The regular meeting of the Planning & Development Board will be held at **6:00 p.m.** on **Tuesday, June 27, 2023**. In Common Council Chambers on the third floor of City Hall, 108 E Green Street. The meeting will also be streamed on the City of Ithaca YouTube Channel at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg.

**Instructions for commenting to the Planning Board**

**Scheduled Public Hearings** (Refer to the agenda for projects that have scheduled public hearings.)

There are two options to participate in a Public Hearing:

1. Submit comments by email no later than 12 p.m. on the day of the meeting (contacts below). Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing.

2. Attend the meeting via Zoom and speak directly to the Board. Comments are limited to three minutes.

**General Public Comments**

Public comments are heard at the beginning of the meeting via Zoom. Written comments should be sent to the contact(s) listed below. All comments received will be forwarded to the Planning Board for their consideration. Written comments received in advance of the meeting give the Board/Committee time to consider them fully. If you want your comment read aloud, please state so in your email and limit the comment to three minutes.

Please use the following contacts to submit comments or request access to the Zoom meeting: Nikki Cerra at ncerra@cityofithaca.org or Lisa Nicholas at lnicholas@cityofithaca.org or call 607-274-6550.

**AGENDA ITEM**

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<th>Approx. Start Time</th>
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<tr>
<td>1</td>
<td>Agenda Review</td>
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<td>Approval of Minutes – April 2023</td>
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<td><strong>A</strong> Project: Mixed-Use Building</td>
<td>Presentation 6:20  Board Q&amp;A 6:20  Discussion 6:25</td>
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<td>Location: 510 W State/MLK Jr Blvd</td>
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<td>Applicant: Visum Development</td>
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<td>Actions: ☐ Extension of Site Plan Approval</td>
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**Project Description:** In accordance with §276-10, Site Plan Review Ordinance, if the construction of a development has not commenced within two years of the date of Site Plan Approval, such approval shall expire, unless an extension has been granted by the Board following a written request by the applicant. The project received Site Plan Approval on August 24, 2021 and the applicant is requesting an extension of the approval.

*Project materials are available for download from the City website and are updated regularly: https://www.cityofithaca.org/DocumentCenter/Index/1279*
### B  Project: Ithaca Farmers’ Market – Major Site Improvements & New Building

#### Location: Steamboat Landing – 545 Third Street

#### Applicant: David Stern for Ithaca Farmers’ Market

#### Actions:  
- Presentation

**Project Description:** The applicant is proposing to renovate the existing market building to allow for year-round commerce and programming, 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 was determined 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) for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on January 25, 2022.

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

### C  Project: Expansion of Religious Facility

#### Location: 102 Willard Way/107 Lake St

#### Applicant: Jason K Demarest for Chabad Center at Cornell

#### Actions:  
- 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](https://www.cityofithaca.org/DocumentCenter/Index/1411)

### D  Project: 116 N Meadow Street

#### Location: 116 N Meadow Street

#### Applicant: Whitham Planning and Design on behalf of CSD Housing

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

"An Equal Opportunity Employer with a commitment to workforce diversification."
6/15/23 Engineering Comments

The Engineering/Streets and Facilities/Water and Sewer teams have the following comments about this month’s projects for review:

**102 Willard Way/107 Lake St.**
- The Planning Board meeting discussion seemed misleading – to clarify, there are not 4 parking spots on-site if you don’t count the ones in the circular driveway. The Board seemed to be under the impression that the circular drive could be used for drop-offs and pick-ups only and that there would still be four viable parking spaces. Two of the viable parking spaces are in the circular drive and two are in the small southern lot.
- To reiterate: there can be two parking spaces total in the southern lot. There can be no backing down the long driveway to the corner. There must be space for vehicles to turn around within the lot. The corner of Lake St. and Willard Way is a high traffic pedestrian area.
- We will need a detailed drawing by a professional engineer showing the driveway curb cuts, ADA ramps, and sidewalk. The project team will need a street permit for all of the work in the ROW and they can only receive it after we review engineer-submitted detailed drawings including elevations and slopes of the aforementioned site features.

**Ithaca Farmers Market**
- We need a more detailed drawing for the changes proposed in Phase 2 (waterfront trail and shoreline work). It is also unclear how much of the Phase 2 work needs to be done now that the building is not changing shape. The detailed drawing must show dimensions and offsets from site features. There must also be a maintenance plan.
- Permeable pavers/pavement is being proposed. These require ongoing maintenance (vacuuming). Please submit a maintenance plan. The area of impervious surface is drastically increasing over existing conditions in the parking lot. There are bioretention areas proposed – please submit a maintenance plan for those as well.
- We need to see an updated stormwater narrative and plan. We notice that geotechnical analysis has not been done, so it is unclear if any of the proposed pervious pavements/permeable pavers will provide sufficient drainage.

**116 N. Meadow St.**
- Why do they want to install an additional manhole to the storm system when there is an existing storm structure (catch basin) nearby?
- Please contact Matt Sledjeski, msledjeski@cityofithaca.org, Water & Sewer division, to discuss potentially needing a full SWPPP.
- The water main on N. Meadow St. is from 1887 and they may not be able to connect to it. Please discuss with Matt Sledjeski.
- The project will be billed for the final restoration of asphalt in the ROW.
- The accessible parking spot on the street is proposing to create/use a large curb cut, which is non-standard. We don’t this this accessible parking space looks safe, especially on such a busy street.
- Please explain your parking generation numbers.
This meeting was held in Common Council Chambers, Third Floor, City Hall, and also conducted remotely using videoconferencing technology, as authorized by Part WW of Chapter 56 of the Laws of 2022 of New York State and Local Law 2022-05.

Chair Lewis called the meeting to order at 6:10 p.m.

1. **Agenda Review** – None

2. **Approval of Minutes** – February 2023 and March 2023

On a motion by Godden, seconded by Petrina the Planning and Development Board unanimously approved the February 2023 and March 2023 meeting minutes.

3. **Public Comment**

Chair Lewis opened Privilege of the Floor.

Cerra read a comment submitted by Gaye Quinn into the record.

There being no members of the public appearing in order to speak, nor any additional written comments submitted to be read into the record, Chair Lewis closed the Public Comment period.

4. **Board Responses to Public Comment**
Chair Lewis responded to the public comment that the board and staff will look into whether or not the project requires another public hearing.

5. Subdivision Review

A. 123 Campbell Avenue by Joseph Bowes and Erynn Blume. Lead Agency, CEQR, The applicant is proposing to construct a 7,000 SF building within an existing parking area at the corner of Fairgrounds Memorial Parkway and an internal circulation road that connects to Route 13. The project also includes lighting, landscaping, walkways, and other amenities. The applicant submitted a trip generation report prepared by TYLIN International and dated April 24, 2018, that demonstrates that the traffic counts for the proposed new retail is consistent with the findings of the 2000 Generic Environmental Impact Statement (GEIS) for the Southwest Area Land Use Plan and therefore no additional environmental review is required. The Planning Board granted final approval of this project October 27, 2022, which has expired. The applicants are now seeking approval for same project.

Applicants Attending: Joe Bowes, Andrew Sciarabba

The applicant presented the survey depicting the subdivision of a lot into two separate parcels.

Chair Lewis confirmed with the applicant that Geotechnical and other work was completed to ensure the newly created lot is buildable.

Public Hearing
On a motion by Godden, seconded by Petrina, and voted in favor unanimously Chair Lewis opened the public hearing.

There being no members of the public appearing in order to speak, nor any additional written comments submitted to be read into the record, Chair Lewis closed the Public Hearing on a motion by Petrina, seconded by Godden, and voted in favor unanimously.

Adopted Declaration of Lead Agency
On a motion by Petrina, seconded by Godden:

WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, require that a lead agency be established for conducting environmental review of projects, in accordance with local and state environmental law, and

WHEREAS: State Law specifies that for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for a minor subdivision of City of Ithaca Tax Parcel ID: 132.-1-12 located at 123 Campbell Avenue by Joseph Bowes and Erynn Blume, and

WHEREAS: the applicant is proposing a subdivision of the 1.27-acre site, resulting in two parcels of approximately 0.731 acres (31,842 SF) and .535 acres (23,305 SF). The proposed subdivision will maintain the 123 Campbell residence on the larger proposed parcel and will create a buildable smaller parcel. The property slopes downhill towards the West and currently a wooded area is located on the Western portion of the parcel. The parcel is in the R-1a zoning district, and no variances will be required, and

WHEREAS: this is considered a Minor Subdivision in accordance with the City of Ithaca Code, Chapter 290, Article 1, §290-1, Minor Subdivision – Any subdivision of land resulting in the creation of one additional buildable lot, and

WHEREAS: this has been determined to be an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act (“SEQRA”) and requires environmental review, now, therefore be it

RESOLVED: that the City of Ithaca Planning and Development Board, being that local agency which has primary responsibility for approving and funding or carrying out the action, does, by way of this resolution, declare itself Lead Agency in Environmental Review for the proposed project.

Moved by: Petrina
Seconded by: Godden
In favor: Petrina, Godden, Blalock, Lewis
Against: None
Abstain: None
Absent: Glass, Correa
Vacancies: One

Adopted Negative Declaration of Environmental Significance
On a motion by Godden, seconded by Petrina:

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for a minor subdivision of City of Ithaca Tax Parcel ID: 132.-1-12 located at 123 Campbell Avenue by Joseph Bowes and Erynn Blume, and

WHEREAS: the applicant is proposing a subdivision of the 1.27-acre site, resulting in two parcels of approximately 0.731 acres (31,842 SF) and .535 acres (23,305 SF). The proposed subdivision will maintain the 123 Campbell residence on the larger proposed parcel and will create a buildable smaller parcel. The property slopes downhill towards the West and currently a wooded area is located on the Western portion of the parcel. The parcel is in the R-1a zoning
district, and no variances will be required, and

WHEREAS: this is considered a Minor Subdivision in accordance with the City of Ithaca Code, Chapter 290, Article 1, §290-1, Minor Subdivision – Any subdivision of land resulting in the creation of one additional buildable lot, and

WHEREAS: This has been determined to be an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act (“SEQRA”) and requires environmental review, and

WHEREAS: City of Ithaca Planning and Development Board, being that local agency which has primary responsibility for approving and funding or carrying out the action, did, on April 25, 2023, declare itself Lead Agency in Environmental Review for the proposed project, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, did on April 25, 2023, review and accept as adequate: a Short Environmental Assessment Form (SEAF), Part 1; a SEAF Part 2 prepared by Planning staff; Subdivision Map No. 123 Campbell Avenue City of Ithaca & Town of Ithaca, Tompkins County, New York dated 02/14/23 prepared by TG Miller P.C.; and other application materials, and

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

RESOLVED: that the City of Ithaca Planning and Development Board determines the proposed project will result in no significant impact on the environment and a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act.

