



570 DELAWARE AVENUE
BUFFALO, NEW YORK 14202
716.886.0211.P : : 716.886.1026.F

August 7, 2013

City of Ithaca Planning Board
Third Floor of City Hall
108 East Green Street
Ithaca, New York 14850

Attn: JoAnn Cornish, Director of Planning and Development

Re: South Meadow Square (BDP # 3529)
736-744 South Meadow Street, Ithaca, New York
Proposed 14,744 s.f. Addition adjacent to Hobby Lobby (former K-Mart building)

Dear Members of the Planning Board:

Enclosed please find the materials required in connection with a proposed 14,744 s.f. expansion of the South Meadow Square shopping center. As demonstrated by the enclosed documents, Benderson Development Company, LLC is proposing to add 14,744 s.f. s.f. to the south end of the existing building, which contains Hobby Lobby, Staples & PetSmart.

As the Planning Board is aware, this property originally contained the former K-Mart, as well as Staples. Over the past few years, Benderson has been in the process of redeveloping this property. This has included the addition of PetSmart to the northern end of the building, as well as the constructions of two outparcel buildings at the front of the property, along South Meadow Street and Fairgrounds Memorial Parkway.

The proposed expansion is located in the area adjacent to the former K-Mart, in the area which formerly served as the garden center for K-Mart. The expansion does not decrease on-site greenspace, as it is proposed over an area occupied by asphalt and former building area. The addition has been designed to comply with the requirements of the City of Ithaca Zoning Code and the Design Guidelines for the "Southwest Area and Elmira Road – Meadow Street Corridor." Other improvements include a re-orientation of the drive aisle in front of the proposed Hobby Lobby to accommodate the new vestibule. In addition, enclosed please find a traffic impact analysis letter from TY Line International, which concludes that the trip generation from the addition remains under the threshold set by Generic Environmental Impact Statement prepared by the City of Ithaca in 2000.

We look forward to working with the City on this project. Should you require anything further, please do not hesitate to contact me by phone at 716-878-9626 or by e-mail at JMB@Benderson.com.

Sincerely,
BENDERSON DEVELOPMENT COMPANY, LLC

A handwritten signature in black ink that reads 'James A. Boglioli'.

James A. Boglioli, Esq.
Director, Right to Build – Northeast US