



**CITY OF ITHACA**

**108 E. Green St. — Third Floor Ithaca, NY 14850-5690**

**DEPARTMENT OF PLANNING AND DEVELOPMENT**

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**PLANNING & DEVELOPMENT BOARD Project Review**  
**NOTICE OF MEETING & AGENDA**

**TO:** City of Ithaca Project Review Committee (Planning & Development Board)  
**FROM:** Lisa Nicholas, Deputy Director of Planning and Development  
**DATE:** March 5, 2021  
**SUBJECT:** **Agenda for Project Review Committee Meeting: THURSDAY, MARCH 11, 2021**

**The Project Review Committee Meeting is scheduled to begin at 8:30 a.m.** City Hall is closed to the Public. This meeting will be streamed at [https://www.youtube.com/channel/UC7RtJN1P\\_RFaFW2IVCnTrDg](https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg).

Please call or email Anya Harris at 274-6550 or [aharris@cityofithaca.org](mailto:aharris@cityofithaca.org), if you require additional information.

**8:30 Project:** Subdivision/Parcel reconfiguration  
**Location:** Tax Parcels 102.-1-2.1, -2.3 and -2.4, South Meadow Street  
**Applicant:** Francis L. Gorman, III, Esq. of Harris Beach PLLC for owner, G&I IX Empire Tops Plaza Ithaca, LLC  
**Anticipated Board Action(s) in March:** Declaration of Lead Agency, Public Hearing, Determination of Environmental Significance and Recommendation to BZA  
**Project Description:** The action involves the reconfiguration of three tax parcels (102.-1-2.1, 102.-1-2.3 and 102.-1-2.4), that together measure 20.89 acres with more than 900 feet of frontage on S. Meadow Street, and contain commercial buildings, parking, two curb cuts/ access points, and other associated site improvements. The applicant proposes to create four new parcels: Parcel A measuring approximately 18.844 acres and containing the two access points off of S. Meadow, existing commercial buildings and parking; Parcel B measuring 0.335 acres with 110 feet of frontage on S. Meadow and containing an existing restaurant (Chili's); Parcel C measuring 0.625 acres with 204.7 feet of frontage on S. Meadow Street and containing an existing commercial building (Elmira Savings Bank) and parking area; and Parcel D measuring 1.086 acres with 340.7 feet of frontage on S. Meadow Street and containing an existing commercial building (Verizon Wireless) and parking. This project is in the SW-2 zoning district and will require area variances. 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.

**Project materials are available for download from the City website and are updated regularly:**

<https://www.cityofithaca.org/DocumentCenter/Index/1323>

**8:40 Project:** Minor Subdivision  
**Location:** 238 Dryden Road  
**Applicant:** Visum Development Group  
**Anticipated Board Action(s) in March:** Declaration of Lead Agency, Public Hearing, Determination of Environmental Significance and Recommendation to BZA  
**Project Description:** The applicant is proposing to subdivide the .777 acre (33,865 SF) parcel into two lots. One will measure .686 acres (29,919 SF) with approximately 87 feet of frontage on Dryden Road and containing two existing apartment buildings and associated site improvements, and Lot 2 will measure .091 acres (3,946 SF) with approximately 52 feet of frontage on Dryden Road and will contain a smaller apartment building and associated site improvements that was approved by the Planning Board approved in 2020. This project is in the CR-4 zoning district and will require area variances. 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.

**Project materials are available for download from the City website and are updated regularly:**

<https://www.cityofithaca.org/DocumentCenter/Index/1277>

**8:50 Project:** Commercial Building (Key Bank) & Minor Subdivision  
**Location:** 500 S Meadow Street, Tax Parcel 95.-1-1.2  
**Applicant:** Ben Gingrich of Hengst, Streff, Bajko Architects and Engineers for Key Bank  
**Anticipated Board Action(s) in March:** Public Hearing, Determination of Environmental Significance & Recommendation to BZA

**Project Description:** The applicant is proposing to subdivide the 17.771-acre parcel into two lots and to construct a 3,415 SF commercial building with associated site improvements. Lot 1 will measure 16.648 acres (725,210 SF) with 308 feet of frontage on N Meadow Street and containing the existing Wegmans store, access road, and associated parking areas, and Lot 2 will measure 1.063 acres (46,297 SF) with 126 feet of frontage on N Meadow Street. Lot 2 will be conveyed to the applicant and will contain the new building. The site will also include 59 parking spaces, two drive through lanes, lighting, landscaping, signage, and internal walkways. Vehicular site access will be from the rear of the property off the internal circulation road of the Wegmans property. This project is in the SW-2 zoning district and will require area variances. The project is subject to the SW Area Design Guidelines. 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. The subdivision will require a cross-property easement agreement for vehicular access.