Moved by: Petrina
Seconded by: Godden
In favor: Petrina, Godden, Blalock, Lewis
Against: None
Abstain: None
Absent: Correa, Glass
Vacancies: One

Adopted Declaration of Preliminary and Final Subdivision Approval
On a motion by Petrina, seconded by Godden:

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for a minor subdivision of City of Ithaca Tax Parcel ID: 132.-1-12 located at 123 Campbell Avenue by Joseph Bowes and Erynn Blume, and

WHEREAS: the applicant is proposing a subdivision of the 1.27-acre site, resulting in two parcels of
approximately 0.731 acres (31,842 SF) and .535 acres (23,305 SF). The proposed subdivision will maintain the 123 Campbell residence on the larger proposed parcel and will create a buildable smaller parcel. The property slopes downhill towards the West and currently a wooded area is located on the Western portion of the parcel. The parcel is in the R-1a zoning district, and no variances will be required, and

WHEREAS: this is considered a Minor Subdivision in accordance with the City of Ithaca Code, Chapter 290, Article 1, §290-1, Minor Subdivision – Any subdivision of land resulting in the creation of one additional buildable lot, and

WHEREAS: This has been determined to be an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act (“SEQRA”) and requires environmental review, and

WHEREAS: the Planning Board, acting as Lead Agency, did on April 25, 2023 issue a Negative Declaration of Environmental Significance for the entire project and all its components, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, did on April 25, 2023, review and accept as adequate: a Short Environmental Assessment Form (SEAF), Part 1; a SEAF Part 2 prepared by Planning staff; Subdivision Map No. 123 Campbell Avenue City of Ithaca & Town of Ithaca, Tompkins County, New York dated 02/14/23 prepared by TG Miller P.C.; and other application materials, and

WHEREAS: the Tompkins County Planning Department, and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered, and

WHEREAS: legal notice was published and property posted, and adjacent property owners notified in accordance with Chapters 290-9 C. (1), (2), & (3) of the City of Ithaca Code, and

WHEREAS: the Planning and Development Board held the required Public Hearing on April 25, 2023, now, therefore, be it

RESOLVED: that the Planning Board does hereby grant Preliminary and Final Subdivision Approval to the proposed Minor Subdivision of City of Ithaca Tax Parcel ID: 132.-1-12 located at 123 Campbell Avenue subject to the submission of three final original subdivision plats with the raised signature of as licensed surveyor.

Moved by: Godden
Seconded by: Petrina
In favor: Petrina, Godden, Blalock, Lewis
Against: None
Abstain: None
Absent: Correa, Glass
Vacancies: One
6. Site Plan Review

A. Cliff Street Retreat, 407 Cliff St. by Linc Morse. Amended CEQR. The Planning Board granted preliminary and final approval of this project on October 26, 2021. The applicant now seeks approval for a redesign on the north end of the parcel where instead of two conceptual cottages previously proposed, the applicants now propose a 3-story multi-family building, approximately 4966 SF. The building has a total of 6 units including two hotel units and four apartments. The proposed building complies with all of the zoning requirements created in the PUD process. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[3] for which the Lead Agency made a Negative Determination of Environmental Significance on September 28, 2021.

Applicants Attending: Craig Modisher, Noah Demarest, Linc Morse

The applicant presented several renderings depicting the streetscape and design of the proposed building. A site plan was shown highlighting the footprint of the proposed multi-family building. The applicant explained the limitations of the water main and the changes made to the existing building use to the limitations.

The board and staff reviewed the FEAF Part III. Changes were made to the FEAF including the removal of a trail as originally proposed and a wording change related to the change in use.

Adopted Amended Negative Declaration of Environmental Significance

On a motion by Godden, seconded by Petrina:

WHEREAS: on September 28, 2021, the City of Ithaca Planning and Development Board determined that the proposed Cliff Street Retreat — consisting of the site plan and PUD — at 407 Cliff Street would result in no significant impact on the environment and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act, and

WHEREAS: the project consists of converting a 25,297-SF industrial building into a multi-use building which will include long- and short-term residential rentals, small conference and lounge spaces, office space, and retail. The applicant applied for a rezoning through the PUD process, as the project is in the R-3a zone, in which the past industrial use and the proposed uses are legally non-conforming. The renovated building will comply with 2020 NYS building code and the Ithaca Energy Code Supplement. Site improvements include new building façades, more well-defined parking areas, landscaping, dark-sky compliant site lighting, street-facing entries, and garden/terrace spaces facing the hillside, and

WHEREAS: the applicant now seeks approval for a redesign on the north end of the parcel where instead of two conceptual cottages previously proposed, the applicants now propose a 3-story multi-family building, approximately 4966 SF. The building has a total of 6 units including two hotel units and four apartments, and
WHEREAS: this is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[3] and is subject to environmental review, and

WHEREAS: pursuant to 617.4(b)(11) of the SEQRA regulations, this action is treated as a Type I Action for purposes of SEQRA, and

WHEREAS: in accordance with §176-7 E. of CEQR and §617.7(e) of SEQRA, the City of Ithaca Planning and Development Board acting as Lead Agency has determined that (1) new information has been discovered and (2) a change in circumstances related to the project has arisen that was not previously considered, and the Lead Agency has determined that no significant adverse impact will occur, and

WHEREAS: the Board, acting as Lead Agency in environmental review, has on April 25 2023 reviewed and accepted as adequate the new information consisting of a revised Full Environmental Assessment Form (FEAF) Part 3, prepared by Planning staff; drawings titled 501 Cliff Street 6-Unit Apartment Building Cover A000, Elevations A201 & A202 created by Stream Collaborative dated 12/22/22; Street Elevation A01, Looking North Existing A02, Looking North Proposed A03, Looking South Existing A04, and Looking South Approved A05, all prepared by Stream Collaborative dated 3/14/23; Interior Loft Drawings (2) and Materials (2) prepared by applicant and submitted 4/19/23; and other supporting materials provided by the Project Sponsor, now, therefore, be it

RESOLVED: that the City of Ithaca Planning and Development Board does hereby amend the Negative Declaration issued on September 28, 2021 to include the above-mentioned information in the environmental record, and be it further

RESOLVED: that based on all supporting documentation, the City of Ithaca Planning and Development Board does hereby determine that the proposed Cliff Street Retreat project at 407 Cliff Street will result in no significant impact on the environment and that a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance with the provisions of Part 617 of the State Environmental Quality Review Act.

Moved: Godden
Second: Petrina
In Favor: Petrina, Godden, Blalock, Lewis
Against: None
Abstain: None
Absent: Correa, Glass
Vacancies: One

B. Expansion of Religious Facility, 102 Willard Way/107 Lake Street by Jason Demarest. Presentation of Redesign. 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.

**Applicants Attending:** Jason Demarest

The applicant presented renderings, elevations and a site plan detailing changes made to the previous approval. Changes highlighted included landscaping, traffic circulation, windows, the roof, and the removal of the basement garage into a habitable space. A new floor plan was shown depicting changes to the interior.

Blaock asked staff to clarify the process of reviewing an amended site plan. Blaock then stated he needs more time to review all the changes but so far has seen nothing objectionable, he then asked if a public hearing could be scheduled at the next Planning Board meeting.

The board reacted well to the change from a parking garage to habitable space.

Petrina stated that she likes the decreased footprint but explained in detail her concerns surrounding parking and traffic circulation. Petrina asked the applicant to explain the anticipated traffic circulation as well as other details related to parking.

Chair Lewis explained the history of the previous conversation related to the circular driveway and that further discussion is needed now it has been reintroduced. Lewis asked the applicant to further design the stair tower as depicted on the elevations and site plan.

The applicant stated that the stair tower may be misrepresented on the plans and will return with answers in the next meeting.

Godden asked the applicant to explain the circulation for people needing accessible parking and entry.

Petrina asked the applicant how trash and recycling is handled. The applicant stated that the trash truck drives up the existing asphalt drive.

**C. Breeze Apartments, 121-125 Lake Street by Visum Development. Recreational River Permit.** The applicant proposes to build an 83,160 GSF, four story apartment building and associated site improvements on the former Gun Hill Factory site for which it received Final Site Plan Approval for Phase I on February 28, 2023. The 77-unit with approximately 109 beds, market-rate apartment building will be a mix of studios, one-
and two-bedroom units and includes 77 parking spaces (47 surface spaces and +/-30 covered spaces under the building). Site improvements include stone dust walkways, bike racks, benches, a bioretention filter to treat the parking areas and rooftop stormwater, native and adaptive plant species, and meadow areas to restore edges of the site. The building will be constructed on the east parcel of the Former Ithaca Gun Factory Site which is currently in the New York State Brownfield Cleanup Program (BCP). Before site development can occur, the applicant is required to remediate the site based on a soil cleanup objective for restricted residential use. A remedial investigation (RI) was recently completed at the site and was submitted to NYSDEC in April 2021. The project is in the R-3a Zoning District and requires multiple variances. This is a Type I Action under the City of Ithaca Environmental Quality Review Ordinance ("CEQRO") §176-4 B(1) (h)[2], (k) and (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 December 20, 2022.

Applicants Attending: Julia Bucher, Nate Cook, Erik Reynolds

The applicant presented a plan for the proposed overlook and bridge, highlighting the fencing put in place to address concerns over safety.

Board members thought the proposed fence is a great addition and relieves safety concerns.

Staff, Board, and the applicant discussed the process for approval and the necessary steps to obtain such approval.

The Board discussed the application for the Recreational River Permit, agreeing that the application is complete. The Board set the public hearing for the Recreational River Permit for the next Planning Board meeting on May 23, 2023.

D. NYSEG Regulator Station, 220 Grandview Avenue by Arne Larsen, DDS Companies. Potential Preliminary Approval. The applicant proposes to create an approximately 164 SF gas regulator house with appurtenant facilities. NYSEG has secured a 1200 SF utility easement from the property owner, South Hill Church of Nazarene. Proposed site work includes the regrading of the site and landscaping around the proposed structure. The project is located in the R-2 zoning district and will not require any variances. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 and the State Environmental Quality Review Act ("SEQRA") §617.4 for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on January 24, 2023.

