



**CITY OF ITHACA**

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

**DEPARTMENT OF PLANNING AND DEVELOPMENT**

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# PLANNING & DEVELOPMENT BOARD

## SPECIAL MEETING AGENDA

The regular meeting of the PLANNING & DEVELOPMENT BOARD will be held at **6:00 p.m.** on **TUESDAY, SEPTEMBER 14, 2021**. City Hall remains closed to the public. This meeting will be conducted remotely via the online platform Zoom, pursuant to the New York State Executive Orders. The meeting will also be live streamed at [https://www.youtube.com/channel/UC7RtJN1P\\_RFaFW2IVCnTrDg](https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg).

### Instructions for commenting to the Planning Board

Scheduled Public Hearings: There are no public hearings scheduled for this meeting

General Public Comments: There will be no public comments read at this meeting. Written comments can be sent to the contact(s) listed below. All comments received will be forwarded it to the Planning Board for their consideration. Written comments received in advance of the meeting give the Board/Committee time to consider them fully.

All comments and questions can be emailed to Anya Harris at [aharris@cityofithaca.org](mailto:aharris@cityofithaca.org) or Lisa Nicholas at [lnicholas@cityofithaca.org](mailto:lnicholas@cityofithaca.org). Or call 607-274-6550.

Start Times: Start times are *approximate* only — APPLICANTS are responsible for being available at whatever time(s) their agenda item(s) is actually discussed.

### AGENDA ITEM

### Approx. Start Time

<b>1</b>	<b>Agenda Review</b>		<b>6:00</b>
<b>2</b>	<b>Subdivision Approval</b>		
	<b>Project:</b> Major Subdivision	Presentation	<b>6:05</b>
	<b>Location:</b> 401 E State/MLK Jr Street (Gateway Property)	Board Q&A	<b>6:10</b>
	<b>Applicant:</b> Jeff Githens for McKinley Development Company	Discussion	<b>6:15</b>
	<b>Actions:</b> <input type="checkbox"/> Consideration of Final Subdivision Approval		

**Project Description:** The applicant is requesting a subdivision of the 3.689-acre site, resulting in four parcels: Area A, measuring .112 acres (4,861 SF), with frontage along State Street, which will be conveyed to the City; Area B, measuring 3,965 SF to be conveyed to another party for construction of a memorial, Parcel C, measuring 1.048 acres (45,650 SF), with approximately 182 feet of frontage on E. Green and E. State Streets, and containing an existing seven-story commercial building, parking, and a portion of the Gateway Trail; and Parcel D, measuring 2.641 acres, with approximately 184 feet of frontage on E. State Street, and to contain the new building, a portion of the Gateway Trail, and a fire access road. A cross-property easement will be required for vehicular access to ingress and egress on E. State and Green Streets. The Subdivision is part of a larger development project that was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (h)[2] and [4], (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (5)(iii) and (9). The Lead Agency made a Negative Declaration of Environmental Significance on May 25, 2021.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1098>

### 3 Site Plan Review

**Project:** Apartments (347 Units), Parking & Major Subdivision  
**Location:** 401 E State/MLK Jr Street (Gateway Property)  
**Applicant:** Jeff Githens for McKinley Development Company  
**Actions:**  Consideration of Final Site Plan Approval

Presentation	6:20
Board Q&A	6:25
Discussion	6:30

**Project Description:** The applicant proposes to construct a new apartment building with internal parking. The applicant recently reduced the building height from seven to six stories, the internal parking count from 267 to 235 spaces and the unit count from 347 to 319 apartments mixed between studio, one-, two-, and three-bedroom units. Non-vehicular building access will be provided off State/MLK Jr Street, as well as internal to the site. The project includes other site improvements including the extension of the Gateway Trail to the end of the site, landscaping, lighting, and other site amenities. Project development will require the demolition of the existing one-story building at the eastern end of the property. The project is in the CDB-60 Zoning District. The revised project complies with area requirements of that district. The Board has found the project in compliance with the Downtown Design Guidelines. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (h)[2] and [4], (k) and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (5)(iii) and (9) for which the Lead Agency made a Negative Declaration of Environmental Significance on May 25, 2021.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1227>

### 3 Adjournment

7:00

If you have a disability & would like specific accommodation to participate, please contact the City Clerk at 274-6570 by 12:00 p.m., 2-3 business days (not including weekends/holidays) before the meeting.

