

TOWN OF ITHACA PLANNING BOARD

215 North Tioga Street
Ithaca, New York 14850

Tuesday, October 15, 2013

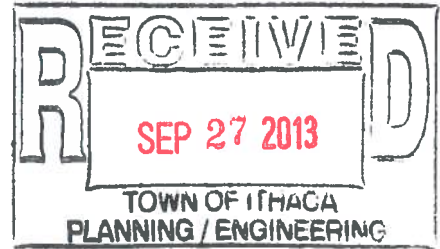
AGENDA

- 7:00 P.M. Persons to be heard (no more than five minutes).
- 7:05 P.M. Consideration of a sketch plan for the proposed South Hill Complex located at 930 Danby Road, Town of Ithaca Tax Parcel No.'s 40-3-9.1, 40-3-9.2, 40-3-9.3, and 40-3-9.4, Industrial Zone. The proposal involves converting the first floor (2,500 +/- gross square feet) of the existing building into a restaurant use and constructing a new drive-thru ATM on the north side of the building with a new driveway. The project will also involve constructing a bypass lane around the ATM along with new retaining walls, outdoor lighting, landscaping, and signage. ICS Development Partners, Inc. and Sunom, Inc., Owners/Applicants; Scott Whitham, Agent.
3. Approval of Minutes: September 17, 2013.
4. Other Business
5. Adjournment

Susan Ritter
Director of Planning
273-1747

**NOTE: IF ANY MEMBER OF THE PLANNING BOARD IS UNABLE TO ATTEND, PLEASE NOTIFY SANDY POLCE AT 273-1747.
(A quorum of four (4) members is necessary to conduct Planning Board business.)**

**South Hill Complex
ICS Development Partners, Inc
930 Danby Road, Ithaca, NY**



Project Narrative: 9.26.13

The project consists of a change of occupancy for the existing two story building at 930 Danby Road. The two story building of 2,500 SF gross area at each floor was occupied by Digicomp Offices for a number of years. However, in recent years Digicomp has to cut back its space requirements for its operations and as such moved its operations to the basement level. The first floor was put in the market for office space rental. It has not been able to find an office tenant for more than two years causing financial hardship for the owner.

A local bank and a restaurant have shown serious interest in renting the space. The bank is interested in a drive-thru ATM and the restaurant will occupy the first floor. Because the property is located in an industrial zone the new uses required use and area variances which were granted by the ZBA on July 15, 2013.

The proposal consists of constructing a one lane ATM drive-thru on the north side of the existing building along with associated driveway, bypass lane, retaining walls, lighting and signage. The ATM canopy will be attached to the building. Existing first floor will be converted into restaurant space.

The South Hill Complex consisting of four lots has been through two previous site plan approvals in 1992 and 1995 that allowed restaurants, bars and retail space up to 25,000 SF with a total amount of buildable floor space of 37,000 SF. The current proposal involves only Lot 1 having an area of 0.78 acre.