


TOWN OF ITHACA

PLANNING DEPARTMENT MEMORANDUM

TO: Planning Board Members
FROM: Christine Balestra, Planner 
DATE: August 27, 2012
RE: College Crossings Final Site Plan (Modification) and Special Permit

Enclosed please find materials relating to the proposed modifications to the College Crossings Development located on the northeast corner of the Danby Road (NYS Route 96B) and East King Road intersection, Town of Ithaca Tax Parcel No. 43-1-3.23, Neighborhood Commercial (NC) Zone. The proposed modifications include changes to the stormwater management plans and using the second floor for residential rental apartments instead of office space.

The Planning Board began a review of this proposal at their August 7th meeting, but postponed action until the stormwater details were adequately reviewed and approved by the Town's Public Works Department. The applicant has since submitted a revised SWPPP, additional stormwater details, and a revised set of plans that illustrate the changes in the stormwater management facilities. The Town Public Works Department has received and reviewed the revisions and found the concept acceptable. Attached is a memo from Dan Thaete, Town Engineering Department, indicating a request for additional details that the applicant should submit prior to the application for any building permits. The memo and draft conditions are referenced in the enclosed draft resolution for the project.

The attached plans are essentially identical to the previously-submitted plans, except that Sheet L1 shows additional grading per the revised SWPPP, Sheet L2 doesn't specifically highlight the areas for the expanded underground stormwater facilities and eliminated above-ground stormwater pond (Board members may refer to the previous submission for this information), and Sheet L5 doesn't specifically highlight the parking tabulation that exists in the upper right corner of the sheet (identical to the previous submission).

Residential/Commercial Mixed-Use

According to the Town Code (Section 270-127.I.), commercial and residential mixed-use facilities are permitted as principal uses authorized by Planning Board special permit. The Planning Board will need to consider granting site plan approval for the proposed modifications and special permit approval for the proposed mixed-use commercial and residential element of the proposal.

As Board members may recall, the residential component of this project was initially determined by Town Code staff to be in violation of the Town's occupancy requirements. Code staff has since revised their determination, based on subsequent discussions with the Attorney for the Town. This decision, noted in the attached letter to Evan Monkemeyer (dated August 17, 2012), states that the number of residential units permitted for this project would be within the Planning Board's special permit authority, since the Code allows the mixed-residential use with special permit by the Planning Board.

The criteria to apply for consideration of special permit were provided to the Board with the previous mail out for this project. The criteria can also be found in the Town Code, Section 270-200 (and will be available at the meeting via laminated 8½" x 11" sheets). Board members should consider whether the 4- and 5-bedroom unit residential component of the proposal would meet the special permit criteria.

Parking

The location and number of proposed parking spaces has not changed since the August 7th Planning Board meeting. Revised submitted Sheets L3 and L5 show the same additional four proposed parking spaces above the total number that was approved in 2010. The 2010 approval was for 108 total spaces plus 11 "reserved" spaces for future parking. The current proposal is for 112 spaces and 30 "reserved" spaces. The four proposed and more than half of the 30 reserved spaces are located in an area that was originally approved for the above-ground stormwater management basin. The remaining reserved parking spaces are located in an island on the west side of the project (same location as the 2010 plans, only now there are 13 spaces instead of 11).

The Town Code does not address parking requirements for mixed-use projects, but the applicant is proposing that 9 parking spaces would accommodate the residential component of the project (one for each bedroom). Following Town Code and the applicant's anticipated occupancy, another 42.5 spaces would be required for the commercial use, and 87 spaces would be required for the restaurant use. The total number of required parking spaces for the project would therefore be 138.5 spaces (9+ 42.5+ 87 = 138.5).

Since the applicant is proposing less than the number of parking spaces required by Code, the Planning Board can apply their authority to reduce the number of parking spaces by up to 20% (Town Code Section 270-227A.2). The proposed 112 parking spaces noted by the applicant would be a 19% reduction in parking, not counting the proposed reserve parking areas. The enclosed draft resolution includes a provision for reducing the required number of parking spaces from 138.5 to 112. *[Aside: The parking tabulation chart shown on attached Sheet L5 contains an addition error that should be corrected. The chart shows 138 parking spaces under "D. Total parking provided including reserve." 112 parking spaces plus the 30 reserve spaces equals 142 spaces, not 138 spaces].*

Along with the application materials are revised draft resolutions and a completed environmental assessment. Please note that the original SEQR Part I form has been revised by staff to reflect the modified Code staff determination (basically that no variances are required by the ZBA). Also enclosed is another copy of the September 7, 2010 final site plan resolution for the College Crossings project. There is a reference to this resolution in the enclosed draft resolution, since some of the original conditions still apply and have not been satisfied.

Please contact me via email at: cbalestra@town.ithaca.ny.us or via phone at (607) 273-1747, extension 121, with questions.

