PLANNING & DEVELOPMENT BOARD Project Review
NOTICE OF MEETING & AGENDA

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Director of Planning and Development
DATE: June 5, 2023
SUBJECT: Agenda for Project Review Committee Meeting: FRIDAY, JUNE 9, 2023

The Project Review Committee Meeting is scheduled to begin at 8:30 am. This is a virtual meeting and will be streamed at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg. Please call or email Nikki Cerra at 274-6516 or ncerra@cityofithaca.org for information.

8:30 Project: Expansion of Religious Facility
Location: 102 Willard Way/107 Lake St
Applicant: Jason K Demarest for Chabad Center at Cornell
Anticipated Board Action(s) in June: Site Plan Review Modifications Approval

Project Description: The Planning Board granted preliminary and final approval of this project on March 22, 2022. The applicant is now proposing changes to the approved plans including removing a parking garage, adding on-site parking spaces, removing an approved driveway and adding a circular drive, and small additions to the approved building which will occur in phases. Exterior site improvements and structures still include a patio, an elevated courtyard, an access drive on Lake Street, landscaping, and walkways. The project is in the R-2a Zoning District and was granted variances for lot coverage, front-, rear- and side-yards, and parking on March 1, 2022. This was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b.(11) for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on February 22, 2022.

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1411

8:50 Project: Ithaca Farmers’ Market – Major Site Improvements & New Building
Location: Steamboat Landing – 545 Third Street
Applicant: David Stern for Ithaca Farmers’ Market
Anticipated Board Action(s) in June: Presentation

Project Description: Project Description: The applicant is proposing to renovate the existing market building to allow for year-round commerce and programing, to reconfigure and pave the existing parking area and drive lanes, to create outdoor amenity space for dining and gathering, to install shoreline stabilization, and to make other site improvements. The project requires the demolition of most site features, relocation of the Cayuga Waterfront Trail, removal of numerous trees, and installation of enhanced stormwater infrastructure. The project is on City-owned land and requires approvals from Common Council, the Special Joint Committee of the Ithaca Area Water Treatment Plant, NYS DEC, and the Army Corps of Engineers. The project site is in the Market District and is
subject to Design Review. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (h)(2) and (i) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (10) and (11) and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1380

9:10  Agenda Review – June 27, 2023
9:20  Adjourn

Please find listed below projects that will not be reviewed at the June 9, 2023 Project Review Committee, which the Planning and Development Board will consider at its June 27, 2023 meeting. If possible, please submit any comments on these projects by noon, June 14, 2023, so the Planning Board will have the opportunity to fully consider them.

Project: 116 N Meadow Street
Location: 116 N Meadow Street
Applicant: Whitham Planning and Design on behalf of CSD Housing
Anticipated Board Action(s) in June: Presentation and Lead Agency
Project Description: The applicant proposes to demolish two existing two-story residential buildings to allow for the construction of a new 60-unit affordable and integrated supportive housing project on a consolidated lot. The 5-story building, approx. 87,000 SF, will be comprised of 60 mixed-income, affordable housing units, 30 of which are proposed supportive service units, all ranging in size from studio-, one-, two- and three-bedroom units on the top four floors and garage parking and other amenities on the first story. Site improvements include community space, bicycle parking, offices, 2nd-floor playground terrace, fitness center, rooftop terrace, dog park, lounges, and green walls on the upper floors. The project is in the WEDZ-1a Zoning District and does not require variances. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) §176-4 B.(1)(k), (l) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (11) and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1564

"An Equal Opportunity Employer with a commitment to workforce diversification.”
Ithaca Farmers Market Improvement Project

June 9, 2023

Lisa Nicholas
Division of Planning and Economic Development, City of Ithaca
108 E. Green Street, 3rd Floor
Ithaca, N.Y. 14850

Dear Lisa,

We are glad to be back to show our updates to the Planning Board for the Ithaca Farmers Market project and are excited to move this project forward! Please see below a summary of the changes to this project.

The Ithaca Farmers Market (IFM) is pursuing a 3-Phase improvement of the site, including an improved parking lot (Phase 1), an improved waterfront (Phase 2), and improvements to the market building (Phase 3). Phase order is dictated by grant funding.

**Phase 1** is advancing through Construction Documents and will be seeking final site plan approval this summer and fall. It has implementation funding from the state and IFM will conduct a capital campaign to raise the required matching funds. The parking lot will be surfaced with a mix of porous asphalt and pavers, will preserve trees where possible, will add plantings and stormwater retention areas, will provide EV charging infrastructure, and will propose a dedicated TCAT stop. While the increase in parking spots is modest, the improvement in circulation and surface will mean that visitors can move through the space quickly and efficiently.

**Phase 2** for the waterfront improvement has advanced through Concept Design and will continue to develop into construction drawings. It will seek implementation funding but will not be eligible for more funds until Phase 1 implementation is underway.

**Phase 3**, a new building, designed by nArchitects in 2021, carried a $16M-$20M cost. Because of decreased revenues, significant increases in materials and lending costs since the original estimate, the need to displace the market during construction, as well as lack of consensus about the building design, the IFM decided it had neither the capacity nor the appetite to pursue the building as designed. Instead, it engaged with Trade Design Build to explore renovation and improvements to the existing structure, resulting in the preservation of the much beloved structure. The following are key changes to the structure as proposed by Trade Design Build:

- Enclosure of clerestory and building ends to limit impacts of rain, snow, and wind.
- Rearrangement of booth layout to the north through removal of the circular end.
- Addition of fully enclosed, accessible, heated bathrooms at either end of the building with more direct connection between the Waterfront Trail and the Pavilion.
- Addition of a dish room.
- Expansion of the office area with additional storage and a meeting room.
- Consistent flooring throughout vendor stalls.
- New roof and gutters to eliminate drips and ponding.
- Upgraded electrical infrastructure and improved WIFI, including two dedicated circuits to each stall, along with dedicated outlets, and lighting.
- Sprinkler system to bring building up to code.

The IFM leadership and members are enthusiastic about these improvements, pleased that they are not losing a structure they have come to deeply love and that improvements can be made in such a way to cause minimal disruption to the operation of the weekend market. We are excited to share these plans with members of the Planning Board, and the general public and are eager to hear your feedback.

Thank you,

Yifei Yan,
Designer
Whitham Planning Design Landscape Architecture, PLLC
ITHACA FARMERS MARKET
GRANT FUNDED IMPROVEMENT PROJECT

2021 Original Design vs. 2023 Design Updates

Prepared by Whitham Planning Design Landscape Architecture
This drawing was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

Proposed Changes | ITHACA FARMERS MARKET
This drawing was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

Proposed Changes  |  ITHACA FARMERS MARKET
Proposed Changes
This drawing was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

Original Parking Numbers
Vendor: 89
Visitor: 252
Informal: 56
Total: 341 to 397

Parking Numbers
Vendor: 89
Visitor: 282
Total: 371

Parking Numbers
Vendor: 93-101
Visitor: 262-277
Total: 362-370

2021
PHASE 1 - PARKING LOT (WITH CHANGES HIGHLIGHTED)

2023

This drawing was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

Proposed Changes | ITHACA FARMERS MARKET
PHASE 2 - WATERFRONT (WITH CHANGES HIGHLIGHTED)

This drawing was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

Proposed Changes | ITHACA FARMERS MARKET
This drawing was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.

Proposed Changes | ITHACA FARMERS MARKET
May 15, 2023

Atttn: Lisa Nicholas, Director of Planning & Development
Division Of Planning & Economic Development, City of Ithaca
108 E. Green St., 3rd Floor, Ithaca, NY 14850-5690

Re: 116 N Meadow Street Site Plan Review Application Submission

Dear Lisa and all,

Attached please find our site plan review application submission for the supportive housing project at 116 N Meadow Street in anticipation of a June Planning Board meeting and to begin the SEQR/Site Plan Review process. Rehabilitation Support Services, Inc (RSS), the project sponsor and service provider, is working with CSD Housing for this development. They are pleased to provide more affordable and supportive housing choices for a wide variety of households with varying incomes and life circumstances within City of Ithaca.

Whitham Planning Design Landscape Architecture (WPD), as the project approval coordinator and Landscape Architects, is working with Passero Associates, the project Architects, and Marathon Engineering, the project Civil Engineers, to move this project through approvals.

The materials included in this submission include:

- Site Plan Review Application form
- Project Narrative
- FEAF Part I
- Zoning Analysis & Building Permit Worksheet
- Site Drawings
  - Context Map
  - Consolidation Map
  - Site Survey
  - Demolition Plan
  - Layout Plan
  - Utility Plan
  - Grading Plan
  - Site Plan
  - Planting Plan
- Architectural Drawings
  - Building Floor plans
  - Building Elevations

We look forward to meeting with the City and the Planning Board members to discuss this project.

