



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 – REVISED

TO: City of Ithaca Project Review Committee (Planning & Development Board)
FROM: Lisa Nicholas, Deputy Director of Planning and Development
DATE: September 9, 2020
SUBJECT: **Agenda for Project Review Committee Meeting: THURSDAY, SEPTEMBER 10, 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: Major Subdivision – Eight Lots

Location: Tax Parcel 38.-1-1 Campbell Ave

Applicant: Craig Modisher of Stream Collaborative for Sharon Center and Kirk Sapa, Owners

Anticipated Board Action(s) in September: Declaration of Lead Agency

Project Description: The applicant is proposing to subdivide the 5.45-acre parcel into (8) lots, each to contain a future single-family home, construct an access road with sidewalks, a stone dust trail on the adjacent City-owned parcel, and install stormwater management, utilities, and other needed infrastructure to support the development. The project is in the R-1a Zoning District, which has the following area requirements: 10,000 SF minimum lot size, 75 feet of street frontage, 25-foot front yard setback, 10-foot side yard setback and 25% or 50-foot rear yard setback. The proposed layout conforms to district regulations, and no variances are anticipated. The applicant is also proposing no-build areas and a conservation easement on portions of the property. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B[2]

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

<https://www.cityofithaca.org/DocumentCenter/Index/1215>

8:45 Project: Dwyer Dam Replacement & Associated Site Improvements

Location: Hoy Road Cornell University Campus

Applicant: Tammi Aiken for Cornell University

Anticipated Board Action(s) in September: Determination of Environmental Significance

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>

- 9:00 Project:** Major Renovations – Balch Hall
Location: 600 Thurston Avenue, Cornell Campus
Applicant: Ram Venkat, Project Manager for Cornell University
Anticipated Board Action(s) in September: Consideration of Preliminary & Final Approval
Project Description: The applicant proposes to renovate the interior and exterior of the 167,000 GSF, six-story building in order to improve accessibility and capacity. Renovations that affect the exterior of the building include: replacing the remaining single-glazed steel windows; rebuilding and/or replacing gutters, downspouts, gable ends and parapet walls to allow for new waterproofing detailing; and installing four roof bulkheads and dormers to accommodate new elevators. Site improvements include grading and installation of accessible walks to building entrances, installation of new stairs and landscaping at the Arch to accommodate the new accessible path, and removal and replacement of four existing mature oak trees and other landscaping. The project also includes lighting and building systems replacements and upgrades to improve function and efficiency. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act and will be treated as a Type 1 Action due to the historic nature of the building.
Project materials are available for download from the City website and are updated regularly:
<http://www.cityofithaca.org/DocumentCenter/Index/1172>
- 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 September: 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:** 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 September: 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>

9:45 Project: Carpenter Circle Project

Location: Carpenter Park Road

Applicant: Andrew Bodewes for Park Grove Realty LLC

Anticipated Board Action(s) in September: Satisfaction of Conditions, Final Approval of Phase 1

Project Description: The project seeks to develop the existing 10.8-acre parcel located adjacent to Route 13 and off of Third Street. The parcel currently contains 2.1 acres of community gardens, an access road (Carpenter Circle Road), and one storage building to be removed. The proposal includes Building A, a 64,000 SF medical office building; Buildings B & C, two mixed-use buildings which will include ground-level retail/restaurant/commercial uses of 23,810 SF, interior parking, 166 market-rate apartment units, and 4,652 SF of amenity space; and Building D, a residential building offering +/-42 residential units for residents earning 50-60% AMI. Site amenities will include public spaces for residents and visitors, bike parking, transit access for TCAT, open green space, a playground, and access to the Ithaca Community Gardens. The project includes 187 internal parking spaces within Buildings B and C, 349 surface parking spaces, and an internal road network with sidewalks and street trees. The Project Sponsor is seeking a Break in Access from NYS DOT to install an access road off of Route 13. The property is located in the Market District; however, the applicant has applied to Common Council for a Planned Unit Development (PUD). The project will require subdivision into four lots to separate each program element, resulting in Lot 1 measuring 2.086 acres and containing Building A, Lot 2 measuring 5.758 acres and containing Buildings B & C, Lot 3 measuring 2.12 acres and containing the community gardens, and Lot 4 measuring .833 acres and containing Building D. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(d), (i), (k), and (B)(6) and (8)(a) 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 May 26, 2020.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1014>

10:00 Agenda Review for 9-22-20

10:15 Adjournment

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

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.