



**CITY OF ITHACA**

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

**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:** January 6, 2023  
**SUBJECT:** **Agenda for Project Review Committee Meeting: FRIDAY, JANUARY 13, 2023**

**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](https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg). Please call or email Nikki Cerra at 274-6516 or [ncerra@cityofithaca.org](mailto:ncerra@cityofithaca.org), for information.

**8:30 Project:** 309 Lincoln St, Fru Fru Hair, Hair Salon  
**Location:** 309 Lincoln St.  
**Applicant:** Rick Page  
**Anticipated Board Action(s) in January:** Lead Agency, Public Hearing, CEQR Determination, Preliminary & Final Approval  
**Project Description:** The applicant is proposing to change the hours of operation of a hair salon from 8am-5pm Monday through Friday to 8am-9pm Sunday through Saturday. 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/1230>

**8:45 Project:** Argos Inn Expansion  
**Location:** 408 East State St.  
**Applicant:** Avi Smith  
**Anticipated Board Action(s) in January:** Lead Agency, Public Hearing, Review FEAF III  
**Project Description:** The applicant proposes to demolish an existing 1800 SF terrace north of the Argos Inn building and construct a 5135 SF 3-story addition. The addition will contain 11 guest rooms (24 rooms total) and hotel office space. Site improvements include reconfiguration of 2,385 SF outdoor terraces for seating, relocation of the existing terrace to the north end of the parking lot, creation of a utility building to screen the outdoor seating from the street, the paving and striping of the parking lot, landscaping, and lighting. The project is located in the B-4 zoning district and will require rear yard and parking variances. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[4], 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/1527>

**9:00 Project:** NYSEG Hudson Regulator Station  
**Location:** 220 Grandview Ave  
**Applicant:** Arne Larsen, DDS Companies on behalf of NYSEG

**Anticipated Board Action(s) in January:** Public Hearing, Review SEAF, Potential CEQR Determination

**Project Description:** The applicant proposes to create an approximately 164 SF gas regulator house with appurtenant facilities. NYSEG has secured a 1200 SF utility easement from the property owner, South Hill Church of Nazarene. Proposed site work includes the regrading of the site and landscaping around the proposed structure. The project is located in the R-2 zoning district and will not require any variances. 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/1529>

**9:15 Project:** Alpha Phi Alpha Residential House Renovations

**Location:** 105 Westbourne Lane

**Applicant:** Tony Ewing

**Anticipated Board Action(s) in January:** Lead Agency, Public Hearing, Review FEAF III

**Project Description:** The applicant proposes to renovate and restore the existing building, demolish the existing lower-level addition, expand the building footprint by 275 SF with a 1120 SF replacement addition, and modify the site to accommodate new ADA compliant parking. Site improvements include a regraded entry drive lane for ADA accessibility, permeable grass pavers, a 1500 SF rain garden, and landscaping. The project is located in the R-U zoning district and will require variances. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[4], 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/1526>

**9:30 Project:** The William Apartments

**Location:** 108-110 College Ave

**Applicant:** 110 C-Town, LLC

**Anticipated Board Action(s) in January:** Design Update, Preliminary and Final SPA

**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) for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on December 20, 2022.

**Project materials are available for download from the City website and are updated regularly:** <https://www.cityofithaca.org/DocumentCenter/Index/1487>

**9:45 Project:** The Citizen

**Location:** 602 W Buffalo Street

**Applicant:** Visum Development Group, LLC

**Anticipated Board Action(s) in January:** CEQR Determination

**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>

**10:00**    **Project:**            Breeze Apartments  
**Location:**            121-125 Lake Street  
**Applicant:**            Todd Fox, 121-125 Lake Street LLC  
**Anticipated Board Action(s) in January:** Preliminary SPA

**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) for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on December 20, 2022.

**Project materials are available for download from the City website and are updated regularly:** <https://www.cityofithaca.org/DocumentCenter/Index/852>

**10:15**    **Project:**            Asteri Mixed-Use Apartments  
**Location:**            120 E. Green St. (West & middle sections of Green Garage)  
**Applicant:**            Whitham Planning & Design for Vecino Group LLC  
**Anticipated Board Action(s) in January:** Potential Sign Package Approval

**Project Description:** The Planning Board granted final site plan approval of the mixed-use project on November 24, 2020. The applicant received approval for a site change on October 25, 2022. The applicant is now seeking approval for a final lighting condition and sign package. The overall 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 SEQRA §617.4 b. (5)(iii) and (9) for which the Planning Board, acting as Lead Agency, issued a Negative Declaration 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/1143>

**10:30**    **Agenda Review – January 24, 2023**

**10:35**    **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.