



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: October 4, 2021
SUBJECT: **Agenda for Project Review Committee Meeting: FRIDAY, OCTOBER 8, 2021**

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: Catherine Commons
Location: Intersection of Catherine Street, Cook Street, and College Avenue
Applicant: Kathryn Wolf, TWMLA

Anticipated Board Action(s) in October: Public Hearing

Project Description: The applicant proposes to demolish the existing (11) two-story wood frame houses and construct a primarily residential mixed-use development. The applicant proposes three multi-story buildings on the Catherine North Site and three multi-story buildings on the Catherine South Site (six buildings total) with a combined total gross floor area of 265,000 SF. The buildings will contain approximately 360 residential units, a 2,600-SF commercial space along College Avenue, a 1,600-SF private fitness center, and a small parking lot for ADA compliance and service vehicles. The project includes streetscape improvements, several ADA-compliant plaza spaces, pedestrian amenities, and public bus stop infrastructure. The project is in four Zoning Districts: the MU1, in which the maximum building height is five stories/70 feet; MU2, in which the maximum building height is six stories/80 feet; CR3, in which the maximum height is 35 feet; and CR4, in which the maximum height is 45 feet. The project will require several area variances including maximum building floors/height (two), minimum off-street parking, maximum street façade, doors and entries, recessed entry, chamfered corner, and rear yard setback (two). It is also subject to Collegetown Design Guidelines. The project involves (12) tax parcels totaling 1.45 acres, seven of which are located north of the Catherine Street /College Avenue intersection and four of which are to the south. Parcel consolidation will be required. 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)(5)[iii] 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/1385>

8:45 Project: Cayuga Park (formerly Carpenter Circle Project)
Location: Carpenter Park Road
Applicant: Andrew Bodewes for Park Grove Realty, LLC

Anticipated Board Action(s) in October: Final Approval of Mixed-Use Buildings

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 the project on September 22, 2020. The applicant now seeks final approval for the two mixed-use buildings and associated site improvements. The applicant has reduced the originally proposed buildings from six stories to four, 171 dwelling units to 127, 23,800 SF retail/commercial

space to 13,400 SF and 187 internal parking spaces to 113. 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), (i), (k), and (B)(6) and (8)(a) 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 May 26, 2020.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1014>

- 8:55** **Project:** Ithaca Farmers' Market – Major Site Improvements & New Building
Location: Steamboat Landing – 545 Third Street
Applicant: Anton Burkett for Ithaca Farmers' Market
Anticipated Board Action(s) in October: Public Hearing FEAF – Transportation & Utilities
Project Description: The applicant is proposing to construct a new two-story 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>

- 9:10** **Project:** Apartments (13 Units)
Location: 325 Dryden Road & 320 Elmwood Ave
Applicant: Red Door Rentals/ AdBro Development
Anticipated Board Action(s) in October: Review of FEAF Parts 2 & 3
Project Description: The applicant has recently revised the project. The current proposal is 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 to construct two buildings: a three-story multiple dwelling with a footprint 2,857 SF and containing eleven units on the CR3 portion of the site and a duplex with a footprint 1,003 SF on the CR2 portion of the site. Combined, the site will have 13 dwelling units with 29 bedrooms. 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 four 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)(l) 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>

- 9:25** **Project:** Cliff Street Retreat
Location: 407 Cliff Street
Applicant: Linc Morse
Anticipated Board Action(s) in October: Consideration of Preliminary & Final Approval
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] for which the Lead Agency made a Negative Determination of Environmental Significance on September 28, 2021

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

<https://www.cityofithaca.org/DocumentCenter/Index/1359>

9:35 Project: Apartments (40 Units)

Location: 228 Dryden Road

Applicant: 228 Dryden Rd LLC

Anticipated Board Action(s) in October: CEQR Determination, Recommendation to BZA

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>

9:50 Agenda Review – 10-26-21

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.