

Project:	126 College Ave
Date:	2-25-20

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See attached narrative

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Ithaca Planning Board	2-25-20
Name of Lead Agency	Date
Rober A Lewis	Chair
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Amendment to Negative Declaration Issued on 12-20-16

City of Ithaca
FULL ENVIRONMENTAL ASSESSMENT FORM - Part III
Project Name: Apartments 126 College Ave
Date Created: 1-8-20

Any text differing from the 12-20-16 FEAF Part 3 is underlined

PROJECT DESCRIPTION

The applicant is proposing to construct a 4-story (with occupied basement) apartment building with a total of 5 units (one on each floor) and 28 bedrooms on the .0908 acres (3,957 SF) project site. The project is expected to attract primarily student tenants. Site improvements include walkways, landscaping and a retaining wall with an upper terrace accessible from the basement apartment. All above-ground apartments will have a balcony facing College Ave. Site development will require the removal of the existing house with its associated retaining walls, driveway curbcut, walkways and one mature tree. Four mature trees in the rear of the property will be preserved. The project site is in the CR-4 Collegetown Area Form District (CAFD). As no parking is proposed for the project, the applicant will submit a Transportation Demand Management Plan (TDMP) for approval by the Planning Board in accordance with district regulations. It has received Design Review.

This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance ("CEQRO"), and the State Environmental Quality Review Act ("SEQRA"), for which the Planning Board acting as Lead Agency made a negative determination of environmental significance in 12-20-16.

The Planning Board granted site plan and TDMP approval in January 2017. The project was not constructed and the approval expired in January 2019. The applicant now seeks (re) approval for the project with a changes. The applicant is proposing to construct a 4-story (with occupied basement) apartment building with a total of 5 units (one on each floor) and 27 bedrooms (28 originally proposed). The building footprint has been altered slightly. Five mature trees in the rear of the property that were originally retained are now proposed for removal. The retaining wall at the rear of the property has been changed from limestone quarry block to limestone Verti-block and now has a 3'4" wooden fence atop. Seven windows have been added to the front façade, six windows removed from the north façade, and two windows added to the south façade. Sidewalks around the building have been shortened and the entrance on the south façade has been moved. Grading has been changed around the building and window wells have been added to the south façade. A trash room has also been created inside the building.

IMPACT ON LAND

Due to results of the Geotech Report, dated April 17, 2017 and prepared by Empire Geo Services Inc, and experience with soils at previously constructed 118 College Ave, the foundation for 126 College Ave will be a typical rebar embedded concrete spread footer with ICF basement wall construction. Due to the walk out basement in the existing structure, the amount of excavation and hauling of soil will be greatly reduced. We are estimating 170 yds of soil to be removed and hauled away at most. It is not expected that bedrock will be encountered during foundation preparation as it is 17.5' below grade.

Based on the information provided above, the Lead Agency has determined that there are no significant impacts to land

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IMPACT ON WATER

The project is not near surface water therefore the Lead Agency has determined that there are no significant impacts to water

IMPACT ON DRAINAGE

The project will modestly increase lot coverage from existing conditions and will connect to the city storm sewer system, therefore, the Lead Agency has determined that there are no significant impacts to drainage.

IMPACT ON AIR

Project operation does not include activities that affect air quality, therefore the Lead Agency has determined that there are no significant impacts to air

IMPACT ON PLANTS AND ANIMALS

Project construction now requires the removal of five mature trees: one 8" dbh spruce in the front yard and the following trees in the backyard: one 26" dbh spruce, one 14" dbh spruce, one 16' dbh spruce and one 24' dbh maple.

The applicant has submitted a landscape plan dated 12/13/19 that includes two columnar red maple in the front yard and nine green giant western arborvitae in the rear yard as replacement trees.

Based on the information provided above, the Lead Agency has determined that there are no significant impacts to plants and animals.

IMPACT ON AESTHETIC RESOURCES

The applicant received the following comments and suggestions from the Design Review Committee on December 13, 2016:

- The retaining wall system should be more refined. Applicant has agreed to use a variety of smaller sized block.
- Retaining wall should include plantings (vines or other cascading vegetation)
- Rooftop equipment structure should be enhanced to add interest (made to abstractly reference "widow walk"
- Control line or other architectural feature should be added at east end of north façade
- Need contextual elevation

The applicant has submitted revised elevations dated 12-19-19 and site plan dated 12-3 19 that address some of the concerns above. The retaining wall has been changed to a more refined materials and a contextual elevation has been submitted. Because many windows have been added, removed or relocated in comparison to the approved elevations, the Board should reviewed the entire design as a whole during Design Review on January 28, 2020. The Board found the project to be in conformance with the Collegetown Design Guidelines.

