



CITY OF ITHACA

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

DEPARTMENT OF PLANNING AND DEVELOPMENT

Lisa Nicholas, 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, Acting Director of Planning and Development
DATE: September 2, 2022
SUBJECT: **Agenda for Project Review Committee Meeting: FRIDAY, SEPTEMBER 9, 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: The William Apartments
Location: 108-110 College Ave
Applicant: 110 C-Town, LLC
Anticipated Board Action(s) in September: Presentation/Lead Agency/Public Hearing
Project Description: The applicant proposes to demolish two existing residential buildings (2.5 and 3-stories) on two separate parcels to allow for the construction of a new 4-story apartment building with a total finished area of approximately 24,400 SF on a consolidated lot. The building will contain 34 dwelling units with a total of 54 beds and a gym located in the basement. The project is located in the CR-4 zoning district and requires variances for rear yard setback and lot coverage. The project is 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 (l) 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/1487>

8:40 Project: Squeaky Clean Car Wash
Location: 501-507 S Meadow Street
Applicant: Bridgewater Management Entities, LLC c/o Gary Sloan
Anticipated Board Action(s) in September: Presentation/Lead Agency/Design Review/Review FEA/Part 2
Project Description: The applicant proposes to demolish two existing single-story buildings to allow for the construction of a new automated car wash “tunnel” building, equaling approximately 35,500 SF. The new proposed construction includes vacuum stations, site pavements, utility extensions and improved landscaping. The project is located in the SW-2 zoning district and is expected to require no variances. Four off-street parking spaces will be provided, and the applicant is proposing to permanently close three curb cuts on S Meadow Street and consolidate four curb cuts on S Titus Ave into one for which a Traffic Impact Study (TIS) has been submitted. The project is subject to Southwest Area 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. (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/1489>

8:50 Project: The Citizen
Location: 602 W Buffalo Street

Applicant: Visum Development Group, LLC

Anticipated Board Action(s) in September: Presentation/Lead Agency/Public Hearing

Project Description: The applicant proposes to demolish an existing 2-story restaurant building and a paved parking lot to allow for the construction of a new 5-story apartment building approximately 80,000 SF gross floor area. The building will contain 80 residential units, a residential lobby, bike storage, 2,560 sq ft of retail, and a ground floor parking area with 29 parking spaces. The project is located in the WEDZ-1a zoning district and is expected to not require any variances. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(k), (l), and (n), 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/1486>

9:00 **Project:** East Hill Fire Station
Location: 403 Elmwood Ave & 408 Dryden Road
Applicant: Kimberly Michaels, TWMLA
Anticipated Board Action(s) in September: Brief Presentation/Lead Agency/Public Hearing/Design Review/Review FEAF Part 3
Project Description: The City of Ithaca Fire Department proposes to demolish two existing residential buildings (2.5 and 3-stories) to allow for the construction of a new two-story fire station of 13,816 SF. The proposed fire station will include resting quarters, a workout room, classroom, multi-use facilities, and indoor parking bays for fire apparatus. Proposed site improvements will include vehicular and emergency apparatus access, utility extensions and relocations, landscaping, lighting, and a rear parking lot with nine spaces. The project is located in the CR-2 zoning district but as it is a City of Ithaca project, it will not require pursuit of zoning variances. It is subject to Collegetown Design Guidelines. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b) 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/1485>

9:10 **Project:** 202 Linden Apartments
Location: 202 Linden Ave
Applicant: Laura Mattos
Anticipated Board Action(s) in September: Design Review/Review SEAF Part 2 & 3
Project Description: The applicant proposes to demolish an existing two-story residential structure and accessory garage to allow for the construction of a new three-story apartment building with a partial story below average grade. The apartment building will house 10 units, equaling approximately 10,300 SF total building area. The project is located in the CR-4 zoning district and will require no variances. No off-street parking will be provided, and the applicant will submit a TDM plan as required. The project is subject to Collegetown Design Guidelines. 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/1478>

9:20 **Project:** Cornell Computing and Information Science (CIS) Building
Location: Hoy Rd
Applicant: Kimberly Michaels
Anticipated Board Action(s) in September: Review FEAF 3, Potential SEQR Determination
Project Description: The applicant proposes constructing a 4-story L-shaped building, approximately 133,000 SF, south and adjacent to Gates Hall (107 Hoy Rd.) and west of Hoy Garage on Hoy Road in the area currently occupied by Hoy Baseball Field. The new building will house academic and research facilities for Cornell

Bowers Computing and Information Science (CIS) programs, faculty, and students. The project includes a new quad, plaza spaces, new greenspaces along with native landscaping, pedestrian/vehicular circulation, accessible and electric vehicle parking, and a service drive. The project site is located in the U-1 Zoning District where the primary use is Post-Secondary Education. The project will require no variances. This has been determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B(1)(b),(n), 8(a) 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/1467>

9:30 **Project:** The Hive
Location: 132 Cherry Street
Applicant: 132 Cherry Street Clinton LLC

Anticipated Board Action(s) in September: Potential Prelim & Final SPA

Project Description: The applicant proposes to demolish the existing building and construct a primarily residential mixed-use development. The applicant proposes two 5-story buildings, with a combined total gross floor area of 174,622 SF. The buildings contain 143 residential units on four floors, two commercial spaces totaling 3,220 SF, 50 +/- parking spaces on the ground floor, and indoor amenities including a fitness room, multifunctional studio, community kitchen, rooftop terrace and lounge, dog wash and secured package room. Outdoor amenities include a picnic area, a waterfront courtyard with a pool, a plaza along Cherry Street, streetscape improvements and landscaping. The project is located in in the Cherry Street District Zoning District and will require a front yard variance. The project site is in the Cherry Street Zoning District (CSD) and is subject to Design Review. 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], (k), and (n) 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/1165>

9:40 **Project:** Breeze Apartments
Location: 121-125 Lake Street
Applicant: Todd Fox, 121-125 Lake Street LLC

Anticipated Board Action(s) in September: CEQR Determination/ Recommendation to BZA

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>

9:50 **Project:** Valentine Place
Location: 109-111 Valentine Place
Applicant: Kathryn Wolf, TWMLA A Fisher Associates Landscape Architecture Studio

Anticipated Board Action(s) in September: Potential Preliminary & Final Site Plan Approval

Project Description: The applicant proposes to demolish two existing two-story wood frame houses and construct a four-story 30-unit residential building, approximately 29,320 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 feet. The project will require two area variances for minimum off-street parking and minimum lot size for quantity of units. 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.(11) for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on April 26, 2022.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1422>

10:00 Project: Catherine Commons
Location: Intersections of Catherine Street, Cook Street, and College Avenue
Applicant: Kathryn Wolf for Cook-Coll, LLC and Coll-Cath Associates, LLC

Anticipated Board Action(s) in September: Final Site Plan Conditions Potential Approval

Project Description: The project received final site plan approval with conditions March 22, 2022. The applicant now seeks approval for two final conditions. This was 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)(5)[iii] for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on February 22, 2022.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1385>

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

Anticipated Board Action(s) in September: Newman Golf Course Layout Approval & Building Changes

Project Description: The Planning Board granted preliminary and final approval for project changes, site plan review & approval of Point East 2 Building on May 24, 2022, and final approval of Phase 1 of this project on August 25, 2020. The applicant now seeks approval for final site plan layout changes for the area surrounding the ninth hole and the Newman Golf Course Clubhouse. 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>

10:20 Agenda Review – September 27, 2022

10:30 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.