



CITY OF ITHACA
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DEPARTMENT OF PLANNING AND DEVELOPMENT

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PLANNING & DEVELOPMENT BOARD AGENDA

The regular meeting of the PLANNING & DEVELOPMENT BOARD will be held at **6:00 p.m.** on **TUESDAY, MAY 24, 2022**. In accordance with NYS Executive Orders, this meeting will be conducted remotely via the online platform Zoom and streamed on the [City of Ithaca YouTube Channel](https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg) at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg.

Instructions for commenting to the Planning Board

Scheduled Public Hearings (Refer to the agenda for projects that have scheduled public hearings.)

There are two options to participate in a Public Hearing:

1. Submit comments by email no later than 4 p.m. on the day of the meeting (contacts below). Please indicate if you would like your comments read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing.
2. Attend the meeting via Zoom and speak directly to the Board. Comments are limited to three minutes.

General Public Comments

Public comments are heard at the beginning of the meeting via Zoom. Written comments should be sent to the contact(s) listed below. All comments received will be forwarded to the Planning Board for their consideration. Written comments received in advance of the meeting give the Board/Committee time to consider them fully. If you want your comment read aloud, please state so in your email and limit the comment to three minutes.

Please use the following contacts to submit comments or request access to the Zoom meeting: Anya Harris at aharris@cityofithaca.org or Lisa Nicholas at lnicholas@cityofithaca.org or call 607-274-6550.

Start Times: Start times are *approximate* only — APPLICANTS are responsible for being available at whatever time(s) their agenda item(s) is actually discussed.

AGENDA ITEM

Approx. Start Time

1	Agenda Review	6:00
2	Approval of Minutes – TBD	6:05
3	Public Comments (See instructions above.)	6:10
4	Board Response to Public Comment	6:15
5	Site Plan Review	

A	Project: Student Housing Location: 815 S. Aurora Street Applicant: Noah Demarest for Project Sponsors Todd Fox & Charlie O'Connor Actions: <input type="checkbox"/> Consideration of Site Plan Changes		Presentation 6:20 Board Q&A 6:25 Discussion 6:30
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Project Description: The Planning Board granted final approval of this project on November 24, 2020. The applicants are now seeking input for site plan changes. This project was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (d), (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (5)(iii) and (9) for which the Lead Agency made a Negative Determination of Environmental Significance on September 22, 2020.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/982>

B Project: City Harbor
Location: 101 Pier Road
Applicant: Jessica Edger-Hillman
Actions: Review Site Conditions Potential Preliminary Approval

Presentation	6:40
Board Q&A	6:45
Discussion	6:50

Project Description: The Planning Board granted preliminary site plan approval to the overall project on May 26, 2020, and final approval of Phase 1 of this project on August 25, 2020. The applicant now seeks approval for changes to Phase 1 as well as final approval for Phase 2 which will be now constructed concurrently. Phase 1 included the rebuilding of Pier Road to include sidewalks, street trees, a fire engine turnaround, and additional and reorganized parking, all improvements on private property with the exception of the construction of Point East 2 Building (which will be used as greenspace and parking) and the temporary relocation of the fueling dock and tank. The Phase I changes include: Point West & Point East buildings unit mix changing to more 1-bedroom units, ground level enclosed parking in both buildings, café in place of a restaurant in Point West, and expanded public spaces along the waterfront. Phase 2 of the project did include the construction of the Point East 2 Building, additional parking at the golf course, installation of the new fueling dock and tank, the 5,500 SF Newman Community Center, removal of the existing clubhouse and relocation of the ninth green. Phase II will now not include a new Newman Community Center in this project. The overall project was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4(B)(1)(d), (h)(2), (i), (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4(b)(6)(iii) and (v), for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on May 26, 2020.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/783>

C Project: Apartments (35 Units)
Location: 228 Dryden Road
Applicant: 228 Dryden Rd LLC
Actions: Review Site Conditions Potential Preliminary Approval

Presentation	7:00
Board Q&A	7:05
Discussion	7:10

Project Description: The applicant proposes to demolish the existing two-story structure and to construct an apartment building with 35 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 has one approved area variance. It is also subject to Collegetown Design Guidelines. This was determined to be 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. (9) for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on October 26, 2021.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1354>

D Project: (4) Two Family Dwellings at 615-617 Cascadilla Street
Location: 615-617 Cascadilla Street
Applicant: Stavros Stavropoulos
Actions: Consideration of Site Plan Changes

Presentation	7:20
Board Q&A	7:25
Discussion	7:30

Project Description: The Planning Board granted final approval of this project on September 28, 2021. The applicants are now seeking input for site plan changes. The applicant proposes to combine three existing parcels, 615 & 617 Cascadilla St. zoned R-2b, and 513 N Meadows St 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 two 3-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 North Meadow Street and existing curb cuts on

Cascadilla Street will be removed. Pedestrian and bike traffic will access the site from Cascadilla Street and North Meadow Street. This was determined an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act, for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on August 24, 2021.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1360>

E Project:	Apartments (13 Units)	Presentation	7:40
Location:	325 Dryden Road & 320 Elmwood Ave	Board Q&A	7:45
Applicant:	Red Door Rentals/ AdBro Development	Discussion	7:50

Actions: Review Site Conditions Potential Preliminary Approval

Project Description: The applicant has recently revised the project. The previously proposal was to combine two existing parcels, 325 Dryden Road, zoned CR-3, and 320 Elmwood Avenue, zoned CR-2, to create a new parcel totaling .23 acres (~10,000 SF). The applicant proposes to demolish (1) two-story residential unit located at 325 Dryden Road and (1) existing three-story residential duplex at 320 Elmwood Avenue, and to construct two buildings: a three-story multiple dwelling with a footprint 2,857 SF and containing eleven units on the CR-3 portion of the site and a duplex with a footprint 1,003 SF on the CR-2 portion of the site. Combined, the site will have 13 dwelling units with 29 bedrooms. The project will require several area variances, including lot coverage by buildings, the minimum amount for green space per lot basis, rear yard setback, and parking. The proposed design will provide four parking spaces, whereas zoning requires 13 parking spaces. It is also subject to Collegetown Design Guidelines. This was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(l) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (9) for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on November 23, 2021.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1372>