Based on the information provided above, the Lead Agency has determined that there are no significant impacts to aesthetic resources.

IMPACT ON HISTORIC RESOURCES

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The project is not within a locally or national designated historic district nor is it adjacent to an historic landmark, therefore Lead Agency has determined that there are no significant impacts to historic resources.

IMPACT ON RECREATION AND OPEN SPACE

The project does not contain not impact any public open space therefore Lead Agency has determined that there are no significant impacts to open space and recreation.

IMPACT ON TRANSPORTATION

The applicant has submitted a Transportation Demand Management plan dated 12-15-16 that outlines the following components:

1. There is no parking being constructed or bundled with the cost of the living unit.
2. The building will have a bike storage room for residents, and outdoor bike parking for visitors in compliance with site plan review requirements.
3. Every qualifying tenant will be provided with a membership to Ithaca Carshare as a part of their lease (subject to approval of each individual member by Carshare). There are multiple cars available directly in Collegetown and across the City of Ithaca.
4. Tenants will be provided with information about where to park their car should they choose to own one while they are living in Ithaca.
5. Tenants will be provided with information regarding the city's policy for on-street parking and consequences for violations including ticketing, towing and booting.

The components of the TDMP have not changed since the plan was approved.

The Lead Agency has received the following comment from the Engineering Division regarding the proposed bike storage room: "The proposed bike room in the basement of the building appears to not be a good candidate for convenient storage and regular usage of bikes. Its location would require carrying bikes up/down a flight of stairs and through several doorways. This space will not be counted towards and bike parking requirements for the site". The Planning Board has the jurisdiction to enforce the bike parking requirements and found that the storage room to be acceptable.

During 2020-2021 the City is planning to implement a streetscape plan (currently in development) for College Avenue that is likely to include relocation of the curb, planting of street trees, removal of some parking and improved pedestrian, bike and transit amenities. The applicant will submit a proposed final design of this portion of the project, for approval by the Planning Board at such time as Collegetown streetscape plans are finalized.

Construction Impacts

The Lead Agency recognizes that all work in or affecting public rights of way will require a street permit from the City Engineering Department. The permit will dictate access requirements and repair or replacement of impacted city property. The Lead Agency has the following concerns:

- Maintenance of pedestrian access and potential road closures during construction
- Construction deliveries and staging
- Contractor parking. The majority of workers should be required to park at a remote off-site location outside of the Collegetown area. The applicant should provide documentation of this arrangement.

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The Lead Agency has received the following comment from the Engineering Division regarding coordination with ongoing street construction on College Ave: "The project team must schedule a meeting with the City Engineering staff and NYSEG to identify potential conflicts with upcoming significant construction in the vicinity of the site. No street permits will be issued until this meeting takes place".

Based on the information provided above, the Lead Agency has determined that there are no significant impacts to transportation.

IMPACT ON ENERGY

The applicant has provided the following information regarding energy use and systems

1. Energy Star.
 - The project will include water fixtures that meet EPA's Water Sense requirements.
 - All permanent appliances will be Energy Star rated.

2. Heat Pumps.
 - Air sourced heat pumps will be used throughout the building
 - Electric water heaters will be used

3. Renewables.
 - Roof surfaces are capable of accommodating PV solar panels to the extent possible, however, we are not providing solar panels as part of this project due to cost constraints.

4. Energy-efficient building design.
 - The building has been designed with a window-to-wall ratio of less than 25%.
 - The overall building shape is simple, optimizing the efficiency of the building envelope.
 - Best practices will be used for air sealing to minimize infiltration and stack effects.

Based on the information above, the Lead Agency has determined that there are no significant impacts to energy as a result of this project.

IMPACT ON NOISE AND ODORS

The applicant has agreed to limit noise producing construction 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).

This is a residential project in a densely developed residential area, therefore, aside from temporary construction impacts, the Lead Agency has determined that there are no significant impacts to noise and odors.

IMPACT ON PUBLIC HEALTH

Project construction will require the removal of the existing building, which likely contains asbestos. An asbestos abatement plan will be prepared and submitted to the City Building Department to specify the methods, protections and monitoring commensurate with any required removal and all work will be done by a profession licensed in the state of New York to perform asbestos removal.

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IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

The project will add a modest number of housing units to densely developed residential area, therefore the Lead Agency has determined that there are no significant impacts to community character.

Prepared by: Lisa Nicholas, AICP