



**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:** May 7, 2021  
**SUBJECT:** **Agenda for Project Review Committee Meeting: FRIDAY, MAY 14, 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:** Special Permit for Office Use in the R-U District  
**Location:** 223 Thurston Ave  
**Applicant:** Michael Stewart for Cornell University  
**Anticipated Board Action(s) in May:** Declaration of Lead Agency, Public Hearing, and Determination of Environmental Significance & Approval of Special Permit.  
**Project Description:** The applicant is proposing to convert an existing vacant apartment building to an office use related to Cornell University. Additional changes may include the addition of an ADA parking spot, construction of an exterior ramp and rear entry door and creation of a first floor ADA toilet room. The project is within the Cornell Heights Historic District and will require approval from the Ithaca Landmarks Preservation Commission for any exterior modifications. The project is in the R-U Zoning District, in which the use is allowed by special permit. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[4] 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/1353>

**8:45 Project:** Commercial Building w/ Drive-through (KFC)  
**Location:** 405 Elmira Rd  
**Applicant:** Rich Wilkinson of KBP Investment  
**Anticipated Board Action(s) in May:** Determination of Environmental Significance and 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>

**9:00 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 May:** Consideration of Final Subdivision Approval

**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 997 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 five new parcels: Parcel A-1 measuring 5.395 acres with 220 feet of frontage on S. Meadow Street and containing the existing Barnes and Noble and 241 parking spaces; Parcel A-2 measuring 13.449 acres with 122.9 feet of frontage on S. Meadow Street and containing the existing Tops Market and 504 parking spaces; Parcel B measuring 0.335 acres with no frontage and containing the existing Chili's Restaurant; Parcel C: measuring 0.625 acres with 204.7 feet of frontage on S. Meadow Street and containing 12 parking spaces and the existing Elmira Savings Bank, and; Parcel D measuring 1.086 acres with 340.7 feet of frontage on S. Meadow Street and containing 49 parking spaces and the existing Verizon Store. This project is in the SW-2 zoning district and received the required area variances from the BZA on April 6, 2021. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act for which the Lead Agency made a Negative Declaration of Environmental Significance on March 23, 2021.

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

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

**9:10 Project:** Mixed-Use Building

**Location:** 321 Taughannock Blvd

**Applicant:** Craig Modisher of Stream Collaborative for Water Works LLC

**Anticipated Board Action(s) in May:** Consideration of Final Approval

**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 has received the required 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) for which the Lead Agency made a Negative Declaration of Environmental Significance on April 27, 2021.

**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 May:** Potential Determination of Environmental Significance and Recommendation to BZA

Project Updates, 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 May:** Determination of Environmental Significance and Recommendation to BZA

**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 Agenda Review – 05-25-21**

**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.