

T. G. MILLER, P. C.

E N G I N E E R S A N D S U R V E Y O R S

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June 20, 2022

Lisa Nicholas, Director of Planning
City of Ithaca Planning Division
108 E. Green Street
Ithaca, New York 14850

Re: Proposed Squeaky Clean Car Wash
 501-507 S. Meadow Street
 Site Plan Review Application

Dear Lisa,

On behalf of Mr. Gary Sloan who represents Bridgewater Management Entities, LLC we are pleased to submit the enclosed Site Plan Review Application materials for consideration by the City Planning and Development Board. Subsequent to the input we received during our Pre-Application conference held on April 5th we have completed the following tasks and prepared supplemental studies:

Zoning Analysis

On June 14th the site plan was reviewed with Megan Wilson, Zoning Administrator to determine conformance with the City's SW-2 district regulations and design guidelines. We confirmed the proposed use is allowable and clarified that S. Meadow Street is the front yard and S. Titus Avenue is a rear yard. In general, the site plan as depicted on Sheet C103-Site Layout Plan is found to be in conformance with district regulations as well as the Southwest Area Design Guidelines. There were two items to be verified by Megan: 1) applicability of "wholesale or industry" to determine minimum number of parking spaces. At present, 4 parking spaces are provided; 2) confirm that the short length of street line (28.87 feet) at the intersection of S. Meadow Street and S. Titus Avenue does not constitute a second front yard. Pending the final determination of the second front yard, it is not expected that the project will need to seek any variances.

Traffic Impact Study (TIS)

The project is proposing to permanently close three vehicle entrances on S. Meadow Street and consolidate four entrances on S. Titus Avenue into a single entrance. SRF Associates were retained by the Developer to complete a report evaluating the potential traffic impacts to the transportation network resulting from the proposed use and the single S. Titus Avenue entrance. The full TIS, dated May 2022, is enclosed. The TIS concludes that the existing transportation network can accommodate the projected minor traffic impacts attributable to the car wash and use of a single entrance on S. Titus Avenue. As such, no capacity improvements would be required.

Building Elevations

As depicted in the attached Schematic Elevations (A-2 and A-3) prepared by Ernie Bayles, Architect the Developer is now proposing a masonry structure consisting of textured concrete belt course and stained concrete block walls with intermediate textured block pilasters. This architectural character respects the exterior appearance expected of commercial buildings per the Southwest Area Design Guidelines. The final selection of exterior colors and masonry materials will be based on input received from the Planning and Development Board.

David A. Herrick, P.E.
Frank L Santelli, P.E.

Donald M. Harner, P.E.
LEED A.P., C.P.E.S.C.

Lee Dresser, L.S.
Darrin A. Brock, L.S.

Landscaping Plan

The current site is virtually devoid of any meaningful and maintained landscaping. The Conceptual Landscape Plan (Sheet L100) prepared by Chiuten Trowbridge, Landscape Architects incorporates a contiguous planting area along the full frontage of S. Meadow Street and also proposes a new tree lawn along the frontage of S. Titus Avenue. Within the parcel boundary, the landscaped area represents 15% of the site area. The tree lawn along S. Titus Avenue would increase the planted area to 18%. Subject to any requirements of the NYSDOT, there may be an opportunity to expand the lawn area adjoining sidewalks at the S. Meadow/S. Titus intersection. The selection of deciduous trees will be coordinated with the City Forester and development of a refined landscape plan will incorporate input from the City during the site plan review process.

In addition to the enclosed submission materials, I will be finalizing a comprehensive narrative to describe, in detail, other aspects of the project pertinent to the site plan and environmental reviews. We are looking forward to beginning the approval process and discussing the project at your July 26th meeting. At that meeting we are hoping to accomplish the following actions: Declaration of Intent to be Lead Agency and establishing a date for the public hearing. If you have any question or require further information, please do not hesitate to call. Thank you for this consideration.

Sincerely,



David A. Herrick, P.E.

Cc: N. Cerra, City Planning
M. Wilson, City Zoning
G. Sloan, Developer
E. Bayles, AIA
M. Chiuten, LA
F. Santelli, PE

Enclosure :

- Site Plan Review Application (incl. check #30827, \$3,750.)
- Full Environmental Assessment Form, Part 1
- Owner's Authorization Form
- Traffic Impact Study
- Drawing Set (11x17 format)
 - Context Map
 - Survey Map
 - Existing Conditions Plan (C101)
 - Demolition Plan (C102)
 - Site Layout Plan (C103)
 - Utility, Grading & Drainage Plan (C202)
 - Conceptual Landscape Plan (L100)
 - Floor Plan (A-1)
 - Schematic Elevations (A-2, A-3)