



CITY OF ITHACA

108 East Green Street — 3rd Floor Ithaca, New York 14850-5690

DEPARTMENT OF PLANNING, BUILDING, AND ECONOMIC DEVELOPMENT

DIVISION OF PLANNING AND ECONOMIC DEVELOPMENT

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NOTICE OF MEETING

The regular meeting of the PLANNING & DEVELOPMENT BOARD will be held at **6:00 p.m.** on **TUESDAY, AUGUST 27TH, 2013** in Common Council Chambers, Third Floor, City Hall, 108 E. Green Street, Ithaca, New York.

1. Agenda Review

2. Privilege of the Floor (3-minute maximum per person)

3. Subdivision Review

- A. Minor Subdivision, 620-640 S. Aurora St., Tax Parcel #106.-1-8, Russell E. Maines, Applicant for Owner, Emerson Power Transmission Corp. Intent to Declare Lead Agency.** The applicant proposes to subdivide existing 95.9369-acre parcel into two parcels: Parcel OU-1, measuring 0.9077 acres (39,539 SF) with 279' of street frontage on S. Cayuga Street and containing two underground storage tanks, two buildings totaling approximately 800 SF, and portions of a parking lot totaling approximately 5,000 SF, and an access road for "Building 18;" and Parcel OU-2, measuring 95.0292 acres (4,139,471 SF) with 1,000+ feet of frontage on S. Aurora Street, 118.5 feet of frontage on S. Cayuga Street, 542.7 feet of frontage on W. Spencer Street, and 157.9 feet of frontage on Stone Quarry Road, containing multiple buildings totaling approximately 422,700 SF, parking areas totaling appr. 6 acres, access roads, and internal circulation roads. The proposed Parcel OU-1 is in both the Industrial (I-1) Zoning District, requiring a minimum lot size of 5,000 SF, 50 feet of street frontage, side yard setbacks of 12 and 6 feet, and a rear yard setback of 15% or 20 feet, and the R-3b Zoning District, requiring a minimum lot size of 4,000 SF, 40 feet of street frontage, side yard setbacks of 10 and 5 feet, and a rear yard setback of 20% or 50 feet. This is an Unlisted Action under both the City of Ithaca Environmental Quality Review Ordinance and the State Environmental Quality Review Act and is subject to environmental review. The subdivision may require an Area Variance.

4. Site Plan Review

- A. 130 Clinton Street Apartments, Scott Whitham, Applicant for Owner, Orange Brick Garage Corp. Public Hearing and Consideration of Preliminary & Final Approval.** The project consists of constructing three, 3-level residential buildings, each of which will contain 12 units, four on each of the three floors for a total of 36 units (twelve studios, twelve 1-BRs, and twelve 2-BRs). The 1,748-acre project site is contiguous to the Ithaca Police Station to the west and Six Mile Creek to the north. The site is steeply sloped with areas over 30%. The buildings are proposed to be set into the slope. The project will occupy 1.1 acres for the site between the City of Ithaca Police Department and the owner's buildings located at 136 Terrace Hill. Site development will include the removal of over an acre of vegetation, including 27 mature trees, and the excavation of approximately 3,500 CY of soil. The project includes retaining walls, a concrete walkway from the lower parking lot (on Clinton Street), an elevated walkway for access to the bottom level of the building, and several sets of stairs connecting the various levels of the project. The project is in the B-1a Zoning District. This is a Type I Action under both the City of Ithaca Environmental Quality Review Ordinance §176-4 B. (1) (k), B. (2), and B. (5), and the State Environmental Quality Review Act 617.4 (b) (10) and is subject to environmental review. The project requires a Storm Water Pollution Prevention Plan (SWPPP).

If you have a disability and you would like specific accommodations of any kind in order to participate, please contact the City Clerk at 274-6570 by 12:00 p.m. on the day before the meeting.

