached.

Valentine Place Associates, LLC acquired 109-111 Valentine Place in September, 2021 and immediately began developing plans for redevelopment of the site having previously determined that the existing structure needs far more work than is economically viable and significantly underutilizes the site. The resultant redevelopment plan -- as recently modified -- now calls for 25 units in a mix of a reduced number of studio apartments and 2 and 4 bedroom units as well as a ground floor leasing and property management office. The offices will house the staff for the proposed project.

The original proposed redevelopment of the site was first presented to the Planning Board during a Sketch Plan Review on December 21, 2021. A full Site Plan and Environmental Review package was presented to the Planning Board on February 22, 2022 at which time the Planning Board declared itself Lead Agency for the SEQR review. The Planning Board reviewed both the Site Plan and Environmental review documents on March 22, 2022 and the Board adopted a Negative Declaration of Environmental significance on April 26, 2022. The project proposal was well received and the Planning Board recommended that the BZA grant the two area variances necessary to move this project forward at their May, 24, 2022 meeting. However, with the recent revisions to the development proposal described above the scope of the requested variance request has now been reduced. These reduced area variances are:

1. **Off street parking.** The site is located in a R-3a zoning district which requires 29 parking spaces for the proposed uses. The revised proposal includes 9 onsite, surface level parking spaces.

2. **Minimum Lot size for the number of units proposed.** The R-3a zoning requires 6,000sf of land area for the first 3 units of new construction plus 750sf of land area for each additional unit. The current project proposal has 25 units, which by this calculation the project site would need 22,500sf per the Code. The combined area of the proposed site is now 21,901sf, an increase of 28% in lot size over the previous proposal.

Thus, as summarized in the table below, the parking variance request has been reduced from 34 spaces to 20 spaces (an approximately 33% reduction). The Lot Area variance request has been reduced from a previous 9,131sf of relief to a 599sf request for relief (a 3% variance request).
SUMMARY OF AREA VARIANCES REQUESTED

The following chart summarizes the zoning per the City Code and the requested variances as revised and modified.

<table>
<thead>
<tr>
<th>ZONE</th>
<th>CODE REQUIREMENT</th>
<th>PROPOSED BY APPLICANT</th>
<th>VARIANCE REQUESTED</th>
<th>NOTES / MITIGATIONS</th>
</tr>
</thead>
</table>
| R-3a  | Off-Street Parking 29             | 9                     | -20                | • Private shuttle provided  
• Parking available at Collegetown Terrace and TCAT stop and Car Share nearby  
• Proposed lease of 20 spaces at Collegetown Terrace, which would continue under any different ownership |
| R-3a  | Lot Area 6000 SF for 1st 3 units + 750 SF per unit after X 22 = 22,500 SF required | 21,901 SF Existing lot size | 599sf               | • 3% variance requested  
• Zoning would allow more bedrooms with fewer units than proposed |

Area Variance Requests

As demonstrated below, relative to the balancing test the Board of Zoning Appeals will employ in deciding whether to grant the variances, the record presented (and as now further modified to address the initial comments from the BZA) demonstrates clearly that the benefit to the Applicant greatly outweighs any perceived detriment to the health, safety and welfare of the neighborhood should the variance request be granted. We ask the Board to consider the following with respect to the criteria it will use in making its determination:

1. There will be no undesirable change in the character of the neighborhood or any detriment to nearby properties created by the granting of the (now reduced) variances, and there has been no evidence to the contrary.

Valentine Place is characterized by large-scale student housing (Collegetown Terrace and predecessors) with a smaller scale residential building to the north of the project site. Development of student housing on Valentine Place started in the 1980s with the construction of Valentine Place Apartments and has continued with the development of Collegetown Terrace which was completed in 2017. The proposed project is consistent with this trend and the R-3a zoning classification for the area. The proposed 111 Valentine project will (as noted in the Planning Board’s SEQR determination that the project is consistent with Community Character) bridge the two scales of the large student housing complexes to the south and west with the smaller residential buildings to the north of the project site. This is achieved by the intermediate scale of 111 Valentine Place and with the saw-toothed parapet
design that reflects the pitched roofs of the adjacent houses and that breaks up the building’s rooftop. Using various materials and colors, the front façade of the building will be light and transparent. The front elevation is also articulated with modules of three different depths further reducing the scale of the building and reinforcing the transitional nature of the project between the larger Collegetown Terrace buildings and the residential scaled house that remains on Valentine Place. Furthermore, it represents a vast improvement over the existing structure which is in rather poor condition.

The City’s 2015 Comprehensive Plan “Land Use” section calls for continued medium density residential development in this neighborhood as reflected in the R-3a zoning designation. The proposed use is allowed under the City’s regulations and furthers the purpose of this zoning designation. As noted in the Plan, the purpose of this zone is to provide a variety of housing types with infill development on vacant or underutilized sites. The Plan goes on to state that the new development should be sensitive to the character and setting of the existing neighborhood. 111 Valentine achieves these objectives by incorporating the design elements referred to above on a site that is currently underutilized relative to what is allowed under current zoning. Although the lot size computation based on the number of units is technically below Code, this deficiency has now been substantially reduced by the acquisition of additional land area while the footprint of the proposed building has not changed and meets the setbacks from the lot lines and the lot coverage requirements of the R-3a zone.

111 Valentine Place also fulfills the objectives of the transportation section of the Comprehensive Plan. (See Section 3 Land Use, Sub-Section 3.3 Future Land Use Categories) The site is near two TCAT bus stops (one at State and Quarry Street and a second at Mitchell and College Ave). In addition, a campus shuttle operated by the project sponsors runs between Collegetown Terrace Apartments and Cornell University five days per week in the mornings from 7:30 a.m. to 11:30 a.m. (every 10 minutes) and in the afternoons from 12:15 p.m. to 4:15 p.m. (every hour). This shuttle service also runs on Sunday from Collegetown Terrace to Wegmans. One of the designated stops for this shuttle service is on Valentine Place directly opposite the proposed project site.

The R-3a zoning designation does require onsite parking in a ratio defined in the District Regulations Chart which, based on the number of units/beds in the revised proposed project, yields 29 parking spaces -- a reduction in the relief requested from the original proposal. However, the overall goal of many of the City’s planning documents calls for less parking and use of private automobiles in favor of walkability and multi-modal transportation options. These options are abundant on Valentine Place. Students choose to live on Valentine Place because it is within walking distance of the Cornell campus; an experience soon to be enhanced by the City’s substantial investment in College Avenue. The redesign of College Avenue will include wider sidewalks, better street lighting, enhanced landscaping and the undergrounding of all overhead electric and telecommunications lines. The project sponsors, as mentioned above, operate a robust shuttle service that operates almost continuously during weekdays carrying students to and from the Collegetown Terrace project to campus as well as on weekends to Wegmans for shopping trips and to nearby stores. This private shuttle will also service the Valentine Place property. In addition, there are two TCAT bus stops nearby and an Ithaca CarShare pick-up location. The project location and abundant multi-modal transportation options make Valentine Place an ideal location for the many students who choose not to bring a car to Ithaca -- a trend which has been gaining in popularity. This is evidenced in part by the relatively low parking space utilization rates for the parking garages at the adjacent Collegetown Terrace project. (See letter previously submitted and attached) However, with the acquisition of the 107 Valentine Place site the project sponsors now
have an ability to construct 9 parking spaces onsite, in an effort to mitigate the scale of the requested parking variance.

Given the low parking utilization rate at Collegetown Terrace an additional mitigation factor to those described above is to provide for the dedication of 20 parking spaces in the adjacent Collegetown Terrace parking garage. As noted in a Valentine Parking memo dated 9/9/2022 and provided to the Board of Zoning Appeals there are 649 parking spaces at Collegetown Terrace. Based on the 2022-2023 academic year demand and utilization rates and commitments made to other developments there is a total demand for only 306 parking spaces. The 343 remaining spaces provide ample space to accommodate the zoning related parking deficiency for 111 Valentine Place. The availability of these parking spaces to satisfy the zoning parking requirement will be secured by a long term lease arrangement between the Valentine Place project and Collegetown Terrace, structured to continue in the event of a sale of either property.

Based on the above, granting the requested variances will not create an undesirable change in the character of the neighborhood nor be a detriment to nearby properties. In fact, given the condition of the existing structure on the site the proposed new development with its associated robust planting plan for the entire property, including the street side of the site, will create a welcoming and aesthetically pleasing experience that will enhance the character of the neighborhood and benefit nearby properties—a conclusion supported by the fact that no such undesirable change in character has been identified by the public, the Planning Board or any other department or agency in the City. Furthermore, this conclusion is also shared by Saratoga Associate, a multi-disciplinary planning and design firm with years of city planning experience throughout upstate New York (see letter report attached).

2. The benefit sought cannot be achieved by some other method that is feasible to the applicant, other than the requested area variances.