Thank you,

Yifei Yan
Designer
Whitham Planning Design Landscape Architecture, PLLC
SITE PLAN REVIEW (SPR) APPLICATION

**APPLICANT:**
Name: Robert Cain - CSD Housing  
Title/Role: Director of Real Estate Development

Address 1: 642 Kreag Road, Suite 301

Address 2:  
City, State, & Zip Code: Pittsford, NY 14534

Telephone:  
Cell Phone: 585.944.3259  
E-Mail: rcain@csdhousing.com

**CONSULTANT:**
Name: Whitham Planning Design Landscape Architecture  
Title/Role: Landscape Architect

Address 1: 142 E State St, Suite B

Address 2:  
City, State, & Zip Code: Ithaca, NY 14850

Telephone:  
Cell Phone: 607.280.4925  
E-Mail: yan@whithamdesign.com

**PROJECT SPONSOR:**
Name: Rehabilitation Support Services  
Title/Role: Owner+Service Provider

Address 1: 9 River St

Address 2:  
City, State, & Zip Code: Oneonta, NY 13820

Telephone:  
Cell Phone:  
E-Mail: 

--- PROJECT DESCRIPTION ---

Project Title: 116 N Meadow St  
Project Address: 116 N Meadow St, Ithaca, NY 14850

**Project Type** (check one):  
- Residential  
- Commercial  
- Industrial  
- Institutional  
- Mixed-Use

**Scope of Work** (check all that apply & indicate approximate operation/construction cost):

- Vegetation Removal $  
- Façade Change $  
- Demolition $  
- New Paving $  
- Earthwork $  
- New Plantings $  
- New Structure $  
- Structure Expansion $  
- Accessory Structure $  
- Tree Removal $  
- New Parking $  
- Landscaping $  
- Addition to Building/Structure $

Total Construction Cost: $16.3 Million  
Anticipated Construction Period: August 2024 to February 2026

--- OWNER INFORMATION ---

1. If the development site is leased property, list the property owner’s name and address below:

__________________________________________________________________________

Length of Lease: _______________________

Note: If property is not owned by Project Sponsor, OWNER’S AUTHORIZATION FORM required.

END OF APPLICATION
2. Please record the application date and approval status of any required federal, state, and/or local permits or approvals for this project:

<table>
<thead>
<tr>
<th>Type</th>
<th>Approval Agency</th>
<th>Application Date</th>
<th>Approval Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td>Building Division</td>
<td>June 2024</td>
<td></td>
</tr>
<tr>
<td>Building</td>
<td>Building Division</td>
<td>July 2024</td>
<td></td>
</tr>
<tr>
<td>Street Work Permit</td>
<td>Board of Public Works (BPW)</td>
<td>July 2024</td>
<td></td>
</tr>
<tr>
<td>Tree Work Permit</td>
<td>Division of Parks and Forestry</td>
<td>July 2024</td>
<td></td>
</tr>
</tbody>
</table>

3. Identify any existing restriction(s) relevant to development of this property:

- [ ] Deed Restriction(s)
- [ ] Lien(s)
- [ ] Easement(s)
- [ ] License Agreement(s)
- [ ] Other: ______________________

APPLICATION FEE

Application fee is based on total construction, site work, and landscaping costs, charged in accordance with the following schedule. The fee is payable by check to the “City of Ithaca,” upon submission of this application.

<table>
<thead>
<tr>
<th>Type of Approval</th>
<th>Project Cost</th>
<th>Application Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Plan Review</td>
<td>less than $10,000</td>
<td>$75</td>
</tr>
<tr>
<td></td>
<td>$10,000 to $49,999</td>
<td>$150</td>
</tr>
<tr>
<td></td>
<td>$50,000 to $100,000</td>
<td>$300</td>
</tr>
<tr>
<td></td>
<td>over $100,000</td>
<td>$1.50 per $1,000</td>
</tr>
<tr>
<td>Modified Site Plan Review</td>
<td>less than $50,000</td>
<td>$150</td>
</tr>
<tr>
<td></td>
<td>$50,000 or more</td>
<td>$250</td>
</tr>
</tbody>
</table>

* Modified Site Plan Review fee only applies to modifications to approved site plans that do not trigger reconsideration of Determination of Environmental Significance. Modifications that require additional environmental review should follow fee schedule for full Site Plan Review. This determination will be made at time of application.

QUICK APPLICATION CHECKLIST

- [ ] Application Form (completely filled out and signed) 14
- [ ] Short Environmental Assessment Form (SEAF) (completely filled out and signed) 14
- [ ] Full Environmental Assessment Form (FEAF) — Part 1 [if required] (completely filled out and signed) 14
- [ ] Full-Size Drawings: (1) scalable site survey with building footprint(s); and (2) height elevations 2
- [ ] Reduced Drawings (11”x17”) [see “Site Plan Review Application Checklist”] 14
- [ ] Site Plan Review Application Fee

ELECTRONIC SUBMISSIONS: You must provide electronic versions of ALL submitted documents. LARGE FILES: Incoming e-mails to the City must be under 10 MB in size (incl. message envelope), so please either provide a flash/thumb drive, or use a free file-sharing web site, like: www.hightail.com, www.dropbox.com, www.google.com/drive, etc. You can also split documents into smaller parts and send multiple e-mails/files to: nicholas@cityofithaca.org or aharris@cityofithaca.org.

Applicant’s Signature: ___________________________ Date: 5/15/2023

By signing this application form, the applicant acknowledges City staff may visit the site in order to fully understand the proposed development.
Project Narrative

Project Introduction

- Rehabilitation Support Services, Inc. (RSS), together with CSD Housing, LLC is proposing the development of a new 60-unit mixed-income, affordable, integrated supportive housing community located at the corner of N Meadow Street and West Seneca Street.
- Half of the units will be dedicated for the use of tenants requiring varying kinds of supportive services including military service with disabilities, households experiencing chronic homelessness, and others determined to be in high need per the local Continuum of Care.
- 30 units will be for households earning at or below 50% Area Median Income (AMI), 23 units at 60% AMI, and 7 units at 80% AMI.

Project Architectural Overview

- This development proposes type V new construction consisting of 4 residential stories over a podium containing community space, offices, amenities, trash & recycling, utilities, garage parking for both cars and bicycles, secured 2nd-floor playground terrace, fitness center, lounges, rooftop terrace, dog park, and green walls on the upper floors.
- The total building square footage is 87,000 SF.
- Residential units will consist of 4 studios, 35 one-bedroom units, 13 two-bedroom units, and 8 three-bedroom.
- Units will range in size from 532 to 1,174 sq ft.
- The buildings will be sustainable, minimize carbon footprint, and will advance the NYS Climate Leadership and Community Protection Act. The building is being designed to comply with the City of Ithaca Energy Code Supplement and will meet the stretch goals of the Spring 2022 HCR Sustainability Guidelines for New Construction, meeting LEED Gold+Zero or Passive House level certification.
- The building, including the integrated garage parking, will comply with the floodplain requirements.

Project Site Overview

- The site is located at the SW corner of N Meadow Street and W Seneca Street, comprised of 5 separate parcels that will seek consolidation into a single .58 acre parcel.
- The current site consists of five vacant parcels. Trees at the NE and SW corners will be preserved and landscape areas added around both corners to increase the impact of green areas. One particularly large tree will need to be removed. While we regret its removal, its location on the site makes preservation infeasible, and, even if the building could be notched that far back, the construction impacts on the root zone would compromise the tree too much to be saved. The team would like to honor the tree, perhaps milling the wood to be used for key features on the site.
- At the NE corner of the building, the building will be set back from N Meadow Street to create a wider, landscaped streetscape.
- The SW corner of the site will have a landscaped dog park, in which area we will preserve many of the existing mature trees.
Emergency Access Overview

- Emergency access will likely be from the W Seneca side of the development. The project team is working with NYSEG to relocate the overhead power lines per its requirements.