B. Harold’s Square, Mixed-Use Project, 123-127, 133, 135, & 137-139 E. State St., The Commons, Scott Whitham, Applicant for Owner, L Enterprises, LLC. Public Hearing and Consideration of Preliminary & Final Approval. The applicant is proposing to develop a 140-foot tall, 11-story, mixed-use building of approximately 132,000 GSF. The project will include one story (11,000 SF) of ground-floor retail, three stories (41,200 SF) of upper-story office, and six stories of residential (up to 36 units). The residential portion of the project is in a tower, set back 62’ from the building’s four-story Commons façade. The building will have two main entrances, one on the Commons and one facing Green Street, with an atrium linking the two streets. The project is on the CDB-60 and CDB-140 Zoning Districts and has received an area variance for rear yard setback, as well as Design Review. As proposed, the project may require a State Building Code Variance. This is a Type I Action under both the City of Ithaca Environmental Quality Review Ordinance §176-4 B. (1)(h)[4], B(1)(k) and B. (1)(n), and the State Environmental Quality Review Act 617.4 (b)(9), for which the environmental review was completed on June 25, 2013.

C. Modified Site Plan Review — Cayuga Green II Apartments, 217 S. Cayuga St., by Cayuga Green II, LLC, Applicant. Public Hearing & Consideration of Modified Site Plan Approval. The applicant is requesting modifications to site plan approved on August 28, 2012, including: a reduction in the site footprint to 6,920 SF (from 9,400 SF); an increase in total floor space to 49,244 GSF (from 47,075 GSF); an increase in the number of stories to 7 (from 4); an increase in the number of units to 45 (from 39); a reduction in the height of the first-floor elevation to 409’6” (from 410’); a reduction in floor-to-floor height to 11’4” without mezzanine loft (from 15’6” with mezzanine loft); an increase in total building height to 81’4” (from 63’6”); the addition of 21 unit balconies and 18 false unit balconies; the addition of 4 unit walk-outs; and the use of auger-grouted steel core displacement piles for the foundation (from a spread-footing foundation). The project will also include bicycle parking, located with off-street parking (formerly in alley between garage/building); a sidewalk running straight along the building/street; landscaping and associated site improvements. Balconies will be of exposed concrete, with painted black metal railings, while the aluminum-clad wood windows will represent a larger percentage of the facade. The black pre-cast concrete panels will include 2’6” frames at the bottom, side, and top of the façade (originally only on the bottom). An exposed concrete masonry unit and a grey ribbed metal panel will be in the alley between the garage/building.

5. Zoning Appeals

- **Appeal #2918, Area Variance, 131 Cleveland Avenue**

6. New Business

- **Proposed Sidewalk Policy – Planning Board Comments to Council**

7. Old Business

- **Off-Site Parking Lots as Accessory Uses — Discussion**

8. Reports

- A. Planning Board Chair** *(verbal)*
- B. Director of Planning & Development** *(verbal)*
- C. Board of Public Works Liaison** *(verbal)*

9. Approval of Minutes: 6/25/13 & 7/23/13

10. Adjournment

APPLICANT OVERHEAD PROJECTOR NEEDS:

The City only has a VGA plug/cable available to connect to our overhead projector. If you need to connect another way, you will need to provide your own ADAPTOR. (Macs & many newer, lighter laptops may not have a VGA port.)

ACCESSING MEETING MATERIALS ONLINE

Site Plan Review/Subdivision Applications & Associated Materials are accessible electronically via the “Online Documents” portion of the City web site (<http://www.egovlink.com/ithaca/docs/menu/home.asp>), under “Planning_and_Economic_Development” > “Site_Plan_Review_Project_Applications,” in the relevant year/month folder. Subdivision application materials can be similarly located, in the “Subdivision_Applications” folder.

Zoning Appeal Materials are also accessible electronically via the “Online Documents” portion of the City web site, under “Planning_and_Economic_Development” > “Planning_and_Development_Board” > “Zoning_Appeals,” and in the relevant year/month folder.

Other Meeting Materials scheduled for *substantive* discussion at this meeting, but *not* associated with a specific Site Plan Review application or Zoning Appeal, may also be accessible electronically via the “Online Documents” portion of the City web site, under “Agendas” > “Planning_and_Development_Board,” in the relevant year/month folder, alongside today’s agenda.