

**MEETING OF THE ITHACA TOWN BOARD**  
**Monday, March 10, 2014**

**TB Resolution No. 2014- : Refer Rezoning of 617 and 619 Five Mile Drive from Low Density Residential to Medium Density Residential for the Amabel Clustered Subdivision Proposal to the Planning Board for a Recommendation**

Whereas, New Earth Living is proposing the “Amabel” project, a clustered subdivision (“pocket neighborhood”) with approximately thirty-one housing units to be located on 619 Five Mile Drive (Tax Parcel No. 31.-2-28), a +/- 7.65 acre parcel, and on a portion of 617 Five Mile Drive (Tax Parcel No. 31.-2-6), a +/- 2.96 parcel, which requires rezoning from Low Density Residential to Medium Density Residential to permit the intended housing density, and

Whereas, the Town of Ithaca Town Board, at its meeting on January 13, 2014, referred the proposed Amabel project (revised from the initial cooperative housing concept discussed initially by the Town Board at its meeting on October 15, 2012 and the Planning Committee on May 23, 2013) and rezoning request to the Planning Committee for a recommendation on the rezoning request; and

Whereas, the Planning Committee at its meeting on January 23, 2014 reviewed and discussed the proposed clustered subdivision proposal and recommended that the Town Board consider referral of the request to the Planning Board for a recommendation and in-depth review, now, therefore, be it resolved

That the Town Board of the Town of Ithaca hereby refers consideration of the proposed draft “Local Law Amending Chapter 270 of the Town of Ithaca Code, Titled “Zoning,” and the Official Map To Rezone Tax Parcels # 31.-2-6 And 31.-2-28 Located At 617 And 619 Five Mile Drive From Low Density Residential To Medium Density Residential” to the Town of Ithaca Planning Board for a recommendation and in-depth review of the development proposal.

**Moved:**

**Seconded:**

**Vote:**

Ithaca Town Board  
March 4 2014

Dear Ithaca Town Board,

Thank you for considering our proposal for The Amabel Pocket Neighborhood. We are requesting re-zoning of the Amabel parcel from low density residential to medium density residential. Previously we had submitted a cohousing concept for this property that included common amenities and features including a common house and would have required a PDZ. After meeting with our attorney and numerous bankers we have determined that we cannot legally or financially go down that path for Amabel. Consequently we are asking that you consider rezoning the parcel for a medium density clustered subdivision.

In addition we are asking that you extend the new zoning to the adjacent eastern 2.96 acre parcel (tax map no. 31-2-6) currently owned by the city of Ithaca. The city is putting this parcel out for sale to an abutting landowner by sealed bid later this month; we are the only adjacent landowner that is interested in this parcel.

The mission of New Earth Living and the vision for Amabel is simple: Integrate and deliver the following components in a walkable residential real estate development.

1. Meticulously designed homes arranged in a pocket neighborhood pattern, the construction of which uses environmentally responsive building technologies.
2. A dynamic thoughtfully composed social context co-created by the residents that delivers and sustains reliable, effortless and supportive relationships among residents.

We are currently conceiving of 2 pockets of 8 houses arranged around common courtyards off and a undulating row of 12 houses arranged around a park like area and three houses on Five Mile Drive, all with parking at the perimeter. In addition, we intend to have a large community garden space, bike storage and garden shed and a dog park. Please see attached documents about Amabel, The Aurora Pocket Neighborhood and the book *PocketNeighborhoods* by Ross Chapin for further information about the project.

Amabel responds well to the planning and land-use concepts set forth in the Town Comprehensive plan:

1. Water, sewer and electric are on the property on Five Mile Drive.
2. Medium density zoning requirements appear to have been applied to the southern adjacent parcel.
3. Just to the north, one parcel over is where medium density currently stops.
4. Amabel is one flat and walkable mile from downtown Ithaca and is located on the future extension of the Black Diamond pedestrian and biking trail, (BDT). The BDT creates a convenient, enjoyable walk or ride along the shore of the Cayuga Lake inlet to downtown, Wegmans, the Farmers Market and beyond, and southward all the way to Buttermilk Falls State Park. The inlet offers canoe and kayak access to many locations along it, the adjacent creeks and the shores of Cayuga Lake. The location of Amabel reduces greenhouse gas emissions and improves quality of life by reducing the need for a car.

