



CITY OF ITHACA

108 E. Green St. — Third Floor Ithaca, NY 14850-5690

DEPARTMENT OF PLANNING AND DEVELOPMENT

JoAnn Cornish, Director

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**PLANNING & DEVELOPMENT BOARD Project Review
NOTICE OF MEETING & AGENDA**

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Deputy Director of Planning and Development
DATE: August 6, 2020
SUBJECT: **Agenda for Project Review Committee Meeting: THURSDAY, AUGUST 13 , 2020**

The Project Review Committee Meeting is scheduled to begin at 8:30 a.m. City Hall is closed to the Public. This meeting will be streamed at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg.

Please call or email Anya Harris at 274-6550 or aharris@cityofithaca.org, if you require additional information.

8:30 Project: Dwyer Dam Replacement & Associated Site Improvements

Location: Hoy Road Cornell University Campus

Applicant: Tammi Aiken for Cornell University

Anticipated Board Action(s) in August: Declaration of Lead Agency and Public Hearing

Project Description: The applicant proposes to replace the existing bridge structure, reconstruct and repair abutments, install means restriction and associated surveillance equipment, reconstruct and improve the approach roads, sidewalks and pedestrian crossing, install new lighting, and replace the stairs, railing and retaining walls that ascend from Hoy Road at the bridge the Crescent Parking Lot. A temporary pedestrian bridge will be installed during construction, and a 1.1 mile vehicular detour will be established. The project is U-1 Zoning District. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[2]and[3] and (m) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (10) and is subject to environmental review.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1199>

8:45 Project: Minor Subdivision (Chainworks District Property)

Location: 620 S Aurora St Tax Parcel #106.-1-8

Applicant: Francis L Goram III of Harris Beach PLLC for Emersub 15 LLC

Anticipated Board Action(s) in August: Public Hearing, Consideration of Preliminary & Final Subdivision Approval

Project Description: The applicant proposes to subdivide the 96-acre parcel into two parcels: Parcel OU-1, measuring .897 acres (39,057 SF) with approximately 240 feet of frontage on S Cayuga Street and containing two underground storage tanks, a treatment building, and a portion of an asphalt parking lot; and Parcel OU-2, measuring 95.04 acres in both the City and the Town of Ithaca and containing all existing buildings, roads, and parking areas of the former factory site. The owner intends to retain OU-1 to continue remediation work and to convey OU-2 to L Enterprises, LLC, for mixed-use development. The proposed subdivision plats include easements for one primary and two alternative routes of a future trail that will connect S Aurora Street to Stone Quarry Road, and, ultimately, to the planned Gateway Trail. The portion of the property in the City of Ithaca, which includes all of the proposed OU-1 and a portion of OU-2 is in the Chain Works Planned Unit Development District (PUD). The portion of OU-2 in the Town of Ithaca is currently in the Industrial Zoning

District but will be in a newly-formed Planned Development Zone (PDZ) that will be adopted by the Town Board before development can begin. This proposal is consistent with the environmental review of the larger development project that was determined to be a Type I Action under the City of Ithaca Code, Environmental Quality Review Ordinance, §174-6 (B)(1)(i),(j),(k),(n), (2), (6), (7),(8)(a)and (b) and the State Environmental Quality Review Act §617.4 (b)(2),(3), (5)(iii), (6)(i), and (iv), for which the City of Ithaca Planning Board as Lead Agency issued a Positive Declaration of Environmental Significance on October 28, 2014. The Lead Agency held Public Scoping on November 18, 2014. The Lead Agency deemed the Draft GEIS adequate for public review on March 8, 2016, held the public hearing on March 29, 2016, and accepted comments until May 10, 2016. The Lead Agency filed a Notice of Completion for the FGEIS on March 5, 2019. The Board adopted findings on March 26, 2019.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1109>

9:00 Project: Commercial Renovation

Location: 323-325 Elmira Road

Applicant: Christian Brunelle for Sonbyrne Sales Inc.