Applicants Attending: Arne Larsen

The applicant presented changes to the site plan including changes to the sidewalk and landscaping. The applicant further asked the Board for feedback regarding the color and building materials of the proposed building.
Petrina stated that she is favorable of the material but not the color and asked the applicant to provide samples of potential colors at the next meeting. The board stated their favorability for an Earth-tone color palette than a red one.

The applicant added that an anti-graffiti sealer will be added to the building to prevent defacing.

7. **Recommendations to the Board of Zoning Appeals**
   - **BZA #3251 66 Woodcrest Ave., Area Variance**
     The Planning Board supports these variances as they support owner-occupied improvements and appreciate the design of the porch. The Planning Board finds no long-term negative impacts to planning.

8. **Old/New Business**
   - None

9. **Adjournment:**
   On a motion by Godden and seconded by Petrina the meeting, the meeting was adjourned by unanimous consent at 7:29 p.m.
WHEREAS: on August 24, 2021, the Planning Board granted final Site Plan Approval to the proposed mixed-use development located at 510 W. MKL/State Street and 507 W. Seneca St. by Visum Development, applicant and owner, and

WHEREAS: the approved project is to remove the one-story commercial building fronting on State Street and two-story wood frame house fronting on W. Seneca Street, and to construct a 60,953 SF, four- and five-story mixed-use apartment building. The proposed building will contain 57 dwelling units which will be affordable to households making 30- to 80-percent AMI, community spaces, indoor bike parking, and 1120 SF of retail space fronting State Street. The .413-acre project site comprises two tax parcels and has frontage on W. State, Corn, and W. Seneca Streets and is in two zoning districts: CBD-52, in which the maximum height is 52 feet, and B-2d, in which the maximum height is 40 feet. The project is subject to the Downtown Design Guidelines and requires an area variance, and

WHEREAS: §276-10 of the City Code states that if construction of a project has not commenced within two years of the date of the Site Plan Approval, such approval shall expire, unless an extension has been granted by the Board following a written request by the applicant, and

WHEREAS: in a letter dated May 23, 2023 to Robert Lewis, Chair and the Planning Board Members from Julia Bucher, Senior Development Manager, Visum Development Group LLC, an extension of the Site Plan Approval was requested, and

WHEREAS: the project received an Area Variance on August 3, 2021, and

WHEREAS: §325-40 of the City Code states that a variance shall be void if the applicant has not obtained a Building Permit to construct the building or part thereof for which the variance has been granted and initiated the construction work within two years from the date of the granting of the variance, now, therefore, be it

RESOLVED: that the City of Ithaca Planning and Development Board does hereby grant a two-year extension of Site Plan Approval until August 24, 2025, subject to all the conditions stated, and all drawings cited, in the final Site Plan Review Approval resolution, dated August 24, 2021, and subject to the applicant obtaining all necessary variances.

Moved by:  
Seconded by:  
In Favor:  
Against:  
Abstain:  
Absent:  
Vacancies: One
From: Visum Development Group LLC
To: City of Ithaca Planning Board
Robert Aaron Lewis, Chair
108 E. Green Street
Ithaca, NY 14850

Date: May 23, 2023
Re: The Stately Apartments Site Plan Approval Extension Request

Dear Robert and Planning Board Members,

Visum Development Group is writing to request a standard two-year extension to the Final Site Plan Approval granted to 510 W State/MLK Jr. Street (The Stately Apartments) by this board on August 25, 2021.

The final site plan approval resolution was submitted to the New York State Homes and Community Renewal Division (NYS HCR) for affordable housing grant funding in accordance with requirements of Visum Development Group’s application. Following the submission and review of our application, the Project was recently approved for the NYS HCR 9% grant and will move forward with Visum Development as the developer.

No changes have been made to the design and submittals previously shared with the board for approval. As the timeline for HCR projects moves quickly, Visum appreciates your consideration of our request for extension.

Please feel free to reach out if you have any questions.

Sincerely,
Julia Bucher
Visum Development Group

julia@visumdevelopment.com 226 Cecil Malone Dr. Suite 3, Ithaca – NY14850
Todd Fox  
Visum Development Group  
119 Cayuga St  
Ithaca, NY 14850  

August 25, 2021  

Re: Notice of Decision, Final Site Plan Approval with conditions – 510 W State/MLK Jr Street  

Dear Todd:  

At the August 24, 2021 meeting of the Planning and Development Board, and in accordance with Ordinance No. 99-15, Chapter 276 of the City of Ithaca Municipal Code, the Board reviewed and acted on the site plan for the above referenced project. The Board granted Preliminary and Final Site Plan Approval for your project subject to conditions. A copy of the approved resolutions is attached.  

In order to be issued a Building Permit, the approved site plans must be stamped by the Department of Planning and Development and on file. The approved plans must show all modifications required by any conditions noted in the resolution. Any subsequent modifications to the approved plan must be submitted to the Board for review and approval. Please note that Site Plan Approval does not exempt an applicant from complying with all other permits and approvals that may be required.  

No Certificate of Occupancy or Compliance shall be issued until the Department of Planning and Development has verified that all site work is installed per the Approved Site Plan. Request for a temporary certificate of occupancy will require a performance bond for improvements not installed.  

Thank you for your cooperation in this matter. If you have questions or require additional information, please do not hesitate to call me at 274-6557.  

Sincerely,  

Nikki Cerra  
Environmental & Landscape Planner
WHEREAS: the City of Ithaca Planning and Development Board has one pending application for Site Plan Review for a mixed-use development located at 510 W. MKL/State Street and 507 W. Seneca St. by Visum Development, applicant and owner, and

WHEREAS: the applicant has updated the project from an application previously submitted in 2019. The applicant now seeks preliminary and final approval to remove the one-story commercial building fronting on State Street and two-story wood frame house fronting on W. Seneca Street, and to construct a 60,953 SF, four- and five-story mixed-use apartment building. The proposed building will contain 57 dwelling units which will be affordable to households making 30- to 80-percent AMI, community spaces, indoor bike parking, and 1120 SF of retail space fronting State Street. The .413-acre project site comprises two tax parcels and has frontage on W. State, Corn, and W. Seneca Streets and is in two zoning districts: CBD-52, in which the maximum height is 52 feet, and B-2d, in which the maximum height is 40 feet. The project is subject to the Downtown Design Guidelines and requires an area variance, and

WHEREAS: this is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(h)[4], (k) & (n), and the State Environmental Quality Review Act §617.4(b)(11), both of which require environmental review, and

WHEREAS: the Tompkins County Department of Planning & Sustainability, Tompkins County Department of Health, Tompkins County Industrial Development Agency, NYS Homes and Community Renewal, and the NYS Department of Environmental Conservation have all been identified as potentially Involved Agencies in Environmental Review, and

WHEREAS: the City of Ithaca Planning and Development Board, being the local agency, which has primary responsibility for approving and funding or carrying out the action, did, on May 28, 2019, declare itself Lead Agency in Environmental Review for the proposed project, and

WHEREAS: this Board, acting as Lead Agency in Environmental Review has, on July 27, 2021, reviewed and accepted as adequate: a Full Environmental Assessment Form (FEAF) Part 1, submitted by the applicant, Part 2 prepared by Planning staff, and Part 3 prepared by Planning staff and amended by the Board, drawings titled Boundary and Topographic Map No. 507 West Seneca Street, No. 510 West State Street, No. 501 West Seneca Street, No. 112 North Corn Street, City of Ithaca, Tompkins, New York dated 12/26/18 and prepared by TG Miller P.C.; Site Layout Plan (also showing Demo Plan) L101 dated 4/21/21; Planting Plan L103 dated 12/18/2020; Exterior Elevations A201 & A202, Sections A301, Wall Sections A302, #D Perspectives A901, Interior Area- 1st Floor A1.0, Interior Area- 2nd Floor A2.0, Interior Area- 3rd Floor A3.0, Interior Area- 4th Floor A4.0, Interior Area- 5th Floor A5.0 and Typical Unit Plans A107 all dated 1/21/21, and Seneca Street View L302 dated 4/21/21, and Exterior Features – Street Street façade, Exterior Features – Corn Street façade and Exterior Features – Seneca Street façade all dated 3/12/21 and Shadow Studies (two Sheets) dated 4/21/21 and all prepared by Stream Collaborative, and other application materials, and

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

WHEREAS: the Planning Board conducted Design Review on March 23, 2021 and found the project I substantial compliance with the Downtown Design Guidelines, and
WHEREAS: the Planning Board did, on July 27, 2021, determine, as elaborated in the FEAF Part 3, that the proposed project will result in no significant adverse impacts on the environment and issued a Negative Declaration of Environmental Significance, and

WHEREAS: the Board of Zoning Appeals granted the required area variances on August 3, 2021, and

WHEREAS: this Board did on August 24, 2021, review and accept as adequate the following new and revised drawings: ‘Simply Play’ catalog cut sheets by Playworld (3), and Planting Plan L103 dated 8/16/21 and prepared by Stream Collaborative, now, therefore, be it

RESOLVED: that the Planning and Development Board does hereby grant Preliminary & Final Site Plan Approval subject to the following:

The following conditions must be satisfied before issuance a Building Permit:

i. Plans, drawings and/or visualizations showing all proposed exterior mechanicals and associated equipment including heat pumps, ventilation, etc including appropriate screening if necessary

ii. Submission of the final monitoring plan for vibratory foundation work

iii. Submission of information/documentation of a plan for (off-site) contractor parking

iv. Documentation from Ithaca Fire Department emergency access issues have been satisfied, and

v. This site plan approval does not preclude any other permit that is required by City Code, such as sign permits, tree permits, street permits

vi. Acceptance of the SWPPP by the City Stormwater Management Officer

vii. Submission of a revised Site Plan specifying replacement of the sidewalk on N. Corn Street

viii. Documentation from Ithaca Fire Department emergency access issues have been satisfied, and

The following conditions must be satisfied within six months of approval or the start of construction, whichever comes first

ix. Submission of plans and details of the proposed play area

x. Submission of new planting plan with soil replacement specifications for tree planting areas, specifications for protection of trees on W Seneca, and replacement trees that mature at maximum height of 25 feet for proposed Acer rubrum and Gleditsia triacanthos ‘Thornless’ on N. Corn Street

xi. Submission to the Planning Board for review and approval of placement, design, and photometrics of site lighting fixtures

xii. Submission to the Planning Board for review and approval of all site details including but not limited to landscaping details, exterior furnishings, walls, railings, bollards, paving, signage, lighting, etc.