5. A culture of sustainability and resource use reduction will be integral to Amabel. The homes will be built to achieve ultra- air tight energy efficiency with an option for photo voltaic panels and/or district biomass co-generation plant striving for a goal of carbon neutrality. Water conservation and edible landscaping at each of the houses will be encouraged and area for a community garden will be defined and provided.

Thank you,

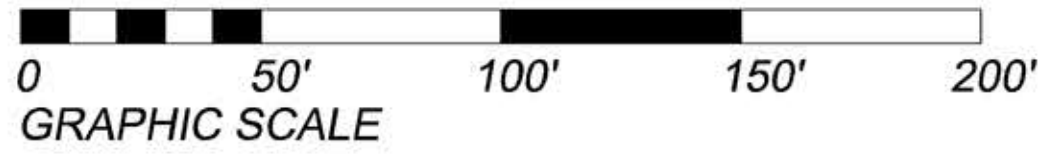
*Sue Cosentini*







AMABEL — PRELIMINARY SITE PLAN 2-27-2014  
 1" = 40'-0"





**TOWN OF ITHACA**

**LOCAL LAW NO. \_\_ OF THE YEAR 2014**

**A LOCAL LAW AMENDING CHAPTER 270 OF THE TOWN OF ITHACA CODE, TITLED “ZONING,” AND THE OFFICIAL MAP TO REZONE TAX PARCELS # 31.-2-6 and 31.-2-28 LOCATED AT 617 AND 619 FIVE MILE DRIVE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL**

Be it enacted by the Town Board of the Town of Ithaca as follows:

**Section 1. Rezoning of Lands.** Chapter 270 of the Town of Ithaca Code, titled “Zoning,” is amended by rezoning Tax Parcels No. 31.-2-6 (617 Five Mile Drive) and No. 31.-2-28 (619 Five Mile Drive), as described on Schedule A, which is incorporated into this local law, from their present zoning classification of Low Density Residential Zone to Medium Density Residential Zone.

**Section 2. Amendment of Zoning Map.** The official zoning map of the Town of Ithaca, effective April 1, 2004, revised December 11, 2006, August 13, 2012, and January 13, 2014, as amended to date, is hereby further amended by rezoning the lands described in this local law in the manner set forth in this local law.

**Section 3. Partial Invalidity.** In the event that any portion of this law is declared invalid by a court of competent jurisdiction, the validity of the remaining portions shall not be affected by such declaration of invalidity.

**Section 4. Effective Date.** This local law shall take effect immediately upon its filing with the New York Secretary of State.

**Schedule A**

**Description of Property Being Rezoned**

**[add legal descriptions]**

**Meeting of the Ithaca Planning Committee  
Thursday, January 23, 2014**

**Planning Committee Resolution No. 2014-1: Recommendation to the Town Board on the request to rezone 619 and 617 Five Mile Drive from Low Density Residential to Medium Density Residential.**

Whereas the Ithaca Town Board at their meeting on January 13, 2014 referred the application to rezone 619 and 617 Five Mile Drive from low density residential to medium density residential to the Planning Committee for a recommendation, and

Whereas the rezoning request is intended to allow increased density for the Amabel project, currently proposed as a 27-unit clustered subdivision/pocket neighborhood development, and

Whereas the current low density residential zone would potentially allow up to 17 units clustered on the +/- 7.65 acre parcel at 619 Five Mile Drive and 6 units on the 2.96 +/- acre parcel at 617 Five Mile Drive, and

Whereas rezoning to a medium density zone would potentially allow up to 26 units clustered on the +/- 7.65 acre parcel at 619 Five Mile Drive and 10 units on the 2.96 +/- acre parcel at 617 Five Mile Drive, and

Whereas the Planning Committee at their meeting on January 23, 2014 reviewed and discussed the Amabel project, and considered such aspects as its close proximity to the City of Ithaca, the medium density residential zone on the abutting property to the north, and the prospect of future residents of Amabel having easy access to the Black Diamond Trail, now, therefore, be it

