

**PROPOSED RESOLUTION  
Preliminary & Final Approval**

**City of Ithaca  
Site Plan Review  
Purity Ice Cream Mixed-Use Project  
700 Cascadilla Street  
Planning & Development Board  
July 23, 2013**

**WHEREAS:** the City of Ithaca Planning and Development Board has one pending application for Site Plan Review for a mixed-use housing project to be located at 700 Cascadilla Street (Purity Ice Cream) by Bruce Lane, applicant and owner, and

**WHEREAS:** the applicant is proposing to expand its ground-floor operations, add four stories to the existing building, and develop two off-site parking areas. The building will have a footprint of 7,398 SF and a gross floor area of 35,033 SF and will include 20-24 one- and two-bedroom residential rental units, and up to 1,000-6,000 SF of rental office space. The Purity Ice Cream store will maintain 1,800 SF in its existing location and include a new addition with a kitchen, seating, and loading area. The ground floor will also include retail space, lobby, and ancillary space for residents. The major structural system will be a steel frame, with friction piles and concrete grade beams as the anticipated foundation system. The project will employ a brick cavity wall on the north façade, while the south façade will be mostly glazing with a composite metal panel cladding system. Site work and exterior improvements include outside seating, sidewalk improvements, landscaping, paving, a 17-space parking area, and a guardrail along N. Fulton Street. The off-site parking areas are located at 520 Esty and 621 Cascadilla Streets. The Esty Street parking area has 39 spaces with ingress on N. Fulton Street, and ingress and egress on Esty Street. The parking lot at 621 Cascadilla Street will have 14 parking spaces, with ingress and egress on Cascadilla Street.. The project is in the WEDZ-1a and -1b Zoning Districts. The project requires approval by NYS DOT for relocation of the curbcut and other proposed work in the State right-of-way, and

**WHEREAS:** this is a Type I Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B. (1) (k) and an Unlisted Action under the State Environmental Quality Review Act and is subject to environmental review, and

**WHEREAS:** the Planning Board, being the local agency which has primary responsibility for approving and funding or carrying out the action, did, on 4/23/13 declare itself Lead Agency for the project, and

**WHEREAS:** legal notice was published and property posted in accordance with Chapters 276-6 B. (4) and 176-12 A. (2) (c) of the City of Ithaca Code, and

**WHEREAS:** the Planning and Development Board held the required public hearing on June 25, 2013, and

**WHEREAS:** this Board, acting as Lead Agency in environmental review, has on June 25, 2013 reviewed and accepted as adequate: a Full Environmental Assessment Form (FEAF), Part 1, submitted by the applicant, and Parts 2 and 3, prepared by Planning staff and revised by the Planning Board; and drawings entitled “Location Plan G101,” “Construction Staging Plan G102,” “Erosion and Sediment Control Plan C101,” “Layout Plan C102,” “Grading and Drainage Plan C103,” “Utility Plan C104,” “Details C201,” “Schematic Planting Plan 700 Cascadilla Street L100,” “First Floor Plan A100,” “Second and Third Floor Plans A101,” “Fourth and Fifth Floor Plans A102,” “Roof Plan A103,” “Elevation Rendering A200–A203,” “Survey 555 N. Fulton Street C110,” “Erosion and Sediment Control Plan Esty Street C111,” “Grading and Drainage Plan 555 N. Fulton Street C113,” “Schematic Planting Plan 555 N. Fulton Street L110,” “Survey 621 Cascadilla Street C120,” “Layout and Erosion and Sediment Control Plan 621 Cascadilla Street C122,” “Grading and Drainage Plan 621 Cascadilla Street C123,” and “Schematic Planting Plan 621 Cascadilla Street L120,” all prepared by John Snyder Architects, and dated 5/2/13; “Proposed Purity Ice Cream Expansion Parking Evaluation,” prepared by SRF Associates, and dated 6/11/13; “Perspective View – Cascadilla Street,” “Perspective View –

Fulton Street,” “Perspective View – Cascadilla Street Proposed Bus Stop,” “Interior View – Typical Apartment,” “Perspective View – Cascadilla Street (looking in),” “Perspective View – Cascadilla Street (looking out),” all prepared by John Snyder Architects, and dated 6/13/13; three Fulton Street Vehicle Turning Diagrams, entitled “15’ Wide One-Way Drive Aisle – Accessible Van,” “15’ Wide One-Way Drive Aisle,” and “20’ Wide One-Way Drive Aisle,” (undated); “Grading & Drainage Plan C123,” prepared by John Snyder Architects, and dated 6/18/13; “Erosion and Sediment Control & Layout Plan C122,” prepared by John Snyder Architects, and dated 6/18/13; “Schematic Planting Plan L100,” “Schematic Planting Plan L110,” and “Schematic Planting Plan L120,” all prepared by John Snyder Architects, and dated 6/25/13; and “Layout Plan 555 N. Fulton Street C112,” and “Erosion and Sediment Control & Layout Plan C122,” both dated July 10, 2013, and “Site Design – Cascadilla Street Fence Example,” two photographic renderings of Cascadilla Street parking lot perspective views, and one photographic rendering of Purity Ice Cream building, prepared by John Snyder Architects (undated); and other application materials, and

**WHEREAS:** the City of Ithaca Conservation Advisory Council and the Tompkins County Planning Department have been given the opportunity to comment on the proposed project and all comments received to date from the aforementioned have been considered, and

**WHEREAS:** on June 23, 2013 the City of Ithaca Planning and Development Board found that the proposed site plan would result in no significant impact on the environment and issued a Negative Declaration of Environmental Significance, *now, therefore, be it*

**RESOLVED:** that the City of Ithaca Planning and Development Board does hereby grant Preliminary and Final Site Plan approval to the above referenced project, subject to the following conditions:

- i. Noise-producing construction activities shall be limited to Monday through Friday, 7:00 a.m. to 7:00 p.m., and
- ii. Submission of colored building elevations with all materials keyed, and,
- iii. Submission of a color copy of the materials board and/or product cut-sheets, and
- iv. Submission of all project details, including but not limited to site furnishings, lighting, signage, paving, fencing and enclosures, and railings, and
- v. Approval of the project’s Storm Water Pollution Prevention Plan (SWPPP) by the City of Ithaca Stormwater Management Officer, and
- vi. Bicycle racks must be installed prior to issuance of a Certificate of Occupancy.
- vii. The project requires DOT approval for work in the State right-of-way

Moved by:

Seconded by:

In Favor:

Against:

Abstain:

Absent:

Vacancies: 0