Project Zoning Overview

- The site is located in the WEDZ-1a West End Development district, which permits the proposed use without changes in zoning classification or requiring a variance.
Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

| Name of Action or Project: | 116 N Meadow Street |
| Project Location (describe, and attach a general location map): | 116 N Meadow St, Ithaca, NY 14850 |
| Brief Description of Proposed Action (include purpose or need): | • Rehabilitation Support Services, Inc. (RSS), together with CSD Housing, LLC is proposing the development of a new 60-unit mixed-income, affordable, integrated supportive housing community located at the corner of N Meadow Street and West Seneca Street.  
  • Half of the units will be dedicated for the use of tenants requiring varying kinds of supportive services including military service with disabilities, households experiencing chronic homelessness, and others determined to be in high need per the local Continuum of Care.  
  • 30 units will be for households earning at or below 50% Area Median Income (AMI), 23 units at 60% AMI, and 7 units at 80% AMI.  
  • This development proposes type V new construction consisting of 4 residential stories over a podium containing community space, offices, amenities, trash & recycling, utilities, garage parking for both cars and bicycles, secured 2nd-floor playground terrace, fitness center, lounges, rooftop terrace, dog park, and green walls on the upper floors. |
| Name of Applicant/Sponsor: | Robert Cain - CSD Housing |
| Telephone: | 585-944-3259 |
| E-Mail: | rcain@csdhousing.com |
| Address: | 642 Kreag Road, Suite 301 |
| City/PO: | Pittsford |
| State: | NY |
| Zip Code: | 14534 |
| Project Contact (if not same as sponsor; give name and title/role): | Yifei Yan, - Whitham Planning Design Landscape Architecture |
| Telephone: | 607-280-4925 |
| E-Mail: | yan@whithamdesign.com |
| Address: | 142 E State St, Ste B |
| City/PO: | Ithaca |
| State: | NY |
| Zip Code: | 14850 |
| Property Owner (if not same as sponsor): | Rehabilitation Support Services |
| Telephone: | |
| E-Mail: | DWarren@rehab.org |
| Address: | 9 River St |
| City/PO: | Oneonta |
| State: | NY |
| Zip Code: | 13820 |
# B. Government Approvals

## B. Government Approvals, Funding, or Sponsorship.

(“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

<table>
<thead>
<tr>
<th>Government Entity</th>
<th>If Yes: Identify Agency and Approval(s) Required</th>
<th>Application Date (Actual or projected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. City Counsel, Town Board, or Village Board of Trustees</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>b. City, Town or Village Planning Board or Commission</td>
<td>☑ Yes ☐ No</td>
<td>City of Ithaca Planning Board</td>
</tr>
<tr>
<td>c. City, Town or Village Zoning Board of Appeals</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>d. Other local agencies</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>e. County agencies</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>f. Regional agencies</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>g. State agencies</td>
<td>☑ Yes ☐ No</td>
<td>NYSDOT Highway Work Permit; SHPO SEQR NYS DOT when building permit requested; SEQR when Lead Agency is Declared.</td>
</tr>
<tr>
<td>h. Federal agencies</td>
<td>☐ Yes ☐ No</td>
<td></td>
</tr>
</tbody>
</table>

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑ Yes ☐ No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑ Yes ☐ No

iii. Is the project site within a Coastal Erosion Hazard Area? ☑ Yes ☐ No

## C. Planning and Zoning

### C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?

- ☐ Yes ☑ No

- If Yes, complete sections C, F and G.

- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

### C.2. Adopted land use plans.

a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑ Yes ☐ No

If Yes, identify the plan(s):

____________________________________________________________________________________________________
____________________________________________________________________________________________________
____________________________________________________________________________________________________


c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☑ No

If Yes, identify the plan(s):

____________________________________________________________________________________________________
____________________________________________________________________________________________________
____________________________________________________________________________________________________
C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action?

If Yes,

i. What is the proposed new zoning for the site? ____________________________________________

C.4. Existing community services.

a. In what school district is the project site located? Ithaca City School District

b. What police or other public protection forces serve the project site?

Ithaca Police Department

c. Which fire protection and emergency medical services serve the project site?

Ithaca Fire Department

d. What parks serve the project site?

Washington Park is within walking distance, Cass Park is 3 minutes away by car.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential, Mix-used

b. a. Total acreage of the site of the proposed action? 0.58 acres

b. Total acreage to be physically disturbed? 0.58 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.58 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % ____________________ Units: ____________________

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No

iii. Number of lots proposed? ________

iv. Minimum and maximum proposed lot sizes? Minimum ________ Maximum ________

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No

i. If No, anticipated period of construction: 24 months

ii. If Yes:

• Total number of phases anticipated

• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

• Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:__________________________________________________________

_________________________________________________________________________________________
f. Does the project include new residential uses?  
   Yes ☐  No □ 

<table>
<thead>
<tr>
<th>One Family</th>
<th>Two Family</th>
<th>Three Family</th>
<th>Multiple Family (four or more)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial Phase</td>
<td>At completion of all phases</td>
<td></td>
<td></td>
</tr>
<tr>
<td>___________</td>
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<td>___________</td>
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</tbody>
</table>

   If Yes, show numbers of units proposed.

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  
   Yes ☐  No □ 

   i. Purpose of the impoundment:  
   ii. If a water impoundment, the principal source of the water:  
   □ Ground water □ Surface water streams □ Other specify:  
   iii. If other than water, identify the type of impounded/contained liquids and their source.

   iv. Approximate size of the proposed impoundment.  
   Volume: ___________ million gallons; surface area: ___________ acres  
   v. Dimensions of the proposed dam or impounding structure: ___________ height; ___________ length  
   vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  
   Yes ☐  No □  
   (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) 

   If Yes:  
   i. What is the purpose of the excavation or dredging?  
   ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
      • Volume (specify tons or cubic yards): 100 CY  
      • Over what duration of time? 1-2 month  
   iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
      Urban soil and/or gravel will be removed from the site and disposed of at a legal fill site.  

   iv. Will there be onsite dewatering or processing of excavated materials?  
      Yes ☐  No □ 

   v. What is the total area to be dredged or excavated? ___________ acres  
   vi. What is the maximum area to be worked at any one time? ___________ acres  
   vii. What would be the maximum depth of excavation or dredging? ___________ feet  
   viii. Will the excavation require blasting?  
      Yes ☐  No □ 
   ix. Summarize site reclamation goals and plan:  

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  
   Yes ☐  No □ 

   i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):  

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<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>iii. Will the proposed action cause or result in disturbance to bottom sediments?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>If Yes, describe:</td>
<td></td>
<td></td>
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<tr>
<td>iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
<td></td>
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<tr>
<td>- acres of aquatic vegetation proposed to be removed:</td>
<td></td>
<td></td>
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<tr>
<td>- expected acreage of aquatic vegetation remaining after project completion:</td>
<td></td>
<td></td>
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<tr>
<td>- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):</td>
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<tr>
<td>- proposed method of plant removal:</td>
<td></td>
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<tr>
<td>- if chemical/herbicide treatment will be used, specify product(s):</td>
<td></td>
<td></td>
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<tr>
<td>v. Describe any proposed reclamation/mitigation following disturbance:</td>
<td></td>
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<tr>
<td>c. Will the proposed action use, or create a new demand for water?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
<td></td>
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<tr>
<td>- Total anticipated water usage/demand per day:</td>
<td>10,000</td>
<td></td>
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<tr>
<td>- Will the proposed action obtain water from an existing public water supply?</td>
<td>☑</td>
<td>☐</td>
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<tr>
<td>If Yes:</td>
<td></td>
<td></td>
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<tr>
<td>- Name of district or service area: City of Ithaca Water System</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>- Does the existing public water supply have capacity to serve the proposal?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>- Is the project site in the existing district?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>- Is expansion of the district needed?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>- Do existing lines serve the project site?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>iii. Will line extension within an existing district be necessary to supply the project?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
<td></td>
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<tr>
<td>- Describe extensions or capacity expansions proposed to serve this project:</td>
<td></td>
<td></td>
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<tr>
<td>- Source(s) of supply for the district:</td>
<td></td>
<td></td>
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<tr>
<td>iv. Is a new water supply district or service area proposed to be formed to serve the project site?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
<td></td>
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<tr>
<td>- Applicant/sponsor for new district:</td>
<td></td>
<td></td>
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<tr>
<td>- Date application submitted or anticipated:</td>
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<tr>
<td>- Proposed source(s) of supply for new district:</td>
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<tr>
<td>v. If a public water supply will not be used, describe plans to provide water supply for the project:</td>
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<tr>
<td>vi. If water supply will be from wells (public or private), what is the maximum pumping capacity:</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>d. Will the proposed action generate liquid wastes?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Total anticipated liquid waste generation per day:</td>
<td>10,000</td>
<td></td>
</tr>
<tr>
<td>ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):</td>
<td></td>
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<tr>
<td>iii. Will the proposed action use any existing public wastewater treatment facilities?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
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<tr>
<td>- Name of wastewater treatment plant to be used: Ithaca Area Wastewater Treatment Facility</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>- Name of district: City of Ithaca</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>- Does the existing wastewater treatment plant have capacity to serve the project?</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>- Is the project site in the existing district?</td>
<td>☑</td>
<td>☐</td>
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<tr>
<td>- Is expansion of the district needed?</td>
<td>☑</td>
<td>☐</td>
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<tr>
<td>Question</td>
<td>Yes/No</td>
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<tr>
<td>-------------------------------------------------------------------------</td>
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<tr>
<td>Do existing sewer lines serve the project site?</td>
<td>☑️Yes</td>
<td></td>
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<tr>
<td>Will a line extension within an existing district be necessary to serve the project?</td>
<td>☑️Yes, ☑️No</td>
<td></td>
</tr>
<tr>
<td>If Yes: Describe extensions or capacity expansions proposed to serve this project:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?</td>
<td>☑️Yes, ☑️No</td>
<td></td>
</tr>
<tr>
<td>If Yes: Applicant/sponsor for new district:</td>
<td></td>
<td></td>
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<tr>
<td>Date application submitted or anticipated:</td>
<td></td>
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<tr>
<td>What is the receiving water for the wastewater discharge?</td>
<td></td>
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</tr>
<tr>
<td>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</td>
<td></td>
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<tr>
<td>vi. Describe any plans or designs to capture, recycle or reuse liquid waste:</td>
<td></td>
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<tr>
<td>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?</td>
<td>☑️Yes, ☑️No</td>
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<tr>
<td>If Yes: How much impervious surface will the project create in relation to total size of project parcel?</td>
<td></td>
<td></td>
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<tr>
<td>0.48 acres (impervious surface)</td>
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<td></td>
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<tr>
<td>0.58 acres (parcel size)</td>
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<tr>
<td>ii. Describe types of new point sources. Runoff from roof</td>
<td></td>
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<tr>
<td>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City of Ithaca Storm sewer system</td>
<td></td>
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<tr>
<td>If to surface waters, identify receiving water bodies or wetlands:</td>
<td></td>
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<tr>
<td>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?</td>
<td>☑️Yes, ☑️No</td>
<td></td>
</tr>
<tr>
<td>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?</td>
<td>☑️Yes, ☑️No</td>
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<tr>
<td>If Yes, identify: Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</td>
<td></td>
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<tr>
<td>Construction equipment will utilize gasoline</td>
<td></td>
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<tr>
<td>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</td>
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<tr>
<td>Once the building shell is complete, interior spaces may require temporary heating until heat systems are operational</td>
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<tr>
<td>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</td>
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<tr>
<td>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?</td>
<td>☑️Yes, ☑️No</td>
<td></td>
</tr>
<tr>
<td>If Yes: Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)</td>
<td>☑️Yes, ☑️No</td>
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<tr>
<td>ii. In addition to emissions as calculated in the application, the project will generate:</td>
<td></td>
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<tr>
<td>● Tons/year (short tons) of Carbon Dioxide (CO₂)</td>
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<tr>
<td>● Tons/year (short tons) of Nitrous Oxide (N₂O)</td>
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<tr>
<td>● Tons/year (short tons) of Perfluorocarbons (PFCs)</td>
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<tr>
<td>● Tons/year (short tons) of Sulfur Hexafluoride (SF₆)</td>
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<tr>
<td>● Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</td>
<td></td>
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<tr>
<td>● Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</td>
<td></td>
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<td>Page 6 of 13</td>
<td></td>
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</tbody>
</table>
h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?
   □ Yes ☑ No
   i. Estimate methane generation in tons/year (metric):
   ________________________________

   ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):
   ________________________________________________________________

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?
   □ Yes ☑ No
   If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):
   ________________________________________________________________

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?
   □ Yes ☑ No
   i. When is the peak traffic expected (Check all that apply):
      □ Morning □ Evening □ Weekend
      □ Randomly between hours of ________ to ________.

   ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):
      ________________________________________________________________

   iii. Parking spaces: Existing ________ Proposed ________ Net increase/decrease ________

   iv. Does the proposed action include any shared use parking?
      □ Yes ☑ No

   v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
      ________________________________________________________________

   vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?
      □ Yes ☑ No

   vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?
      □ Yes ☑ No

   viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?
      □ Yes ☑ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?
   □ Yes ☑ No
   i. Estimate annual electricity demand during operation of the proposed action:
      See attached load sheet
      ________________________________________________________________

   ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
      New York State Electric and Gas

   iii. Will the proposed action require a new, or an upgrade, to an existing substation?
      □ Yes ☑ No

l. Hours of operation. Answer all items which apply.
   i. During Construction:
      • Monday - Friday: ___________ 8-5
      • Saturday: ____________________
      • Sunday: ______________________
      • Holidays: ____________________

   ii. During Operations:
      • Monday - Friday: 24 hours
      • Saturday: 24 hours
      • Sunday: 24 hours
      • Holidays: 24 hours
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?
   If yes:
   i. Provide details including sources, time of day and duration:

   ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  [ ] Yes [ ] No
       Describe:

n. Will the proposed action have outdoor lighting?  [ ] Yes [ ] No
   If yes:
   i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
       Outdoor lighting will include pedestrian scale site lighting and building entrance lighting. All lighting will be dark sky compliant.

   ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  [ ] Yes [ ] No
       Describe: Some street trees will be removed and replaced. A street tree permit from the City of Ithaca will be required.

o. Does the proposed action have the potential to produce odors for more than one hour per day?  [ ] Yes [ ] No
   If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  [ ] Yes [ ] No
   If Yes:
   i. Product(s) to be stored
   ii. Volume(s) ______ per unit time ______ (e.g., month, year)
   iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  [ ] Yes [ ] No
   If Yes:
   i. Describe proposed treatment(s):

       ii. Will the proposed action use Integrated Pest Management Practices?  [ ] Yes [ ] No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  [ ] Yes [ ] No
   If Yes:
   i. Describe any solid waste(s) to be generated during construction or operation of the facility:
      • Construction: ___________ 32 tons per ___________ month (unit of time)
      • Operation: ___________ 3 tons per ___________ month (unit of time)
   ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
      • Construction: Recycling of waste materials where appropriate
      • Operation: Recycling of waste materials where appropriate
   iii. Proposed disposal methods/facilities for solid waste generated on-site:
      • Construction: Disposal by local hauler
      • Operation: A vendor like Casella Waste Systems will be contracted to haul solid waste from the project.
s. Does the proposed action include construction or modification of a solid waste management facility? ☑ Yes ☐ No

If Yes:
   i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): ________________________________________________________________

   ii. Anticipated rate of disposal/processing:
       • _______ Tons/month, if transfer or other non-combustion/thermal treatment, or
       • _______ Tons/hour, if combustion or thermal treatment

   iii. If landfill, anticipated site life: ________________________________ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☑ Yes ☐ No

If Yes:
   i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: ____________________________________________________________

   ii. Generally describe processes or activities involving hazardous wastes or constituents: ________________________________________________________________

   iii. Specify amount to be handled or generated ______ tons/month

   iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: ____________________________________________________________

   v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☑ Yes ☐ No

If Yes: provide name and location of facility: ________________________________________________________________

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: ________________________________________________________________

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
   i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): __________________________________

   ii. If mix of uses, generally describe:


b. Land uses and covertypes on the project site.

<table>
<thead>
<tr>
<th>Land use or Covertype</th>
<th>Current Acreage</th>
<th>Acreage After Project Completion</th>
<th>Change (Acres +/-)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads, buildings, and other paved or impervious surfaces</td>
<td>0.006</td>
<td>0.48</td>
<td>+0.474</td>
</tr>
<tr>
<td>Forested</td>
<td></td>
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<tr>
<td>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td>
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<tr>
<td>Agricultural (includes active orchards, field, greenhouse etc.)</td>
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<tr>
<td>Surface water features (lakes, ponds, streams, rivers, etc.)</td>
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<tr>
<td>Wetlands (freshwater or tidal)</td>
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<tr>
<td>Non-vegetated (bare rock, earth or fill)</td>
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<tr>
<td>Other</td>
<td>Describe: ____________________________________________</td>
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</tbody>
</table>

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c. Is the project site presently used by members of the community for public recreation?  ☐ Yes ☑ No
   i. If Yes: explain: ____________________________________________________________

   d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed
      day care centers, or group homes) within 1500 feet of the project site?  ☐ Yes ☑ No
      i. Identify Facilities:
         Corner of the Sky, Evergreen House

   e. Does the project site contain an existing dam?  ☐ Yes ☑ No
      i. Dimensions of the dam and impoundment:
         • Dam height: _______________________________ feet
         • Dam length: _______________________________ feet
         • Surface area: _______________________________ acres
         • Volume impounded: _______________________________ gallons OR acre-feet
      ii. Dam’s existing hazard classification:
      iii. Provide date and summarize results of last inspection:

   f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility,  ☐ Yes ☑ No
      or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?
      If Yes:
         i. Has the facility been formally closed?  ☐ Yes ☑ No
            • If yes, cite sources/documentation: __________________________________________
         ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

      iii. Describe any development constraints due to the prior solid waste activities:

   g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin
      property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  ☐ Yes ☑ No
      i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

   h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any
      remedial actions been conducted at or adjacent to the proposed site?  ☐ Yes ☑ No
      i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site
         Remediation database? Check all that apply:
            ☐ Yes – Spills Incidents database  Provide DEC ID number(s):
            ☐ Yes – Environmental Site Remediation database  Provide DEC ID number(s):
            ☐ Neither database
      ii. If site has been subject of RCRA corrective activities, describe control measures:

      iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  ☑ Yes ☐ No
          If yes, provide DEC ID number(s): 755014, C755020, 755015, 755008, 755007, 755013...
      iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