The lot size requirement for the R-3a zone is a ratio of land area per number of apartment units without regard to the number of bedrooms within each unit. However, bedroom count is an important factor in the design of student housing since this is what drives project financial feasibility. Equally important is an understanding of current market conditions relative to types of units that are most desirable and most likely to be rented. Our leasing data demonstrate there is a significant demand for studio and other small unit types such as one and two bedroom units. The proposed project is therefore, focused on a studio/small apartment-style living experience for the benefit of the residents and the neighborhood. While this design approach generally yields a larger number of units than a building composed of large multi-bedroom apartments, based upon feedback and comments from the BZA, the project sponsors have now reduced the number of units originally proposed from 30 to 25 units.

Providing all of the required 29 parking spaces onsite would in turn require approximately 10,500sf of paved area not counting a driveway to access such a parking lot. Including a large paved area increases the amount of stormwater runoff to manage, reduces the land area available for landscaping and lawn, and is both aesthetically and environmentally objectionable. Limiting the number of onsite parking spaces to 9 and granting the requested parking variance for 20 spaces eliminates these concerns. The proposed site plan slightly increases the amount of greenspace on the site that is only possible by limiting the onsite parking. However, the impact of limiting onsite parking is fully mitigated by a) a lease for available parking in an adjacent property, and b) providing the private shuttle services and other TDM options that will minimize the numbers of cars brought by residents. Given the documented
abundance of available parking spaces at Collegetown Terrace it would appear to be a waste of resources and environmentally irresponsible to build more parking that will in all likelihood go unused, a view that is shared by the Planning Board.

3. The requested area variances are not substantial

As noted above, the parking requirement for onsite parking is 29 spaces. The project sponsors now propose to provide 9 of these spaces onsite with the balance to be provided by a long-term lease for otherwise unused spaces at Collegetown Terrace. The substantiality analysis relative to this request is not simply driven by raw numbers but by the existing conditions of the site and the goals of the City (20 of 29 spaces = 69% variance, but in context the variance is for 20 spaces within hundreds of empty spaces at Collegetown Terrace). The project location provides student residents a number of multi-modal transportation options for getting to campus and shopping including:

- walking to campus and Collegetown shopping
- utilizing the shuttle service provided by the project sponsor
- utilizing the two TCAT bus stops nearby
- Utilizing the nearby Ithaca Car Share location.

These factors all contribute to the relatively low parking space utilization at Collegetown Terrace and support the fact that students choose to live on Valentine Place precisely so they do not need to bring, or rely on, a car. However, for those residents who will reside at Valentine Place and desire to bring a car, parking will be available on the project site and at Collegetown Terrace where these spaces will be secured by a long-term lease between Valentine Place and Collegetown Terrace.

Similarly, the minimum lot size relative to the number of units provided is not substantial especially with the recent acquisition of additional land for the project and a reduction in the number of proposed units from 30 to 25 units which reduces this request for relief to just 3%. This compares to a nearly 35% lot size deficiency with our original proposal. As noted by Saratoga Associates the minimum lot area and parking variance requested are insubstantial particularly within the context of the neighborhood and substantial mitigation measures proposed.

4. There will be no adverse effects or impacts on the physical or environmental condition of the neighborhood

As demonstrated through the submitted plans, documents and a full environmental assessment conducted by the Planning Board there will be no physical or environmental adverse impacts as a result of the requested variances. This is even more so the case given the applicant’s decision to reduce the number of proposed units and acquire additional land. In fact, the project will significantly enhance positive environmental conditions in the neighborhood.

The proposed project is consistent with the character of the Valentine neighborhood which is mostly defined by large-scale student housing options. Significant design effort has been expended to create a
unique project that also respects and incorporates the dominant design elements evident in the neighborhood. Compared to the existing structures onsite, the proposed project enhances the overall quality of the neighborhood and responds to the Comprehensive Plan’s recommendation that new development in the R-3a neighborhood “should be sensitive to the character and setting of the existing neighborhood”.

Additionally, stormwater management will be improved relative to current conditions. There will be a slight decrease in the amount of impervious coverage and all roof stormwater runoff will be collected and piped to a storm water sewer manhole near the southwest corner of the site.

Proposed landscaping will also benefit the area under the proposed project. An extensive landscape plan has been developed on the original site that will add a diverse selection of coniferous and deciduous trees and shrubs. The plan includes approximately 20 large trees, 40 smaller ones and many shrubs throughout the site and around the building -- all a benefit to the area. This planting plan will not be impacted by the proposed 9 onsite parking spaces since these spaces will be developed on additional land acquired by the project sponsors.

The project will not result in any negative impact on transportation and parking systems in the neighborhood. The project site is reasonably close to the Cornell campus allowing residents to have the option of walking to campus, an experience likely to be improved once the City completes the streetscape improvement along the full length of College Ave this summer. The project sponsor as noted above also provides a robust shuttle service with stops directly across the street from the proposed project. Finally, there are two TCAT bus stops near 111 Valentine. While the project will not provide all of the zoning-required onsite parking there is ample excess parking available at Collegetown Terrace. Both the proposed project and Collegetown Terrace are owned by the same entity and a long term lease arrangement will be entered into between the Valentine Place project and Collegetown Terrace.

The Planning Board conducted an extensive environmental review of the project that considered all of the above conditions as well as impacts the project may have on energy, air, aesthetic resources, groundwater, etc. The Planning Board, as Lead Agency for the environmental review, determined that the project will have no adverse impact and concluded Valentine Place is an area of the city “where large, dense apartment complex which houses students is warranted”.

5. While the difficulty is self-created, it is not determinative of this application

The variance request for providing on-site parking is self-created, although reduced by virtue of this revised proposal. This request is fully mitigated by an existing robust private shuttle service which will minimize the numbers of residents who actually bring vehicles, and for those who do, parking will be provided across the street in the parking garages that are part of the Collegetown Terrace project. The project sponsor has provided documentation demonstrating that due to underutilization of these facilities there is more than sufficient capacity to satisfy the 20 parking spaces not provided onsite. In fact, we would suggest this required parking ratio is unusually high given current trends regarding students who opt to not bring a car to Ithaca. Granting this variance has the added advantage, without any impact on the neighborhood or nearby properties, of decreasing site usage in favor of green space. Finally, the project applicants have proposed a long-term lease arrangement which will ensure these
parking spaces are available to the Valentine project into the future and regardless of potential changes in ownership structure of either property.

The variance request regarding the ratio of the number of units relative to lot size is also self-created, based on demand for additional housing units in the area. This request is also substantially mitigated by the design of the proposed project and the recent acquisition of additional land which reduces the requested relief for lot density to just under 600sf or 3%. The proposed project, while it has a relatively large number of units, has only 48 beds. With the acquisition of additional land and reduction of proposed units, the project sponsors have pushed the structure of the project as far as they can given market demand and project economics.

**Conclusion**

The applicant has presented a thoughtful, well designed project that will be a qualitative addition to the neighborhood while seeking the minimum variances necessary to realize a successful project. The positive attributes of the project far outweigh any detriments to the health, safety and welfare of the neighborhood. This conclusion is shared by the Planning Board after it conducted a thorough environmental review of the project and determined that the project will have no significant impact on the environment, neighborhood and community character and by Saratoga Associates after conducting a thorough evaluation of the proposed project relative to the requested variances. This is even more the case now that in response to previous BZA and staff comments and recommendations, the project sponsors have reduced the number of proposed apartments and thereby lowered the number of required parking spaces and acquired additional land, significantly reducing both requests. By all measures, the applicant has satisfied its burden under the balancing test and accordingly we respectfully request the two variances be granted.
### Zoning Analysis – Revised Unit Count – 25 Units
**111 Valentine Place**

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Use District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R-3a – Multi-Family Residential</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Column 2</th>
<th>Permitted Primary Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Multiple Dwelling / Neighborhood Commercial Facility</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Column 3</th>
<th>Permitted Accessory Uses – Not Applicable</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Column 4</th>
<th>Off-Street Parking Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(1 space per 1-3 bed unit) x 21 units + (2 space per 4 bed unit) x 4 = 29 spaces required – 9 spaces provided – <strong>VARIANCE REQUIRED</strong></td>
</tr>
<tr>
<td></td>
<td>Adequate spaces available in neighboring 113 Valentine garage in accordance with 325-20 D (4) a-e off-site parking.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Column 5</th>
<th>Off-Street Loading Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2 Loading Zones Required</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Column 6</th>
<th>Minimum Lot Size – Area in Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>25 units provided - 6,000 SF for 1st 3 units + (750 SF per unit after x 27) = 22,500 SF Required</td>
</tr>
<tr>
<td></td>
<td>21,901 SF provided – <strong>VARIANCE REQUIRED</strong></td>
</tr>
<tr>
<td></td>
<td>Note: Lot area allows for 24 Units and 25 are provided. A 599sf deficiency.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Column 7</th>
<th>Minimum Lot Size – Width in Feet at Street Line</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>50'-0&quot; minimum required – 98'-10&quot; provided</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Column 8</th>
<th>Maximum Building Height – Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4 stories maximum permitted – 4 stories provided</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Column 9</th>
<th>Maximum Building Height – Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>44'-0&quot; maximum permitted (40'-0&quot; by chart + 4'-0&quot; for additional setbacks as allowed by 325-16 C (1)-(4).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Column 10</th>
<th>Maximum Percent Lot Coverage By Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>17,153 SF x 35% = 7,648 SF permitted – 6,002 SF provided</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Column 11-15</th>
<th>Yard Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(additional 4'-0&quot; provided at each as per column 9 above)</td>
</tr>
<tr>
<td>Front:</td>
<td>14'-0&quot; Required 18'-1 ½&quot; Provided</td>
</tr>
<tr>
<td>1st Side:</td>
<td>9'-0&quot; Required 9'-0&quot; Provided</td>
</tr>
<tr>
<td>2nd Side:</td>
<td>14'-0&quot; Required 28'-0&quot; Provided</td>
</tr>
<tr>
<td>Rear:</td>
<td>41'-6&quot; Required (187.5 x 20%) 42'-1&quot; Provided</td>
</tr>
</tbody>
</table>

| Column 16 | Minimum Building Height - None |
— NOTICE OF APPEAL —
REGARDING ZONING OR SIGN ORDINANCE
CITY OF ITHACA, NEW YORK

