



CITY OF ITHACA

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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: June 4, 2021
SUBJECT: **Agenda for Project Review Committee Meeting: FRIDAY, JUNE 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. Please call or email Anya Harris at 274-6550 or aharris@cityofithaca.org, if you require additional information.

8:30 Project: (4) Two Family Dwellings at 615-617 Cascadilla Street
Location: 615-617 Cascadilla Street
Applicant: Stavros Stavropoulos

Anticipated Board Action(s) in June: Declaration of Lead Agency, Public Hearing

T Project Description: The applicant proposes to combine three existing parcels, 615 and 617 Cascadilla Street, zoned R-2b, and 513 N. Meadow Street, zoned WEDZ-1b, to create a new parcel totaling .403 acres. The applicant proposes to demolish one existing two-story residential house and then construct four buildings each with (2) three-bedroom units, equaling 4,899 SF total building area in the R-2b area of the parcel. The required off-street parking will occupy the WEDZ-1b area of the parcel, extending into the buildable area of the R-2b parcel. The project includes other site amenities such as lighted walks, covered bike parking, and landscaping. Automobile access will be on N. Meadow Street, and existing curb cuts on Cascadilla Street will be removed. Pedestrian and bike traffic will access the site from Cascadilla Street and N. Meadow Street. 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/1360>

8:45 Project: Cliff Street Retreat
Location: 407 Cliff Street
Applicant: Linc Morse

Anticipated Board Action(s) in June: Declaration of Lead Agency

Project Description: The applicant proposes to convert a 25,297-SF industrial building into a multi-use building which will include long- and short-term residential rentals, small conference and lounge spaces, office, and retail. The applicant applied for a rezoning through the PUD process as the project is in the R-3a zone, in which the past industrial use and proposed uses are legally non-conforming. The renovated building will comply with 2020 NYS building code and the Ithaca Energy Code Supplement. Site improvements include new building façades, more well-defined parking areas, landscaping, dark-sky compliant site lighting, street-facing entries, and garden/terrace spaces facing the hillside. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[3] 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/1359>

8:55 Project: Apartments (40 Units)
Location: 228 Dryden Road
Applicant: 228 Dryden Rd LLC
Anticipated Board Action(s) in June: Public Hearing, Design Review
Project Description: The applicant proposes to demolish the existing two-story structure and to construct an apartment building with 40 units on the .185-acre project site. The building will be four stories above average grade and one basement story below average grade for a total of five stories. The project includes other site amenities such as landscaping, walkways, and outdoor patios. The project site is in the CR-4 zoning district and requires an area variance for rear yard setback. It is also subject to Collegetown Design Guidelines. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(k) 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/1354>

9:10 Project: Commercial Building w/ Drive-through (KFC)
Location: 405 Elmira Rd
Applicant: Rich Wilkinson of KBP Investment
Anticipated Board Action(s) in June: Potential Consideration of Preliminary & Final Approval, Recommendation to BZA
Project Description: The applicant proposes to construct a new 2,200-SF drive-through restaurant on the vacant .74-acre parcel. The project also includes 23 parking spaces, curbing, dumpster enclosure, landscaping lighting, signage, and new pavement markings. Project site currently serves as surface parking and vehicular circulation for the adjacent commercial building. The project is in the SW-2 zoning district and will require area variances for front yard, building width, parking, setback, and signage. The project includes modifications to the pavement and markings on the adjacent property. 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/1328>

9:20 Project: Mixed-Use Building
Location: 510 W State/MLK Jr Blvd
Applicant: Visum Development
Anticipated Board Action(s) in June: Determination of Environmental Significance, Recommendation to BZA, Review of FEAF Part 3
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 June: Consideration of Preliminary Approval

Project Description: The applicant proposes to construct a six-story building with a 267-space internal parking garage and 356 apartments including studio, 1-, 2- and 3-bedroom units. Non-vehicular building access will be provided off State /MLK Jr St as well as internal to the site. The project proposes other site improvements including a stairway from State St to the creek level of the site, extension of the trail to the end of the site and into City property landscaping, lighting and other site amenities. Project development will require the demolition of the existing one-story building and installation of associated infrastructure including, water, electric, gas, stormwater and wastewater. The applicant is also requesting a subdivision of the 3.689 which will result in four parcels: Area A, measuring .112 acres (4,861 SF) with frontage along State Street- which will be conveyed to the City, Area B measuring 3,965 SF to be conveyed to another party for construction of a memorial, Parcel C measuring 1.048 Acres (45,650 SF) with approximately 182 feet of frontage on E Greet and E State Streets and containing an existing six-story commercial building, parking and a portion of the Gateway Trail; and Parcel D measuring 2.641 Acres with approximately 184 feet of frontage on E State St and to contain the new building, a portion of the Gateway Trail and a fire access road. A cross property easement will be required for vehicular access to ingress and egress on E State and Green Streets. The project is in the CDB-60 Zoning District and is subject to the Downtown Design Guidelines and requires an area variance for height and Design Review for compliance with the Downtown Design Guidelines. 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>

9:45 Project: Revision to Approved Subdivision
Location: Carpenter Circle Tax Parcel 36.-1-3.5
Applicant: Park Grove Realty for Cayuga Medical Center
Anticipated Board Action(s) in June: Approval of Revisions

Project Description: The Planning Board approved the subdivision for the property on November 24, 2020. The applicant now seeks revisions to the approved subdivision in order to incorporate lands that are subject to a land transfer between the property owner and the City that will result in the reconfiguration of a portion of the Ithaca Community Gardens. The revised description is as follows: The applicant proposing to subdivide tax parcel 36.-1-3.5 which measures 8.57 acres and contains the current road and a 7,000 SF building into (3) lots. Lot 1 would measure 4.434 acres (210,563 SF); Lot 2 would measure 3.01 acres (131,116 SF); and lot 3 would measure .83 acres (36,198 SF). The property is in the Carpenter Circle Planned Unit Development (CCPUD) adopted (with conditions) by Common Council on November 4, 2020. The subdivision is needed to implement the approved site plan for the Carpenter Circle Redevelopment Project. A cross-property easement will be needed in order to demonstrate access to all parcels, and this subdivision is part of a larger development project that was classified as a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(d), (i), (k), and (B)(6) and (8)(a) and the State Environmental Quality Review Act ("SEQRA") §617.4(b)(11)), for which the Planning Board, acting as Lead Agency, did on May 26, 2020 issue a Negative Declaration of Environmental Significance for the entire project and all its components.

9:50 Agenda Review – 06-22-21

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.