

Old Library Committee
Regular Meeting Minutes (same as Notes) – Approved 8-17-17
Wednesday, March 29, 2017 3:30 PM
Legislature Chambers

Attendance

Attendee Name	Title	Status	Arrived	Departed
Michael Lane	Chair	Present		
Leslyn McBean-Clairborne	Vice Chair	Present		4:20 PM
Dooley Kiefer	Member	Late	3:39 PM	
Michael Sigler	Member	Present		
Martha Robertson	Member	Present		
Catherine Covert	Clerk of the Legislature	Present		
Joe Mareane	County Administrator	Present		
Marcia Lynch	Public Info. Officer, County Administration	Present		
Jay Franklin	Director of Assessment	Present		
Ed Marx	Planning Commissioner	Present		
Lisa Holmes	Director, Office for the Aging	Present		
Daniel Klein	Legislator	Present		
Rich John	Legislator	Present		
Will Burbank	Legislator	Present		

Guests: Graham Gillespie and Thomas Covell of Holt Architects; Frost Travis and Chris Hyde of Travis Hyde Properties; Lucia Sacci and MaryAnn Erideson, Lifelong representatives; Nancy Medsker, Ithaca

Call to Order

Mr. Lane, Chair, called the meeting to order at 3:30 p.m.

Public Comment

There was no member of the public who wished to speak.

Minutes Approval

November 18, 2016

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Leslyn McBean-Clairborne, Vice Chair
SECONDER:	Martha Robertson, Member
AYES:	Lane, McBean-Clairborne, Sigler, Robertson
ABSENT:	Kiefer

Travis Hyde Update on Project

Request for Proposals - Tompkins County Old Library Property (ID #6934)

Graham Gillespie and Thomas Covell of Holt Architects and Frost Travis of Travis Hyde

Minutes
Old Library Committee
Wednesday, March 29, 2017

Properties provided an update and presentation on the proposed DeWitt House Project and site plan as submitted and approved by the City's Ithaca Landmark Preservation Commission (ILPC) for the site of the Old Library. The proposed project continues to be a four-story building with setbacks at each level and also includes 32 parking spaces at ground level (below building), 58 housing units including some two-bedroom apartments with a den, a community room (controlled by Lifelong), a plaza area, and a commercial space.

Ms. Kiefer arrived at this time.

Mr. Lane asked if the slides from this presentation could be shared with Legislators; Mr. Gillespie said he would forward the information to Mrs. Covert for distribution.

Mr. Travis outlined the City's process and next steps for moving this project forward. The proposal will be presented in April to the Planning Board to request approval for the preliminary and final site plan review for SEQR (State Environmental Quality Review). The project review committee meeting is scheduled for April 17th that includes City department heads and other key staff to discuss such topics as fire truck access, utilities, etc.

Mr. Covell clarified the role of the Planning Board and said early in the process there were a number of joint meetings held with the ILPC to make a more effective process. The approval from ILPC is for the exterior of the building and appearance. The Planning Board is limited to the site plan development and landscaping.

Mr. Gillespie explained the Certificate of Appropriateness process and said materials have been shown and there will be further comment on that. Although the Planning Board approval may occur in the next couple of months, there will be continued discussions with ILPC as well.

In response to Mr. Lane's question about the timeline, Mr. Gillespie believes during the month of May, the approval process with the City will be completed and they will be able to present to the Legislature in June or July.

Mr. Marx addressed the process for SEQR and said he anticipates the City to be designated the Lead Agency and make findings. The Legislature would likely concur unless further comment was needed in the review.

Mrs. McBean-Clairborne asked about the involvement with Lifelong and the community room. Mr. Travis said Lifelong will cover the cost to operate the space including the utilities. Lifelong will have primary control of the space such as scheduling. It will be made available for other community groups at Lifelong's convenience and discretion.

Mr. Gillespie spoke of an explanatory document submitted by Lifelong and said he would share it with the Committee through Mrs. Covert.

In response to Ms. Kiefer's question about energy as it relates heating, cooling, and lighting and if any consideration was given to have the power lines run underground to the building. Mr. Gillespie said they are not looking at the option of running the power lines underground. Mr. Travis further commented that NYSEG has informally encouraged them not to do that because of the amount of time it would require.

Mr. Covell addressed the question about energy and said they are looking at an all-electric

building and Delta Engineers have been involved for the last 18 months and are now looking at two different options for systems. Mr. Travis said it is important that they are not dependent on natural gas and that they want to be in a position to take advantage of other renewable systems if the opportunity arises.

Mrs. McBean-Clairborne asked about the deconstruction and construction aspect of the project and how it will affect neighbors. She also asked if there would be additional public input meetings once the final approval processes are complete.

Mr. Travis commented on the public input question and said the Planning Board process still needs to take place. Once site plan approval is received, it moves the building department once the construction documents are generated. They have discussed as part of the construction mitigation having updates and meeting with the Neighborhood Association. In one phase of the project, there will be negative impacts as there is structure soil under the foundation but the building is being constructed where the foundation was not designed to support a four-story building. In order to provide the necessary support, there will have to be pile driving.

Mr. Lane said he appreciates the latest rendition of the project.

Mrs. McBean-Clairborne was excused at this time.

In response to Ms. Kiefer's question about tenants, Mr. Travis spoke about the tenants he is looking to target and said he is considering an age restriction building to accommodate mature tenants who want to live downtown. He is not interested in providing student housing and said there are a number of proposals already being planned in that area and believes that market is being served.

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Adjournment

The meeting adjourned at 4:24 p.m.