APPEAL NO. 3248

TO: Owners of Property within 200 feet of 107-111 Valentine Place and others interested.
(property address)

FROM: Valentine Place Associates, LLC applicable to property named above, in R-3a zone.
(name of person or organization making appeal)

REGARDING: (check appropriate box)

☐ Area Variance ☐ Use Variance ☐ Sign Variance

City regulations require you be notified of this appeal to the Board of Zoning Appeals (BZA), as described in the attached letter and provide the opportunity for you to comment on it and/or attend the meetings listed below. Anyone considered an interested party may speak for or against the appeal at the meetings listed below, or submit a written statement to the BZA before its designated meeting. There is a time limit of three (3) minutes for each interested party to address the BZA during the Public Hearing portion of the meeting.

The Board of Zoning Appeals bases its decision primarily on the written evidence submitted and presented to it, the testimony of interested parties, and zoning and legal considerations. The written case record will be available for review on the City’s website (http://www.cityofithaca.org/368/Board-of-Zoning-Appeals) under “Most Recent Agenda,” beginning one week before the scheduled BZA meeting. This case has also been referred to the City’s Planning and Development Board that will advise the BZA, if granting the relief sought by the appellant will affect long-term planning objectives. The date of the Planning Board’s meeting regarding this appeal is also listed below.

The Planning Board will consider this case on March 28 at 6:00 P.M. via the online platform Zoom. A live stream is available at https://www.youtube.com/channel/UC7R6JN1P_RFaFW2IVCnTrDg. To provide comments to the Planning Board on this appeal, please submit written comments to Anya Harris at aharris@cityofithaca.org, and your comments will be forwarded to the Board members for their review.

The Board of Zoning Appeals will consider this case on April 4 at 6:00 P.M. via the online platform Zoom. There will be a public hearing on this appeal, and there are two options to participate in the public hearing:

1. Submit comments by email no later than 4 p.m. on the day of the meeting to zoningdivision@cityofithaca.org and they will be read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing. You must provide your name and address.

2. To speak at the meeting, sign up and receive instructions by contacting zoningdivision@cityofithaca.org or Anya Harris at (607) 274-6550 or aharris@cityofithaca.org. You must provide your name and address.

Signature of Appellant

15 Thornwood Drive, Ithaca, NY

2/7/23

Date
Valentine Place Associates, LLC

15 Thornwood Drive

Ithaca, NY 14850

607-257-5050

February 7, 2023

TO: Property Owners with 200’ of 107-111 Valentine Place
FROM: Valentine Place Associates, Herman Sieverding, Owner Representative
Re: BZA Appeal for the Proposed 111 Valentine Place Project – Area Variance

Introduction

This letter summarizes revisions to the proposed 111 Valentine Place project and the request for two minor area variances from the Board of Zoning Appeals (BZA). The BZA will recall that 111 Valentine Place had previously been proposed as a 30 unit residential apartment building on a 17,119sf lot that has (after receiving comment from the BZA and staff) been reduced to 25 units on a lot that is now 21,901sf, as the applicant has changed floor plans and is acquiring an adjacent parcel. The site is located adjacent to the existing Collegetown Terrace properties off of East State Street. The proposed building is still approximately 29,320 overall GSF. Figure 1: Location Map shows the location of the property at the end of Valentine Place.
109-111 Valentine Place (tax parcel 83-3-13) is an older brick side-by-side duplex building that has long been used as student housing. There are a total of 11 bedrooms in the two existing buildings. There is a detached garage at the rear of the property which is used for storage and several paved parking spaces. The structure is generally in poor condition, with significant deferred maintenance items throughout. No upgrade of interior layout, finishes, appliances, etc., appears to have ever been done, other than cutting up each floor into separate bedrooms with shared bathroom and kitchen facilities. In addition, since the last meeting with the BZA the project sponsors have acquired 107 Valentine Place. 107 Valentine Place is a vacant lot consisting of approximately 4,782 sf and will be incorporated into the project site area -- increasing the lot size to 21,901 sf from its previous 17,119 sf. The project sponsors have also proposed to utilize this additional property to provide onsite parking. See the revised site plan which includes a parking layout for 9 parking spaces, attached.

Valentine Place Associates, LLC acquired 109-111 Valentine Place in September, 2021 and immediately began developing plans for redevelopment of the site having previously determined that the existing structure needs far more work than is economically viable and significantly underutilizes the site. The resultant redevelopment plan -- as recently modified -- now calls for 25 units in a mix of a reduced number of studio apartments and 2 and 4 bedroom units as well as a ground floor leasing and property management office. The offices will house the staff for the proposed project.

The original proposed redevelopment of the site was first presented to the Planning Board during a Sketch Plan Review on December 21, 2021. A full Site Plan and Environmental Review package was presented to the Planning Board on February 22, 2022 at which time the Planning Board declared itself Lead Agency for the SEQR review. The Planning Board reviewed both the Site Plan and Environmental review documents on March 22, 2022 and the Board adopted a Negative Declaration of Environmental significance on April 26, 2022. The project proposal was well received and the Planning Board recommended that the BZA grant the two area variances necessary to move this project forward at their May, 24, 2022 meeting. However, with the recent revisions to the development proposal described above the scope of the requested variance request has now been reduced. These reduced area variances are:

1. **Off street parking.** The site is located in a R-3a zoning district which requires 29 parking spaces for the proposed uses. The revised proposal includes 9 onsite, surface level parking spaces.

2. **Minimum Lot size for the number of units proposed.** The R-3a zoning requires 6,000 sf of land area for the first 3 units of new construction plus 750 sf of land area for each additional unit. The current project proposal has 25 units, which by this calculation the project site would need 22,500 sf per the Code. The combined area of the proposed site is now 21,901 sf, an increase of 28% in lot size over the previous proposal.

Thus, as summarized in the table below, the parking variance request has been reduced from 34 spaces to 20 spaces (an approximately 33% reduction). The Lot Area variance request has been reduced from a previous 9,131 sf of relief to a 599 sf request for relief (a 3% variance request).
SUMMARY OF AREA VARIANCES REQUESTED

The following chart summarizes the zoning per the City Code and the requested variances as revised and modified.

<table>
<thead>
<tr>
<th>ZONE</th>
<th>CODE REQUIREMENT</th>
<th>PROPOSED BY APPLICANT</th>
<th>VARIANCE REQUESTED</th>
<th>NOTES / MITIGATIONS</th>
</tr>
</thead>
</table>
| R-3a | Off-Street Parking 29 | 9 | -20 | • Private shuttle provided  
• Parking available at Collegetown Terrace and TCAT stop and Car Share nearby  
• Proposed lease of 20 spaces at Collegetown Terrace, which would continue under any different ownership |
| R-3a | Lot Area  
6000 SF for 1st 3 units + 750 SF per unit after X 22 = 22,500 SF required | 21,901 SF  
Existing lot size | 599sf | • 3% variance requested  
• Zoning would allow more bedrooms with fewer units than proposed. |

Area Variance Requests

As demonstrated below, relative to the balancing test the Board of Zoning Appeals will employ in deciding whether to grant the variances, the record presented (and as now further modified to address the initial comments from the BZA) demonstrates clearly that the benefit to the Applicant greatly outweighs any perceived detriment to the health, safety and welfare of the neighborhood should the variance request be granted. We ask the Board to consider the following with respect to the criteria it will use in making its determination:

1. There will be no undesirable change in the character of the neighborhood or any detriment to nearby properties created by the granting of the (now reduced) variances, and there has been no evidence to the contrary.

