



CITY OF ITHACA
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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, MARCH 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 it 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: Anya Harris at aharris@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
2	Approval of Minutes – March and December 2021, and February 2022.	6:05
3	Public Comments (See instructions above.)	6:10
4	Board Response to Public Comment	6:15
5	Special Permits	

A	Project: Special Permit for Neighborhood Commercial (Bed & Breakfast) in the R-2a District	Presentation	6:20
	Location: 228 Columbia Street	Board Q&A	6:25
	Applicant: Kenneth Young	Discussion	6:30
	Actions: <input type="checkbox"/> Declaration of Lead Agency <input type="checkbox"/> Public Hearing <input type="checkbox"/> Determination of Environmental Significance <input type="checkbox"/> Consideration of Approval		

Project Description: The applicant is seeking a special permit to continue the operation of a Bed & Breakfast Inn, Inn on Columbia, located at 228 Columbia. The project is in the R-2A 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/1431>

6 Site Plan Review

A Project: City Harbor
Location: 101 Pier Road
Applicant: Jessica Edger-Hillman
Actions: Responses to Board Comments

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

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 this project on August 25, 2020. The applicant now seeks approval for changes to Phase 1 as well as final approval for Phase 2 which will be now constructed concurrently. Phase 1 included the rebuilding of Pier Road to include sidewalks, street trees, a fire engine turnaround, and additional and reorganized parking, all improvements on private property with the exception of the construction of Point East 2 Building (which will be used as greenspace and parking) and the temporary relocation of the fueling dock and tank. The Phase I changes include: Point West & Point East buildings unit mix changing to more 1-bedroom units, ground level enclosed parking in both buildings, café in place of a restaurant in Point West, and expanded public spaces along the waterfront. Phase 2 of the project did include the construction of the Point East 2 Building, additional parking at the golf course, installation of the new fueling dock and tank, the 5,500 SF Newman Community Center, removal of the existing clubhouse and relocation of the ninth green. Phase II will now not include a new Newman Community Center in this project. 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>

B Project: Apartments (13 Units)
Location: 325 Dryden Road & 320 Elmwood Ave
Applicant: Red Door Rentals/ AdBro Development
Actions: Design Updates Landscape Compliance Discussion Potential New BZA Recommendation

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

Project Description: The applicant has recently revised the project. The previously proposal was to combine two existing parcels, 325 Dryden Road, zoned CR-3, and 320 Elmwood Avenue, 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 Road and (1) existing three-story residential duplex at 320 Elmwood Avenue, and to construct two buildings: a three-story multiple dwelling with a footprint 2,857 SF and containing eleven units on the CR-3 portion of the site and a duplex with a footprint 1,003 SF on the CR-2 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 was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(I) and the State Environmental Quality Review Act (“SEQRA”) §617.4 b. (9) for which the Planning Board, acting as Lead Agency, issued a Negative Declaration of Environmental Significance on November 23, 2021.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1372>

C Project: Catherine Commons
Location: Intersection of Catherine Street, Cook Street, and College Avenue
Applicant: Kathryn Wolf, Sponsor
Actions: Review Site Conditions Potential Preliminary & Final Site Plan Approval

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

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 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>

D Project: Expansion of Religious Facility
Location: 102 Willard Way/107 Lake St
Applicant: Jason K Demarest for Chabad Center at Cornell
Actions: Review Site Conditions Potential Preliminary & Final Site Plan Approval

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

Project Description: The applicant is proposing to construct a two-story building with a footprint of approximately 5,000 SF as an expansion of the existing Chabad Center located at 102 Willard Way. The proposal requires the consolidation of the two lots to form a .549-acre (23,914 SF) project site and the removal of the existing house at 107 Lake Street. The new building will have ground floor parking and bike storage. The second floor will connect with the existing building and will house dining facilities, a kitchen, bathrooms, classrooms, and other facilities. Exterior site improvements and structures include a patio, an elevated courtyard, an access drive on Lake Street, landscaping, and walkways. The project is in the R-2a Zoning District and will require variances for lot coverage, front-, rear- and side-yards, and parking. This was determined to be a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.(1)(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 February 22, 2022.

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

<https://www.cityofithaca.org/DocumentCenter/Index/1411>

E Project: Auden II, Student Housing Complex and Minor Subdivision	Presentation 8:00
Location: 261 Lake Street	Board Q&A 8:05
Applicant: Yuanliu He, DMG Investments	Discussion 8:10
Actions: <input type="checkbox"/> Public Hearing <input type="checkbox"/> Presentation on Contamination <input type="checkbox"/> Review of FEAF Part 2	

Project Description: The applicant proposes constructing a four-story building, approximately 18,400 SF in area, as a new student housing complex that will contain 71 residential units with 211 beds. The development is proposed as an extension of the existing Auden student housing complex located across Lake Street and will share amenities including a shuttle service, outdoor spaces, and parking lot and spaces. The project includes landscaping elements such as street trees, ornamental and slope stabilization plantings, and indoor amenities such as a common game room and gym. 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 an area variance for minimum off-street parking. The project includes a subdivision and parcel consolidation. 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 & 4], (k) & B(2), 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/1407>

F Project: Valentine Place	Presentation 8:30
Location: 109-111 Valentine Place	Board Q&A 8:35
Applicant: Kathryn Wolf, TWMLA A Fisher Associates Landscape Architecture Studio	Discussion 8:40
Actions: <input type="checkbox"/> Public Hearing <input type="checkbox"/> Presentation <input type="checkbox"/> Review of FEAF Part 2 & FEAF Part 3 Outline	

Project Description: The applicant proposes to demolish two existing two-story wood frame houses and construct a four-story 30-unit residential building, approximately 36,000 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. The project includes a subdivision and parcel consolidation. This has been 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) 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/1422>

G Project: Sprint Football Modular Locker Rooms	Presentation 8:50
Location: 141 Kite Kill Drive, Cornell University, Ithaca, NY 14850	Board Q&A 8:55
Applicant: Michael Stewart, Project Manager, Cornell University	Discussion 9:00
Actions: <input type="checkbox"/> Consideration of Environmental Significance <input type="checkbox"/> Potential Preliminary & Final Site Plan Approval	

Project Description: The applicant proposes to erect an 1,836 SF modular single-story locker room structure that will house lockers and changing space for approximately 50 players, as well as showers, restroom facilities, and a training taping area. The proposed modular structure will be fabricated offsite, transported to the project site, and placed on concrete pier foundations. Site amenities include an aluminum ramp and railing for ADA access, stairs, plantings including trees and large shrubs, a 4-foot black, vinyl-coated chain link safety fence to replace a rusty chain-link fence, and lighting. 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/1420>

H Project: Breeze Apartments
Location: 121-125 Lake Street
Applicant: Todd Fox, 121-125 Lake Street LLC
Actions: Lead Agency Potential Presentation

Presentation	9:10
Board Q&A	9:15
Discussion	9:20

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>

7	Zoning Appeals	9:30
	<ul style="list-style-type: none"> • 325 Dryden Road/320 Elmwood Avenue, Area Variance • 428-430 N. Cayuga Street, Area Variance • 209 East Jay Street, Area Variance 	
8	Old/New Business	9:50
	<ul style="list-style-type: none"> • New Vice-Chair 	
9	Reports	9:55
	<ul style="list-style-type: none"> A. Planning Board Chair B. BPW Liaison C. Director of Planning & Development 	
10	Adjournment	10:00

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.

