



CITY OF ITHACA

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DEPARTMENT OF PLANNING AND DEVELOPMENT

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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, Deputy Director of Planning and Development
DATE: January 7, 2021
SUBJECT: **Agenda for Project Review Committee Meeting: THURSDAY, JANUARY 14, 2021**

The Project Review Committee Meeting is scheduled to begin at 8:30 a.m. City Hall is closed to the Public. This meeting will be streamed at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg. Please call or email Anya Harris at 274-6550 or aharris@cityofithaca.org, if you require additional information.

8:30 Project: Minor Subdivision

Location: 215 E State/MLK Jr St

Applicant: Ithaca Properties LLC

Anticipated Board Action(s) in January: Presentation, Public Hearing, Potential Consideration of Conditional Preliminary & Final Subdivision Approval

Project Description: The applicant is proposing to subdivide the existing 1.235-acre (53,805 SF) parcel into two lots. Lot 1 would measure .678 acres (29,556 SF) with 204 linear feet of frontage on the Commons and containing the existing two-story building; Lot 2 would measure .557 acres (24,249 SF) with 205 linear feet of frontage on Green Street and contain the proposed residential tower, associated ground floor parking and upper floor parking decks. The project is in the CBD-60 and CBD-140 zoning districts and will require an additional area variance for relief from the 10-foot rear yard. The subdivision is needed to implement the overall development project that 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 Declaration of Environmental Significance on August 25, 2020. The project was granted area variances by the BZA on October 6, 2020 and the Planning Board Issued Site Plan Approval to the project on October 27, 2020.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1260>

8:40 Project: Rear Yard Parking in a Residential Zone

Location: 522 Stewart Ave

Applicant: Michael Barnoski for Charlie O'Connor

Anticipated Board Action(s) in January: Presentation, Declaration of Lead Agency, Public Hearing, Determination of Environmental Significance, Potential Consideration of Conditional Preliminary & Final Subdivision Approval

Project Description: The applicant recently purchased the property and is seeking formal approval for an illegal parking area that was built, expanded, and used over many years without the required permits. The applicant is proposing to improve the existing parking layout by removing four of the five existing parking spaces in the front yard and replacing curbing, tree lawn, and landscaping, and by adding a vegetative buffer of evergreen trees and shrubs on the adjacent City property bordering the historic City Cemetery. In accordance with the City's Site Plan Review Ordinance, parking areas of three or more cars in residential zones require full site plan review. This project is in the R-3a zoning district and will require area variances related to the proposed parking layout. This is an

Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[2] and (k) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (10) 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/1263>

8:50 Project: Site Improvements & New Porte Cochere

Location: Statler Hotel, Cornell University Campus

Applicant: Andrew Germain for Cornell University

Anticipated Board Action(s) in January: Presentation, Declaration of Lead Agency, Public Hearing, Determination of Environmental Significance, Consideration of Preliminary & Final Approval

Project Description: The applicant is proposing to remove the existing Porte cochere and associated driveway and sidewalks, and to install a new, expanded 1,600 SF steel and glass canopy, new entry doors, sidewalk, driveway and site drainage. The project is in the U-1 Zoning District. This is an Unlisted Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[2] and (k) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (10) 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/1265>

9:05 Project: Student Apartments

Location: 121 Oak Ave

Applicant: Josh Lower/121 Rentals LLC

Anticipated Board Action(s) in January: Design Review Presentation, Public Hearing, Design Review Discussion

Project Description: The applicant proposes to construct a four-story (plus basement) apartment building on the .192-acre vacant project site. The building will contain approximately (35) units with (30) efficiencies and (5) two-bedroom units targeted to student renters. The site is sloped, falling from east to west, and the building will be built into the slope such that the ground floor will be completely beneath grade on the east side and at-grade on the west side. Retaining walls will be needed to accommodate stairs and walkways around the building. Site development will require relocation or undergrounding of the existing utility pole, and will include installation of landscaping, lighting, walkways, and other site improvements. The project site is in the CR-4 Collegetown Area Form District (CAFD) and is subject to Design Review. As no parking is proposed for the project, the applicant will submit a Transportation Demand Management Plan (TDMP) for approval by the Planning Board in accordance with district regulations. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(h)[2] and (k) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (10) 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/1252>

8:45 Project: Northside Apartments (Demolition and Reconstruction)

Location: 510-530 Madison St; 107-141 Fifth St; 530-621 Hancock St; 202-311 Forth St; 216-312 Third St and 118-130 Morris Ave. (Tax Parcels 44.-03-03, 44.-04-01 and 44.-08-01)

Applicant: Brenda Westfall for Cayuga Housing Corporation (Ithaca Housing Authority)

Anticipated Board Action(s) in January: Consideration of Conditional Preliminary & Final Approval

Project Description: The applicant proposes to demolish and redesign/reconstruct the entire Northside Apartments complex. The new project will include an additional 12 units over existing conditions with an anticipated unit mix of (20) 1-BR, (20) 2-BR, (20) 3-BR, and (22) 4-BR for a total of 82 units. A community building will be provided for all residents to utilize, as well as (2) playgrounds. Other site improvements include landscaping, lighting, walkways and other site amenities. The project is in the R3-B Zoning District and will require area variances for front and rear yard setbacks and parking. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(k) and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (10) for which the Lead Agency made a Negative Declaration of Environmental Significance on December 15, 2020.

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1226>

9:00 Project: Apartments (347 Units) & Parking

Location: 401 E State/MLK Jr Street (Gateway Property)

Applicant: Jeff Githens for McKinley Development Company

Anticipated Board Action(s) in January: Project Presentation/Updates, Design Review

Project Description: The applicant proposes to construct a six-story building with a 318-space internal parking garage and 347 apartments mixed between studio, 1-, 2-, and 3-bedroom units. Non-vehicular building access will be provided off State /MLK Jr St as well as internal to the site. The project includes other site improvements including the extension of the Gateway Trail to the end of the site, landscaping, lighting and other site amenities. Project development will require the demolition of the existing one-story building. The project is in the CDB-60 Zoning District. It requires an area variance for height and Design Review for compliance with the Downtown Design Guidelines. It may also require actions by Common Council and/or the Board of Public Works related to relocation of the existing utility easements on site. This is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(b), (h)[2] and [4], (k) and (n) and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (5)(iii) and (9).

Project materials are available for download from the City website and are updated regularly:
<https://www.cityofithaca.org/DocumentCenter/Index/1227>

9:30 Agenda Review – 01-26-21

9:45: 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.