Valentine Place is characterized by large-scale student housing (Collegetown Terrace and predecessors) with a smaller scale residential building to the north of the project site. Development of student housing on Valentine Place started in the 1980s with the construction of Valentine Place Apartments and has continued with the development of Collegetown Terrace which was completed in 2017. The proposed project is consistent with this trend and the R-3a zoning classification for the area. The proposed 111 Valentine project will (as noted in the Planning Board’s SEQR determination that the project is consistent with Community Character) bridge the two scales of the large student housing complexes to the south and west with the smaller residential buildings to the north of the project site. This is achieved by the intermediate scale of 111 Valentine Place and with the saw-toothed parapet
design that reflects the pitched roofs of the adjacent houses and that breaks up the building’s roofline. Using various materials and colors, the front façade of the building will be light and transparent. The front elevation is also articulated with modules of three different depths further reducing the scale of the building and reinforcing the transitional nature of the project between the larger Collegetown Terrace buildings and the residential scaled house that remains on Valentine Place. Furthermore, it represents a vast improvement over the existing structure which is in rather poor condition.

The City’s 2015 Comprehensive Plan “Land Use” section calls for continued medium density residential development in this neighborhood as reflected in the R-3a zoning designation. The proposed use is allowed under the City’s regulations and furthers the purpose of this zoning designation. As noted in the Plan, the purpose of this zone is to provide a variety of housing types with infill development on vacant or underutilized sites. The Plan goes on to state that the new development should be sensitive to the character and setting of the existing neighborhood. 111 Valentine achieves these objectives by incorporating the design elements referred to above on a site that is currently underutilized relative to what is allowed under current zoning. Although the lot size computation based on the number of units is technically below Code, this deficiency has now been substantially reduced by the acquisition of additional land area while the footprint of the proposed building has not changed and meets the setbacks from the lot lines and the lot coverage requirements of the R-3a zone.

111 Valentine Place also fulfills the objectives of the transportation section of the Comprehensive Plan. (See Section 3 Land Use, Sub-Section 3.3 Future Land Use Categories) The site is near two TCAT bus stops (one at State and Quarry Street and a second at Mitchell and College Ave). In addition, a campus shuttle operated by the project sponsors runs between Collegetown Terrace Apartments and Cornell University five days per week in the mornings from 7:30 a.m. to 11:30 a.m. (every 10 minutes) and in the afternoons from 12:15 p.m. to 4:15 p.m. (every hour). This shuttle service also runs on Sunday from Collegetown Terrace to Wegmans. One of the designated stops for this shuttle service is on Valentine Place directly opposite the proposed project site.

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Given the low parking utilization rate at Collegetown Terrace an additional mitigation factor to those described above is to provide for the dedication of 20 parking spaces in the adjacent Collegetown Terrace parking garage. As noted in a Valentine Parking memo dated 9/9/2022 and provided to the Board of Zoning Appeals there are 649 parking spaces at Collegetown Terrace. Based on the 2022-2023 academic year demand and utilization rates and commitments made to other developments there is a total demand for only 306 parking spaces. The 343 remaining spaces provide ample space to accommodate the zoning related parking deficiency for 111 Valentine Place. The availability of these parking spaces to satisfy the zoning parking requirement will be secured by a long term lease arrangement between the Valentine Place project and Collegetown Terrace, structured to continue in the event of a sale of either property.

Based on the above, granting the requested variances will not create an undesirable change in the character of the neighborhood nor be a detriment to nearby properties. In fact, given the condition of the existing structure on the site the proposed new development with its associated robust planting plan for the entire property, including the street side of the site, will create a welcoming and aesthetically pleasing experience that will enhance the character of the neighborhood and benefit nearby properties – a conclusion supported by the fact that no such undesirable change in character has been identified by the public, the Planning Board or any other department or agency in the City. Furthermore, this conclusion is also shared by Saratoga Associate, a multi-disciplinary planning and design firm with years of city planning experience throughout upstate New York (see letter report attached).

2. The benefit sought cannot be achieved by some other method that is feasible to the applicant, other than the requested area variances.

The lot size requirement for the R-3a zone is a ratio of land area per number of apartment units without regard to the number of bedrooms within each unit. However, bedroom count is an important factor in the design of student housing since this is what drives project financial feasibility. Equally important is an understanding of current market conditions relative to types of units that are most desirable and most likely to be rented. Our leasing data demonstrate there is a significant demand for studio and other small unit types such as one and two bedroom units. The proposed project is therefore, focused on a studio/small apartment-style living experience for the benefit of the residents and the neighborhood. While this design approach generally yields a larger number of units than a building composed of large multi-bedroom apartments, based upon feedback and comments from the BZA, the project sponsors have now reduced the number of units originally proposed from 30 to 25 units.

Providing all of the required 29 parking spaces onsite would in turn require approximately 10,500sf of paved area not counting a driveway to access such a parking lot. Including a large paved area increases the amount of stormwater runoff to manage, reduces the land area available for landscaping and lawn, and is both aesthetically and environmentally objectionable. Limiting the number of onsite parking spaces to 9 and granting the requested parking variance for 20 spaces eliminates these concerns. The proposed site plan slightly increases the amount of greenspace on the site that is only possible by limiting the onsite parking. However, the impact of limiting onsite parking is fully mitigated by a) a lease for available parking in an adjacent property, and b) providing the private shuttle services and other TDM options that will minimize the numbers of cars brought by residents. Given the documented
abundance of available parking spaces at Collegetown Terrace it would appear to be a waste of resources and environmentally irresponsible to build more parking that will in all likelihood go unused, a view that is shared by the Planning Board.

3. The requested area variances are not substantial

As noted above, the parking requirement for onsite parking is 29 spaces. The project sponsors now propose to provide 9 of these spaces onsite with the balance to be provided by a long-term lease for otherwise unused spaces at Collegetown Terrace. The substantiality analysis relative to this request is not simply driven by raw numbers but by the existing conditions of the site and the goals of the City (20 of 29 spaces = 69% variance, but in context the variance is for 20 spaces within hundreds of empty spaces at Collegetown Terrace). The project location provides student residents a number of multi-modal transportation options for getting to campus and shopping including:

- walking to campus and Collegetown shopping
- utilizing the shuttle service provided by the project sponsor
- utilizing the two TCAT bus stops nearby
- Utilizing the nearby Ithaca Car Share location.

These factors all contribute to the relatively low parking space utilization at Collegetown Terrace and support the fact that students choose to live on Valentine Place precisely so they do not need to bring, or rely on, a car. However, for those residents who will reside at Valentine Place and desire to bring a car, parking will be available on the project site and at Collegetown Terrace where these spaces will be secured by a long-term lease between Valentine Place and Collegetown Terrace.

Similarly, the minimum lot size relative to the number of units provided is not substantial especially with the recent acquisition of additional land for the project and a reduction in the number of proposed units from 30 to 25 units which reduces this request for relief to just 3%. This compares to a nearly 35% lot size deficiency with our original proposal. As noted by Saratoga Associates the minimum lot area and parking variance requested are insubstantial particularly within the context of the neighborhood and substantial mitigation measures proposed.

4. There will be no adverse effects or impacts on the physical or environmental condition of the neighborhood

As demonstrated through the submitted plans, documents and a full environmental assessment conducted by the Planning Board there will be no physical or environmental adverse impacts as a result of the requested variances. This is even more so the case given the applicant’s decision to reduce the number of proposed units and acquire additional land. In fact, the project will significantly enhance positive environmental conditions in the neighborhood.

The proposed project is consistent with the character of the Valentine neighborhood which is mostly defined by large-scale student housing options. Significant design effort has been expended to create a
unique project that also respects and incorporates the dominant design elements evident in the neighborhood. Compared to the existing structures onsite, the proposed project enhances the overall quality of the neighborhood and responds to the Comprehensive Plan’s recommendation that new development in the R-3a neighborhood “should be sensitive to the character and setting of the existing neighborhood”.

Additionally, stormwater management will be improved relative to current conditions. There will be a slight decrease in the amount of impervious coverage and all roof stormwater runoff will be collected and piped to a storm water sewer manhole near the southwest corner of the site.

Proposed landscaping will also benefit the area under the proposed project. An extensive landscape plan has been developed on the original site that will add a diverse selection of coniferous and deciduous trees and shrubs. The plan includes approximately 20 large trees, 40 smaller ones and many shrubs throughout the site and around the building -- all a benefit to the area. This planting plan will not be impacted by the proposed 9 onsite parking spaces since these spaces will be developed on additional land acquired by the project sponsors.

The project will not result in any negative impact on transportation and parking systems in the neighborhood. The project site is reasonably close to the Cornell campus allowing residents to have the option of walking to campus, an experience likely to be improved once the City completes the streetscape improvement along the full length of College Ave this summer. The project sponsor as noted above also provides a robust shuttle service with stops directly across the street from the proposed project. Finally, there are two TCAT bus stops near 111 Valentine. While the project will not provide all of the zoning-required onsite parking there is ample excess parking available at Collegetown Terrace. Both the proposed project and Collegetown Terrace are owned by the same entity and a long term lease arrangement will be entered into between the Valentine Place project and Collegetown Terrace.

