

City of Ithaca
FULL ENVIRONMENTAL ASSESSMENT FORM - Part III
Project Name: Apartments (5 Units) 118 College Ave
Date Created: 4/6/17

PROJECT DESCRIPTION

The applicant proposes to construct a 4-story apartment building containing five dwelling units with a total of 28 bedrooms. The project is expected to attract primarily student tenants. Site improvements include walkways landscaping and a retaining wall with and 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 two mature trees. The project site is in the CR-4 Collegetown Area Form District (CAFD) and has received Design Review. 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.

This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance ("CEQRO"), and the State Environmental Quality Review Act ("SEQRA"), and is subject to Environmental Review

IMPACT ON LAND

The .087 acre (3,789 SF) project site currently contains a two story wood frame single family home. Construction is expected to last 8 months.

The applicant has not provided information about foundation work or need for shoring (e.g a Geo Technical Report or similar) .

Approximately +/-400 CY of material is expected to be excavated and hauled off the site as a result of excavating for the building foundations. Assuming the use of a 12 CY haul truck, this equates to about 36 truckloads.

The Lead Agency recognizes that all work in or affecting public rights of way will require a street permit from the City Engineering Department.

No Impact is anticipated.

IMPACT ON WATER

No Impact is anticipated.

IMPACT ON DRAINAGE

The applicant has not provided a Utility Plan but did make the following statement regarding drainage:

Because of the nature of the site as urban land, and its small size, there are no on-site stormwater facilities proposed, pending approval by the City's Stormwater Officer. Although not required, we may consider a best practice strategy which directs runoff to the vegetated perimeter around the building and will filter stormwater from the roof, prior to its entry into the storm sewer system.

No Impact is anticipated.

IMPACT ON AIR

Construction is projected to last approximately 8 months and will be concurrent with several other construction projects in Collegetown within a two-three block distance. The cumulative impacts of airborne dust could have a negative impact during the construction period. The excavation and the preparation of foundations can also create the potential for increased dust and dirt particles in the air.

During construction, the applicant will employ the following applicable dust-control measures as appropriate:

- Misting or fog spraying site to minimize dust.
- Maintaining crushed stone tracking pads at all entrances to the construction site
- Re-seeding disturbed areas to minimize bare exposed soils.
- Keeping roads clear of dust and debris.
- Requiring trucks to be covered.
- Prohibiting burning of debris on site.

No Impact is anticipated.

IMPACT ON PLANTS AND ANIMALS

The applicant has not provided a Demolition Plan but has stated that the two mature trees appearing on the survey will be removed.

The applicant has submitted a conceptual landscape plan showing four trees in the rear yard. The applicant has not provided a planting schedule or planting specifications.

No Impact is anticipated.

IMPACT ON AESTHETIC RESOURCES

No impact is anticipated.

IMPACT ON HISTORIC RESOURCES

No impact is anticipated.

IMPACT ON OPEN SPACE AREA

No impact is anticipated.

IMPACT ON TRANSPORTATION

Construction is projected to last approximately 8 months and will be concurrent with several other construction projects in Collegetown within a two-three block distance

Construction Impacts- Cumulative and Project Specific:

Approximately +/- 400 CY of material is expected to be excavated and hauled off the site as a result of excavating for the building foundations. Assuming the use of a 12 CY haul truck, this equates to about 36 truckloads.

In addition to private construction projects affecting Collegetown (particularly College Avenue) in the next 3-5 years, upgrades to infrastructure are also planned. College Ave. will be affected by a NYSEG

replacement/upgrade of gas and electric service as well as the City-planned upgrade of water and sewer service. An upgrade to telecommunications facilities is also expected. This work is tentatively scheduled for 2019 and 2020 and is anticipated to require lane or street closure. During this time the City intends to also 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 City is actively coordinating public, private and utility projects in Collegetown for the 2017 construction season. At this time, the City is considering several options facilitate pedestrian, bike, transit and vehicular movement along College Ave and to minimize conflicts due to multiple simultaneous projects.

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 excavation, shoring and construction
- Traffic impacts resulting from excavation hauling
- 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.

Project impacts (Non-construction related):

The project site is in the CR-4 Collegetown Area Form District (CAFD). District regulations state that if no parking is provided the applicant must either: (1) obtain a variance for relief of parking requirements; or (2) demonstrate full compliance with the NYS Building Code or Residential Code for new construction and implement a Transportation Demand Management Plan (TDMP) that is approved by the Planning Board.

The applicant has provided a Transportation Demand Management Plan that has 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.

No long term impacts are anticipated.

IMPACT ON ENERGY

The applicant has stated that they are exploring a net-zero building with no fossil fuels.

No Impact is anticipated.

IMPACT ON NOISE AND ODORS

Construction will last approximately 8 months. The project is in a densely developed residential area. Noise producing construction activities will temporarily affect residents in the immediate area. Noise producing construction activity will be limited to the hours of 7:30 to 7:30 pm Monday through Saturday (Monday through Friday when feasible).

No Impact is anticipated.

IMPACT ON PUBLIC HEALTH

The applicant has not provided Phase 1 Environmental Site Assessment. The existing building likely contains asbestos. Removal of any asbestos-containing material in the existing building will be done by a NYS Licensed Asbestos Contractor.

No Impact is anticipated.

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

The project site is in a densely developed area near the central core of Collegetown. The immediate area is primarily residential, characterized by a large variety of predominantly older multi-family student residences.

The project site is in the CAFD (CR-4) Zoning District. These districts were created to produce a dynamic urban environment in which uses reinforce each other and promote an attractive, walkable neighborhood. The project meets the district requirements of CR-4 and does not require any variances. The project removes an existing home, however, the Lead agency has determined that the project meets the goals stated above.

The applicant has provided statement about the utility capacity and required improvements for the project:

The water, sewer and electricity usage will be typical of residential development in the City of Ithaca and the current systems are more than capable of serving the new demand. Heating and cooling systems have not yet been designed, so the extent of fossil fuel use has yet to be determined.

No Impact is anticipated.

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