F Project:	Breeze Apartments	Presentation	8:00
Location:	121-125 Lake Street	Board Q&A	8:05
Applicant:	Todd Fox, 121-125 Lake Street LLC	Discussion	8:10

Actions: Brief Presentation Public Hearing Environmental Cleanup Presentation Review FEAF II

Project Description: The applicant proposes to build an 83,160 GSF, four story apartment building and associated site improvements on the former Gun Hill Factory site. The 77-unit with approximately 109 beds, market-rate apartment building will be a mix of studios, one- and two-bedroom units and includes 77 parking spaces (47 surface spaces and +/- 30 covered spaces under the building). Site improvements include stone dust walkways, bike racks, benches, a bioretention filter to treat the parking areas and rooftop stormwater, native and adaptive plant species, and meadow areas to restore edges of the site. The building will be constructed on the east parcel of the Former Ithaca Gun Factory Site which is currently in the New York State Brownfield Cleanup Program (BCP). Before site development can occur, the applicant is required to remediate the site based on a soil cleanup objective for restricted residential use. A remedial investigation (RI) was recently completed at the site and was submitted to NYSDEC in April 2021. The project is in the R-3a Zoning District and requires multiple variances. This is determined to be a Type I Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) §176-4 B(1) (h)[2], (k) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617-4 (b) (11).

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

<https://www.cityofithaca.org/DocumentCenter/Index/852>

G Project: Thurston Hall Addition	Presentation 8:30
Location: 130 Hollister Drive	Board Q&A 8:35
Applicant: David Vanderpoorten, Cornell University Project Manager	Discussion 8:40
Actions: <input type="checkbox"/> Presentation <input type="checkbox"/> Review FEAF III <input type="checkbox"/> Potential CEQR Determination	

Project Description: The applicant proposes constructing a 4-story addition with a basement, approximately 50,550 GSF, to the existing Thurston Hall on the Cornell University Ithaca campus Engineering Quad. The addition will house instructional and research labs as well as instructional, research and collaborative spaces for the College of Engineering. The project includes new landscaping, lighting, outdoor seating, and areas for impromptu outdoor classrooms. The project site is located in the U-1 Zoning District where the primary use is Post-Secondary Education. The project will require no variances. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(b), (n) and the State Environmental Quality Review Act ("SEQRA") §617.4 (b)(11) 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/1448>

H Project: The Hive	Presentation 8:50
Location: 132 Cherry Street	Board Q&A 8:55
Applicant: 132 Cherry Street Clinton LLC	Discussion 9:00
Actions: <input type="checkbox"/> Brief Presentation <input type="checkbox"/> Public Hearing <input type="checkbox"/> Review FEAF Part II	

Project Description: The applicant proposes to demolish the existing building and construct a primarily residential mixed-use development. The applicant proposes two 5-story buildings, with a combined total gross floor area of 174,622 SF. The buildings contain 143 residential units on four floors, two commercial spaces totaling 3,220 SF, 50 +/- parking spaces on the ground floor, and indoor amenities including a fitness room, multifunctional studio, community kitchen, rooftop terrace and lounge, dog wash and secured package room. Outdoor amenities include a picnic area, a waterfront courtyard with a pool, a plaza along Cherry Street, streetscape improvements and landscaping. The project is located in in the Cherry Street District Zoning District and will require a front yard variance. The project site is in the Cherry Street Zoning District (CSD) and is subject to Design Review. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1) (h)[2], (k), and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4 (b)(11) 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/1165>

I Project: Maguire Hyundai-Subaru of Ithaca	Presentation 9:10
Location: 320 Elmira Rd	Board Q&A 9:15
Applicant: Philip Maguire	Discussion 9:20
Actions: <input type="checkbox"/> Presentation <input type="checkbox"/> Review SEAF Parts 2 & 3	

Project Description: The applicant proposes a multiphase renovation project for the 2.53-acre site, and the existing building, 18,000 SF in area, which contains two vehicle dealership showrooms, offices, a service reception, a service garage, parts storage, and a store mezzanine. The proposed work for the building includes many exterior and interior renovations including service garage slab replacement, window replacement, partial height CMU partition walls, and interior and exterior painting. The proposed site renovations include removal and replacement of existing gravel parking with asphalt, planting beds and islands, curbing, and concrete aprons and pads. The project is located in in the SW-2 Zoning District. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 and the State Environmental Quality Review Act ("SEQRA") §617.4 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/1447>

6	Zoning Appeals	9:30
	<ul style="list-style-type: none"> • Appeal #3218 108 Campbell Ave, Area Variance • Appeal #3219 500 S. Meadow Street, Area Variance • Appeal #3220 222 S. Geneva Street, Area Variance • Appeal #3221 111 Valentine Place, Area Variance 	
7	Old/New Business	9:40
	<ul style="list-style-type: none"> • New Vice-Chair • Constraints for New Construction- Licensing for Plumbers & Electricians 	
8	Reports	9:45
	<ul style="list-style-type: none"> A. Planning Board Chair B. BPW Liaison C. Director of Planning & Development 	
9	Adjournment	9:50

If you have a disability & would like specific accommodation to participate, please contact the City Clerk at 274-6570 by 12:00 p.m., 2-3 business days (not including weekends/holidays) before the meeting.

