

Wegmans
Food Markets, Inc.
SITE DEVELOPMENT GROUP

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Project Manager

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January 15, 2019

City of Ithaca
Planning Department
Attn. Lisa Nicholas, Senior Planner
108 East Green Street
Ithaca, NY 14850-5690

**RE: 500 S. Meadow Street
Proposed Retail Buildings**

Dear Ms. Nicholas:

On December 16, 2014, Wegmans received preliminary and final site plan approval for three outparcels on our property for a total of 35,998 square feet. This plan was the re-approval of the master site plan which was approved in 1999. During the approval process in the fall of 2014, the focus of the approvals was on the 15,700 square foot outparcel located north of the signalized entrance on South Meadow Street.

On November 22, 2016, Wegmans received a 24-month approval extension.

Please accept this letter as our request for an additional 24-month approval extension. We respectfully request that the preliminary and final site plan approval for the development shall be extended to January of 2021.

For reference, I have enclosed:

1. Adopted Resolution, dated December 16, 2014
2. Notice of Decision, Preliminary and Final Site Plan Approval, dated December 19, 2014
3. Approved elevations, last revised 12/1/14
4. Town Approval Plan Set, last revised 1/8/15, complying with all approval conditions
5. Adopted Resolution, dated November 22, 2016

It is our understanding that we will need to request the approval extension at the next Planning and Development Board meeting. We respectfully ask to be placed on the January 22, 2019 agenda.

Please do not hesitate to contact me if you have any questions or comments.

Sincerely,



Kimberly L. Goergen
Wegmans Food Markets, Inc.

**ADOPTED RESOLUTION
Extension of Site Plan Approval**

**Site Plan Review
500 S. Meadow St.
Wegmans 15,700-SF Retail Building
City of Ithaca Planning and Development Board
November 22, 2016**

WHEREAS: on December 16, 2014, the Planning Board granted final Site Plan Approval to the proposed retail building to be located at 500 S. Meadow St., and

WHEREAS: the approved project is a 15,700-SF retail building. The project site is a 17.7-acre parcel that contains an existing 115,000-SF retail building (Wegmans), associated parking, and an access road from Meadow Street. The new building will be located on an existing 201-space parking area. Project development will include parking for 77 cars, internal sidewalks, plus a sidewalk along the access road, crosswalk striping, lighting, and landscaping. The project is in the SW-2 Zoning District

WHEREAS: §276-10 of the City Code states that if construction of a project has not commenced within two years of the date of Site Plan Approval, such approval shall expire, unless an extension has been granted by the Board, following a written request by the applicant, and

WHEREAS: in a letter dated November 4, 2016 to Senior Planner Lisa Nicholas from Kim Goergen, Project Manager for Wegmans Food Markets, Inc., an extension of the Site Plan Approval was requested, *now, therefore, be it*

RESOLVED: that the City of Ithaca Planning and Development Board does hereby grant a two-year extension of Site Plan Approval until November 22, 2018, subject to all the conditions stated, and all drawings cited, in the final Site Plan Review Approval resolution, dated December 16, 2014.

Moved by: Lewis
Seconded by: Darling
In Favor: Darling, Johnston, Jones Rounds, Lewis, Schroeder
Against: None
Abstain: None
Absent: Blalock, Elliot
Vacancies: None

**ADOPTED RESOLUTION
Preliminary & Final Approval**

**Site Plan Review
500 S. Meadow St.
Wegmans 15,700-SF Retail Building
City of Ithaca Planning and Development Board
December 16, 2014**

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for Site Plan Approval for a retail building, and

WHEREAS: the applicant proposes to construct a 15,700-SF retail building. The project site is a 17.7-acre parcel that contains an existing 115,000-SF retail building (Wegmans), associated parking, and an access road from Meadow Street. The new building will be located on an existing 201-space parking area. Project development will include parking for 77 cars, internal sidewalks plus a sidewalk along the access road, crosswalk striping, lighting and landscaping. The project is in the SW-2 Zoning District, and

WHEREAS: this is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act, and is subject to environmental review, and

WHEREAS: the Planning Board, being that local agency which has primary responsibility for approving and funding or carrying out the action, did on October 28, 2014 declare itself Lead Agency for the environmental review, and

WHEREAS: legal notice was published and property posted in accordance with Chapters 276-6 B. (4) and 176-12 A. (2) (c) of the City of Ithaca Code, and

WHEREAS: the Planning and Development Board held the required Public Hearing on October 28, 2014, and

WHEREAS: the City of Ithaca Conservation Advisory Council, Tompkins County Planning Department, and other interested parties have been given the opportunity to comment on the proposed project and any received comments have been considered, and

WHEREAS: in a letter dated October 28, 2014 from Ed Marx, Tompkins County Commissioner of Planning to Lisa Nicholas, Senior Planner, Marx states: *“To facilitate safe and convenient pedestrian travel from the sidewalk on South Meadow Street to the Wegman’s supermarket site, we recommend the City require that the landscaping proposed to the south of the parking lot and north of the existing tree lawn be replaced by a sidewalk connecting to the currently proposed sidewalk heading west,”* and

WHEREAS: the Planning Board, in agreement with the Commissioner’s recommendations, requested that the applicant provide such a sidewalk, and the applicant has provided said sidewalk as part of a substantially redesigned site plan, and

WHEREAS: the Planning Board, acting as Lead Agency in environmental review, did on December 16, 2014 review and accept as adequate: a Full Environmental Assessment Form (FEAF), Part 1, submitted by the applicant, and Part 2 prepared by Planning staff; plans entitled “Topographic Survey Map for Wegmans Food Market, 500 South Meadow Street (Sheets 1 and 2),” prepared by C.T. Male Associates, P.C. and dated 8/25/10; “Material Board: Wegmans – Proposed Outparcel,” prepared by Wegmans Development Group and dated October, 2014; “Overall Master Site Plan (C-1),” “Demolition Plan (C-2),” “Site Plan (C-3),” “Utility Plan (C-4),” “Grading and Erosion Control Plan (C-5),” “Landscape Plan (C-6),” “Lighting Plan (C-7),” “Construction Phasing Plan (C-8),” “Construction Details 1–5 (CD-1, CD-2, CD-3, CD-4, & CD-5),” prepared by T.Y. Lin International, and “Ithaca Retail Conceptual Renderings,” prepared by Wegmans Development Group, all dated 12/1/14; and other application materials, and

WHEREAS: the Planning Board did on December 16, 2014 make a Negative Determination of Environmental Significance, *now, therefore, be it*

RESOLVED: that the City of Ithaca Planning and Development Board does hereby grant Preliminary and Final Site Plan approval to the project, subject to the following conditions:

- i. Submission of a revised landscape plan showing tree protection and soil remediation specifications to the satisfaction of the City Forester, and
- ii. Submission to the Planning and Development Board of revised elevations and material board sheet showing replacement of EIFS Color 2 with fiber cement lap siding of a similar hue, and — on the elevations — adding decorative light fixtures on the east elevation and adding at least one door on either the east or the south elevation, and
- iii. Submission of revised site plan showing continuous sidewalk crossing curb-cut along south access road, and
- iv. Windows are to be true transparent glass windows, and
- v. Installation of inverted “U” bike racks (with ninety degree switch in their orientation) to be verified before Certificate of Occupancy is issued.

Moved by: Schroeder

Seconded by: Randall

In Favor: Blalock, Darling, Elliott, Jones-Rounds, Randall, Schroeder

Against: Fernández

Abstain: 0

Absent: 0

Vacancies: 0