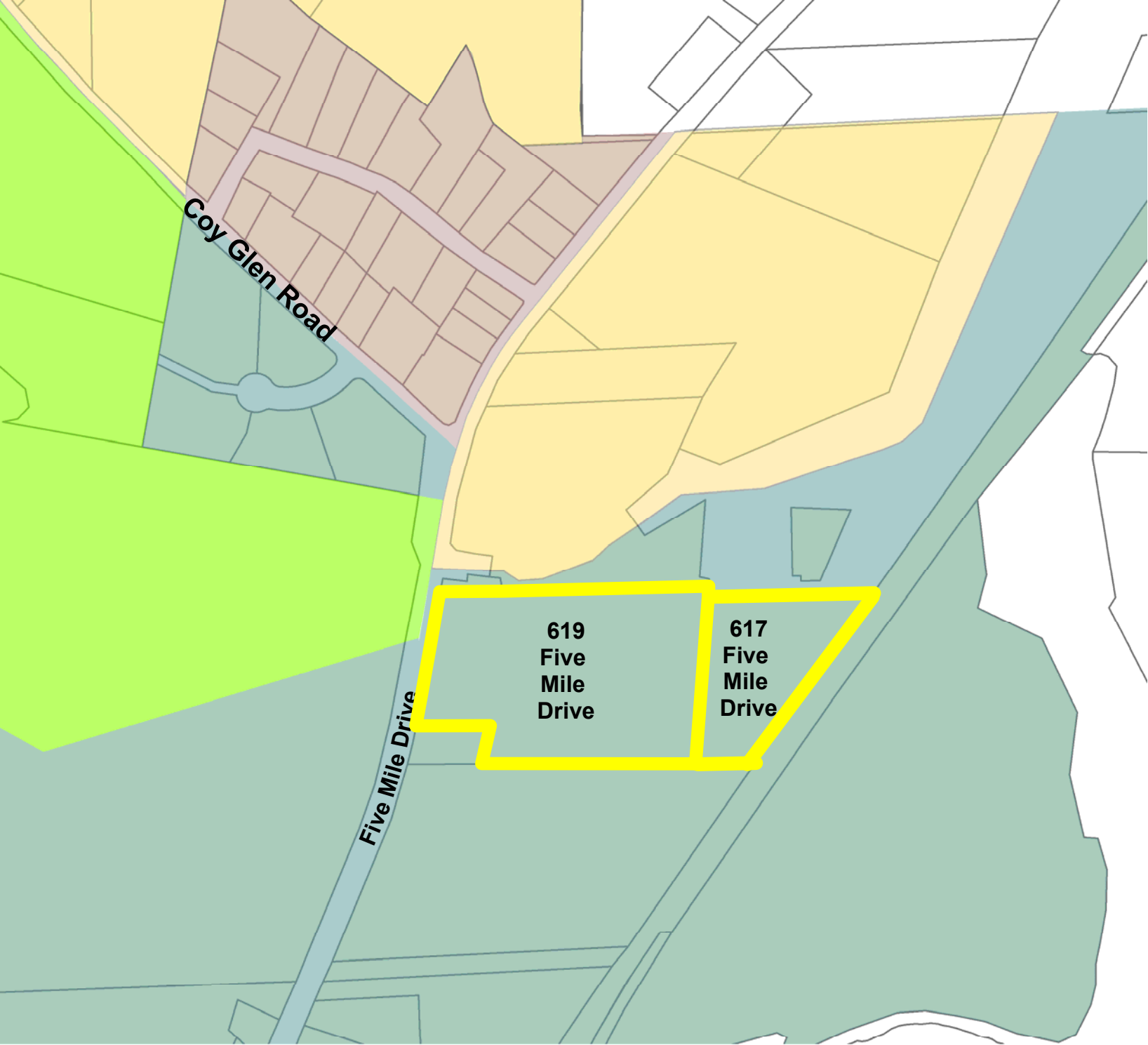
Resolved, that the Town of Ithaca Planning Committee recommends that the Town Board support the concept of the Amabel project as described in the application materials, and, be it further

Resolved, that the Town of Ithaca Planning Committee recommends that the Town Board refer the rezoning request and proposed development project to the Planning Board for a recommendation and to begin the in-depth review of the proposed development plans.

Moved: Bill Goodman                      Seconded: Rod Howe

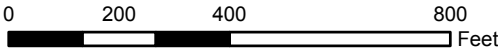
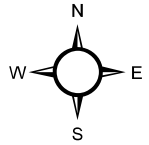
Vote: Ayes - Rich DePaolo, Bill Goodman, Rod Howe

**Amabel Project  
Location  
and  
Current Zoning**



Medium Density  
Residential

Low Density  
Residential





# Proposed Amabel Site - 619 and 617 Five Mile Drive