The following construction must be satisfied during the construction period
xiii. If impacted groundwater and/or soil are encountered during construction, it is required to be handled in accordance with the applicable NYSDEC regulations and requirements and with the involvement of both the City of Ithaca and the NYSDEC in the approval and monitoring of the treatment system(s)

xiv. Noise producing construction activities will be limited to the hours between 7:30 A.M. and 5:30 P.M., Monday through Friday (or Saturday 9:00 A.M. to 5:30 P.M. with advance notification to and approval by the Director of Planning and Development)

The following conditions must be satisfied before issuance of a Certificate of Occupancy:

xv. Any changes to the approved site plans must be submitted to Planning staff for review and may require Board approval

xvi. Installation of bike racks and/or bike storage

xvii. Installation of any required or proposed sidewalk to the satisfaction of the City Sidewalk Coordinator

xviii. Repair, replacement or reconstruction of any City property damaged or removed during construction including, but not limited to paving, sidewalk, curbing, trees or tree lawn, signage, drainage structures, etc

xix. Submission of any required executed easement, licenses or other legal agreements involving City property

Moved by: Petrina
Seconded by: Glass
In favor: Blalock, Glass, Godden, Petrina
Against: None
Abstain: None
Absent: Jones, Lewis, Randall
Vacancies: None
Ithaca Farmers Market Improvement Project

June 20, 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 a 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 the 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 as 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,
Senior 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
Original Parking Numbers
Vendor: 89
Visitor: 252
Informal: 56
Total: 341 to 397

Parking Numbers
Vendor: 89
Visitor: 282
Total: 371

2021

PHASE 1 - PARKING LOT (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.

06-19-2023 | Proposed Changes | Ithaca Farmers Market

2023

Parking Numbers
Vendor: 93-101
Visitor: 262-277
Total: 362-370
PHASE 1 - PARKING LOT CIRCULATION

Vehicular Circulation

- VENDOR ONLY CIRCULATION
- CUSTOMER VEHICLE CIRCULATION
- VENDOR VEHICLE CIRCULATION / EMERGENCY VEHICLE ACCESS

Pedestrian and Bicycle Circulation

- EXISTING CIRCULATION
- PROPOSED CIRCULATION
- BIKE LANE
- BIKE PARKING

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

**EXISTING**

- **STALL SIZE** - SURFACE VARIES
- **10' STALL SIZE** - WOOD
- **20' VENDOR PARKING** - ASPHALT
- **10' SETBACK FOR COOKING VENDORS**
- **19'-3"**
- **16'-10½"**
- **16'-8"**

**PROPOSED**

- **20' VENDOR PARKING** - ASPHALT
- **10' EXPANSION ROOM - PAVERS**
- **19'-3"**
- **16'-10½"**
- **16'-8"**

**PHASE 1 - PARKING LOT PROMENADE SECTIONS**

- **10' STALL SIZE - WOOD**
- **20' VENDOR PARKING - ASPHALT**
- **4' EXPANSION ROOM - PAVERS**
- **20' FIRE LANE NO PARKING - ASPHALT**
- **10'-3" PLANTING BERM - SOIL**
- **16' VISITOR PARKING - ASPHALT**
- **18' VISITOR PARKING - ASPHALT**
- **20' ONE WAY DRIVE AISLE - ASPHALT**
- **18' VISITOR PARKING - ASPHALT**

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

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

06-19-2023 | 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.
PHASE 2 - PROPOSED WATERFRONT SECTIONS

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

PHASE 3 - PAVILION (WITH CHANGES HIGHLIGHTED)
WHEREAS: The Planning Board granted preliminary and final approval of this project on March 22, 2021, and

WHEREAS: the applicant now seeks approval for proposed 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, and

WHEREAS: the Board of Zoning Appeals granted the required area variances on March 1, 2022, and no further variances are required, and

WHEREAS: this Board has on June 27, 2023, reviewed and accepted as adequate revised drawings titled: Chabad Center Expansion Illustration, Site Demo Plan C1.00, Site Plan AC1.02, Grading Plan C1.03, Landscape Plan C1.04, Planting & Site Lighting Details C4.00, Basement Plan A1.00, First Floor Plan A1.01, and Exterior Elevations A2.00 & A2.01 all dated 6/19/23 and prepared by Jason K Demarest Architecture; and Site Utility Plan C1.01 dated 3/31/22 prepared by Jason K Demarest Architecture and dated 6/19/23; and other application materials, and

WHEREAS: the Planning Board has determined that the project changes are consistent with the February 22, 2022 Negative Declaration of Environmental Significance and that no additional environmental review is required, now therefore be it

RESOLVED: that the Planning Board does approve the proposed changes to the Chabad Center Expansion, and be it further

RESOLVED: that this approval incorporates all related unresolved conditions of the March 22, 2022 Preliminary and Final Approval Resolution, including:

The following conditions must be satisfied before issuance a Building Permit:

i. Plans, drawings and/or visualizations showing all proposed exterior mechanicals and associated equipment including heat pumps, ventilation, etc., including appropriate screening if necessary

ii. Documentation from Ithaca Fire Department emergency access issues have been satisfied

iii. This site plan approval does not preclude any other permit that is required by City Code, such as sign permits, tree permits, street permits

iv. Acceptance of the SWPPP by the City Stormwater Management Officer

v. Final approval of the driveway and curb cuts along Lake Street, as well as all sidewalks needing replaced along Lake Street and Willard Way by the City Engineering Department

The following conditions must be satisfied within six months of site plan approval or the start of construction, whichever comes first
i. Submission of detailed planting plan including soil replacement specifications for tree planting areas, planting schedule with at least one large shade tree, and plan to remove invasive plant species

ii. Submission of final plans to salvage materials and/or the entire house at 107 Lake Street

iii. Submission to the Planning Board for review and approval of placement, design, and photometrics of site lighting fixtures

iv. Submission to the Planning Board for review and approval of all site details including but not limited to landscaping details, exterior furnishings, walls, railings, bollards, paving, signage, lighting, etc.

The following construction must be satisfied during the construction period:

i. If impacted groundwater and/or soil are encountered during construction, it is required to be handled in accordance with the applicable NYSDEC regulations and requirements and with the involvement of both the City of Ithaca and the NYSDEC in the approval and monitoring of the treatment system(s)

ii. Noise producing construction activities will be limited to the hours between 7:30 A.M. and 5:30 P.M., Monday through Friday (or Saturday 9:00 A.M. to 5:30 P.M. with advance notification to and approval by the Director of Planning and Development)

iii. Any traffic control measures on Lake Street will be coordinated with the City Fire Department and Department of Public Works

The following conditions must be satisfied before issuance of a Certificate of Occupancy:

i. Any changes to the approved site plans must be submitted to Planning staff for review and may require Board approval

ii. Installation of bike racks and/or bike storage

iii. Installation of any required or proposed sidewalk to the satisfaction of the City Sidewalk Coordinator

iv. Repair, replacement, or reconstruction of any City property damaged or removed during construction including, but not limited to paving, sidewalk, curbing, trees or tree lawn, signage, drainage structures, etc.

v. Submission of any required executed easement, licenses or other legal agreements involving City property

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: One
CIRCULAR DRIVE REQUEST:
The circular driveway is being requested to provide a drop-off area for the congregation space in the basement and to facilitate the exiting from the one proposed parking space that serves the basement apartment in the existing Chabad House. The driveway also allows for two end-to-end parking spaces. The creation of this drive utilizes the two existing curb cuts and does not eliminate any existing street trees. The slope of the drive is 8% for the north half which is reasonable for passenger vehicles. In contrast, adjacent driveways have grades of 20%. This circular drive was previously requested to provide access for trash & recycling pick-up and would have served trucks, but the pick-up was changed during the prior approval process and the circular drive was eliminated. This new proposal has narrowed the drive to 11’ wide and reduced the two existing curb cuts in width. Ample plantings have been proposed.

PROJECT UPDATE:
The project is scheduled to break ground in July. Funding is almost complete but some donors felt the parking garage was an unnecessary loss of valuable program space. Since the Chabad functions and activities do not require parking to operate, the proposal here is to remove the garage and add a congregation hall (shul or synagogue). This will allow the shul to be dedicated to its function and also accommodate the full 150 person occupancy during the high holidays a few days per year. The 150 person dining room remains as the primary function on Friday nights and the largest regularly occupied activity. The other smaller rooms throughout the buildings will serve as meeting and classroom space during the week.

LOT AREA:
Combined Lot Area: 23,903 SF
MAX Lot Coverage: 30% (7,171 SF)
Chabad House: 1,910
Mikvah: 780
Existing Deck: 505
Existing Total: 3,195
Proposed Project: 4,785 + 192 walk-in coolers + 4,987
Total: 8,162 (34.3% VARIANCE GRANTED)

BUILDING HEIGHT: 16 feet MAX, Actual = 23 feet

YARDS:
See setback lines on site plan (FRONT, SIDE & REAR YARD VARIANCES GRANTED, REAR YARD FOR EXISTING MIKVAH)

DRIVEWAY SLOPE: 8% MAX, Actual = 8%

PARKING:
Parking Spaces Required for Existing Conditions Only
- Basement Apartment (1 per 1 to 3 bedrooms) = 1 space
- Existing meeting room replaced by new facility (Becomes accessory space)
Total = 1 space
Parking Spaces Required for Proposed Only:
- Church (1 per 10 seats) = 15 (150 seats)
Total = 15 spaces

TOTAL REQUIRED PARKING SPACES = 16
Actual Parking Spaces = 2 existing (4 exist) + 4 leased off-site spaces = 6
Parking deficiency = 10 spaces
(VARIANCE GRANTED FOR 11 SPACES)

Note: Off-site parking spaces available in 168 space Cornell parking lot across street (University Ave Lot)
Tree Protection

Tree Planting Detail

Shrub Planting Detail

Planting bed

Outdoor Lighting

Shade Tree
- Virginia Creeper (P): Scientific name: Parthenocissus quinquefolia Height: 6' - 10'

Screening Tree
- Blueberry (Hs): Scientific name: Vaccinium macrocarpon Height: 3' - 6' tall
- Little (V): Scientific name: Syringa vulgaris 'Madame Lemers' Height: 10' - 12'
- Green Mountain Bayberry (DG): Scientific name: Myrica pensylvanica Height: 10' - 12'

Ornamental Tree
- Black Gum Tree (HS): Scientific name: Nyssa sylvatica Height: 20' - 30'
- Northern White Cedar (TD): Scientific name: Thuja occidentalis Height: 40'
- Eastern Redbud (CC): Scientific name: Cercis canadensis Height: 20' - 30'

Planting Notes:
1. All planting shall conform to the requirements/guidelines outlined in the document, "Yitshak’s Trees: Master Plan - Inventory & Arboricultural Guidelines for the Public Trees of the City of Winnipeg, New York.
2. All trees and shrubs to comply with applicable requirements of ANSI 370.1, "American Standard for Nursery Stock."
3. Tree protection shall be installed for all materials and concrete installed for trees. However, we will place concrete and keep the area clean. Remove the concrete and install the trees later. Prepare tree roots to depth of rootball by 6" for the diameter.
4. All disturbed areas that are not shown or planted bed area to be rolled and/or seeded as soon as ground is stable.
5. Provide warranty for all planted materials.

