



**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:** February 5, 2021  
**SUBJECT:** **Agenda for Project Review Committee Meeting: THURSDAY, FEBRUARY 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:** 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 February:** Presentation, Declaration of Lead Agency

**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>

**8:45: Project:** Mixed Use Building  
**Location:** 321 Taughannock Blvd  
**Applicant:** Craig Modisher of Stream Collaborative for Water Works LLC

**Anticipated Board Action(s) in February:** Project Update/Presentation, Schedule 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>

**9:00 Project:** Student Apartments  
**Location:** 121 Oak Ave  
**Applicant:** Josh Lower/121 Rentals LLC

**Anticipated Board Action(s) in February:** Determination of Environmental Significance, Potential Consideration of Preliminary Approval

**Project Description:** The applicant proposes to construct a four-story (plus basement) apartment building on the .192-acre vacant project site. The building will contain approximately (35) units with (30) efficiencies and (5) two-bedroom units targeted to student renters. The site is sloped, falling from east to west, and the building will be built into the slope such that the ground floor will be completely beneath grade on the east side and at-grade on the west side. Retaining walls will be needed to accommodate stairs and walkways around the building. Site development will require relocation or undergrounding of the existing utility pole, and will include installation of landscaping, lighting, walkways, and other site improvements. The project site is in the CR-4 Collegetown Area Form District (CAFD) and is subject to Design Review. As no parking is proposed for the project, the applicant will submit a Transportation Demand Management Plan (TDMP) for approval by the Planning Board in accordance with district regulations. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[2] and (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/1252>

**9:15 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 February:** 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>

**9:30 815 S Aurora St – Project Changes for Review**

**9:45 Agenda Review – 02-23-21**

**9:50 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.