   ☐ Yes ☑ No
### v. Is the project site subject to an institutional control limiting property uses?
- If yes, DEC site ID number: ____________________________________________________________________________
- Describe the type of institutional control (e.g., deed restriction or easement): ___________________________________________________________________
- Describe any use limitations: ____________________________________________________________________________
- Describe any engineering controls: _______________________________________________________________________
- Will the project affect the institutional or engineering controls in place?  □ Yes □ No
- Explain: ____________________________________________________________________________________________

### E.2. Natural Resources On or Near Project Site

#### a. What is the average depth to bedrock on the project site?  ________________ feet

#### b. Are there bedrock outcroppings on the project site?  □ Yes □ No
- If Yes, what proportion of the site is comprised of bedrock outcroppings? __________%  

#### c. Predominant soil type(s) present on project site:

<table>
<thead>
<tr>
<th>Urban Land</th>
<th>100 % of site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### d. What is the average depth to the water table on the project site?  Average:  _________ feet

#### e. Drainage status of project site soils:
- Well Drained: __________% of site
- Moderately Well Drained: __________% of site
- Poorly Drained: __________% of site

#### f. Approximate proportion of proposed action site with slopes:
- 0-10%: __________% of site
- 10-15%: __________% of site
- 15% or greater: __________% of site

#### g. Are there any unique geologic features on the project site?  □ Yes □ No
- If Yes, describe: ____________________________________________________________________________________________

#### h. Surface water features.
  1. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  □ Yes □ No
  2. Do any wetlands or other waterbodies adjoin the project site?  □ Yes □ No
  3. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  □ Yes □ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:
- Streams: Name ____________________________________________ Classification _______________________
- Lakes or Ponds: Name _____________________________________ Classification _______________________
- Wetlands: Name __________________________________________ Approximate Size ____________________
- Wetland No. (if regulated by DEC) _____________________________

#### v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  □ Yes □ No
- If yes, name of impaired water body/bodies and basis for listing as impaired: __________________________________________________________________________

#### i. Is the project site in a designated Floodway?  □ Yes □ No

#### j. Is the project site in the 100-year Floodplain?  □ Yes □ No

#### k. Is the project site in the 500-year Floodplain?  □ Yes □ No

#### l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  □ Yes □ No
  1. Name of aquifer: ____________________________________________________________________________
<table>
<thead>
<tr>
<th>Species</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Birds</td>
<td></td>
</tr>
<tr>
<td>Squirrels</td>
<td></td>
</tr>
<tr>
<td>Chipmunks</td>
<td></td>
</tr>
<tr>
<td>Skunks</td>
<td></td>
</tr>
</tbody>
</table>

m. Identify the predominant wildlife species that occupy or use the project site:

<table>
<thead>
<tr>
<th>Birds</th>
<th>Squirrels</th>
<th>Chipmunks</th>
<th>Skunks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rusty-patched Bumble Bee has been sited in the area.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

n. Does the project site contain a designated significant natural community?  
   Yes  
   No  

   i. Describe the habitat/community (composition, function, and basis for designation):
   
   ii. Source(s) of description or evaluation:
   
   iii. Extent of community/habitat:
      - Currently: ___________ acres
      - Following completion of project as proposed: ___________ acres
      - Gain or loss (indicate + or -): ___________ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  
   Yes  
   No  

   i. Species and listing (endangered or threatened):
   
   Rusty-patched Bumble Bee has been sited in the area.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  
   Yes  
   No  

   i. Species and listing:
   
   q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  
   Yes  
   No  

   If yes, give a brief description of how the proposed action may affect that use: ___________________________
   __________________________________________________________________________________________
   __________________________________________________________________________________________
   __________________________________________________________________________________________

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  
   Yes  
   No  

   If Yes, provide county plus district name/number:  

b. Are agricultural lands consisting of highly productive soils present?  
   Yes  
   No  

   i. If Yes: acreage(s) on project site?  
      
   ii. Source(s) of soil rating(s):  
      
Cc. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  
   Yes  
   No  

   i. Nature of the natural landmark:  
      - Biological Community  
      - Geological Feature  

   ii. Provide brief description of landmark, including values behind designation and approximate size/extent:  
      
   d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  
   Yes  
   No  

   i. CEA name:  
   
   ii. Basis for designation:  
   
   iii. Designating agency and date:  
   
   Page 12 of 13
e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?
   If Yes:
   i. Nature of historic/archaeological resource: ☑ Archaeological Site ☐ Historic Building or District
   ii. Name: Eligible property: 701 West Seneca St
   iii. Brief description of attributes on which listing is based:

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑</td>
<td></td>
</tr>
</tbody>
</table>

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑</td>
<td></td>
</tr>
</tbody>
</table>

g. Have additional archaeological or historic site(s) or resources been identified on the project site?
   If Yes:
   i. Describe possible resource(s):
   ii. Basis for identification:

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑</td>
<td></td>
</tr>
</tbody>
</table>

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?
   If Yes:
   i. Identify resource: Ithaca Falls, Allan H. Treman State Marine Park, Buttermilk Falls State Park, Robert H. Treman State Park
   ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Local and state parks
   iii. Distance between project and resource: 1.25, 1.25, 1.75, 3.25 miles.

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑</td>
<td></td>
</tr>
</tbody>
</table>

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?
   If Yes:
   i. Identify the name of the river and its designation:
   ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑</td>
<td></td>
</tr>
</tbody>
</table>

F. Additional Information
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name  Robert Cain  Date 5/15/23

Signature  Title  Director of Real Estate Development
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

<table>
<thead>
<tr>
<th>Section</th>
<th>Answer</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>B.i.i [Coastal or Waterfront Area]</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>B.i.ii [Local Waterfront Revitalization Area]</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>C.2.b. [Special Planning District]</td>
<td>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</td>
<td></td>
</tr>
<tr>
<td>E.1.h [DEC Spills or Remediation Site - Potential Contamination History]</td>
<td>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</td>
<td></td>
</tr>
<tr>
<td>E.1.h.i [DEC Spills or Remediation Site - Listed]</td>
<td>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</td>
<td></td>
</tr>
<tr>
<td>E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]</td>
<td>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</td>
<td></td>
</tr>
<tr>
<td>E.1.h.iii [Within 2,000' of DEC Remediation Site]</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]</td>
<td>755014, C755020, 755015, 755008, 755007, 755013, V00590, V00661</td>
<td></td>
</tr>
<tr>
<td>E.2.g [Unique Geologic Features]</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>E.2.h.i [Surface Water Features]</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>E.2.h.ii [Surface Water Features]</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>E.2.h.iii [Surface Water Features]</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>E.2.h.v [Impaired Water Bodies]</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>E.2.i [Floodway]</td>
<td>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</td>
<td></td>
</tr>
<tr>
<td>E.2.j. [100 Year Floodplain]</td>
<td>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</td>
<td></td>
</tr>
<tr>
<td>E.2.k. [500 Year Floodplain]</td>
<td>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</td>
<td></td>
</tr>
<tr>
<td>E.2.l. [Aquifers]</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>E.2.n. [Natural Communities]</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>E.2.o. [Endangered or Threatened Species]</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>-----</td>
<td></td>
</tr>
<tr>
<td>E.2.o. [Endangered or Threatened Species - Name]</td>
<td>Rusty-patched Bumble Bee</td>
<td></td>
</tr>
<tr>
<td>E.2.p. [Rare Plants or Animals]</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>E.3.a. [Agricultural District]</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>E.3.c. [National Natural Landmark]</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>E.3.d. [Critical Environmental Area]</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>E.3.e. [National or State Register of Historic Places or State Eligible Sites]</td>
<td>Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.</td>
<td></td>
</tr>
<tr>
<td>E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]</td>
<td>Eligible property: 701 West Seneca St</td>
<td></td>
</tr>
<tr>
<td>E.3.f. [Archaeological Sites]</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>E.3.i. [Designated River Corridor]</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>
### Service Notification Number


### Customer Name


### Address Location of New or Additional Load


### Address 2


### City


### State


### ZIP


### Electrician


### Day Phone


### Service Connection Preferred (Note: Installation charges may apply)

- [ ] Secondary Voltage (Typical – Utility owns transformer)
- [ ] Primary Voltage (Customer owns transformer)
- [ ] Overhead
- [ ] Underground
- [ ] Combined Overhead and Underground

### Service Configuration Requested (Select one)

<table>
<thead>
<tr>
<th>Service Voltage</th>
<th>Phase</th>
<th>Wire</th>
<th>Amps</th>
</tr>
</thead>
<tbody>
<tr>
<td>120/240 not to exceed 100 kVA</td>
<td>1</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>120/208 not to exceed 100 kVA (Requires 5th jaw in meter box)</td>
<td>1</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>208 wye/120 (50kW min) *</td>
<td>3</td>
<td>4</td>
<td>2000</td>
</tr>
<tr>
<td>240 delta/120 (Overhead transformers only – not to exceed 150 kVA)</td>
<td>3</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>480 wye/277 (50kW min) **</td>
<td>3</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Other Specify: (See note below)</td>
<td>3</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

* Loads requiring transformer capacity in excess of 500 kVA will require pad mount transformer and underground service connections.
** 480V requires a disconnect before self-contained meter. Voltages in excess of 480V may be supplied upon request where feasible. See Section III, Electric Services and Meter – General Information and Requirements.