Tree, Shrub Protection

1/2" = 1'-0"
WHEREAS: 6 NYCRR Part 617 of the State Environmental Quality Review Law and Chapter 176.6 of the City Code, Environmental Quality Review, require that a lead agency be established for conducting environmental review of projects in accordance with local and state environmental law, and

WHEREAS: State Law specifies that for actions governed by local environmental review, the lead agency shall be that local agency which has primary responsibility for approving and funding or carrying out the action, and

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval for constructing a new 5-story apartment building by CSD Housing, and

WHEREAS: 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, and

WHEREAS: 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, and

WHEREAS: the NYS Department of Environmental Conservation, and the Tompkins County Department of Health, both potentially involved agencies in this action, have consented to the Planning Board acting as Lead Agency for this project, now, therefore be it

RESOLVED: that the City of Ithaca Planning and Development Board does, by way of this resolution, declare itself Lead Agency in Environmental Review for the proposed project.

Moved by:  
Seconded by:  
In Favor:  
Against:  
Abstain:  
Absent:  
Vacancies: One
May 15, 2023

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

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.
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>
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<tr>
<td>Demolition</td>
<td>Building Division</td>
<td>June 2024</td>
<td></td>
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<tr>
<td>Building</td>
<td>Building Division</td>
<td>July 2024</td>
<td></td>
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<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>
<tr>
<td>Ithaca Landmarks Preservation Commission (ILPC)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Board of Zoning Appeals (BZA)</td>
<td></td>
<td></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 ---

<table>
<thead>
<tr>
<th>Item</th>
<th>No. of Copies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application Form (completely filled out and signed)</td>
<td>14</td>
</tr>
<tr>
<td>Short Environmental Assessment Form (SEAF) (completely filled out and signed)</td>
<td>14</td>
</tr>
<tr>
<td>Full Environmental Assessment Form (FEAF) — Part 1 [if required] (completely filled out and signed)</td>
<td>14</td>
</tr>
<tr>
<td>Full-Size Drawings: (1) scalable site survey with building footprint(s); and (2) height elevations</td>
<td>2</td>
</tr>
<tr>
<td>Reduced Drawings (11”x17”) [see “Site Plan Review Application Checklist”]</td>
<td>14</td>
</tr>
<tr>
<td>Site Plan Review Application Fee</td>
<td></td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>116 N Meadow Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a general location map):</td>
<td>116 N Meadow St, Ithaca, NY 14850</td>
</tr>
<tr>
<td>Brief Description of Proposed Action (include purpose or need):</td>
<td>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 &amp; 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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Applicant/Sponsor:</th>
<th>Robert Cain - CSD Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone:</td>
<td>585-944-3259</td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:rcain@csdhousing.com">rcain@csdhousing.com</a></td>
</tr>
<tr>
<td>Address:</td>
<td>642 Kreag Road, Suite 301</td>
</tr>
<tr>
<td>City/PO:</td>
<td>Pittsford</td>
</tr>
<tr>
<td>State:</td>
<td>NY</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>14534</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Contact (if not same as sponsor; give name and title/role):</th>
<th>Yifei Yan - Whitlam Planning Design Landscape Architecture</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone:</td>
<td>807-280-4925</td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:yan@whithamdesign.com">yan@whithamdesign.com</a></td>
</tr>
<tr>
<td>Address:</td>
<td>142 E State St, Ste B</td>
</tr>
<tr>
<td>City/PO:</td>
<td>Ithaca</td>
</tr>
<tr>
<td>State:</td>
<td>NY</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>14850</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner (if not same as sponsor):</th>
<th>Rehabilitation Support Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone:</td>
<td></td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:DWarren@rehab.org">DWarren@rehab.org</a></td>
</tr>
<tr>
<td>Address:</td>
<td>9 River St</td>
</tr>
<tr>
<td>City/PO:</td>
<td>Oneonta</td>
</tr>
<tr>
<td>State:</td>
<td>NY</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>13820</td>
</tr>
</tbody>
</table>

Page 1 of 13
### 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 NYSDOT 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 I

#### 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?  
   [WEDZ-1a]

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?  
   Yes ☐ No ☑️  
   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?  
   b. Total acreage to be physically disturbed?  
   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)? | % 50 | 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></th>
<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>60</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>At completion of all phases</td>
<td></td>
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</tbody>
</table>

g. Does the proposed action include new non-residential construction (including expansions)? Yes No

i. Total number of structures

ii. Dimensions (in feet) of largest proposed structure: height; width; and length

iii. Approximate extent of building space to be heated or cooled: square feet

g. If Yes, identify the type of impounded/contained liquids and their source.

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

i. What is the purpose of the excavation or dredging? Excavation for foundations

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):
ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:


iii. Will the proposed action cause or result in disturbance to bottom sediments?  
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):

- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:


c. Will the proposed action use, or create a new demand for water?  
If Yes:

i. Total anticipated water usage/demand per day: 10,000 gallons/day  
If Yes:

- Name of district or service area: City of Ithaca Water System
- Does the existing public water supply have capacity to serve the proposal?  
- Is the project site in the existing district?  
- Is expansion of the district needed?  
- Do existing lines serve the project site?

iii. Will line extension within an existing district be necessary to supply the project?  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:

- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  
If Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: ______ gallons/minute.

d. Will the proposed action generate liquid wastes?  
If Yes:

i. Total anticipated liquid waste generation per day: 10,000 gallons/day  
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):

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?  
If Yes:

- Name of wastewater treatment plant to be used: Ithaca Area Wastewater Treatment Facility
- Name of district: City of Ithaca
- Does the existing wastewater treatment plant have capacity to serve the project?  
- Is the project site in the existing district?  
- Is expansion of the district needed?
<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Do existing sewer lines serve the project site?</td>
<td>✔</td>
<td>No</td>
</tr>
<tr>
<td>Will a line extension within an existing district be necessary to serve the project?</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• 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>✔</td>
<td>No</td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Applicant/sponsor for new district:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Date application submitted or anticipated:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• What is the receiving water for the wastewater discharge?</td>
<td></td>
<td></td>
</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>
<td></td>
</tr>
<tr>
<td>vi. Describe any plans or designs to capture, recycle or reuse liquid waste:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>none</td>
<td></td>
<td></td>
</tr>
<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>✔</td>
<td>No</td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. How much impervious surface will the project create in relation to total size of project parcel?</td>
<td>✔</td>
<td>No</td>
</tr>
<tr>
<td>Square feet or 0.48 acres (impervious surface)</td>
<td>✔</td>
<td>No</td>
</tr>
<tr>
<td>Square feet or 0.58 acres ( parcel size)</td>
<td>✔</td>
<td>No</td>
</tr>
<tr>
<td>ii. Describe types of new point sources. Runoff from roof</td>
<td></td>
<td></td>
</tr>
<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>
<td></td>
</tr>
<tr>
<td>• If to surface waters, identify receiving water bodies or wetlands:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Will stormwater runoff flow to adjacent properties?</td>
<td>✔</td>
<td>No</td>
</tr>
<tr>
<td>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?</td>
<td>✔</td>
<td>No</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>✔</td>
<td>No</td>
</tr>
<tr>
<td>If Yes, identify:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction equipment will utilize gasoline</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Once the building shell is complete, interior spaces may require temporary heating until heat systems are operational</td>
<td></td>
<td></td>
</tr>
<tr>
<td>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</td>
<td></td>
<td></td>
</tr>
<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>✔</td>
<td>No</td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. 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>✔</td>
<td>No</td>
</tr>
<tr>
<td>ii. In addition to emissions as calculated in the application, the project will generate:</td>
<td>✔</td>
<td>No</td>
</tr>
<tr>
<td>• Tons/year (short tons) of Carbon Dioxide (CO₂)</td>
<td>✔</td>
<td>No</td>
</tr>
<tr>
<td>• Tons/year (short tons) of Nitrous Oxide (N₂O)</td>
<td>✔</td>
<td>No</td>
</tr>
<tr>
<td>• Tons/year (short tons) of Perfluorocarbons (PFCs)</td>
<td>✔</td>
<td>No</td>
</tr>
<tr>
<td>• Tons/year (short tons) of Sulfur Hexafluoride (SF₆)</td>
<td>✔</td>
<td>No</td>
</tr>
<tr>
<td>• Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</td>
<td>✔</td>
<td>No</td>
</tr>
<tr>
<td>• Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</td>
<td>✔</td>
<td>No</td>
</tr>
</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
Outdoor lighting will include pedestrian scale site lighting and building entrance lighting. All lighting will be dark sky compliant.

