



CITY OF ITHACA

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DEPARTMENT OF PLANNING AND DEVELOPMENT

Lisa Nicholas, Director

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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, Director of Planning and Development
DATE: July 10, 2023
SUBJECT: **Agenda for Project Review Committee Meeting: FRIDAY, JULY 14, 2023**

The Project Review Committee Meeting is scheduled to begin at 12:00 pm. This is a virtual meeting and will be streamed at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg. Please call or email Nikki Cerra at 274-6516 or ncerra@cityofithaca.org, for information

12:00 Project: The Dean
Location: 401 E State Street
Applicant: Travis Hyde Properties
Anticipated Board Action(s) in July: Sign Package Approval
Project Description: As part of the site plan review process, the applicant is coming to the board to submit signs for review.

Project materials are available for download from the City website and are updated regularly: <https://www.cityofithaca.org/DocumentCenter/Index/1599>

12:15 Project: 116 N Meadow Street
Location: 116 N Meadow Street
Applicant: Whitham Planning and Design on behalf of CSD Housing
Anticipated Board Action(s) in July: Public Hearing and Review FEA 2
Project Description: The applicant proposes to demolish two existing two-story residential buildings to allow for the construction of a new 60-unit affordable and integrated supportive housing project on a consolidated lot. The 5-story building, approx. 87,000 SF, will be comprised of 60 mixed-income, affordable housing units, 30 of which are proposed supportive service units, all ranging in size from studio-, one-, two- and three-bedroom units on the top four floors and garage parking and other amenities on the first story. Site improvements include community space, bicycle parking, offices, 2nd-floor playground terrace, fitness center, rooftop terrace, dog park, lounges, and green walls on the upper floors. The project is in the WEDZ-1a Zoning District and does not require variances. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance (“CEQRO”) §176-4 B.(1)(k), (l) and (n) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (11) for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on June 27, 2023.

Project materials are available for download from the City website and are updated regularly: <https://www.cityofithaca.org/DocumentCenter/Index/1564>

12:30 Project: Ithaca Farmers’ Market – Major Site Improvements & Renovated Building
Location: Steamboat Landing – 545 Third Street

Applicant: David Stern for Ithaca Farmers' Market

Anticipated Board Action(s) in July: Review CEQR

Project Description: The applicant is proposing to renovate the existing market building to allow for year-round commerce and programming, to reconfigure and pave the existing parking area and drive lanes, to create outdoor amenity space for dining and gathering, to install shoreline stabilization, and to make other site improvements. The project requires the demolition of most site features, relocation of the Cayuga Waterfront Trail, removal of numerous trees, and installation of enhanced stormwater infrastructure. The project is on City-owned land and requires approvals from Common Council, the Special Joint Committee of the Ithaca Area Water Treatment Plant, NYS DEC, and the Army Corps of Engineers. The project site is in the Market District and is subject to Design Review. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (h)[2] and (i) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (10) and (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/1380>

12:45 Project: Asteri

Location: 120 E Green Street

Applicant: Whitham Planning and Design

Anticipated Board Action(s) in July: Sign Package Approval

Project Description: As part of the site plan review process, the applicant is coming back to the board to submit signs for review.

Project materials are available for download from the City website and are updated regularly: <https://www.cityofithaca.org/DocumentCenter/Index/1208>

1:00 Project: Student Housing

Location: 815 S. Aurora Street

Applicant: Noah Demarest for Project Sponsors Todd Fox & Charlie O'Connor

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

Project Description: The Planning Board granted final approval of this project on November 24, 2020 and granted further approval for site plan changes on May 24, 2022. 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>

1:15 Agenda Review – July 25, 2023

1:30 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.