### Total Square Footage Existing (if upgrading) __________

### Total Square Footage New __________

### Electric Load Type

<table>
<thead>
<tr>
<th>Electric Load Type</th>
<th>Power Factor</th>
<th>Connected kW</th>
<th>Connected kVA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting</td>
<td>1</td>
<td>210</td>
<td>210</td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>0.8</td>
<td>336</td>
<td>420</td>
</tr>
<tr>
<td>Heating (Space Conditioning)</td>
<td>1</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Heating (Industrial Process)</td>
<td>1</td>
<td>735</td>
<td>735</td>
</tr>
<tr>
<td>Cooking Appliances</td>
<td>1</td>
<td>735</td>
<td>735</td>
</tr>
<tr>
<td>Continuous Motors (on for 3 hours or longer)</td>
<td>1</td>
<td>18</td>
<td>18</td>
</tr>
<tr>
<td>General Purpose Motors (on for less than 3 hours)</td>
<td>1</td>
<td>89</td>
<td>105</td>
</tr>
<tr>
<td>Receptacles</td>
<td>0.85</td>
<td>280</td>
<td>280</td>
</tr>
<tr>
<td>Refrigeration</td>
<td>0.8</td>
<td>29</td>
<td>36</td>
</tr>
<tr>
<td>Electric Hot Water</td>
<td>0.85</td>
<td>387</td>
<td>455</td>
</tr>
<tr>
<td>Special Equipment (welders/x-ray/elevators) (Elevator)</td>
<td>0.8</td>
<td>280</td>
<td>280</td>
</tr>
<tr>
<td>Miscellaneous (Washer and Dryer)</td>
<td>0.85</td>
<td>387</td>
<td>455</td>
</tr>
</tbody>
</table>

- Total Connected Load 2090 kVA 2265 kW
- Expected Peak Demand 517 kVA 563 kW
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Owner</th>
<th>Property Address</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>N. Meadow Street</td>
<td>CDS Housing, LLC</td>
<td>110 &amp; 116 N. Meadow Street, and 607, 609, and 611 W. Seneca Street, Ithaca,</td>
<td>13-May-23</td>
</tr>
</tbody>
</table>

### Code Citations


<table>
<thead>
<tr>
<th>CODE CITATION</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ch. 3</td>
<td>WEDZ-1a</td>
<td>R-2</td>
</tr>
<tr>
<td>Ch. 4</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>§504, Table 504.3 and Table 504.4</td>
<td>70'-0&quot; 5-Stories</td>
<td>NA 65'-0&quot; 5-Stories</td>
</tr>
<tr>
<td>§506, Table 506.2</td>
<td>253,200 SF</td>
<td>81,112 SF</td>
</tr>
<tr>
<td>§602</td>
<td>5A (over 1A podium)</td>
<td></td>
</tr>
<tr>
<td>§705.8 and Table 705.8</td>
<td>Left Side</td>
<td>NA</td>
</tr>
</tbody>
</table>
| §705.8 | Front | 10'-0"
| Table 1004.5 (R-2) | (A) = 298 Occ. | 217 Occ. |
| §1009 | Required | 1 |
| §1028 | Required | 1 |
| §1104-§1106 | Required | Proposed |
| §503, Appendix D | Required | Proposed |
| Appendix D | Required | Proposed |
| | | Provided |
| | | Provided |

### Building Height and Number of Stories Above Grade Plane

- Existing: 70'-0" 5-Stories
- Proposed: 65'-0" 5-Stories

### Building Area, S.F.

- Existing: 253,200 SF
- Proposed: 81,112 SF

### Type of Construction Classification

- Existing: NA
- Proposed: 5A (over 1A podium)

### Automatic Sprinkler System

- Existing: NA
- Proposed: NFPA 13 provided

### Buildings on the Same Lot and Proposed Fire Walls Separating Buildings

- Existing: NA
- Proposed: NA

### Exterior Wall Area, per Story, S.F.

- Existing: 889 SF
- Proposed: 2,324 SF

### Exterior Wall Openings Area, per Story, S.F.

- Existing: No Limit
- Proposed: 460 SF

### Percentage of Openings, per Story

- Existing: 6.80%
- Proposed: 20%

### Proposed Occupant Loads, per Space

- Total: 534 Occ.
<table>
<thead>
<tr>
<th>Allowable in Code</th>
<th>Primary Use</th>
<th>Accessory Use</th>
<th>Off Street Parking</th>
<th>Off Street Loading</th>
<th>Minimum</th>
<th>Maximum</th>
<th>Minimum</th>
<th>Minimum</th>
<th>Maximum</th>
<th>Minimum</th>
<th>Minimum</th>
<th>Rear yard: % of depth, # of feet (whichever is less)</th>
<th>Minimum Building Height in Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Any use permitted in B-4 3. Multiple dwelling 3. Cooperative household 4. Townhouse or garden apartment housing Others- see code</td>
<td>1. Required off-street parking. 2. Private garage for 4 or more cars Others- see code</td>
<td>None</td>
<td>None</td>
<td>3,000</td>
<td>30</td>
<td>12' min. for 1st story measured from grade, 12' for each add'l story, with an add'l 5' for cornice</td>
<td>100% (For parcels 50' or less wide), 90% (For parcels with 3 or more boundaries greater than 50' wide)</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>10'</td>
<td>Two stories or 24'</td>
<td></td>
</tr>
<tr>
<td>Proposed in Project</td>
<td>Multifamily housing</td>
<td>Ground level parking</td>
<td>29</td>
<td>None</td>
<td>25,334</td>
<td>112'</td>
<td>5</td>
<td>63'</td>
<td>81%</td>
<td>0</td>
<td>3'</td>
<td>4'</td>
<td>10'</td>
</tr>
</tbody>
</table>
CONTEXT MAP

Current Zoning: WEDZ-1a
1. The Contractor is responsible for the demolition, removal, and disposal (in location approved by all governing authorities) of all structures, pads, walls, flumes, foundations, parking, drives, pipes, structures, utilities, etc. Such that the improvements shown on the remaining plans can be... to a suitable material and brought to grade with suitable compacted fill per the following recommendations:

A. Imported structural fill as directed by geotech engineer.

2. The Contractor is responsible for removing all debris from the site and disposing of it in a legal manner. The Contractor is responsible for obtaining all permits required for demolition and disposal.

3. The Contractor shall maintain all utility services to any existing building/facility to remain at all times.

4. The Contractor shall coordinate with the respective utility companies prior to the removal and relocation of any utilities. The Contractor shall coordinate with the utility company concerning portions of work which may be performed by the utility company and any fees which are to be paid to the utility company. The Contractor is responsible for paying all fees and charges.

5. This plan does not show all items to be demolished, abandoned and/or removed. Existing structures within the construction limits are to be abandoned, removed, or relocated as necessary, unless specified otherwise. All costs shall be included in base bid.

6. The Contractor accepts all responsibility of salvaged materials.

7. The Contractor shall be responsible for the disconnection of utility services to the existing critical new or temporary infrastructure is in place and operational (i.e., utilities, drainage, paving, accessible parking, etc.). The Contractor is responsible for providing proper and safe sequencing.

9. The Contractor is responsible for all relocations, including but not limited to all utilities, storm drainage, signs, etc. as required. All work shall be in accordance with the governing authority's specifications... by the authority prior to the start of work. Costs for such relocations shall be included in the base bid.

10. The Contractor shall verify overhead utility elevations to avoid conflicts.

11. Contractor is responsible for coordinating with the electrical, telephone, cable, water, fiber...

12. The Contractor is responsible for all temporary services including but not limited to: gas, electric, telephone, storm drainage, sanitary sewage, communications, heat, etc. Throughout all phases of construction. Costs for such temporary services shall be included in the base bid.