If yes:

i. 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>
<td></td>
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<tr>
<td>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td>
<td></td>
<td></td>
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<tr>
<td>Agricultural (includes active orchards, field, greenhouse etc.)</td>
<td></td>
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</tr>
<tr>
<td>Surface water features (lakes, ponds, streams, rivers, etc.)</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Wetlands (freshwater or tidal)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-vegetated (bare rock, earth or fill)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Describe: _______________________________________________</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  
   ☑ Yes ☐ No
   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
      ☐ Yes – Environmental Site Remediation database
      ☐ Neither database
      Provide DEC ID number(s): __________________________________
   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): ________________________________
v. Is the project site subject to an institutional control limiting property uses?  
   - Yes ☑ No  
   - 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?  
   - 15 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:  
   - Urban Land: 100 %
   - ______________________: __________%
   - ______________________: __________%
   - ______________________: __________%
d. What is the average depth to the water table on the project site?  
   - Average: 15 feet
e. Drainage status of project site soils:  
   - ☑ Well Drained: 100 % of site  
   - Moderate Well Drained: __ % of site  
   - Poorly Drained: __ % of site
f. Approximate proportion of proposed action site with slopes:  
   - ☑ 0-10%: 100 % 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.  
   - ☑ Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  
   - ☑ Do any wetlands or other waterbodies adjoin the project site?  
   - ☑ Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  
   - ☑ 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) ______________________
   - ☑ 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
   - If Yes:  
     - i. Name of aquifer: ______________________
m. Identify the predominant wildlife species that occupy or use the project site:

Birds

Squirrels

Chipmunks

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):


c. 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:
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?  
   □ Yes □ No
   
   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>
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</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?  
   □ Yes □ No

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

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  
   □ Yes □ No

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

If Yes:
   i. Describe possible resource(s):

   ii. Basis for identification:

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

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  
   □ Yes □ No

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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</table>

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>
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<tbody>
<tr>
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</table>

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  
   □ Yes □ No

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

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?  
      □ Yes □ No

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

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**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>Category</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>B.i.i [Coastal or Waterfront Area]</td>
<td>No</td>
</tr>
<tr>
<td>B.i.ii [Local Waterfront Revitalization Area]</td>
<td>No</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>
</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>
</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>
</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>
</tr>
<tr>
<td>E.1.h.iii [Within 2,000’ of DEC Remediation Site]</td>
<td>Yes</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>
</tr>
<tr>
<td>E.2.g [Unique Geologic Features]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.h.i [Surface Water Features]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.h.ii [Surface Water Features]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.h.iii [Surface Water Features]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.h.v [Impaired Water Bodies]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.i. [Floodway]</td>
<td>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</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>
</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>
</tr>
<tr>
<td>E.2.l. [Aquifers]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.n. [Natural Communities]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.o. [Endangered or Threatened Species]</td>
<td>Yes</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>-----</td>
</tr>
<tr>
<td>E.2.o. [Endangered or Threatened Species - Name]</td>
<td>Rusty-patched Bumble Bee</td>
</tr>
<tr>
<td>E.2.p. [Rare Plants or Animals]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.a. [Agricultural District]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.c. [National Natural Landmark]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.d [Critical Environmental Area]</td>
<td>No</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>
</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>
</tr>
<tr>
<td>E.3.f. [Archeological Sites]</td>
<td>Yes</td>
</tr>
<tr>
<td>E.3.i. [Designated River Corridor]</td>
<td>No</td>
</tr>
</tbody>
</table>
## Electric Load Form

### Commerical, Industrial, and Municipal Customers

<table>
<thead>
<tr>
<th>Service Notification Number _________________________________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Customer Name</td>
</tr>
<tr>
<td>Address Location of New or Additional Load</td>
</tr>
<tr>
<td>Address 2</td>
</tr>
<tr>
<td>City</td>
</tr>
<tr>
<td>Electrician</td>
</tr>
</tbody>
</table>

### 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></td>
<td></td>
<td></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></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Purpose Motors (on for less than 3 hours)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Receptacles</td>
<td>1</td>
<td>18</td>
<td>18</td>
</tr>
<tr>
<td>Refrigeration</td>
<td>0.85</td>
<td>89</td>
<td>105</td>
</tr>
<tr>
<td>Electric Hot Water</td>
<td>1</td>
<td>280</td>
<td>280</td>
</tr>
<tr>
<td>Special Equipment (welders/x-ray/elevators) (Elevator)</td>
<td>0.8</td>
<td>29</td>
<td>36</td>
</tr>
<tr>
<td>Miscellaneous (Washer and Dryer)</td>
<td>0.85</td>
<td>387</td>
<td>455</td>
</tr>
<tr>
<td>Electric Vehicle Charging</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- [ ] Total Connected Load 2090 kVA 2265 kW
- [ ] Expected Peak Demand 517 kVA 563 kW
**CITY OF ITHACA**

**BUILDING PERMIT PRE-APPLICATION WORKSHEET**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>N. Meadow Street</td>
<td>CDS Housing, LLC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>110 &amp; 116 N. Meadow Street, and 607, 609, and 611 W. Seneca Street, Ithaca, N.Y.</td>
<td>13-May-23</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tax Parcel #</th>
<th>CODE CITATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>72.-2-9; 72.-2-8; 72.-2-7; 72.-2-6; 72.-2</td>
<td>Code citations are given in reference to the New York State Uniform Fire Prevention and Building Code - 2020 Building Code of New York State and 2020 Fire Code of New York State</td>
</tr>
</tbody>
</table>

**PROVIDE THE FOLLOWING PRELIMINARY PLAN REVIEW INFORMATION, AS PERTAINING TO SPR PROCEDURES**

<table>
<thead>
<tr>
<th>Occupancy Classification and Use</th>
<th>Special Detailed Req’mnts for Occupancy &amp; Use</th>
<th>CODE CITATION</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ch. 3</td>
<td>Ch. 4</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WEDZ-1a</td>
<td>NA</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height and Number of Stories Above Grade Plane</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>§504, Table 504.3 and Table 504.4 70'-0&quot; 5-Stories</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>§705.8 and Table 705.8 10'-0&quot;</td>
<td>1 HR</td>
<td>1 HR</td>
</tr>
<tr>
<td>§705.8 and Table 705.8 3'-0&quot;</td>
<td>2,317 SF</td>
<td>1,231 SF</td>
</tr>
<tr>
<td>§705.8 and Table 705.8 253,200 SF</td>
<td>65'-0&quot;</td>
<td>5-Stories</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Area, S.F.</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>§506, Table 506.2 253,200 SF</td>
<td>NA</td>
<td>81,112 SF</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of Construction Classification</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>§602 5A (over 1A podium)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Automatic Sprinkler System</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>§903</td>
<td></td>
<td>NFPA 13 provided</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Buildings on the Same Lot and Proposed Fire Walls Separating Buildings</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>§503.1.2, §705.3 and §706 NA</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Exterior Wall Fire Separation Distance, Ft.</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Definition - Ch. 2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NA</td>
<td>10'-0&quot;</td>
<td>3'-0&quot;</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fire-Resistance Rating of Exterior Wall</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>§705, Table 601 and Table 602 1 HR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>§705.8 6.80%</td>
<td>1 HR</td>
<td>1 HR</td>
</tr>
<tr>
<td>§705.8 11.70%</td>
<td>1,043 SF</td>
<td>270 SF</td>
</tr>
<tr>
<td>§705.8 253,200 SF</td>
<td>60 SF</td>
<td>185 SF</td>
</tr>
<tr>
<td>§705.8 2,317 SF</td>
<td>1,231 SF</td>
<td>460 SF</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Exterior Wall Area, per Story, S.F.</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Actual 889 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>§705.8 2,324 SF</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Exterior Wall Openings Area, per Story, S.F.</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Limit 60 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>§705.8 185 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>§705.8 270 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>§705.8 460 SF</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Percentage of Openings, per Story</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.80%</td>
<td>5%</td>
<td>20%</td>
</tr>
<tr>
<td>§705.8 2,324 SF</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Occupant Loads, per Space</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Table 1004.5 (R-2) = 298 Occ.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>§1006 (A) = 217 Occ. (B) + (M) = 19 Occ. Total = 534 Occ.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of Exits to the Exterior</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>§1006</td>
<td></td>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Accessible Means of Egress to the Exterior</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>§1009</td>
<td></td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Exit Discharge and Access to a Public Way</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>§1028 Required</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Accessible Route, Entrance, Parking/Loading</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>§1104-$1106 required</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fire Apparatus Access Road (FCNYS)</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>§503, Appendix D Required W Seneca St</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Aerial Fire Apparatus Access Rd/OBSTRACTIONS</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appendix D Required W Seneca St</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**
- Existing and Proposed columns may vary depending on the specific requirements and calculations for the project.
- Some values are placeholders for demonstration purposes.
- Special requirements and calculations are provided based on the New York State Uniform Fire Prevention and Building Code and other relevant codes.
- The table includes various codes and regulations referenced from the New York State Uniform Fire Prevention and Building Code - 2020.
### Zoning Worksheet

**Project Name**: 116 N Meadow St  
**Owner**: CSD Housing  
**Address**: 116 N Meadow Street, Ithaca, NY 14850  
**Existing Zoning**: WEDZ-1a  
**Date**: 4/11/2023

<table>
<thead>
<tr>
<th>Allowable in Code</th>
<th><strong>Primary Use</strong></th>
<th><strong>Accessory Use</strong></th>
<th>Off Street Parking</th>
<th>Off Street Loading</th>
<th>Lot Area (Sq. Ft.)</th>
<th>Lot Width (Feet) at Street Line</th>
<th>Number of Stories</th>
<th>Height in Feet</th>
<th>% Building Lot Coverage</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>None</td>
<td>None</td>
<td>3,000</td>
<td>30</td>
<td>Five stories maximum, two stories minimum</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>
</tr>
</tbody>
</table>

| Proposed in Project | Multifamily housing | Ground level parking | 29 | None | 25,334 | 112' | 5 | 63' | 81% | 0 | 3' | 4' | 10' | 63' |
CONTEXT MAP

Current Zoning: WEDZ-1a

05.15.2023   SPR Application   116 N MEADOW STREET
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 FOR SUCH SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.**

5.**THE CONTRACTOR ACCEPTS ALL RESPONSIBILITY OF SALVAGED MATERIALS.**

6. **BUILDING PRIOR TO DEMOLITION.**

8. **REMOVAL OR ABANDONMENT OF UTILITIES, DRIVEWAYS, STRUCTURES, ETC. SHALL ONLY BE PERFORMED AFTER 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. OPTIC, AND/OR GAS LINES NEEDING RELOCATION OR REMOVAL. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY IN AN EFFORT TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.**

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 REQUIRED BY THE OWNER, CITY OF ITHACA AND/OR THE ENGINEER.**

14. **THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF NEW SITE/BUILDING IMPROVEMENTS.**

15. **NO WORK SHALL COMMENCE UNTIL ALL INITIAL EROSION AND SEDIMENTATION CONTROL PRACTICES ARE IN PLACE.**

16. **CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF FACILITIES/STRUCTURES, ETC. WHICH MAY BE DAMAGED DUE TO DEMOLITION OR CONSTRUCTION ACTIVITIES.**

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 AND/OR CITY OF ITHACA'S DISCRETION.**

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.**

**EROSION CONTROL**

- **REFER TO GRADING, DRAINAGE AND EROSION CONTROL PLAN (C3.0) FOR ADDITIONAL EROSION CONTROL INFORMATION.**

- **CONSTRUCTION ACCESS: THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SITE ACCESSIBILITY INCLUDING BUT NOT LIMITED TO: CONSTRUCTION SITE ENTRANCE/EXIT, STAGING, STORAGE, ETC. THE CONTRACTOR SHALL ENSURE THAT NO TRACK OUT OF SEDIMENT OCCURS THROUGHOUT CONSTRUCTION.**

- **NO WORK PRACTICE IS CONDUCTED THAT IS NOT IN CONFORMITY WITH THE ESSENTIAL METHODS OF EROSION CONTROL AS DESCRIBED IN THE APPLICABLE PUBLIC SECTOR APPROVED EROSION CONTROL PLAN.**

- **ADAPTED: ADAM M. FISHEL**

- **CONTRACTOR TO RETURN THE WATER METER TO THE CITY OF ITHACA WATER BUREAU.**
WORK WITHIN CITY OF ITHACA RIGHT OF WAY

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROPRIATE WORK PERMITS FROM THE CITY OF ITHACA FOR ANY WORK
   WITHIN THE CITY OF ITHACA RIGHT OF WAY.

