



**CITY OF ITHACA**  
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**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
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## **PLANNING & DEVELOPMENT BOARD Project Review & Design Review**

### **NOTICE OF MEETING & AGENDA**

**TO:** City of Ithaca Project Review Committee (Planning & Development Board)  
**FROM:** Lisa Nicholas, Deputy Director of Planning and Development  
**DATE:** May 9, 2019  
**SUBJECT:** **Agenda for Project Review Committee Meeting: THURSDAY, MAY 16, 2019**

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**The Project Review Committee Meeting is scheduled to begin at 9:00 a.m.** in the Third Floor Conference Room, City Hall, 108 E. Green St. Please call Anya Harris at 274-6550, if you cannot attend or you require additional information.

**9:00 Project:** Hilton Canopy  
**Location:** 115 Seneca Way  
**Applicant:** Whitham Planning & Design for Owner, Neil Patel  
**Anticipated Board Action(s) in May:** Satisfaction of Conditions and Approval of Signage

**Project Description:** This project was approved by the Planning Board on February 23, 2016 and subsequent project changes were approved on May 22, 2018. The applicant is now seeking approval of revised signage.

**Project materials are available for download from the City website and are updated regularly:**  
<https://www.cityofithaca.org/DocumentCenter/Index/670>

**9:10 Project:** Mixed Use Apartments (77 units)  
**Location:** 510 W State/MLK Street  
**Applicant:** Visum Development  
**Anticipated Board Action(s) in May:** Project Presentation, Declaration of Lead Agency

**Project Description:** The applicant proposes to construct a 4- to 6-story building with a footprint of 13,730 SF and a GSA of approximately 74,700 SF. The project will have 2,100 SF of retail space on the first floor facing W State/ MLK Street and 77 housing units, permanently affordable to households making 50-70% Area Median Income (AMI). Building amenities include a community room, bike and general storage, a laundry room and a fifth floor lounge with access to a rooftop terrace. The project site has frontage on three streets (W State/MLK, Corn and W Seneca) and is in two zoning districts: CBD 60 in which the maximum height is 60' and B-2d in which the maximum height is 40'. Neither zone has a prescribed number of stories. The project is subject to the Downtown Design Guidelines and will likely require an area variance for rear yard setback. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(h)[4], (k) & (n), and the State Environmental Quality Review Act ("SEQRA") §617.4(b)(11).

**Project materials are available for download from the City website and are updated regularly:**  
<https://www.cityofithaca.org/DocumentCenter/Index/1005>

**9:30 Project:** Student Housing  
**Location:** 815 S Aurora Street  
**Applicant:** Stream Collaborative, Noah Demarest for Project Sponsors Todd Fox and Charlie O'Connor  
**Anticipated Board Action(s) in May:** Project Updates, Review of FEAF Parts 2 & 3

**Project Description:** The project applicant proposes a new 49-unit student housing complex (16,700 SF footprint) comprised of three buildings constructed on a hillside on the east side of Route 96B, overlooking the proposed Chain Works District. The proposed buildings will contain (2) efficiency units, (3) one-bedroom units, (10) two-bedroom units, (20) three-bedroom units and (14) four-bedroom units. Amenities will include a gym and media room, with access to an outdoor amenity space on the first floor of Building B, and a roof terrace and lounge on the fourth floor of Building B. The project site shares the 2.85-acre site with an existing cell tower facility, garages, an office and a one-bedroom apartment. Site improvements will include walkways and curb cuts to be tied into a public sidewalk proposed by the Town of Ithaca. Fire truck access is proposed at the existing site entry at the south end of the property, with a new fire lane to be constructed in front of the ends of buildings A & B at the northern end of the site. The project will include 68 parking spaces, as required by zoning. The property located in the R-3b zoning district. A variance will likely be required for a rear yard setback deficiency. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(k), (n), (B)(2), and the State Environmental Quality Review Act ("SEQRA") §617.4(b)(11).

**Project materials are available for download from the City website and are updated regularly:**  
<https://www.cityofithaca.org/DocumentCenter/Index/982>

**9:45 Project:** Arthaus on Cherry Street  
**Location:** 130 Cherry Street  
**Applicant:** Whitham Planning & Design  
**Anticipated Board Action(s) in May:** Consideration of Preliminary & Final Site Plan Approval

**Project Description:** The applicant proposes an as-of-right five-story building approximately 63 feet of height with gallery, office and affordable residential space at 130 Cherry Street, on the east side of the Cayuga Inlet. The site is currently the location of AJ Foreign Auto. The program includes ground floor covered parking for approximately 52 vehicles, plus 7,000 SF of potential retail/office and amenity space geared towards artists' needs. Building levels two through five will house approximately 120 studio, one-bedroom and two-bedroom residential units. The total building square footage is 97,500 SF. All residential rental units will be restricted to renters earning 50 to 80 percent of the Area Median Income. The north edge of the property will include a publicly-accessible path leading to an inlet overlook. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance § 176-4B(1)(k), (h)[2], (n), and the State Environmental Quality Review Act ("SEQRA") § 617.4(b)(11).

**Project materials are available for download from the City website and are updated regularly:**  
<https://www.cityofithaca.org/DocumentCenter/Index/946>

**10:00 Project:** ChainWorks District Redevelopment  
**Location:** 620 N Aurora Street  
**Applicant:** Jamie Gensel of Fagan Engineering for David Lubin of Unchained Properties  
**Anticipated Board Action(s) in May:** Consideration of Preliminary Site Plan Approval for Entire Site

**Project Description:** The proposed Chain Works District is located on a 95-acre parcel traversing the City and Town of Ithaca's municipal boundary. It is a proposed mixed-use development consisting of residential, office, commercial, retail, restaurant/café, warehousing/distribution, manufacturing, and open space. Completion of the Project is estimated to be over a seven- to ten-year period and will involve renovation of existing structures as well as new structures to complete a full buildout of 1,706,150 SF. The applicant applied for a Planned Unit Development (PUD) for development of a mixed-use district, and site plan review for Phase 1 of the development in 2014. The project also involves a Planned Development Zone (PDZ) in the Town and subdivision. This project is a Type I Action under the City of Ithaca Code, Environmental Quality Review

Ordinance, §174- 6 (B)(1)(i),(j),(k),(n), (2), (6), (7),(8)(a)and (b) and the State Environmental Quality Review Act §617.4 (b)(2),(3), (5)(iii), (6)(i), and (iv), for which the Lead Agency issued a Positive Declaration of Environmental Significance on October 28, 2014. The Lead Agency held subsequently Public Scoping on November 18, 2014. The Lead Agency deemed the Draft GEIS adequate for public review on March 8, 2016, held the public hearing on March 29, 2016 and accepted comments until May 10, 2016. The Lead Agency filed a Notice of Completion for the FGEIS on March 5, 2019. The FGEIS includes the original DGEIS, all comments and responses on the DGEIS, revised information resulting from those comments, and updated information since the publication of the DEIS. The Board adopted findings on March 26, 2019. The applicant is now proposing Phase 1 of the project which entails the rehabilitation of buildings 21 and 24.

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

<http://www.cityofithaca.org/DocumentCenter/Index/119>

**10:20 Agenda Review for 05-28-2019**

**10:30 Adjournment**

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

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

If you have a disability & would like specific accommodations to participate,,please contact the City Clerk at 274-6570 by 12:00 p.m., no later than 2 days (not including weekends and holidays) before the meeting.