13. The Contractor must protect the public at all times with fencing, barricades, enclosures, etc. as...

14. The Contractor shall maintain access to the surrounding properties at all times during demolition...

16. Contractor is responsible for all repairs and/or replacement of facilities/structures, etc. which may be damaged due to demolition or construction activities.

17. Existing pavement and concrete shall be saw-cut at the limits of work prior to removal.

18. The Contractor shall limit saw-cut activities to only those areas where it is required or as shown on the plans. If surrounding pavement/concrete is damaged, the Contractor shall be responsible for its removal and/or repair.

19. Damage to all existing conditions to remain will be replaced at the Contractor's expense.

20. All signs, striping and other features that were impacted or disturbed shall be restored.

21. The Contractor shall refer to the landscaping plan for information pertaining to the existing trees to remain during construction.

22. Trees to remain shall be protected per detail. The Contractor shall be responsible for all costs associated with tree protection. If trees indicated to remain are damaged or removed, the Contractor shall be responsible for all costs associated with replacement of the tree(s) at the Owner's and/or City of Ithaca's discretion.

23. No work or equipment is allowed on the adjacent properties without written consent of property owner(s), except as shown.

24. The Contractor shall protect all project benchmarks, property corners, and survey monuments/markers throughout construction.

25. Contractor to return the water meter to the City of Ithaca Water Bureau.
WORK WITHIN CITY OF ITHACA RIGHT OF WAY

1. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF ITHACA AT LEAST 72 HOURS IN ADVANCE OF THE INTENDED START DATE OF WORK WITHIN THE CITY OF ITHACA RIGHT OF WAY TO REVIEW SCOPE OF WORK.

2. NO EXCAVATIONS MAY BE LEFT OPEN OVER NIGHT.

3. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN ACCESSIBILITY ACROSS PROPERTY FRONTAGE AT ALL TIMES THROUGHOUT WORK WITHIN THE CITY OF ITHACA RIGHT OF WAY.

4. THE CONTRACTOR'S WORK SCOPE INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING AT PROJECT SITE:

   a. STAKEOUT:
      - Clearing and grubbing shall be limited to the site boundaries or within the "work limit" as defined by the contract documents.
   b. DEMOLITION:
      - After the completion of all construction, all demolition shall be removed and the site restored to its original condition.
   c. COORDINATION:
      - The contractor shall coordinate with the owner's on-site representative to ensure that all construction activities are conducted in a safe manner.
   d. MAINTENANCE AND PROTECTION OF TRAFFIC (MPT):
      - The contractor shall be responsible for any and all temporary maintenance and protection of traffic provisions which may be required to facilitate construction of the proposed improvements within the City Right-of-Way.
   e. UTILITY STAKEOUT:
      - The contractor shall be responsible for determining the horizontal and vertical location of utilities in the vicinity of the new infrastructure.
   f. CONSTRUCTION STORAGE:
      - Storage of equipment and materials shall be within a specified and secured area as determined in contract documents or as specified by the owner's on-site representative.
   g. PERMIT(S):
      - Prior to construction, the contractor shall obtain the necessary permits from the applicable municipality or agency. The contractor is responsible for all bonds and insurances and agreements as required by contract documents.
   h. TECHNICAL SPECIFICATIONS:
      - Technical specifications, if supplied as part of contract documents, are intended for use by the contractor and the owner.
   i. TRASH/REFUSE MANAGEMENT:
      - Trash and refuse shall be managed in an environmentally responsible manner, and all waste shall be disposed of in accordance with local regulations.

PROJECT STATISTICS

1. GENERAL:
   a. PROPERTY OWNER: Contracting LLC
   b. PROPERTY ADDRESS: 39 CASCADE DRIVE
   c. PROJECT SITE: 116 NORTH MEADOW STREET
   d. GENERAL BUSINESS / MULTI FAMILY RESIDENTIAL
   e. GENERAL DRAWN:
      - The existing underground utilities were plotted based on record mapping supplied by others. The engineer makes no warranty as to the location, size, type, elevation, and/or number of existing utilities. The contractor shall be responsible for determining the horizontal and vertical location of utilities in the vicinity of the new infrastructure.
   f. UTILITY STAKEOUT:
      - The contractor shall coordinate with the owner's on-site representative to ensure that all construction activities are conducted in a safe manner.
   g. STAKEOUT:
      - The contractor shall coordinate with the owner's on-site representative to ensure that all construction activities are conducted in a safe manner.

2. PROPERTY PROTECTION:
   a. PROPERTY PROTECTION:
      - The contractor shall protect the property during the construction period. Buildings and within project area to a stabilized outlet throughout the construction period. This may require interim grading, shimming of pavement, etc. that is not specifically shown on the plans and shall be the responsibility of the contractor.
   b. CONSTRUCTION STORAGE:
      - Construction storage is intended for use by the contractor and the owner. The contractor shall coordinate with the owner's on-site representative to ensure that all construction activities are conducted in a safe manner.
   c. CONSTRUCTION:
      - Construction is intended for use by the contractor and the owner. The contractor shall coordinate with the owner's on-site representative to ensure that all construction activities are conducted in a safe manner.

3. ZONING DISTRICT:
   a. ZONING DISTRICT:
      - The zone of the property is Z-D, General Business / Multi Family Residential.

4. MAINTENANCE AND PROTECTION OF TRAFFIC (MPT):
   a. MAINTENANCE AND PROTECTION OF TRAFFIC (MPT):
      - The contractor shall coordinate with the owner's on-site representative to ensure that all construction activities are conducted in a safe manner.

5. close-out:
   a. close-out:
      - Close-out shall include the removal of any construction debris, the provision of bonds, guarantees, certifications, etc. as required by contract documents, the provision of redlines for record drawings, the completion of final punch list items, and other activities as required to ensure that the project is completed in accordance with the contract documents.

6. CONSTRUCTION STORAGE:
   a. CONSTRUCTION STORAGE:
      - Construction storage is intended for use by the contractor and the owner. The contractor shall coordinate with the owner's on-site representative to ensure that all construction activities are conducted in a safe manner.

GENERAL:

1. APPlicability:
   a. The notes and information provided on this sheet are applicable to all "C" series drawings. The "C" series drawings cover site related improvements outside the building envelope. The engineer makes no warranty as to the location, size, type, elevation, and/or number of existing utilities. The contractor shall be responsible for determining the horizontal and vertical location of utilities in the vicinity of the new infrastructure.

2. mapping:
   a. The existing underground utilities were plotted based on record mapping supplied by others. The engineer makes no warranty as to the location, size, type, elevation, and/or number of existing utilities. The contractor shall be responsible for determining the horizontal and vertical location of utilities in the vicinity of the new infrastructure.

3. PROPERTY PROTECTION:
   a. PROPERTY PROTECTION:
      - The contractor shall be responsible for protecting the property during the construction period. Buildings and within project area to a stabilized outlet throughout the construction period. This may require interim grading, shimming of pavement, etc. that is not specifically shown on the plans and shall be the responsibility of the contractor.

4. SITE SAFETY:
   a. SITE SAFETY:
      - Site safety is intended for use by the contractor and the owner. The contractor shall coordinate with the owner's on-site representative to ensure that all construction activities are conducted in a safe manner.

5. COORDINATION:
   a. COORDINATION:
      - Coordination is intended for use by the contractor and the owner. The contractor shall coordinate with the owner's on-site representative to ensure that all construction activities are conducted in a safe manner.

6. STAGING:
   a. STAGING:
      - Staging is intended for use by the contractor and the owner. The contractor shall coordinate with the owner's on-site representative to ensure that all construction activities are conducted in a safe manner.

7. close-out:
   a. close-out:
      - Close-out shall include the removal of any construction debris, the provision of bonds, guarantees, certifications, etc. as required by contract documents, the provision of redlines for record drawings, the completion of final punch list items, and other activities as required to ensure that the project is completed in accordance with the contract documents.

8. MAINTENANCE:
   a. MAINTENANCE:
      - Maintenance is intended for use by the contractor and the owner. The contractor shall coordinate with the owner's on-site representative to ensure that all construction activities are conducted in a safe manner.

9. CONSTRUCTION STORAGE:
   a. CONSTRUCTION STORAGE:
      - Construction storage is intended for use by the contractor and the owner. The contractor shall coordinate with the owner's on-site representative to ensure that all construction activities are conducted in a safe manner.

10. PERMIT(S):
    a. PERMIT(S):
       - Prior to construction, the contractor shall obtain the necessary permits from the applicable municipality or agency. The contractor is responsible for all bonds and insurances and agreements as required by contract documents.

11. SITE CONDITIONS:
    a. SITE CONDITIONS:
       - Site conditions are intended for use by the contractor and the owner. The contractor shall coordinate with the owner's on-site representative to ensure that all construction activities are conducted in a safe manner.

