

City of Ithaca
FULL ENVIRONMENTAL ASSESSMENT FORM - Part III

Project Name: Minor Subdivision & OneTwo Duplexes – 209 Hudson St

Date Created: 1/2/18 Updated 1/17/18 & 1/23/17. Revised on 6-27-18 to reflect project changes

PROJECT DESCRIPTION

The applicant is proposing to subdivide the City of Ithaca Tax Parcel 82.-4-17 measuring 26,484 SF (.608 acres) into two lots and construct one duplex and associated site improvements. Lot 1 will measure 6,088 SF (.140 acres) with 45' of frontage on Hudson St and contains the existing house and Lot 2 will measure 20,382 SF (.47 acres) with 87' of frontage on Hudson St and will contain the new duplex. The project includes 4 parking spaces, retaining/stone walls, new paving, walkways and landscaping. Site development will require the removal of an existing pool, wooden fence and shed, three mature trees and associated paving and landscape elements. Access to both sites will be from the existing driveway – which will require easements to ensure permanent access.

~~The applicant previously proposed to subdivide the City of Ithaca Tax Parcel 82.-4-17 measuring 26,484 SF (.608 acres) into three lots construct two duplexes and 6 parking spaces and remove eleven mature trees. The previous proposal required area variance for new and existing deficiencies. ; Lot 1 measuring 5,808 SF (.133 acres) with 45' of frontage on Hudson St and containing the existing house; Lot 2 measuring 5,838 SF (.134 acres) with 45' of frontage on Hudson St; and Lot 3 measuring 14,834 SF (.341 acres) with 42' of frontage on Hudson St. The project is in the R-2a Zoning District which has the following minimum area requirements: 5,000 SF lot size and 45' of street frontage for single or two family dwellings, 30% lot coverage, 25' front yard, 10' side yard, and a rear yard of 25% or 50' but not less than 20'. Access to all three parcels will be from the existing driveway and will require easements to ensure permanent access. The project also includes 6 total parking spaces, retaining/stone walls, new paving, walkways and landscaping. Site development will require the removal of an existing pool, wooden fence and shed, eleven mature trees and associated paving and landscape elements.~~

The project is in the R-2a Zoning District which has the following minimum area requirements: 5,000 SF lot size and 45' of street frontage for single or two family dwellings, 30% lot coverage, 25' front yard, 10' side yard, and a rear yard of 25% or 50' but not less than 20'. The subdivision requires an area variance for an existing side yard deficiency on Lot 1. The project is in the South Hill Overlay District for which subdivision is required as district requirements allow no more than one primary use per tax parcel.

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

Information Needed:

- Stormwater Analysis & City SMO Review
- ~~Legal opinion regarding rights to “Old Lane”~~

IMPACT ON LAND

No significant impacts are anticipated.

IMPACT ON WATER

No significant impacts are anticipated.

IMPACT ON DRAINAGE

The applicant has submitted a Civil Engineering Design Narrative prepared by Frank Santelli, PE and dated June 15, 2018. The narrative asserts that

The new areas of impervious roof and pavements associated with the project will be offset by the removal of an approximately equal amount of existing impervious soil cover on the site. The project will therefore result in no net change in the volumes of stormwater runoff leaving the site. However, to reduce the amounts of stormwater flowing to the neighboring properties on Giles Street, the project will reduce the size of the East Watershed with an equal increase in the size of the West Watershed. The change, which will result in an increase in the area draining to Hudson Street, will be reviewed with City DPW staff to confirm it will not exacerbate problems with the City storm sewer system on Hudson Street.

The project requires a Basic SWPPP which will be reviewed and approved by the City Stormwater Management Officer (SMO).

Add/incorporate information from TG Miller — reviewed by Scott Gibson.
No significant impacts are anticipated.

IMPACT ON AIR

No significant impacts are anticipated.

IMPACT ON PLANTS AND ANIMALS

The applicant has submitted a revised Demolition Plan dated 6/16/18 and prepared by TG Miller PC. The plan shows removal of three mature pines, two measuring 30" DBH and one measuring 12" DBH. Eight trees previously slated for removal are now being retained and protected- two of which are in the front of the property - lining the existing driveway, and are a prominent and character-defining feature of the street.

The applicant has submitted a Demolition Plan dated 12/15/17 and prepared by TG Miller PC. The plan shows removal of eleven mature trees, including at least five measuring 30" + DBH. Four of these large trees are in the front of the property, lining the existing driveway, and are a prominent and character-defining feature of the street.

The applicant has also submitted a revised Planting Plan dated 6/15/18 ~~1/16/18~~ and prepared by Jagat Sharma. The proposed planting plan includes three new ~~eleven~~ large trees including two~~four~~ Norway spruce to replace the large pines slated for removal. (Note: Norway spruce is a fast growing evergreen reaching 100' tall to 25-30' wide and may not be an appropriate species for this location. Applicant should specify the intended variety.)

The rear of the property is wooded and will not be disturbed.