The Planning Board conducted an extensive environmental review of the project that considered all of the above conditions as well as impacts the project may have on energy, air, aesthetic resources, groundwater, etc. The Planning Board, as Lead Agency for the environmental review, determined that the project will have no adverse impact and concluded Valentine Place is an area of the city “where large, dense apartment complex which houses students is warranted”.

5. While the difficulty is self-created, it is not determinative of this application

The variance request for providing on-site parking is self-created, although reduced by virtue of this revised proposal. This request is fully mitigated by an existing robust private shuttle service which will minimize the numbers of residents who actually bring vehicles, and for those who do, parking will be provided across the street in the parking garages that are part of the Collegetown Terrace project. The project sponsor has provided documentation demonstrating that due to underutilization of these facilities there is more than sufficient capacity to satisfy the 20 parking spaces not provided onsite. In fact, we would suggest this required parking ratio is unusually high given current trends regarding students who opt to not bring a car to Ithaca. Granting this variance has the added advantage, without any impact on the neighborhood or nearby properties, of decreasing site usage in favor of green space. Finally, the project applicants have proposed a long-term lease arrangement which will ensure these
parking spaces are available to the Valentine project into the future and regardless of potential changes in ownership structure of either property.

The variance request regarding the ratio of the number of units relative to lot size is also self-created, based on demand for additional housing units in the area. This request is also substantially mitigated by the design of the proposed project and the recent acquisition of additional land which reduces the requested relief for lot density to just under 600sf or 3%. The proposed project, while it has a relatively large number of units, has only 48 beds. With the acquisition of additional land and reduction of proposed units, the project sponsors have pushed the structure of the project as far as they can given market demand and project economics.

Conclusion

The applicant has presented a thoughtful, well designed project that will be a qualitative addition to the neighborhood while seeking the minimum variances necessary to realize a successful project. The positive attributes of the project far outweigh any detriments to the health, safety and welfare of the neighborhood. This conclusion is shared by the Planning Board after it conducted a thorough environmental review of the project and determined that the project will have no significant impact on the environment, neighborhood and community character and by Saratoga Associates after conducting a thorough evaluation of the proposed project relative to the requested variances. This is even more the case now that in response to previous BZA and staff comments and recommendations, the project sponsors have reduced the number of proposed apartments and thereby lowered the number of required parking spaces and acquired additional land, significantly reducing both requests. By all measures, the applicant has satisfied its burden under the balancing test and accordingly we respectfully request the two variances be granted.
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*From property lines of 407 Valentine*
ZONING APPEAL CERTIFICATION OF MAILING

RE: City of Ithaca Board of Zoning Appeals

Zoning Appeal #3248

I, HERMAN SIEVERDING, affirm all property owners within two hundred (200) feet of the boundaries of the lot(s) under consideration have been mailed a copy of the enclosed notice on or before MARCH 15, 2023. I affirm the notice was mailed to the property owners at the addresses shown on the attached list of owners, by depositing the copy in a post-paid properly addressed envelope, in a post office or an official depository under the exclusive care and custody of the United States Post Office. I further affirm the names and addresses of the property owners are the same as the most recent assessment roll.

(Appellant’s Signature)

PLEASE SUBMIT THIS FORM TO:
City of Ithaca Zoning Division
108 E. Green St., 3rd Fl.
Ithaca, NY 14850

Phone: (607) 274-6550
Fax: (607) 274-6558
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83-5-6

JOYCE CATAPALNO
933 E STATE ST
ITHACA, NY 14850

+ From property lines of (O) Valentine
September 9, 2022

Megan Wilson, Zoning Administrator and Members of the Board of Zoning Appeals
City of Ithaca
108 E. Green Street
Ithaca, NY 14850

RE: Valentine Place Appeal Number 3221

Dear Megan and Members of the Board of Zoning Appeals:

I am submitting this letter to provide supplemental information as requested by the Board at the June 7, 2022 meeting regarding the Valentine Place Appeal. I have been in the business of student housing development for over 45 years - in the City of Ithaca as well as in other college communities. In my professional experience, in these college communities, there has been an increasing demand across the board for studio style apartments in close proximity to local university campuses. Most recently this market condition has been severely impacted by the pandemic and a desire for students to live on their own and without other students present in close quarters.

Historically, apartment building development in Collegetown has concentrated overwhelmingly on multi-bedroom apartments, resulting in the current gap in the market for studio apartments. To better understand the existing supply of studios in Collegetown, we surveyed many of the landlords who have significant holdings. Following is a summary of the results of these landlords.

Landlord A: 500 beds offered/8 studios
Landlord B: 54 beds offered/0 studios
Landlord C: 110 beds offered/2 studios
Landlord D: 250 beds offered/0 studios

(We will gladly provide the landlord names to the Planning Department if desired.)

Our own current inventory of leasable properties is heavily weighted with 2 and 3-bedroom apartments. We are not properly balanced for the current demand for studios. Collegetown Terrace has a total of 1245 bedrooms with only 10% of the units being studios. The mix breakdown at Collegetown Terrace is as follows:

  173 rooms
  120 studios
217 beds in 1’s
486 beds in 2’s
249 beds in 3’s

While we rent to students at all levels of education, including undergraduates, our target market is graduate students. Graduate students overwhelmingly prefer studios and so we find ourselves selling out of studio apartments quickly - leaving us in the position of not being able to offer the product to many potential tenants who approach us.

In contrast, our 3-bedroom units are more challenging to rent. Currently, unlike in the past, we have a substantial number of 3-bedroom units remaining unrented in Collegetown. To address this, we leased 3-bedroom units as 2-bedroom units. At Collegetown Terrace, we end up renting a good share of the units by the room. This means that three persons are living together who did not choose each other. This sometimes results in internal conflicts and we sometimes need to reassign and juggle tenants around when there are problems. This is a management issue which we would prefer to avoid.

At the same time, we get phone calls every day from students looking for studios and 1-bedroom units that we have to turn away as there is insufficient inventory to meet market demand. Given these facts, building a project with 3 and 4-bedroom apartments to satisfy zoning is simply not viable.

While studios tend to be more expensive per square foot to construct (they require a bathroom, shower, and kitchens which tend to be the most expensive part of the improvement) they are readily leasable when placed into the marketplace. It is this demand that we are attempting to meet with the Valentine Place project and which necessitates the request for the lot size variance.

I would also point out that the proposed project will result in total fewer bedrooms than would be possible with an as-of-right 3 and 4-bedroom apartment project.

Parking

Our initial Appeal application outlined in detail the parking requirement per the R-3a zoning district and the various mitigations offered. The zoning district requires 34 parking spaces. As noted in the initial appeal, the project location and abundant multi-modal transportation options make Valentine Place an ideal location for the many students who choose to not bring a car to Ithaca. This is evidenced in part by the relatively low parking space utilization rates for the parking garages at the adjacent Collegetown Terrace project. Given that the academic year is just beginning, we now have actual utilization rates for the 2022-2023 academic year and this is summarized below.

Total available spaces at Collegetown Terrace = 649
2022-2023 Utilization by Collegetown Terrace Tenants - 207 spaces
2022-2023 Utilization by 238 Linden and 119-125 College Avenue - 13 spaces
Projected use by Catherine Commons (assuming similar utilization rate) - 75 to 86 spaces
Total Parking Demand 295 - 306 spaces

Total available = 649 – 306 = 343 spaces remain available; far exceeding the 34 required by zoning. Furthermore, this mitigation measure avoids paving over nearly 8,800 sf of the site with asphalt.

I have also attached the APPROVED RESOLUTION, dated April 25, 2017, adopted by the Planning Board and approving the use of excess parking at the Collegetown Terrace Apartment project for any other project in which Novarr or his legal successors, is the owner.

The lot size and parking variances we are requesting would create no environmental issues and will tend to allow for more peaceful occupancies desired by the surrounding neighborhood where they are located. In short, the benefit to our project would far outweigh any harms to the area by the granting of these variances. In fact, no such harms have been identified by the Planning Board, public or any other stakeholders.

I hope this information is helpful in understanding our proposed project. I look forward to further discussions with the Board.