Att.

cc: Evan Monkmeyer, Owner/Applicant
Ed Keplinger, R.L.A., Keplinger Freeman Associates
James Knittel, A.I.A., dal pos Architects

FILE S. P. P. P.
DATE 9.12.12

**PB Resolution No. 2012-063: College Crossings
Preliminary & Final Site Plan Approval and Special Permit
Tax Parcel No. 43-1-3.23
Corner of Danby Rd. & King Road East
Town of Ithaca Planning Board, September 4, 2012**

Moved by George Conneman; seconded by Eric VanderMaas

WHEREAS:

1. This action is Consideration of Preliminary and Final Site Plan Approval and Special Permit for the proposed modifications to the College Crossings Development project, located on the northeast corner of the Danby Road (NYS Route 96B) and King Road East intersection, Town of Ithaca Tax Parcel No. 43-1-3.23, Neighborhood Commercial Zone. The proposed modifications include changes to the stormwater management plans and using the second floor of the new building for residential rental apartments instead of office space. College Crossings, LLC, Owner/Applicant; Evan N. Monkemeyer, Agent; and
2. This is an Unlisted action for which the Town of Ithaca Planning Board, acting as lead agency in the environmental review, has on September 4, 2012, made a negative determination of environmental significance, after having reviewed and accepted as adequate a Short Environmental Assessment Form Part I, submitted by the applicant, a Part II prepared by Town Planning staff, and other application materials; and
3. The Planning Board, at a Public Hearing held on September 4, 2012, has reviewed and accepted as adequate application materials, including a set of site plan drawings, entitled, "College Crossings Ithaca Estates Realty, LLC., Ithaca, N.Y." prepared by dal pos Architects, LLC, Keplinger Freeman Associates, and RZ Engineering, PLLC, including Sheets L-0 through L-12, all dated 6 Aug. 2012, with sheets L0 through L6 and Sheet L12 all revised August 22, 2012; a set of architectural drawings prepared by DALPOS Architects & Integrators, all dated 06/28/12, which includes Sheets A2.1 and A2.2, and other application materials;

NOW THEREFORE BE IT RESOLVED:

That the Planning Board hereby grants Special Permit for the College Crossings development to permit the 19,000+/- square foot building to contain a mix of commercial and residential uses, pursuant to Town Code Section 270-127.1, finding that the standards of Article XXIV, Section 270-200, Subsections A - L, of the Town of Ithaca Code, have been met; and

BE IT FURTHER RESOLVED:

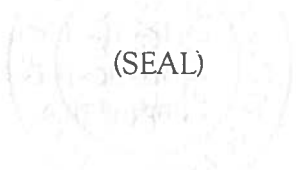
1. That the Planning Board hereby authorizes a reduction of required parking spaces from the 138.5 parking spaces required to the 112 parking spaces proposed, pursuant to Section 270-227.A (2), finding that:

- a. The reduction in the number of parking spaces will not adversely affect traffic flow on the project site, will leave adequate parking for all reasonably anticipated uses or occupancies in the project, and will not otherwise adversely affect the general welfare of the community, and
 - b. Layout Plan L3 shows an area reserved for 30 future parking spaces if needed; and
2. That the Town of Ithaca Planning Board hereby grants Preliminary & Final Site Plan Approval for the proposed modifications to the College Crossings development, located on the northeast corner of Danby Road (NYS Route 96B) and King Road East intersection, Town of Ithaca Tax Parcel No. 43-1-3.23, Neighborhood Commercial Zone, said modifications to include changes to the stormwater management plans and using the second floor of the new building for residential rental apartments instead of office space, as described in the set of site plan drawings noted in Whereas #3 above, subject to the following conditions:
- a. Submission of a revised "Parking Tabulation" chart, shown on Sheet L5-Planting Plan, to reflect the correct total number of parking required and provided, including reserve (142 spaces), and submission of a revised "First Floor Plan", shown on Sheet A2.1, showing the wall in the Tenant 4A that creates a separate entrance lobby for the upstairs tenants, prior to the application for any building permits; and
 - b. Submission of one original set of the final site plan drawings, revised as stated above, on mylar, vellum, or paper, signed and sealed by the registered land surveyor, engineer, architect, or landscape architect who prepared the site plan materials, prior to the application for any building permits; and
 - c. Submission of construction details for the underground stormwater/infiltration basin to the Town Public Works Department, as noted in the August 29, 2012 Engineering Memorandum from Daniel Thaete, prior to the application for any building permits; and
 - d. Submission of a stormwater "Operation, Maintenance, and Reporting Agreement" between the property owner and the Town of Ithaca, satisfactory to the Attorney for the Town and the Department of Public Works, and filing of the agreement and related stormwater easements with the Tompkins County Clerk's office, prior to issuance of any building permits; and
 - e. All other unmet conditions of the Planning Board's September 7, 2010 Final Site Plan Approval and Special Permit Approval Resolution (No. 2010-067) shall still apply; and
3. Without further Planning Board approval, the second floor residential component of the College Crossings building may be modified back to office space, as previously approved by the Planning Board on September 7, 2010.

Vote: Ayes - Erb, Collins, Conneman, Baer, VanderMaas

I, Debra DeAugustinis, hereby certify that the above is a true copy of a resolution adopted by the Planning Board of the Town of Ithaca, Tompkins County, New York, on the 4th day of September, 2012.

Date 9/12/12 Debra DeAugustinis
Town Clerk/Deputy Town Clerk



(SEAL)