**Project materials are available for download from the City website and are updated regularly:**

<https://www.cityofithaca.org/DocumentCenter/Index/1282>

**9:05 Project:** Mixed Use Building  
**Location:** 321 Taughannock Blvd  
**Applicant:** Craig Modisher of Stream Collaborative for Water Works LLC  
**Anticipated Board Action(s) in March:** Public Hearing, Design Review

**Project Description:** The applicant is proposing to construct a three-story mixed-use building on the .168-acre (7,318 SF) project site. The building will have five units of for-sale housing on the upper floors, 400 SF of office space on the second floor and approximately 3,000 SF of commercial space on the first floor with access to a boat slip area. The existing steel-framed building on the site will be incorporated into the new building. Site improvements will include four parking spaces, landscaping, sidewalks, lighting, and other site amenities. The project is in the West End/Waterfront Zoning District and will require several area variances. The project is also subject to Waterfront Design Guidelines. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[2] and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (10) and is subject to environmental review.

**Project materials are available for download from the City website and are updated regularly:**

<https://www.cityofithaca.org/DocumentCenter/Index/1141>

**9:20 Project:** Mixed-Use Building  
**Location:** 510 W State/MLK Jr Blvd  
**Applicant:** Visum Development  
**Anticipated Board Action(s) in March:** Public Hearing, Design Review

**Project Description:** The applicant has updated the project from an application previously submitted in 2019. The applicant proposes to remove the one-story commercial building fronting on State Street and two-story wood frame house fronting on W Seneca Street, and to construct a 60,953 SF, four- and five-story mixed-use apartment building. The proposed building will contain 58 dwelling units which will be affordable to households making 50- to 80-percent AMI, community spaces; indoor bike parking, and 942 SF of retail space fronting State Street. The .413-acre project site comprises two tax parcels and has frontage on W State, Corn,

and W Seneca Streets and is in two zoning districts: CBD-52, in which the maximum height is 52 feet, and B-2d, in which the maximum height is 40 feet. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(h)[4], (k) & (n), and the State Environmental Quality Review Act ("SEQRA") §617.4(b)(11). The project is subject to the Downtown Design Guidelines and will likely require an area variance.

**Project materials are available for download from the City website and are updated regularly:**

<https://www.cityofithaca.org/DocumentCenter/Index/1279>

**9:35**      **Project:**            Apartments (347 Units) & Parking  
**Location:**          401 E State/MLK Jr Street (Gateway Property)  
**Applicant:**        Jeff Githens for McKinley Development Company

**Anticipated Board Action(s) in March:** Review FEAF Part 3, Transportation

**Project Description:** The applicant proposes to construct a six-story building with a 318-space internal parking garage and 347 apartments mixed between studio, one-, two- and three-bedroom units. Non-vehicular building access will be provided off State /MLK Jr St as well as internal to the site. The project includes other site improvements including the extension of the Gateway Trail to the end of the site, landscaping, lighting and other site amenities. Project development will require the demolition of the existing one story building. The project is in the CDB-60 Zoning District. It requires an area variance for height and Design Review for compliance with the Downtown Design Guidelines. It may also require actions by Common Council and/or the Board of Public Works related to relocation of the existing utility easements on site. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (h)[2] and [4], (k) and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (5)(iii) and (9).

**Project materials are available for download from the City website and are updated regularly:**

<https://www.cityofithaca.org/DocumentCenter/Index/1227>

**9:55**      **Agenda Review – 03-23-21**

**10:00**      **Adjourn**

**ACCESSING ONLINE DOCUMENTS**

Site Plan Review & Subdivision Application Documents

Site Plan Review application documents are accessible electronically via the "Document Center" on the City web site (<http://www.cityofithaca.org/DocumentCenter>), under "Planning & Development" > "Site Plan Review Project Applications," and in the relevant street address folder. Subdivision application materials can be similarly located, but in the "Subdivision Applications" folder.