12. SPECIFICATIONS:
    a. SPECIFICATIONS:
       - Specifications are intended for use by the contractor and the owner. The contractor shall coordinate with the owner's on-site representative to ensure that all construction activities are conducted in a safe manner.

13. CONSTRUCTION:
    a. CONSTRUCTION:
       - Construction is intended for use by the contractor and the owner. The contractor shall coordinate with the owner's on-site representative to ensure that all construction activities are conducted in a safe manner.

14. DRAWING TITLE:
    a. DRAWING TITLE:
       - Drawing title: Site Plan

15. SCALE:
    a. SCALE:
       - Scale: 1" = 20'

16. DRAWING NUMBER:
    a. DRAWING NUMBER:
       - Drawing number: C-2.0

17. COPYRIGHT:
    a. COPYRIGHT:
       - Copyright ª 2023 Marathon Engr. Ltd.
1. PREPARATION: Prior to the start of earthwork operations, the contractor shall:
   a. Complete the following site alterations:
      i. Site Demolition: Removal and disposal off-site in a legal manner; structures, utilities, pavements, etc.
      ii. Clearing and grubbing: Removal and disposal off-site in a legal manner; trees, brush, stumps, etc.
   b. Complete topsoil stripping:
      i. Strip and stockpile topsoil for reuse. Excess topsoil may be removed from site with approval by owner and municipality.
   c. Establish design subgrade elevations to within one tenth of one foot (0.10') in pavement areas (including walks) and to within thirty-three hundredths of one foot (0.33') for all remaining areas.

2. ESTIMATE:
   a. Complete a quantity takeoff to determine the volume of cut, fill, and topsoil. Compare and coordinate with information provided by the design engineer.
   b. Establish design subgrade elevations to within one tenth of one foot (0.10') in pavement areas (including walks) and to within thirty-three hundredths of one foot (0.33') for all remaining areas.

3. TESTING:
   a. Under pavements, walks, and in structural fill areas:
      i. 85% of the agreement between the owner and contractor shall define the number of tests and responsibility. We recommend in embankment areas one per lift and/or one per 1,000 cubic yards.

4. LIFT THICKNESS:
   a. Ground floor: Be 12 inches. Hand-operated compaction fills shall not exceed 6 inches.

5. PROOF ROLLING:
   a. The owner's representative may request a proof roll (I.E. loaded ten-wheeler) of subgrade areas prior to placement of subbase materials. Areas that "fail" shall be removed and replaced to achieve a passing subgrade.

6. EROSION CONTROL:
   a. PRE-CONSTRUCTION: The appropriate erosion control measures as defined by the construction documents shall be installed prior to the start of any construction activities.
   b. TOPSOIL: Complete clearing and grubbing operation.
   c. CLEAR/GRUB: Clear/diversionary swales, and sediment basins.
   d. COMPLETE DIVERSIONARY SWALES: Construct swales and sediment devices as earthwork operations progress.
   e. MAINTAIN EROSION CONTROL MEASURES: Maintain erosion control measures and place additional measures as earthwork and underground utilities are constructed.
   f. RESTORE AREAS: Restore areas as defined by contract documents.
   g. REMOVE EROSION CONTROL MEASURES: Remove erosion control measures as areas are reestablished with ground cover.

7. WORK STOPPAGE:
   a. Temporarily stabilize shall require 4 tons of straw/acre of disturbance placed with tackifier or rolled with a tracked vehicle to ensure not displaced.

8. WINTER STABILIZATION:
   a. The contractor shall install erosion control measures in the following sequence:
      i. Install perimeter sediment controls, I.E. erosion fencing.
      ii. Install stabilized construction entrance.
      iii. Protect vegetation to remain.
      iv. Clear/grub and construct diversionary swales, and sediment basins.
      v. Complete clearing and grubbing operation.
      vi. Construct swales and sediment devices as earthwork operations progress.
      vii. Maintain erosion control measures and place additional measures as earthwork and underground utilities are constructed.
      viii. Restore areas as defined by contract documents.
      ix. Remove erosion control measures as areas are reestablished with ground cover.

DRAWN: REA
DESIGNED: AMF
DATE: 05/20/23
COPYRIGHT © 2023 MARATHON ENG.
1. WATER SERVICE TO BE CONSTRUCTED USING ADEQUATE EXCAVATION AND/OR SHORING TECHNIQUES AS NOT TO DISTURB NEIGHBORING FOUNDATION OR BUILDING.

SANITARY SEWER COVER
- WATER SERVICE THRUST BLOCKS
- UNDERGROUND ELECTRIC SERVICE
- UNDERGROUND TELEPHONE SERVICE

NOTES
- USE CONSTRUCTION METHODS PER CONTRACT SPECIFICATIONS.
- MASONRY WALLS AND FENCING TO MEET CONTRACT SPECIFICATIONS.

TERMINATION OF WATER & SEWER SERVICES
- PRIOR TO THE START OF CONSTRUCTION, THE OWNER SHALL WORK SCOPE WITH UTILITY PROVIDER PRIOR TO THE START OF WORK.
- CONTRACTOR TO COORDINATE POINT OF CONNECTION, ROUTING OF SERVICE, WORK SCOPE RESPONSIBILITIES, ETC. WITH UTILITY PROVIDER PRIOR TO THE START OF WORK.

SITE NOTES
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROPRIATE WORK PERMITS FROM NYSDOT FOR ANY WORK WITHIN NYSDOT PROPERTY.
- DO NOT INCLUDE FOUNDATION OR FOOTER TO THE SANITARY SEWER.

NOTICE PRIOR TO THE START OF ANY WORK ASSOCIATED WITH THE SANITARY SEWER.

STORM REGULATIONS
- ALL ROOF DRAINAGE SHALL BE COLLECTED AND PIPED TO THE STORM SEWER SYSTEM UNLESS SPECIFIED OTHERWISE.
- UPON COMPLETION OF SYSTEM INSTALLATION, THE MAIN SEWER SYSTEM AND LEADS TO STRUCTURES SHALL BE FLUSHED AND LAMPED TO THE SATISFACTION OF THE MUNICIPALITY.

MATERIALS
- WATER SERVICE LINES SHALL HAVE A MINIMUM OF FIVE FEET OF COVER FROM FINISHED GRADE IN LAWN AREAS AND SIX FEET OF COVER FROM FINISHED GRADE IN PAVED AREAS.
- WATER SERVICE LINES SHALL BE SEPARATED AT LEAST 10 FEET, MEASURED FROM THE OUTSIDE OF THE PIPES, FROM SEWER MAINS OR SEPTIC SYSTEMS.

BACKFLOW PREVENTION DEVICES
- PRIOR TO THE INSTALLATION OF THE CITY OF ITHACA PORTION OF THE SERVICE LINE.

INSTALLATION
- WATER SERVICE LINES METERED AT LEAST 10 FEET SEPARATED FROM THE METER.

SCHEDULE: 1" = 20'

REVISIONS
- THE LATEST REGULATIONS OF THE MUNICIPALITY.

MATERIALS
- ALLOWED BY THE MUNICIPALITY, PROVIDING THAT THE ROUGHNESS COEFFICIENT ("N" FACTOR) IS 0.013 OR BETTER:
- REINFORCED CONCRETE PIPE (RCP), CLASS III
- CORRUGATED STEEL PIPE (CSP), 16 GAUGE, ASPHALT COATED-SMOOTH BORE.

REGULATIONS
- SANITARY
- STORM

NOTES
- REQUIREMENTS FOR WATER SUPPLY AND SEWER SERVICES IN THE CITY OF ITHACA.

ADAM M. FISHEL

PRELIMINARY SITE DEVELOPMENT PLAN
116 NORTH MEADOW STREET
10/04/2023
DRAWN: REA
DESIGNED: AM
SCALE: 1" = 20'
REVISIONS
- CITY PORTION=FROM THE WATER MAIN TO AND INCLUDING THE METER
- PRIVATE PORTION=FROM THE CONTROL VALVE TO THE METER
- MINIMUM SIZE IS 1 INCH
- ACCEPTABLE MATERIAL FOR PRIVATE PORTION IS EITHER TYPE 'K' COPPER
- SERVICE TYPES INCLUDE: DOMESTIC=DS, FIRE=FS, OR COMBINED=CMB
- EXISTING WATER METER LOCATED INSIDE MAY REQUIRE UPGRADES AS REQUIRED BY THE CITY OF ITHACA PUBLIC WORK DEPARTMENT. UPON COMPLETION OF THE PROJECT, A MASTER METER SHALL BE LOCATED WITHIN THE EXISTING FACILITY AS DIRECTED BY THE CITY OF ITHACA PUBLIC WORKS DEPARTMENT.

SCALE: 1" = 20'