Sincerely,

John Novarr
Developer
Valentine Associates, LLC
APPROVED RESOLUTION
Project Change (Parking)

Site Plan Review
Collegetown Terrace Apartments
East State Street
City of Ithaca Planning & Development Board
April 25, 2017

WHEREAS: The Planning and Development Board has received a request from John Novarr, owner of Collegetown Terrace Apartments to change parking utilization at the project, and

WHEREAS: the project, known as Collegetown Terrace Apartments, received final Site Plan Approval from the Planning Board on August 3, 2011, and

WHEREAS: The project was a Type I Action subject to environmental review under the provisions of the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review Ordinance (CEQRO), and

WHEREAS: the Planning and Development Board, acting as Lead Agency, did on October 5, 2010 accept the Final Environmental Impact Statement (EIS) for the Collegetown Terrace project as complete for filing, having duly considered the potential adverse environmental impacts and proposed mitigating measures as required under 6 NYCRR Part 617 (the SEQRA regulations) and Chapter 176 of the City of Ithaca Code (the City of Ithaca Environmental Quality Review Ordinance, CEQRO), with the additions/clarifications mutually agreed upon by the Applicant and the Planning Board on that date, and

WHEREAS: on October 26, 2010, the Planning Board adopted the Findings Statement, which was a "positive" findings statement, meaning that the proposed Project was potentially "approvable" (a relevant term used in the State’s “SEQR Handbook”) by the Planning Board, as to its site plan, and

WHEREAS: the Findings Statement contained the following language: “Parking will be provided solely for residents of the Project and no parking will be available on the Project site for non-tenant usage or rental, other than by guests of the residents of the Project on a short-term basis” and that “The Planning Board finds that no permanent adverse impacts caused by the proposed parking are anticipated as a result of the Project”, and

WHEREAS: a condition of final approval stated the following: “Parking will be provided solely for residents of the Project and no parking will be available on the Project site for non-tenant usage or rental, other than by employees or guests of the residents of the Project on a short-term basis”, and

WHEREAS: the language about parking, as written above, was a description of the applicant’s intention for parking utilization at the time. Although the Planning Board did receive some public comments about the use of parking for non-residents, the Board did not analyze any potential negative impacts related to the use of on-site parking for non-residents in the EIS because the applicant was not proposing such parking, and

WHEREAS: in a letter from John Novarr, owner, to Lisa Nicholas, Planner dated April 5, 2017, Novarr explains that there is currently more parking on the site than is used by the residents, and requests a change to the project description such that parking is no longer limited to residents and guest of the project, and

WHEREAS: at the April 25, 2017 Project Review Committee Meeting, the applicant and committee agreed to recommend that the Collegetown Terrace Apartments parking be available for any project in which Novarr or his legal successors, is the owner or shares an ownership interest, and
WHEREAS: the Planning Board has determined that, as the number of parking spaces remains the same, there is no environmental impact to the proposed change, and it is consistent with the 10-26-10 Findings Statement, and no additional environmental review is required, now, therefore, be it

RESOLVED: That the Planning and Development Board does hereby approve the project change to allow excess parking to be used for any project in which Novarr or his legal successors, is the owner or shares an ownership interest.

Moved by: Jones Rounds
Seconded by: Schroeder
In Favor: Blalock, Elliott, Johnston, Jones Rounds, Lewis, Schroeder
Against: None
Abstain: None
Absent: None
Vacancies: One
Memorandum
Date: February 13, 2023
To: City of Ithaca Board of Zoning Appeals

From: Daniel Shearer, P.E., and Alison Yovine, RLA
Saratoga Associates

Project Name: Professional Opinion of 111 Valentine Place Area Variance Requests

Members of the Board of Zoning Appeals:

Please accept the following analyses of the area variance requests made by Valentine Place Associates, LLC for 111 Valentine Place currently under review by the City of Ithaca Board of Zoning Appeals (BZA). Saratoga Associates (SA) is an expert in the area of visual assessment, community planning and development with recognized professionals from many disciplines, including architecture, landscape architecture and engineering, as well as community comprehensive planning. We have been asked by the applicant, Valentine Place Associates, LLC, to provide our professional opinion of the requested variances, based upon our experience and expertise, as well as a full review of the area and submissions made to both the BZA and the City Planning Commission. We therefore offer the following:

SA has reviewed the materials submitted by Valentine Place Associates, LLC for minimum off-street parking and minimum lot size area variances at 111 Valentine Place in the City of Ithaca. Specifically, the applicant proposes a minimum lot size variance of 599 sf and a minimum parking variance of 20 spaces.

After a thorough, holistic review of the open space, landscaping, and architecture proposed for 111 Valentine Place, it is our professional opinion that the site is well suited for the proposed development, and that the applicant has on balance satisfied all five factors for the respective area variances.

Under state law, the Board of Appeals must apply a balancing test between “the benefit to be realized by the applicant against the potential detriment to the health, safety and general welfare of the neighborhood or community if the variance were to be granted”\(^1\) -- “no single statutory consideration is determinative in assessing an area variance application”\(^2\).

The following observations are divided based upon the five factors under consideration.

The project will not result in an undesirable change in neighborhood

The board must consider whether the dimensional alterations proposed are seriously out of place in the neighborhood, weighing the applicant’s interests against that of the neighborhood. In a case where “the

\(^{1}\) New York State, Division of Local Government Services, James A. Coon Local Government Technical Series, Zoning Board of Appeals
\(^{2}\) John Realty Grp., LLC v. Bd. of Appeals of Amityville

SARATOGA SPRINGS
21 Congress Street, Suite 201, Saratoga Springs, NY 12866
T 518.587.2550, www.saratogaassociates.com
construction itself would cause no physical or environmental harm to the neighborhood... [these factors] weigh in favor of granting the variance\(^3\). The following facts are present:

- Student housing is the predominant typology in the subject neighborhood. The project sits adjacent to the existing Collegetown Terrace properties off East State Street. It is situated adjacent to the existing Collegetown Terrace project to the south and west.
- The building design bridges the architecture between the smaller residential buildings to the north, and the adjacent student housing complexes to the south and west. The heart-shaped cutout in the upper corner of the façade plays off the street name, Valentine. These architectural features constitute a design response that is appropriate to and respectful of the existing context, and fits appropriately within the character of the neighborhood.
- The landscape plans propose a generous number of trees which will further ground the building into the context of the neighborhood, while providing screening from adjacent properties.
- As noted in the Full Environmental Assessment Form:
  - "This is an area of the city where a larger, dense apartment complex which houses students is warranted."
  - "No significant impact on community character is anticipated."

Based upon the above analyses, it is our opinion that the project, with the variances approved, would not create an undesirable change to the neighborhood.

**There are no feasible alternatives to the variance**

Despite every effort to do so, no reasonable alternative would allow the applicant to develop this project.

- In *Chandler Property, Inc. v. Trotta*, a court noted that applicants should consider alternatives like acquiring adjoining properties. It should therefore be noted that the applicant here has acquired an adjoining vacant property which has significantly reduced the prior lot size deficiency – from 9,000 to less than 600 square feet or only a 3% variance. Further, the additional land has reduced the parking deficiency – from 30 parking spaces to 20 parking spaces, a 33% reduction in the size of the requested variance. The project is located next to the Collegetown Terrace properties on East State Street and is adjacent to the Collegetown Terrace project on the south and west sides.
- After feedback from the board, the applicant has reduced unit count from 30 to 25 to achieve the minimum viable variance. A further reduction would likely render the project financially unfeasible.
- Unbundling parking from residential rents skews traveler demand towards public transit, cycling, and walking. Research suggests that buildings with at least one parking space per unit have more than twice the car ownership rate of buildings that have no parking\(^4\).

**The difficulty was not meaningfully self-created**

While a *use variance* requires an applicant to demonstrate that the hardship was not self-created, an *area variance* only requires that the board consider the extent of self-created difficulty and evaluate the request for relief under the balancing test set forth by law. That a difficulty was self-created does not, in and of itself, constitute a reason to deny the grant of an area variance. Indeed, really all area variances are in some fashion self-created.

\(^3\) Pecoraro v. Board of Appeals of the Town of Hempstead
The City of Ithaca has a long and complicated history when it comes to zoning requirements for parking – in 2012, the city had implemented maximum parking requirements in some neighborhoods which was eventually repealed. This occurred even as the city sought to eliminate minimum parking requirements, with Mayor Myrick arguing that “if there weren’t a requirement, you could build more, smaller apartment units, and those units would be affordable.” According to the Rockland County Business Journal, as of 2022, “the City of Ithaca does not require any off-street parking in its downtown Central Business District, the West End, Cherry Street District, Newman District, Market District or Mixed-Use Districts.”

- Changes in car ownership and the propensity of students to bring cars to campus have changed over time. The applicant has taken every measure possible in order to satisfy the letter and intent of the law by reducing unit count, adding parking where feasible, and securing a long-term off-site parking agreement.

The area variances proposed are insubstantial

Substantiability, as it relates to these variances, involves a reasoned judgment as to whether the actual impacts of nonconforming parking and lot size on neighboring sites is too great compared to the lawful dimensions.

The project will require a variance of 20 spaces and a minimum lot area of 599 square feet. Based on our firm’s professional understanding of the project documents as well as evidence from site review, no elements of the requested area variances are substantial.

