ADOPTED RESOLUTION
Preliminary & Final Approval

City of Ithaca Planning & Development Board
Site Plan Approval
Meinig Fieldhouse- Indoor Sports & Rec Center
239 Tower Rd
September 26, 2024

WHEREAS: the City of Ithaca Planning and Development Board has one pending application for site plan approval for an indoor sports and recreation center located at 239 Tower Rd by Kimberly Michaels, Trowbridge Wolf Michaels, a Fisher Associates Landscape Architecture Studio, and

WHEREAS: the applicant proposes to construct the Meinig Fieldhouse, an indoor sports and recreation center of approximately 90,000 SF on the existing Robison Alumni Fields which is composed of natural grass and artificial turf fields, sidewalks, spectator viewing areas, and parking lots. The Meinig Fieldhouse will accommodate a field that will be programmed to support NCAA requirements for women and men lacrosse competitions; a varsity soccer pitch and/or varsity football field for practices; and the facility will host campus recreation, club, and intramural sport teams. The proposed building will also include a mechanical room, restrooms, a training room, and storage on the ground floor; two team rooms, restrooms, an area for elevated filming and mechanical spaces on the second level mezzanine accessible by both stairs and elevator; and on each level an area for a limited number of spectators. The project is located in central campus and the limit of disturbance is proposed to be approximately 7 acres in total, with 5.8 acres in the City and 1.2 acres in the Town of Ithaca. The project site is located in the U-1 Zoning District in the City of Ithaca and will require no variances and is located in the Low-Density Residential Zoning District in the Town of Ithaca and will require variances in the town, and

WHEREAS: this is a Type 1 Action under the City of Ithaca Environmental Quality Review Ordinance §176-4 B.1(b), (n), and 8(a), and the State Environmental Quality Review Act ("SEQRA") §617.4 b. (11) and is subject to environmental review, and

WHEREAS: the City of Ithaca Planning and Development Board, being the local agency, which has primary responsibility for approving and funding or carrying out the action, did on January 23, 2024 declare itself Lead Agency in Environmental Review for the proposed project, and

WHEREAS: the Planning Board, acting as Lead Agency in Environmental Review, did on September 3, 2022, review and accept as adequate: a Full Environmental Assessment Form (FEAF), Part 1, submitted by the applicant, and Parts 2 and 3 prepared by Planning staff; Indoor Sports and Recreation Center & Multi-Purpose Field Packet (26 pp C100-L8-11) dated 04/19/24 and prepared by Project Consultants including Sasaki Architect + Landscape Architect, T.G. Miller, P.C., Lemessurier, RFS Engineering, Howe Engineers; Vehicle Tracking Study (2 pp) prepared by above consultants and dated 03/20/23; Seven diagrams dated 04/19/24 and prepared by TWLA A Fisher Associates Landscape Architecture Studio; and other application materials, and

WHEREAS: legal notice was published, and property posted in accordance with Chapters 276-6 (B) (4) and 176-12 (A) (2) (c) of the City of Ithaca Code, and

WHEREAS: the Planning and Development Board held the required Public Hearing on June 25, 2024, and

WHEREAS: interested parties have been given the opportunity to comment on the proposed project, and any received comments have been considered, and

WHEREAS: the Planning Board did, on September 3, 2024, determine that the proposed project will result in no significant adverse impacts on the environment and issued a Negative Declaration of Environmental Significance, and

WHEREAS: this Board did on September 26, 2024 review and accept as adequate the following new and revised drawings: Renderings of Meinig Fieldhouse (3 pp.) submitted 09/13/24 and all prepared by Fisher Associates Landscape Architecture Studio; Planting Plan & Schedule L5-01 & L-5-02 dated 04/19/24 and prepared by Sasaki Architect & Landscape Architect and project consultants; and other application materials ***now, therefore, be it***

RESOLVED*:* that the Planning and Development Board does hereby grant Preliminary & Final Site Plan Approval subject to the following:

<u>The following conditions must be satisfied before issuance a Building Permit:</u>

i. This site plan approval does not preclude any other permit that is required by City Code, such as sign permits, tree permits, street permits

ii. Acceptance of the SWPPP by the City Stormwater Management Officer

<u>The following conditions must be satisfied within six months of site plan approval or the start of construction, whichever comes first</u>

iii. Submission to the Planning Board for review and approval of placement, design, and photometrics of site lighting fixtures

iv. Submission to Planning staff and any issues bring to Planning Board for review and approval of all site details including but not limited to landscaping details, exterior furnishings, walls, railings, bollards, paving, signage, lighting, etc.

v. Submission to Planning staff and any issues bring to Planning Board for review and approval of outdoor and indoor artificial turf field details including performance shock pad, infill, and blades

<u>The following construction must be satisfied during the construction period</u>

vi. If impacted groundwater and/or soil are encountered during construction, it is required to be handled in accordance with the applicable NYSDEC regulations and requirements and with the involvement of both the City of Ithaca and the NYSDEC in the approval and monitoring of the treatment system(s)

vii. Conduct third party testing of the artificial turf carpet for the presence of PFAS before it leaves the manufacturer to comply with the goal that there artificial turf will not contain or be treated with PFAS in the New York Article 27, Title 33 Carpet Collection Program Environmental Conservation (ENV) CHAPTER 43-B, ARTICLE 27- NY Carpet EPR (Extended Producer Responsibility) Law that will go into effect on December 28, 2024, and submit results to Planning staff

viii. Noise producing construction activities will be limited to the hours between 7:30 A.M. and 5:30 P.M., Monday through Friday (or Saturday 9:00 A.M. to 5:30 P.M. with advance notification to and approval by the Director of Planning and Development)

<u>The following conditions must be satisfied before issuance of a Certificate of Occupancy:</u>

ix. Installation of bike racks and/or bike storage

x. Any changes to the approved project must be submitted to Planning Staff for review and may require Board approval

xi. Installation of any required or proposed sidewalk to the satisfaction of the City Sidewalk Coordinator

xii. Repair, replacement or reconstruction of any City property damaged or removed during construction including, but not limited to paving, sidewalk, curbing, trees or tree lawn, signage, drainage structures, etc.

Moved by: Correa
Seconded by: Khoury
In favor: Khoury, Correa, Rollman, Petrina
Against: None
Abstain: Godden
Absent: Sutcliffe
Vacancies: One