2. 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
   WITHIN THE CITY RIGHT OF WAY AND PLANNED MPT, SIDEWALK DETOURS, ETC.

3. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING PAVEMENT, CURBS, WALKS, LAWNS, TREES, ETC. CAUSED BY THEIR
   CONSTRUCTION OPERATIONS. ALL DAMAGE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION AT
   NO ADDITIONAL EXPENSE.

4. THE CONTRACTOR SHALL NOTIFY DIG SAFELY NEW YORK (1-800-962-7962) FOR A UTILITY STAKEOUT PRIOR TO THE
   INSTALLATION OF IMPROVEMENTS.

5. STORAGE OF EQUIPMENT AND MATERIALS SHALL BE WITHIN A SPECIFIED AND VERIFIED WITH PROJECT ON-SITE
   REPRESENTATIVE. ALL MATERIALS SHALL BE LEGALLY DISPOSED OF OFF-SITE OR RETURNED TO OWNER AS DIRECTED BY
   CONTRACT DOCUMENTS. ALL ITEMS NOT SPECIFICALLY CALLED OUT TO BE REMOVED SHALL REMAIN.

6. PUBLIC STREETS, PRIVATE DRIVES AND PARKING FACILITIES SHALL BE KEPT FREE OF FOREIGN MATTER.

7. EXCAVATIONS SHALL BE CONDUCTED IN THE MANNER TO PREVENT DISTURBANCE OF neighbouring utilities and
   structural elements.

8. MAINTENANCE - PUBLIC STREETS, PRIVATE DRIVES AND PARKING FACILITIES SHALL BE KEPT FREE OF FOREIGN
   MATTER.

9. CLEARING AND GRUBBING SHALL BE LIMITED TO THE SITE BOUNDARIES OR WITHIN THE "WORK LIMIT
   LINE" AS DEFINED ON THE PLAN. TREES AND OBJECTS DESIGNATED FOR REMOVAL SHALL BE COORDINATED AND FIELD
   VERIFIED WITH PROJECT ON-SITE REPRESENTATIVE. ALL MATERIALS SHALL BE LEGALLY DISPOSED OF OFF-SITE OR
   RETURNED TO OWNER AS DIRECTED BY CONTRACT DOCUMENTS. ALL ITEMS NOT SPECIFICALLY CALLED OUT TO BE
   REMOVED SHALL REMAIN.

GENERAL

1. APPLICABILITY - THE NOTES AND INFORMATION PROVIDED ON THIS SHEET ARE APPLICABLE TO ALL "C" SERIES
   PROJECTS UNLESS SPECIFICALLY NOTED OTHERWISE.

2. MAPPING - THE EXISTING MAPPING OF THE PROJECT Site WAS PROVIDED TO THE CONSTRUCTION STAKEOUT PERFORMED
   FOR SETTING THE PLANE OF THE NEW INFRASTRUCTURE.

3. UTILITY STAKEOUT - THE CONSTRUCTION STAKEOUT SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR USING
   TECHNICAL SPECIFICATIONS, IF SUPPLIED AS PART OF CONTRACT DOCUMENTS, ARE INTENDED TO AID AND HELP
   DEFINE THE CONTRACTOR'S WORK SCOPE. IF DISCREPANCIES OCCUR THE CONTRACTOR SHALL REPORT THE SAME TO
   THE DESIGN ENGINEER (PRIOR TO THE INSTALLATION OF IMPROVEMENTS) FOR COORDINATION AND
   VERIFICATION.

4. COORDINATION - THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITY WORK WITH OTHER SITE
   UTILITIES (I.E. GAS, ELECTRIC, LIGHTING, COMMUNICATIONS) TO AVOID POTENTIAL INSTALLATION CONFLICTS.

5. CONSTRUCTION STORAGE - STORAGE OF EQUIPMENT AND MATERIALS SHALL BE IN A SPECIFIED AND VERIFIED WITH
   PROJECT ON-SITE REPRESENTATIVE. IF THE AREA/METHOD IS NOT SPECIFICALLY DEFINED ON THE DOCUMENTS THEN IT
   SHALL BE COORDINATED WITH THE OWNER'S ON-SITE REPRESENTATIVE.

6. CONSTRUCTION STAKEOUT - THE CONSTRUCTION STAKEOUT SHALL BE CONDUCTED IN THE MANNER TO PREVENT
   DISTURBANCE OF neighbouring utilities and structural elements.

7. CLOSE-OUT - CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE PRIOR TO THE INSTALLATION OF IMPROVEMENTS.
   CLEANING PAVEMENT AND WALKWAY SURFACES. PROVIDING REDLINES FOR RECORD DRAWING.

8. MAINTENANCE - PUBLIC STREETS, PRIVATE DRIVES AND PARKING FACILITIES SHALL BE KEPT FREE OF FOREIGN
   MATTER.

9. CLEARING AND GRUBBING SHALL BE LIMITED TO THE SITE BOUNDARIES OR WITHIN THE "WORK LIMIT
   LINE" AS DEFINED ON THE PLAN. TREES AND OBJECTS DESIGNATED FOR REMOVAL SHALL BE COORDINATED AND FIELD
   VERIFIED WITH PROJECT ON-SITE REPRESENTATIVE. ALL MATERIALS SHALL BE LEGALLY DISPOSED OF OFF-SITE OR
   RETURNED TO OWNER AS DIRECTED BY CONTRACT DOCUMENTS. ALL ITEMS NOT SPECIFICALLY CALLED OUT TO BE
   REMOVED SHALL REMAIN.

TRASH/REFUSE MANAGEMENT

1. TRASH/REFUSE WILL BE COLLECTED INSIDE THE BUILDING BY LOCAL HAULER AT TIME OF PICKUP. REFER TO ARCHITECTURAL
   PLANS OF INDOOR TRASH/REFUSE COLLECTION AREAS.
EARTHWORK

1. PREPARATION: Prior to commencement of earthwork installation, the Contractor shall:
   - Clear the site of all vegetation, structures, and other obstructions.
   - Excavate and remove material as required.
   - Establish the final grade and contours as per the Contract Documents.

2. PROFICIENCY: The Contractor is responsible for:
   - Estimating the volume of earth to be moved.
   - Providing a quantity takeoff to determine the volume of cut, fill, and topsoil.
   - Estimating the quantity of material to be placed.

GRADE TOLERANCES

- Establishing 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.

COMPACTION

- Achieving the specified minimum compaction values for embankment/fill areas.

CUTS

- Once excavations are shaped to the design grades, areas shall be protected to assure that the integrity of material is not compromised by construction vehicles and/or improper drainage.
- Areas determined by the Contractor to be unsuitable for subgrade placement shall be immediately reported to the Owner's Representative.

THE FOLLOWING MAXIMUM DRY DENSITIES SHALL BE ACHIEVED AS MEASURED BY THE MODIFIED PROCTOR METHOD ASTM D-1557:

- 95% under pavements, walks, and in structural fill areas
- 85% in remaining areas

The agreement between the Owner and Contractor shall define the number of tests and responsibilities. We recommend one test per lift and/or one per 1,000 cubic yards in embankment areas.

4. LIFT THICKNESS

- Ground floor beams 12 inches.
- Hand-operated compaction fills shall not exceed 6 inches.

5. PROOF ROLLING

- 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.

EROSION CONTROL

1. PRE-CONSTRUCTION: The appropriate erosion control measures shall be installed prior to the start of any construction activities.

2. TOPSOIL:
   - Up upon completion of the stockpile stripping operation, stockpiles shall be stabilized in accordance with NYSDEC regulations.

3. SLOPES:
   - Upon completion of grading, slopes with a gradient of one foot vertical to three feet horizontal (1 on 3) or greater shall be:
     - Topsoiled, seeded, fertilized and mulched or treated as specified on contract drawings.

4. DUST:
   - The Contractor shall apply water and/or calcium chloride, as conditions warrant, to sub-base and any other exposed surfaces.

5. OPERATIONS & MAINTENANCE:
   - Establishing final ground cover, the Contractor is responsible for the operation and maintenance of the temporary erosion control measures. For example, the siltation facilities shall be re-excavated when the volume (3600 cubic feet/disturbed acre) is reduced by one-half or more of its specified capacity and/or the material is within one foot of the discharge point.

6. WORK STOPPAGE:
   - All disturbed areas not to be worked within 14 days must be seeded within 7 days of the previous activity.

7. TEMPORARY STABILIZATION:
   - Temporary stabilization shall require 4 tons of straw/acre of disturbed area placed with tackifier or rolled with a tracked vehicle to ensure not displaced.

8. WINTER STABILIZATION:
   - Followed for any disturbed or non-stabilized areas from November 15th - April 1st.

9. SEQUENCE:
   - The Contractor shall install erosion control measures in the following sequence unless authorized otherwise at pre-construction meeting:
     - Install perimeter sediment controls, I.E. erosion fencing.
     - Complete clearing and grubbing operation.
     - Install stabilized construction entrance.
     - Protect vegetation to remain.
     - Clear/grub and construct diversionary swales, and sediment basins.
     - Place erosion control measures at topsoil stockpiles and strip topsoil.
     - Maintain erosion control measures and place additional measures as earthwork and underground utilities are constructed.
     - Restore areas as defined by contract documents.
     - Remove erosion control measures as areas are re-established with ground cover.