IMPACT ON AESTHETIC RESOURCES

- ~~• The requested area variance for the proposed Lot 2 is not large; as drawn, the applicant is proposing a lot with 42 feet of street frontage as opposed to the required 45'. However, 42 feet of frontage is achieved by creating an oddly shaped parcel that is not characteristic of an urban residential neighborhood, and does not allow for a building to have a presence on the street. The result is functionally a 'flag lot' shaped such that the buildable portion of the site is at the rear of the property and behind the proposed Lots 1 & 2.~~
- The project removes private greenspace that is important to the character of the neighborhood – including ~~three~~eleven mature trees
- Property has been described as a gateway to South Hill and a visual anchor

See Impact on Plants and Animals.

IMPACT ON HISTORIC RESOURCES

The property is not designated nor is it in an historic district. City building permit records for improvements to the building go back to 1835.

- Points made in aesthetic resources
- ~~•~~ Residents expressed that it was an important historic structure in the neighborhood

No significant impacts are anticipated.

IMPACT ON OPEN SPACE AREA

No significant impacts are anticipated.

IMPACT ON UNIQUE NATURAL AREAS OR CRITICAL ENVIRONMENTAL AREAS

No significant impacts are anticipated.

IMPACT ON TRANSPORTATION

~~The applicant has submitted a drawing titled 'Work Zone Traffic Controls' dated 6-15-18 showing a sidewalk closure of undefined duration. The applicant proposes to paint two temporary crosswalks north and south of the site to direct pedestrians to the west side of Hudson St.~~

No significant impacts are anticipated.

IMPACT ON ENERGY

The applicant has provided the following information regarding energy use:

1. Energy Star:
 - The building will be all electric.
 - All electrical appliances will be Energy Star rated.
 - All water fixtures will meet EPA's Water Sense requirements.
 - Tank less electric heaters will be used for hot water and avoid gas fired boilers.
2. HVAC system:
 - Each unit will use a variable refrigerant flow (VRF) system. It will use a three- pipe system allowing heating and air conditioning at the same time in separate areas. By operating at varying speeds, VRF units work only as needed allowing substantial energy savings at partial-

load conditions. Heat recovery VRF technology allows individual units to heat or cool as required resulting in up to 55% energy savings.

3. Energy Efficient Building Envelope:

- Building envelope is designed to keep the window-to-wall ratio to well below 20%.
- Building shape is kept simple.
- Insulation value will exceed minimum required by Energy Code.
- Infiltration: Windows and door assemblies and exterior wall construction will be detailed to avoid infiltration.

4. Lighting Design:

- LED lighting will be used throughout.

5. Energy Model.

- Whole building energy model will be considered.

No significant impacts are anticipated.

IMPACT ON NOISE AND ODORS

Insert construction hour limitations

No significant impacts are anticipated.

IMPACT ON PUBLIC HEALTH

No significant impacts are anticipated.

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

The project is in the R-2a Zoning District which has the following minimum area requirements: 5,000 SF lot size and 45' of street frontage for single or two family dwellings, 30% lot coverage, 25' front yard, 10' side yard, and a rear yard of 25% or 50' but not less than 20'. The subdivision requires an area variances for an existing side yard deficiency on Lot 1 and a newly created street frontage deficiency for Lot 2. The project is also in the South Hill Overlay District for which subdivision is required as district requirement allow no more than one primary use per tax parcel.

With is open greenspace and stately historic home, the property is viewed by the neighborhood as a gateway to South Hill. The proposal removes the private greenspace and blocks the view of the historic home – however the revised proposal is much improved as it retains two of the four large pines lining the driveway.

The requested area variance for the proposed Lot 2 is not large; as drawn, the applicant is proposing a lot with 42 feet of street frontage as opposed to the required 45'. However, 42 feet of frontage is achieved by creating and oddly-shaped parcel that is not characteristic of an urban residential neighborhood, and does not allow for a building to have a presence on the street. The result is functionally a 'flag lot' shaped such that the buildable portion of the site is at the rear of the property and behind the proposed Lots 1 & 2.

The Lead Agency has identified the following mitigations to this impact:

- The ~~new building buildings~~ ~~is~~are designed to be compatible/contextual with other structures in the neighborhood.
- The quality of materials is relatively high. Exterior finishes and site details include cementitious siding, wood trim and porches, architectural roof shingles and a stone wall.
- The spacing and massing of the new and proposed house facing Hudson St reflect a typical traditional South Hill residential character.
- ~~The rear building will be less visible from the street as it is lower than the street facing buildings and is screened by evergreen vegetation~~

The Planning Board will work with the applicant during site plan review to explore potential changes to the site layout and floorplans to make the project attractive to broad demographic including families.

Add:

- Neighborhood concerns
- State the PB does not decide on variance
- Ask applicant to add features that would attract a wider demographic, such as one larger bedroom in each unit.

No significant impacts are anticipated.

Prepared by: Lisa Nicholas, AICP