- While the parking variance could be considered substantial under a simple mathematical analysis, a reasoned judgement would suggest that it is insubstantial given the Lead Agency’s findings that the “there is an ample amount of parking spaces for residents at Valentine Place at Collegetown Terrace” and due to the effective mitigations proposed, surrounding land-use development context, and citywide investment in multimodal transportation.
  - Based on the 2022-2023 school year, of the 649 existing parking spaces at Collegetown Terrace, 306 spaces are being utilized, leaving 343 spaces available.
  - Concerns over the long-term availability of parking are mitigated by a lease arrangement that will survive a change in ownership.
  - Nine parking spaces are provided despite ample parking to mitigate on-street parking demand.
  - The applicant provides a robust daily shuttle service free of charge with multiple buses circulating every 10 minutes between Collegetown Terrace and the proposed project site and the Cornell campus.
- The minimum lot area variance is insubstantial from both a mathematical analysis and reasoned judgement perspective. As noted by the Lead Agency “this is an area of the city where a larger, dense apartment complex which houses students is warranted”, is consistent with the community character which is “predominantly large student housing complexes”, and “is near to the campus and follows the land use goal [given its] proximity to campus”.

Therefore, by all measures, the extent of the variances is insubstantial.

The project will have no significant environmental impacts

The board of appeals should weigh the proposal’s potential impact on such factors as drainage, traffic circulation, dust, noise, odor, and impact on emergency services, among other factors.

- Per the lead agency, no significant impacts to aesthetic resources, traffic or community plans are anticipated. The site is in an appropriate area in which to build student housing, near the campus and
adjacent to a transit corridor. The proposed variances will not impact any identified environmental resources or impact drainage or any other concerns. Mitigations have been designed into the project for stormwater and the design has been specifically developed to allow for the project to act as a thoughtful transition in the neighborhood.

- The traffic-demand management solutions proposed are well-suited to the neighborhood. Unbundled parking can reduce travel modality preference for private automobiles while encouraging public transit, cycling, and walking. To further reduce demand, applicants propose supplementing public transit with a resident shuttle service and providing pedestrian and bicycle amenities. This includes a bicycle rail to allow for cyclists to park and secure their bicycle.

Conclusion

It is our professional opinion that the proposed project is appropriate in this location due to the proximity to the existing Collegetown Terrace apartments. The applicant’s acquisition of property to the north has enhanced the project and shows a great deal of compromise and motivation to make this project successful. The applicant’s variance application provides a comprehensive and detailed response to each of the five criteria that the Board must consider when deciding to grant an area variance. It is SA’s opinion that based on the above the minor variances requested should be granted since the benefit of granting the variances far outweigh any negative impacts to the neighborhood.
Data contained on this map was provided or derived from data developed or compiled by the City of Ithaca, and is the best available to date. The originators do not warrant the accuracy or completeness of the information portrayed by the data.
Appeal of DDS Companies on behalf of property owner South Hill Church of Nazarene for an area variance from §325-8, Column 6, Lot Area, and Column 11, Front Yard requirements of the Zoning Ordinance. The applicant proposes to construct a new single-story public utility building, with a footprint of 160 SF at 220 Grandview Avenue. The minimum lot area requirement of the R-2a district is based on the use provided on site. A minimum lot area of 6,000 SF is required for a public utility, and the property is 4,791.6 SF, resulting in a deficiency of 1,208.4 SF of lot area. The minimum front yard requirement of the R-2a district is 25 ft. The property has two front yards, one along Grandview Ave. and the other along Hudson St. The applicant is proposing front yards of 11 ft along Grandview Ave. and 12.6 ft along Hudson St., resulting in deficiencies of 14 ft and 12.4 ft respectively.

220 Grandview Avenue is located in the R-2a zoning district in which the proposed use is permitted by Special Permit. However, Section 325-38 requires that area variances be granted before a building permit is issued.
## City of Ithaca Board of Zoning Appeals Worksheet

**Appeal Number:** BZA-3250  
**Address:** 220 Grandview Ave  
**Use District:** R-2a  
**Date:** 3.3.23  
**Applicant:** Arne Larson  
**Owner:** South Hill Church of the Nazarene  
**Application Type:** Area Variance

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**Notes:**  
* By Special Permit from the Planning and Development Board
CITY OF ITHACA
108 E. Green St. — Third Floor Ithaca, NY 14850-5690
DEPARTMENT OF PLANNING, BUILDING, ZONING & ECONOMIC DEVELOPMENT
Megan Wilson, Secretary to the Board of Zoning Appeals
Telephone: 607-274-6550 Fax: 607-274-6558 E-Mail: mwilson@cityofithaca.org

BOARD OF ZONING APPEALS (BZA) APPLICATION

1. TYPE OF APPEAL:

☐ AREA VARIANCE 
☐ SPECIAL PERMIT 
☐ USE VARIANCE 
☐ SIGN VARIANCE 
☐ ACTION, DECISION, OR INTERPRETATION OF ZONING OFFICER

APPEAL #: 3250 (FILLED IN BY STAFF)
HEARING DATE: 4/4/2023
BUILDING PERMIT #: 43085 (REQUIRED)
RECEIPT #: 69878 (FILLED IN BY STAFF)

2. Property Address: 220 Grandview Avenue Use District: R-2
Owner’s Name: South Hill Church of Nazarene Owner’s Address: PO Box 258
City: Clay State: NY Zip: 13041

3. Appellant’s Name: Arne Larsen - DDS Companies Appellant’s Address: 45 Hendrix Road
City: West Henrietta State: NY Zip: 14586
Telephone: 585-359-0554 E-Mail: alarsen@ddscompanies.com

4. Attach Reason for Appeal (see “Zoning Appeal Procedure Form”)

5. Appellant Certification: I certify the information submitted with the appeal is true to the best of my knowledge/belief; and I have read and am familiar with City of Ithaca Zoning Ordinance sections that apply to this appeal (incl. Section 325-40, describing the powers and duties of the Board of Zoning Appeals). I also acknowledge the Board of Zoning Appeals may visit the property and I specifically permit such visits.

I have met/discussed this application with Zoning Division staff prior to submission.

STATE OF NEW YORK
COUNTY OF TOMPKINS MONROE

Sworn to this 15TH day of February, 2023
Notary Public

LORI W VANSLYKE
Notary Public, State of New York
Reg. No. 01VA0969460
Qualified in Monroe County
Commission Expires 02/04/2026

Notary Public available at City Hall.

IMPORTANT: INCOMPLETE applications will be returned to the applicant and the applicant will have to reapply.

If another City approval is required (e.g., Site Plan Review, Subdivision Review, Ithaca Landmarks Preservation Commission Review), this application will likely not be considered at the next scheduled BZA meeting date.

If an application is submitted and subsequent changes are made to the proposal/project, a revised application will be required. The original application will not be considered a placeholder for the original BZA hearing date. Zoning Division staff will also not remove contents from earlier applications to complete a revised application. Applicants are responsible for ensuring all information necessary for processing a Zoning Appeal is submitted by the application deadline for a given BZA hearing date.
1. Ordinance Section(s) for the Appeal:

<table>
<thead>
<tr>
<th>Zoning Ordinance Section Being Appealed</th>
<th>Sign Ordinance Section Being Appealed</th>
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<tbody>
<tr>
<td>§325- 8, Columns 6, 11</td>
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2. Application of SEQR determination:  
   - [ ] Type 1
   - [ ] Type 2
   - [x] Unlisted

3. Environmental Assessment form used:
   - [ ] Short Environmental Assessment Form (SEAF)
   - [ ] Full Environmental Assessment Form (FEAF)
   - [x] Completed by Planning Division at preliminary hearing for Site Plan Review
   - [ ] Not Applicable (Type 2 Action)

4. A previous appeal [ ] has / [x] has not been made for this proposal:

   Appeal No. ________ dated, ____________
   Appeal No. ________, dated _____________
   Appeal No. ________, dated _____________

5. Notes or Special Conditions:
September 20, 2021

The DDS Companies
45 Hendrix Road
West Henrietta, NY
14586

This letter is to confirm that Olivia Metcalfe is an authorized signer for South Hill Church of the Nazarene due to her role as District Superintendent of the Upstate New York District Church of the Nazarene. If you have further questions please call the District Office at 315-698-9100.

Thank you,

Reverend Keith Hardy Jr.
District Advisory Board Secretary
Upstate New York District Church of the Nazarene
NOTICE OF APPEAL

REGARDING ZONING OR SIGN ORDINANCE

CITY OF ITHACA, NEW YORK

APPEAL NO. 3250

TO: Owners of Property within 200 feet of 220 Grandview Avenue and others interested.

(property address)

FROM: _____________ applicable to property named above, in _______ zone.

(name of person or organization making appeal)

REGARDING: (check appropriate box)

[ ] Area Variance  [ ] Use Variance  [ ] Sign Variance

City regulations require you be notified of this appeal to the Board of Zoning Appeals (BZA), as described in the attached letter and provide the opportunity for you to comment on it and/or attend the meetings listed below. Anyone considered an interested party may speak for or against the appeal at the meetings listed below, or submit a written statement to the BZA before its designated meeting. There is a time limit of three (3) minutes for each interested party to address the BZA during the Public Hearing portion of the meeting.

The Board of Zoning Appeals bases its decision primarily on the written evidence submitted and presented to it, the testimony of interested parties, and zoning and legal considerations. The written case record will be available for review on the City’s website (http://www.cityofithaca.org/368/Board-of-Zoning-Appeals) under “Most Recent Agenda,” beginning one week before the scheduled BZA meeting. This case has also been referred to the City’s Planning and Development Board that will advise the BZA, if granting the relief sought by the appellant will affect long-term planning objectives. The date of the Planning Board’s meeting regarding this appeal is also listed below.