ADAM M. FISHEL

DRAWING TITLE: Grading, Drainage & Erosion Control Plan

DRAWING No: CS-3.0

JOB No: 1584-23

SCALE: 1" = 20'

DATE: 05/20/23

RECORDS:

- Site drawings
- Erosion control plan
- Topsoil stockpile
- Stockpile stabilization
- Compaction test results
- Proctor test results
- Lift thickness
- Proof rolling results
- Erosion control measures

UNITS:

- Feet
- Inches
- Yards

MATERIALS:

- Topsoil
- Straw
- Tackifier
- Water
- Calcium chloride

EXAMPLES:

- Erosion fencing
- Sediment basins
- Diversionary swales
- Trenches
- Stockpiles

METHODS:

- Excavation
- Grubbing
- Planting
- Seeding

TRUCKS:

- Excavators
- Dredges
- Dump trucks

WEIGHTS:

- Cubic feet
- Cubic yards
- Tonnes

CONSTRUCTIONS:

- Prescribed by contract documents
- Performed in accordance with good engineering practices
- Reviewed by the Owner's Representative

PRODUCTS:

- Manufactured items
- Custom-built equipment
- Off-the-shelf materials

SOFTWARE:

- AutoCAD
- Revit
- Civil 3D

COMMENTS:

- Clarifications
- Questions
- Suggestions
- Corrections

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1. **WATER SERVICE TO BE CONSTRUCTED USING ADEQUATE EXCAVATION AND/OR SHORING TECHNIQUES AS NOT TO DISTURB NEIGHBORING FOUNDATION OR BUILDING.**

2. **SANITARY SEWER COVER**
   - Where 5' of cover cannot be maintained, the contractor must provide thrust blocks per City of Ithaca Water Details.

3. **TERMINATION OF WATER & SEWER SERVICES**
   - Contractor to coordinate point of connection, routing, service permits, etc. with utility provider prior to the start of work.

4. **SITE NOTES**
   - Work permits from NYSDOT for any work within NYSDOT location map.

5. **UTILITIES**
   - **SANITARY**
     - **LATERALS**
       - Piping shall be Polyvinyl Chloride (PVC) with ends suitable for ASTM D-3034 (4" thru 15") x Bell-and-Spigot with integral push-on type elastomeric gasket joints, gasket material to be Neoprene meeting ASTM D-3212.
     - **INFILTRATION/EXFILTRATION**
       - Maximum allowable infiltration or exfiltration shall not exceed 100 gallons per inch diameter per mile of pipe per day for the sanitary sewer. If an air test is used, the test shall conform to the procedure described in ASTM Designation F1417 entitled Practice for Low Pressure Air Test of Plastic Pipe Lines. Sanitary manholes shall be visually inspected and tested for leakage by exfiltration or vacuum. Vacuum testing of manholes shall comply with the method outlined in the New York State Department of Environmental Conservation.
     - **FLOOR DRAINS**
       - Floor drains, if constructed in the project, must be connected to intercept uncontaminated ground water. The floor drains to the sanitary sewer must comply with the effluent limits of the City of Ithaca.
     - **TESTING**
       - Deflection tests shall be performed on all flexible pipe. The test shall be conducted after the final backfill has been in place at least 30 days. No pipe shall exceed a deflection of 5%. If the deflection test is to be run using a rigid ball, the test shall be performed without mechanical pulling devices.
     - **INSPECTION**
       - The contractor shall provide the City of Ithaca 72 hours advance notice prior to the start of any work associated with the sanitary sewer.
   - **REGULATIONS**
     - The latest regulations of the municipality.
   - **MATERIALS**
     - The contractor may use the following pipe materials for the main sewer as 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.
       - High Density Corrugated Polyethylene Pipe (PE), AASHTO M-29, Type S, ASTM D-3350.
   - **ROOF DRAINAGE**
     - Unless specified otherwise.
   - **TESTING**
     - Upon completion of system installation, the main sewer system and leads to structures shall be flushed and lamped to the satisfaction of the municipality.
   - **WATER SERVICE LINES (LATERALS)**
     - Construction, installation, and connection to the municipal system shall be in accordance with the regulations and specifications of the City of Ithaca Water Public Works Department.
     - Water service lines shall have a minimum of five feet of cover from finished grade in accordance with the City of Ithaca standards.
     - Water service lines shall be separated at least 10 feet, measured from the outside of the pipes, from sewer mains or septic systems.
     - Existing water meter located inside may require upgrades as required by the City of Ithaca Public Works Department.
     - Prior to the installation of the City of Ithaca portion of the service line, the contractor shall coordinate the location of the water service extension with the owner. All penetrations through existing and/or new building foundations shall be protected with a suitable barrier to prevent damage to the service line.

6. **BACKFLOW PREVENTION DEVICES**
   - Existing backflow prevention device inside may require upgrades as required by the City of Ithaca Public Works Department.
   - Prior to the installation of the City of Ithaca portion of the service line, the contractor shall coordinate the location of the water service extension with the owner. All penetrations through existing and/or new building foundations shall be protected with a suitable barrier to prevent damage to the service line.

7. **INSTALLATION**
   - The contractor shall install and connect the water service line in the service area identified on the plans and specifications, or as directed by the City of Ithaca Public Works Department, and shall provide all materials and labor necessary to complete the work in accordance with the plans and specifications.

8. **WATER MAINS**
   - No water main shall be less than 36" in diameter.
   - Minimum vertical separation between water mains and sewer lines one full standard laying length of water main shall be centered under or over the sewer so that both joints will be as far from the sewer as possible. In addition, when the water main passes under a sewer, adequate structural support (compacted selected fill) shall be provided for the sewer to prevent excessive deflection of joints and settling of the sewer on the water main. Minimum horizontal separation between parallel water mains and sewer pipes (including steel) shall be no less than 10 feet.

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**NOTES**

- The contractor shall maintain detailed job site records of all inspections, tests, and work performed.
- All materials shall be stored in a secure manner to prevent damage or theft.
- The contractor shall provide adequate safety barriers and signage to protect existing utilities and public property.
- The contractor shall coordinate with utility providers to ensure that all underground facilities are located and protected during construction.

**REVISIONS**

- Job No: 1584-23
- Scale: 1" = 20'
- Drawn: REA
- Date: 3/21/2022
- Revision: C-4.0

**ADAM M. FISHEL**

**CITY OF ITHACA PUBLIC WORKS DEPARTMENT**

**116 NORTH MEADOW STREET**

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**PRELIMINARY SITE DEVELOPMENT PLAN**

**116 NORTH MEADOW STREET**

**JOB No: 1584-23**

**SCALE: 1" = 20'**

**REVISIONS**

- C-4.0

**ADAM M. FISHEL**

**Utility Plan**

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**MIXED USE DEVELOPMENT GROUND FLOOR**

**NORTH MEADOW STREET**

**JOB No: 1584-23**

**SCALE: 1" = 20'**

**REVISIONS**

- C-4.0

**ADAM M. FISHEL**

**Utility Plan**
WHEREAS: the Squeaky Clean Car Wash at 501-507 S Meadow Street was approved by the Planning Board on December 20, 2022, and

WHEREAS: the applicant has submitted a sign package in the SW-2 Zone, and

WHEREAS: the Board has reviewed and accepted drawings entitled: Squeaky Clean/2022/ New Ithaca Site/Package of Signs (pp. 1-10) prepared by GNS Group and T.G. Miller, P.C. and dated 2/17/23, now, therefore, be it

RESOLVED: that the City of Ithaca Planning and Development Board does hereby approve the signs as proposed in the above-referenced drawings.

Moved by:
Seconded by:
In favor:
Against:
Abstain:
Absent:
Vacancies: One
A - Freestanding Pylon Sign - 50 SF
B - Menu Sign 27 SF
C - Wall Sign 50 SF
D - Wall Sign 32 SF
E - Directional Signs 12 SF

Note: Directional Signs allowed w/o Permit - not counted in Total

I - Ancillary Signs to be counted as Wall Signs [See pgs F, G & I] 40.9 SF
TOTAL 199.9 of 200 allowed
free standing pylon sign - 50 sf (exact location)
Main Sign Cabinet to be 6'-3" H x 8'-0" W (50 SF), internally illuminated with LEDs. Sign faces to be Lexan with vinyl graphics applied. Arrow indicates Entrance on South Titus Ave.

Sign to be installed on steel post. Installation method to be determined by site conditions. Pole to have skirting with LED accent lighting. See simulated Night View at right.

Project Description:
ONE (1) NEW 50 Square Foot, Double Sided, Internally Illuminated Freestanding Sign.
**Project Description:**

ONE (1) NEW 27 Square Foot, Single Sided, Internally Illuminated, Freestanding (against Wall) Menu Sign at Tunnel Entrance.

Sign Cabinet to be 4'-6" H x 6'-0" W, internally illuminated with LEDs. Sign faces to be translucent acrylic with laminated, digitally printed graphics applied.

Menu is exactly as other THREE (3) Squeaky Clean locations.
Exterior Elevation - West

1/8" = 1'-0"

Project Description:
ONE (1) NEW 50 Square Foot, 5' X 10', Single Sided, Internally Illuminated, Wall Sign

Sign Cabinet to be 5'-0" H x 10'-0" W, internally illuminated with LEDs. Sign faces to be translucent acrylic with laminated, digitally printed graphics applied.
Sign Cabinet to be 4'-0" H x 8'-0" W, internally illuminated with LEDs. Sign faces to be translucent acrylic with laminated, digitally printed graphics applied.

Exterior Elevation - North
Project Description:

TWO (2) NEW 6 Square Foot, Double Sided, Internally Illuminated, Freestanding Directional Signs to assist customers in safe navigation of the site.

Directional entrance/exit signs on premises, each not exceeding six square feet in area nor three feet in height from grade, and no part of such signs or supporting structures may extend closer than 18 inches to any public right-of-way. One each "in" and "out" signs are permitted per curb cut serving premises in B-5, SW-1, SW-2, and SW-3 Districts, and the "in" sign may bear one word or symbol identifying the business (such as "Smith's" or "Gulf") occupying the premises in lieu of "in," "enter," etc., which identifier may not cover more than 25% of the total area of the directional sign.
Various Single Sided, Non-Illuminated, Building Mounted Signs to include Hours of Operation, Policies, Direction and pricing. Signage considered Building Signs at 29 SF.
Clearance 7’-3”

TWO (2) 5” X 48” x 1/4” composite sign 3.3 SF Building Signs
Single Sided, Non-Illuminated, Temporary Signs in moveable sign frames [Wind Jammers]. Signs 44”H x 28”W of a temporary nature - promotions or maintenance type messages.

8.6 SF Building Sign