

CONTACT:

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PLANNING DIVISION
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City of Ithaca

BUILDING PERMIT NUMBER:

40065 _____ (REQUIRED)

SITE PLAN REVIEW (SPR) APPLICATION

APPLICANT: Name: Kathryn Chesebrough, Whitham Planning & Design Title/Role: Project Coordinator

Address 1: 142 East State St. Suite B

Address 2: _____ City, State, & Zip Code: Ithaca, NY 14850

Telephone: 607 279 7658 Cell Phone: _____ E-Mail: chesebrough@whithamdesign.com

CONSULTANT: Name: _____ Title/Role: _____

Address 1: _____

Address 2: _____ City, State, & Zip Code: _____

Telephone: _____ Cell Phone: _____ E-Mail: chesebrough@whithamdesign.com

PROJECT SPONSOR: Name: Bruce Adib-Yazdi, Vecino Group New York LLC Title/Role: VP Development

(if other than applicant)

Address 1: 305 West Commercial Street

Address 2: _____ City, State, & Zip Code: Springfield, MO 65803

Telephone: 417-720-1577 Cell Phone: 417-848-6001 E-Mail: bruce@vecinogroup.com

— PROJECT DESCRIPTION —

Project Title: Asteri Ithaca - Green Street Garage Project Address: 120 Green Street, Ithaca, NY

Project Type (check one): Residential Commercial Industrial Institutional Mixed-Use

Scope of Work (check *all that apply* & indicate approximate operation/construction cost):

- | | | | | | |
|--|---------------|---|------------|---|------------|
| <input type="checkbox"/> Vegetation Removal | \$ _____ | <input type="checkbox"/> Façade Change | \$ _____ | <input checked="" type="checkbox"/> Demolition | \$ 500,000 |
| <input checked="" type="checkbox"/> New Paving | \$ 200,000 | <input checked="" type="checkbox"/> Earthwork | \$ 500,000 | <input type="checkbox"/> New Plantings | \$ _____ |
| <input checked="" type="checkbox"/> New Structure | \$ 36,420,000 | <input type="checkbox"/> Structure Expansion | \$ _____ | <input type="checkbox"/> Accessory Structure | \$ _____ |
| <input type="checkbox"/> Tree Removal | \$ _____ | <input type="checkbox"/> New Parking | \$ _____ | <input checked="" type="checkbox"/> Landscaping | \$ 50,000 |
| <input checked="" type="checkbox"/> Addition to Building/Structure | \$ 8,500,000 | | | | |

Total Construction Cost: \$ 46,368,000 Anticipated Construction Period: Jan 2021 to July 2023
(best estimate) (best estimate)

— 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:

Type	Approval Agency	Application Date	Approval Status
Demolition	Building Division	September 2020	
Building	Building Division	September 2020	
	Ithaca Landmarks Preservation Commission (ILPC)		
TBD	Board of Zoning Appeals (BZA)	Spring 2020	TBD
	Board of Public Works (BPW)		

3. Identify any existing restriction(s) relevant to development of this property:

- Deed Restriction(s)
 Lien(s)
 Easement(s)
 License Agreement(s)
 Other: Per ENA/DDA Agreements

— 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.

Type of Approval	Project Cost	Application Fee
Site Plan Review	less than \$10,000	\$75
	\$10,000 to \$49,999	\$150
	\$50,000 to \$100,000	\$300
	over \$100,000	\$1.50 per \$1,000
* Modified Site Plan Review	less than \$50,000	\$150
	\$50,000 or more	\$250

* 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 —

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

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: lnicholas@cityofithaca.org or aharris@cityofithaca.org.

Applicant's Signature: _____



Date: Feb 18, 2020

By signing this application form, the applicant acknowledges City staff may visit the site in order to fully understand the proposed development.