The PLANNING BOARD will consider this case on March 28, 2023 at 6:00 P.M. via the online platform Zoom. A live stream is available at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg. To provide comments to the Planning Board on this appeal, please submit written comments to Anya Harris at aharris@cityofithaca.org, and your comments will be forwarded to the Board members for their review.

The BOARD OF ZONING APPEALS will consider this case on 4/4/2023 at 6:00 P.M. via the online platform Zoom. There will be a public hearing on this appeal, and there are two options to participate in the public hearing:

1. Submit comments by email no later than 4 p.m. on the day of the meeting to zoningdivision@cityofithaca.org and they will be read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing. You must provide your name and address.

2. To speak at the meeting, sign up and receive instructions by contacting zoningdivision@cityofithaca.org or Anya Harris at (607) 274-6550 or aharris@cityofithaca.org. You must provide your name and address.


Signature of Appellant

Address

Date
March 13th, 2023

Re: NYSEG Hudson Street Regulator Station
Zoning Variance Neighborhood Notice Letter

Dear Resident:

DDS Companies, on behalf of our client NYSEG, is applying for Site Plan Approval to construct a 10’x16’ pre-cast concrete utility structure for the purpose of enclosing a natural gas regulator station. The project is located at 220 Grandview Avenue, at the northwest corner of the Hudson Street and Grandview Avenue intersection. The parcel is currently undeveloped with a small gravel area used for off-street parking. NYSEG has previously obtained an easement from the property owner, the South Hill Church of the Nazarene.

The purpose of a regulator station is simply to reduce the pressure of incoming gas flow to a pressure that is usable, predominantly in this case, by residential customers. With regards to construction of the building, NYSEG is proposing the construction of a quality colored, stamped precast concrete structure as the best option, based on several factors including schedule and trade availability. We have determined the concrete structure is superior to the metal building, will blend in with the surrounding neighborhood and serve both the community and NYSEG well at this location.

The station itself will be constructed of welded steel piping within the building and will be fully contained without the need for external vent lines. The regulators selected will internally vent and therefore will not result in emissions or odors. Additionally, the regulator station is externally protected from over-pressurization with an emergency relief to protect piping and equipment from rupture.

There will be no machinery or electric driven equipment within the building, therefore the largest contributor of noise at this regulator station is the pressure reduction at the regulator. Under normal operating conditions, the noise level is estimated at 65 dBA, and under maximum flow conditions it is estimated at 68.9 dBA. These noise levels are measured at a point 3’ from the regulator within the building. Those noise levels are approximately equivalent to normal conversation and a vacuum cleaner, respectively, also measured at a distance of 3’. The eight-inch concrete wall construction will drop those noise levels by approximately 58dBA at the exterior of the building. The current typical decibel levels for the neighborhood will continue to be the predominant noise source.

The parcel, as previously mentioned, is currently undeveloped with a small area for off-street parking used by the public and the neighboring church. As part of the building construction, we are proposing a
landscaped area to the east of the building as well as additional tree plantings on the building’s north and south sides. Further landscaping is not feasible due to maintaining proper intersection sight distance and the existing gravel parking area to the west of the proposed building.

This project requires two (2) variances from the Board of Zoning Appeals.

1. One for relief from minimum lot size. In the R-2a district, the minimum lot sizes for uses other than a residential structure is 6,000 square feet, and this parcel is otherwise unable to be developed at 4,612± square feet.

2. The second variance is seeking a front yard setback at 10’ minimum as opposed to the 25’ front setback requirement. In addition to the challenge of the exist lot size being below the required minimum lot size, the use district area regulations without a front setback variance also makes the existing parcel unable to be developed. By securing a front setback variance to 10’ (similar to Zoning District 2b), this parcel can be developed as proposed. The proposed location of the 10’x16’ building will not infringe on the required 20’ clear vision corner at intersections per section Art. V, Sect. 325-17.B.

NYSEG has been working with the City of Ithaca to address their concerns as well as those of the neighborhood residents. Alternative locations for this station were explored but are not feasible due to a number of construction and operational necessities.

If you have any questions, please feel free to contact me by email at alarsen@ddscompanies.com.

Sincerely,

Arne Larsen, P.E.
Senior Project Manager
Properties within 200’ of Perimeter of Subject Property

620 Hudson Street
Janette and James Reeves- 620 Hudson Street, Ithaca, NY 14850

624 Hudson Street
Church on the Rock USA- 624 Hudson Street, Ithaca, NY 14850

635 Hudson Street
Diane Miller- 635 Hudson Street, Ithaca, NY 14850

636 Hudson Street
Martha Preston- 636 Hudson Street, Ithaca, NY 14850

637 Hudson Street
Eleanor Henderson- 637 Hudson Street, Ithaca, NY 14850

639 Hudson Street
Nathaniel Decker- 639 Hudson Street, Ithaca, NY 14850

641 Hudson Street
Sally J. Lockwood- 641 Hudson Street, Ithaca, NY 14850

644 Hudson Street
S. Robert Columbia Hudson LLC- 1129 Avendia Sevilla #5C Walnut Creek, CA 94595

648 Hudson Street
Keith Fox- 226 Cecil A Malone Drive, Ithaca NY, 14850

210 Grandview Avenue
South Hill Church of Nazarene- 220 Grandview Ave, Ithaca, NY 14850

213 Grandview Avenue
Margaret Shisler- 31 Sloane Drive Framingham, MA, 01701
215 Grandview Avenue
Kelly and Iaonnis Seferlis- 110 Joanne Drive, Ithaca, NY 14850

3 Hudson Place
Kevin and Lea Faehndrich- 107 Old Towne Road, Ithaca, NY 14850

5 Hudson Place
Kevin and Lea Faehndrich- 107 Old Towne Road, Ithaca, NY 14850

160 Grandview Avenue (Units 145, 147, 149, 151, 153, 155)
Lakeside Vista Leasing Office- 131 E. Green Street #201, Ithaca, NY 14850
PROJECT NAME:
MAP SHOWING LANDS NOW OR FORMERLY OF SOUTH HILL CHURCH OF THE NAZARENE
TAX ACCOUNT No. 113.00-1-3
CITY OF ITHACA COUNTY OF TOMPKINS STATE OF NEW YORK

ABSTRACT REFERENCE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT, AND IS THEREFORE SUBJECT TO THE FACTS THAT AN UP TO DATE ABSTRACT OF TITLE WOULD SHOW.

DEED REFERENCES:
LIBER 454 OF DEEDS PAGE 357.

MAP REFERENCES:

EASEMENTS & ENCUMBRANCES:
30x40 FOOT EASEMENT TO NEW YORK STATE ELECTRIC AND GAS CORPORATION AS SHOWN HEREIN.

CERTIFICATIONS:
I HEREBY CERTIFY

THATS THIS MAP OF A SURVEY WAS PREPARED ON 2/15/2019 FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED BY DDS COMPANIES ON 3/14/2019 FROM THE REFERENCES LISTED HEREIN NO PROPERTY CORNERS WERE SET AS PART OF THIS SURVEY AT THE CLIENTS REQUEST.

SIGNATURE
CORY R. ANU. L.S. 05-705

SCALE: 1" = 30' DATE: 3/14/2019 JOB No.: 70190026 TAX ACCOUNT No.: 113.00-1-3

LEGEND

SURVEY NOTES:
THE PRESENT SURVEY AND 3/5/70 CONTROL MONUMENTS WERE ACCOMPLISHED BY PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 10,000 (1:10,000 OR BETTER). "UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEING A VIOLATION OF SECTION 2309, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW" COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS' SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED A VALID TRUE COPY.
THIS MAP WAS CREATED FROM AVAILABLE RECORD MAPS, TAX MAPS, AERIAL OVERLAYS, AND WHERE POSSIBLE A FIELD EDIT WAS PERFORMED. EXISTING UTILITY LOCATIONS AND TOPOGRAPHIC INFORMATION ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION OR APPLYING IT FOR ANY PURPOSE.

TITLE: [Blank]

WO #: [Blank]

SHEET #: [Blank]

GAS DIVISION: [Blank]

PROJECT #: [Blank]

QUAD/MAP #: [Blank]

ENGINEERING CONTRACTOR [Blank]

CADD Drawing, DO NOT REVISE MANUALLY.

PRELIMINARY DRAWING STATUS DATE: [Blank]

AS-BUILT ISSUED FOR CONSTRUCTION [Blank]

PAPER SIZE: 22X34 [Blank]

SCALE: [Blank]

DESIGNER: [Blank]

REV DESCRIPTION: [Blank]

DRAWN BY: [Blank]

DATE: [Blank]

DRAWING #: [Blank]

PLANT LIST

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12'-7''
City of Ithaca, NY 2021

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