



CITY OF ITHACA

108 E. Green St. — Third Floor Ithaca, NY 14850-5690

DEPARTMENT OF PLANNING AND DEVELOPMENT

JoAnn Cornish, Director

Planning & Development – 607-274-6550 Community Development/IURA – 607-274-6565

E-Mail: dgrunder@cityofithaca.org

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: July 1, 2021
SUBJECT: **Agenda for Project Review Committee Meeting: FRIDAY, JULY 9, 2021**

The Project Review Committee Meeting is scheduled to begin at 8:30 a.m in Common Council Chambers on the 3rd Floor of City Hall, 108 E Green St. Please call or email Anya Harris at 274-6550 or aharris@cityofithaca.org, if you require additional information.

8:30 Project: Special Permit for Neighborhood Commercial (Fitness Studio) in the R-2 District
Location: 201 East Tompkins Street
Applicant: Jana Leyden & Andy Lonsky
Anticipated Board Action(s) in July: Declaration of Lead Agency, Public Hearing, Determination of Environmental Significance & Consideration of Approval
Project Description: The applicant is proposing to use the ground floor of the building for a fitness studio. The current use of the ground floor is an artisanal glass studio. Additional changes may include the addition of signage. The project is in the R-2B Zoning District, in which neighborhood commercial is allowed by special permit. 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/1373>

8:45 Project: Apartments (13 Units)
Location: 325 Dryden Road & 320 Elmwood Ave
Applicant: Red Door Rentals/ AdBro Development
Anticipated Board Action(s) in July: Declaration of Lead Agency, Public Hearing
Project Description: The applicant proposes to combine two existing parcels, 325 Dryden Road, zoned CR-3, and 320 Elmwood Ave., 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 and (1) existing three-story residential duplex at 320 Elmwood Ave, and then construct (1) three-story apartment building with 13 units, equaling 15,000 SF total building area. 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 six parking spaces, whereas zoning requires 13 parking spaces. 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)(I) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (9) 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/1372>

- 9:00 Project:** (4) Two Family Dwellings at 615-617 Cascadilla Street
Location: 615-617 Cascadilla Street
Applicant: Stavros Stavropoulos
Anticipated Board Action(s) in July: Public Hearing, Environmental Review- Discussion
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>
- 9:15 Project:** Cliff Street Retreat
Location: 407 Cliff Street
Applicant: Linc Morse
Anticipated Board Action(s) in July: Presentation, Public Hearing & Environmental Review - Discussion
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>
- 9:30 Project:** Apartments (40 Units)
Location: 228 Dryden Road
Applicant: 228 Dryden Rd LLC
Anticipated Board Action(s) in July: Public Hearing, Environmental Review - Discussion
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. (9) 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>

9:45 Project: Mixed-Use Building
Location: 510 W State/MLK Jr Blvd
Applicant: Visum Development

Anticipated Board Action(s) in July: Review of FEAF Part 3, Determination of Environmental Significance, Recommendation to the BZA

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 require area variances.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1279>

9:55 Agenda Review – 07-27-21

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.