

TOWN OF ITHACA PLANNING BOARD  
NOTICE OF PUBLIC HEARINGS

Tuesday, July 2, 2013

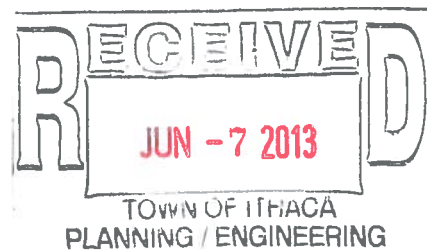
By direction of the Chairperson of the Planning Board, NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Planning Board of the Town of Ithaca on Tuesday, July 2, 2013, at 215 North Tioga Street, Ithaca, N.Y., at the following time and on the following matter:

7:05 P.M.      Consideration of Preliminary and Final Site Plan Approval and Special Permit for the proposed façade upgrades to the Ithaca College Whalen Center for Music / Ford Hall, located at 146 Conservatory Drive, Town of Ithaca Tax Parcel No. 41-1-30.2, Medium Density Residential Zone. The proposal involves removing the deteriorating existing concrete precast exterior panels and replacing them with a new Trespa panel system. Ithaca College, Owner/Applicant; Richard Couture, Associate Vice-President for Facilities, Agent.

Said Planning Board will at said times and said place hear all persons in support of such matters or objections thereto. Persons may appear by agent or in person. Individuals with visual impairments, hearing impairments or other special needs, will be provided with assistance as necessary, upon request. Persons desiring assistance must make such a request not less than 48 hours prior to the time of the public hearing.

Susan Ritter  
Director of Planning  
273-1747

Dated: Monday, June 24, 2013  
Publish: Wednesday, June 26, 2013



Ithaca College  
953 Danby Rd.  
Ithaca, NY 14850

Re: New Exterior Façade: Whalen Center for Music/Ford Hall  
Date: June 2013

Town Ithaca Planning Board  
Town Of Ithaca  
215 North Tioga St.  
Ithaca, NY 14850

Dear Board,

We are currently applying for a building permit and need the Planning Boards approval for the exterior facade work needing to be done on the Whalen Center for Music/Ford Hall. Part of the project involves the replacement of the deteriorating concrete precast exterior panels that are part of the original Ford Hall. We propose to remove these panels and replace them with new Trespa panel system similar to those that were installed on our Park Business School Building.

The intent is to ensure the health and safety of our students and staff due to the deteriorating panels while esthetically improving one of the best musical educational facilities in the country. We respectfully request approval to move forward with this project. Thank you for your consideration concerning this issue.

Sincerely,

John M. O'Connor  
Project Coordinator

Attached:

- 1) Introduction Letter
- 2) Specific Location Map
- 3) New Proposed Façade Rendering
- 4) Existing Condition Façade Rendering
- 5) Existing Campus Facades Similar to Proposed Rendering

**PROPOSED RESOLUTION: SEQR**

**Preliminary and Final Site Plan & Special Permit  
Ithaca College - Whalen Center Façade Renovations  
Tax Parcel No. 41-1-30.2  
Town of Ithaca Planning Board, July 2, 2013**

**WHEREAS:**

1. This action is consideration of Preliminary and Final Site Plan Approval and Special Permit for the proposed façade upgrades to the Ithaca College Whalen Center for Music/Ford Hall, located at 146 Conservatory Drive, Town of Ithaca Tax Parcel No. 41-1-30.2, Medium Density Residential Zone. The proposal involves removing the existing deteriorating concrete precast exterior panels and replacing them with a new Trespa panel system. Ithaca College, Owner/Applicant; Richard Couture, Associate Vice-President for Facilities, Agent, and
2. This is an Unlisted Action for which the Town of Ithaca Planning Board is acting as Lead Agency in an environmental review with respect to Site Plan Approval and Special Permit, and
3. The Planning Board, on July 2, 2013 , has reviewed and accepted as adequate a Short Environmental Assessment Form (EAF) Part I, submitted by the applicant, and Part II prepared by Town Planning staff, drawings titled “Whalen Center for Music, Exterior Recladding Options,” date-stamped June 7, 2013, prepared by King + King Architects, and other application materials, and
4. The Town Planning staff has recommended a negative determination of environmental significance with respect to the proposed Site Plan Approval and Special Permit;

**NOW THEREFORE BE IT RESOLVED:**

That the Town of Ithaca Planning Board hereby makes a negative determination of environmental significance in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617 New York State Environmental Quality Review for the above referenced actions as proposed, based on the information in the EAF Part I and for the reasons set forth in the EAF Part II, and, therefore, a Draft Environmental Impact Statement will not be required.

**PROPOSED RESOLUTION: Preliminary and Final Site Plan & Special Permit  
Ithaca College – Whalen Center Façade Renovations  
Tax Parcel No. 41-1-30.2  
Town of Ithaca Planning Board, July 2, 2013**

**WHEREAS:**

1. This action is consideration of Preliminary and Final Site Plan Approval and Special Permit for the proposed façade upgrades to the Ithaca College Whalen Center for Music/Ford Hall, located at 146 Conservatory Drive, Town of Ithaca Tax Parcel No. 41-1-30.2, Medium Density Residential Zone. The proposal involves removing the existing deteriorating concrete precast exterior panels and replacing them with a new Trespa panel system. Ithaca College, Owner/Applicant; Richard Couture, Associate Vice-President for Facilities, Agent, and
2. This is an Unlisted Action for which the Town of Ithaca Planning Board, acting as Lead Agency in an environmental review with respect to the project has, on July 2, 2013, 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, and a Part II prepared by Town Planning staff, and
3. The Planning Board, at a Public Hearing held on July 2, 2013, has reviewed and accepted as adequate, drawings titled “Whalen Center for Music, Exterior Recladding Options,” date-stamped June 7, 2013, prepared by King + King Architects, and other application materials;

**NOW THEREFORE BE IT RESOLVED:**

That the Planning Board hereby grants Special Permit for the proposed façade upgrades to the Ithaca College Whalen Center for Music, 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 Town of Ithaca Planning Board hereby waives certain requirements for Preliminary and Final Site Plan Approval, as shown on the Preliminary and Final Site Plan Checklists, having determined from the materials presented that such waiver will result in neither a significant alteration of the purpose of site plan control nor the policies enunciated or implied by the Town Board, and
2. That the Town of Ithaca Planning Board hereby grants Preliminary and Final Site Plan Approval for the proposed façade upgrades to the Ithaca College Whalen Center for Music, located at 146 Conservatory Drive on the Ithaca College campus, as described on the drawings listed above.