



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 AGENDA

The regular meeting of the PLANNING & DEVELOPMENT BOARD will be held at **6:00 p.m.** on **TUESDAY, NOVEMBER 22, 2022**. In accordance with NYS Executive Orders, this meeting will be conducted remotely via the online platform Zoom and streamed on the [City of Ithaca YouTube Channel](https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg) at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg.

Instructions for commenting to the Planning Board

Scheduled Public Hearings (Refer to the agenda for projects that have scheduled public hearings.)

There are two options to participate in a Public Hearing:

1. Submit comments by email no later than 4 p.m. on the day of the meeting (contacts below). Please indicate if you would like your comments read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing.
2. Attend the meeting via Zoom and speak directly to the Board. Comments are limited to three minutes.

General Public Comments

Public comments are heard at the beginning of the meeting via Zoom. Written comments should be sent to the contact(s) listed below. All comments received will be forwarded to the Planning Board for their consideration. Written comments received in advance of the meeting give the Board/Committee time to consider them fully. If you want your comment read aloud, please state so in your email and limit the comment to three minutes.

Please use the following contacts to submit comments or request access to the Zoom meeting: Nikki Cerra at ncerra@cityofithaca.org or Lisa Nicholas at lnicholas@cityofithaca.org or call 607-274-6550.

Start Times: Start times are *approximate* only — APPLICANTS are responsible for being available at whatever time(s) their agenda item(s) is actually discussed.

AGENDA ITEM

Approx. Start Time

1	Agenda Review	6:00
3	Approval of Minutes- August 23, 2022 & September 27, 2022	6:05
4	Public Comments (See instructions above.)	6:10
5	Board Response to Public Comment	6:15
6	Site Plan Review	

A	Project: Cayuga Park (formerly Carpenter Circle Project)	Presentation	6:20
	Location: Carpenter Park Road	Board Q&A	6:25
	Applicant: Andrew Bodewes for Park Grove Realty, LLC	Discussion	6:30
	Actions: <input type="checkbox"/> Potential Approval of Conditions		

Project Description: The Planning Board granted final site plan approval of the mixed-use project on October 26, 2021. The applicant now seeks approval for two final conditions on the Residential Phase Project Changes Resolution adopted on September 28, 2021. 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:

B Project: Breeze Apartments
Location: 121-125 Lake Street
Applicant: Todd Fox, 121-125 Lake Street LLC
Actions: CEQR Determination

Presentation	6:40
Board Q&A	6:45
Discussion	6:50

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>

C Project: 202 Linden Apartments
Location: 202 Linden Ave
Applicant: Laura Mattos
Actions: Potential Preliminary & Final Approval TDMP Approval

Presentation	7:00
Board Q&A	7:05
Discussion	7:10

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 9,150 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. The overall project was determined to be an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 and the State Environmental Quality Review Act ("SEQRA") §617.4 for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on October 25, 2022.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1478>

D Project: The Citizen
Location: 602 W Buffalo Street
Applicant: Visum Development Group, LLC
Actions: Presentation Review FEAF Part 3 Surface Water, Land, Transportation and Plants & Animals

Presentation	7:20
Board Q&A	7:25
Discussion	7:30

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>

E Project: Squeaky Clean Car Wash
Location: 501-507 S Meadow Street
Applicant: Bridgewater Management Entities, LLC c/o Gary Sloan
Actions: Presentation Potential CEQR Determination

Presentation	7:40
Board Q&A	7:45
Discussion	7:50

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>

F Project: The William Apartments
Location: 108-110 College Ave
Applicant: 110 C-Town, LLC
Actions: Design Updates Review FEAF Part 3

Presentation	8:00
Board Q&A	8:05
Discussion	8:10

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 **Zoning Appeals-** <https://www.cityofithaca.org/DocumentCenter/Index/1518> **8:20**
 - **BZA #3243 - Cornell Media Guild, 604 E. Buffalo St., Area Variance**
 - **BZA #3241 - 105 Crescent Place, Area Variance**
 - **BZA #3240 - Greenstar, Sign Variance**
 - **BZA #3245- ATT Batch SWF**
- 9 **Old/New Business & Reports** **8:30**
- 10 **Adjournment** **8:35**

If you have a disability & would like specific accommodation to participate, please contact the City Clerk at 274-6570 by 12:00 p.m., 2-3 business days (not including weekends/holidays) before the meeting.

