



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, Acting Director of Planning and Development
DATE: April 4, 2022
SUBJECT: **Agenda for Project Review Committee Meeting: FRIDAY, APRIL 8, 2022**

The Project Review Committee Meeting is scheduled to begin at 8:30 am. This is a virtual meeting and will be streamed at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg. Please call or email Anya Harris at 274-6550 or aharris@cityofithaca.org, for information.

8:30 Project: Minor Subdivision
Location: 1303-1305 East State Street
Applicant: Matthew Himmel & Melissa Ayala
Anticipated Board Action(s) in April: Declaration of Lead Agency, Public Hearing, Determination of Environmental Significance, Consideration of Approval
Project Description: The applicants are requesting a subdivision of the 1.3-acre site, resulting in two parcels of approximately 1.1 acres (49,378 SF) and .017 acre (7,250 SF). The proposed subdivision will maintain the 1305 residence on the smaller proposed parcel and will create a buildable larger parcel. The property is relatively flat with several large trees and a wooded second-growth forest located in the southern portion of the parcel. The parcel is in the R-1b zoning district, and no variances will be required. 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/1446>

8:50 Project: Valentine Place Site Plan Review
Location: 109-111 Valentine Place
Applicant: Kathryn Wolf, TWMLA A Fisher Associates Landscape Architecture Studio
Anticipated Board Action(s) in April: FEAF Part 3, Potential Determination of Environmental Significance
Project Description: The applicant proposes to demolish two existing 2-story wood-frame houses and construct a 4-story 30-unit residential building, approximately 36,000 SF in area, as student housing. The project site is located in the R-3a Zoning District in which the maximum height for a building is 4 stories/40'. The project will require two area variances for minimum off-street parking and minimum lot size for quantity of units. The project includes a subdivision and parcel consolidation. This has been 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.(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/1422>

9:10 Project: Breeze Apartments
Location: 121-125 Lake Street
Applicant: Todd Fox, 121-125 Lake Street LLC

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

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>

9:30 Project: Auden II, Student Housing Complex and Minor Subdivision

Location: 261 Lake Street

Applicant: Yuanliu He, DMG Investments

Anticipated Board Action(s) in April: FEAF Part 3

Project Description: The applicant proposes constructing a four-story building, approximately 18,400 SF in area, as a new student housing complex that will contain 71 residential units with 211 beds. The development is proposed as an extension of the existing Auden student housing complex located across Lake Street and will share amenities including a shuttle service, outdoor spaces, and parking lot and spaces. The project includes landscaping elements such as street trees, ornamental and slope stabilization plantings, and indoor amenities such as a common game room and gym. The project site is in the R-3a Zoning District in which the maximum height for a building is four stories/40 feet. The project will require an area variance for minimum off-street parking. The project includes a subdivision and parcel consolidation. 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 & 4], (k) & B(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/1407>

9:50 Project: Apartments (39 Units)

Location: 228 Dryden Road

Applicant: 228 Dryden Rd LLC

Anticipated Board Action(s) in April: Design Updates, Potential New BZA Recommendation

Project Description: The applicant proposes to demolish the existing two-story structure and to construct an apartment building with 39 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 several area variances. 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>

10:10 **Project:** City Harbor
Location: 101 Pier Road
Applicant: Jessica Edger-Hillman

Anticipated Board Action(s) in April: Public Hearing, Design Review

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>

10:30 **Project:** Student Housing
Location: 815 S. Aurora Street
Applicant: Noah Demarest for Project Sponsors Todd Fox & Charlie O’Connor

Anticipated Board Action(s) in April: Consideration of Site Plan Changes

Project Description: The Planning Board approved this project in September 2019. The applicant is now requesting changes to the site plan that are necessitated by NYDOT street lane changes and that would eliminate the need for some of the proposed retaining walls.

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

<https://www.cityofithaca.org/DocumentCenter/Index/982>

10:50 **Agenda Review – April 26, 2022**

11:00 **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.