Anticipated Board Action(s) in August: Determination of Environmental Significance, Recommendation to BZA

Project Description: The applicant proposes to renovate the existing building, to construct a new fuel canopy and to install associated site improvements at the 1-acre project site (formerly a Denny's Restaurant). The site is currently unoccupied with a 4,686 SF building, associated paving and parking for 60+ vehicles. The applicant will replace the existing roof with a peaked roof and install new exterior finishes all (4) sides of the building. A freestanding fuel canopy will be added with (6) fuel pumps. The site will utilize the (2) existing curb cuts (driveways). Site improvements will include reorganization of the parking area resulting in a reduction of 30 spaces, landscaping, lighting, signage, bike racks and a new sidewalk connecting the front of the building to the existing sidewalk along Elmira Road. The project site is in the Southwest District (SW-2). This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1185>

9:15 Project: Mixed Use Housing - Redevelopment Project

Location: 430-444 W State/MLK Street

Applicant: Arnot Ithaca 2 LLC

Anticipated Board Action(s) in August: Public Hearing, Review FEAF Part 2

Project Description: The Applicant is proposing to construct a five-story, mixed-use building with 114,085 GFA and 50 ground floor parking spaces on the .92-acre (40,075 SF) project site, at the northeastern corner of West State/MLK and Corn Streets. The development will include approximately 130 housing units on the second through fifth floors and 5,500 SF of commercial space for up to three tenants on the ground floor. Site improvements include an outdoor patio, new sidewalks, lighting, signage and landscaping. Site development will require the removal of the existing building, with the exception of the south and west facades of its three-story section. These historic facades will be retained to add character and context to the project. The project site is in both the CBD-52 and the B-2d Zoning Districts and will require a variance for height. The project is subject to the Downtown Design Guidelines and requires Design Review. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(k) and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (10) and is subject to environmental review.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1186>

9:30 Project: Apartments & Parking

Location: 215 E State/MKL Street

Applicant: Ithaca Properties LLC / Jeff Rimland

Anticipated Board Action(s) in August: Determination of Environmental Significance, Recommendation to BZA

Project Description: The applicant is proposing to demolish the eastern section of the existing public parking garage, rebuild two levels of public parking (approx. 130 spaces), construct one ground-level private parking area (approx. 34 spaces) and ten floors of residential with approximately 200 apartments. The new building will have an interior connection to the existing building and will be accessed through the entrance at 215 E State Street on the Commons. Likewise, the parking decks will connect to the new proposed decks and garage entrance to the west. The building will also feature a residential lobby on Green Street. Portions of the existing two-story Rothschild Building will be renovated to house amenity spaces for tenants. The project is in the CBD-140 zoning district and is subject to Design Review. It will require area variances for rear yard setback and number of stories. It is also in the Street Level Active Use Overlay Zone (SLAU-OZ). The project will require approval from Common Council for sale of the property (air rights). This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (d), (k) and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (5)(iii) and (9) and is subject to environmental review.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1160>

9:45 Project: Mixed Use – Apartments, Conference Center, & Public Parking

Location: 120 Green Street (west end of Green Street Garage)

Applicant: Kathryn Chesebrough of Whitham Planning & Design for Vecino Group LLC

Anticipated Board Action(s) in August: Determination of Environmental Significance, Recommendation to BZA

Project Description: The applicant is proposing to demolish the western and center sections of the existing garage and helix to build 1) an 11-story building with a 22,120 SF footprint and 2) rebuild and expand the center section of the parking garage with a total of seven levels of parking and an increase of 241 spaces. The parking decks will be connected to the building by bridge on the second and seventh floors. The building will contain 218 permanently affordable apartments on the fourth through eleventh floors in a U-shaped configuration. The first through third floors will have building amenities, a conference center and a small scale retail space. The Cinemopolis Plaza will maintain the current public pedestrian passage between the Commons and Green Street. It will be rebuilt and enhanced with lighting, signage, art, and landscaping. The applicant is also requesting consideration of a City Hall Plaza in the area that currently contains a small parking lot between the project site and City Hall. This proposal would feature a large outdoor gathering spot with paving, lighting, landscaping, and furnishings, while retaining a limited number of parking spaces. The project is in the CBD-140 zoning district and is subject to Design Review. It will require area variances for rear yard setback and potentially, for height, and may require a subdivision or lot line adjustment. The project will require approval from Common Council for sale of the property. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (d), (k) and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (5)(iii) and (9) and is subject to environmental review.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1143>

10:00 Agenda Review for 8-25-20

10:10 Adjournment

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

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