

T.G. MILLER, P.C.

ENGINEERS AND SURVEYORS

605 West State Street, Suite A
Ithaca, New York 14850
(607) 272-6477

LETTER OF TRANSMITTAL

TO:
Department of Public Works
Village of Owego
20 Elm Street
Owego, New York 13827

DATE: 08/10/2021	JOB No.: E21-08
ATTENTION: Meg Gilbert	
RE: INHS Owego Temple and Liberty Street Redevelopment	

WE ARE SENDING YOU Attached Under separate cover via *the following items:*

COPIES	DATE	DESCRIPTION
3	08/10/2021	24"x36" Project Drawing Set (Boundary & Topographic Survey, C104-C107, A101-A105, A202, L101-L103, L501)
15	08/10/2021	11"x17" Project Drawing Set (Boundary & Topographic Survey, C104-C107, A101-A105, A202, L101-L103, L501)
6	08/10/2021	Short Environmental Assessment Form-Part 1
6	08/10/2021	Floodplain Development Permit Application
6	08/10/2021	Village of Owego ZBA Floodplain Special Use Permit Application
6	08/10/2021	Village of Owego Planning Board Site Plan Review Application
6	08/10/2021	Village of Owego ZBA Application Form and Instructions
6	08/10/2021	Project Cover Letter
1	08/10/2021	Village Application Fee

THESE ARE TRANSMITTED AS CHECKED BELOW:


- As requested Approved as submitted Resubmit ___ copies for approval
 For your review Approved as noted Submit ___ copies for distribution
 As discussed Returned for corrections Return ___ corrected prints
 For review/comment For Village Site Plan Review

Meg,

Attached please find project submission materials related to the Ithaca Neighborhood Housing Service, Inc. Temple and Liberty Street Redevelopment project. Please distribute to the Village of Owego Planning Board, Zoning Board of Appeals, and Code Enforcement Official.

If you have any questions or require additional sets of materials, please feel free to contact me at 607-272-6477.

Respectfully,

COPY: Joe Bowes – Ithaca Neighborhood Housing Service, Inc. Chau Pham - Ithaca Neighborhood Housing Service, Inc.	SIGNED:  David A. Herrick, P.E.
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August 10, 2021

Meg Gilbert, DPW Secretary
Village of Owego
20 Elm Street
Owego, New York 13827

Re: INHS Temple and Liberty Street Redevelopment
Application for Site Plan Review

Dear Village Board Members,

On behalf of Ithaca Neighborhood Housing Services, Inc. we are pleased and excited to present our proposal for the Temple and Liberty Street Redevelopment Project. We look forward to sharing our vision and plans for revitalizing housing in this neighborhood. In support of the enclosed application materials and environmental review, we are providing the following supplemental information.

Consistency with Community Character

The site setting is best characterized as ‘residential’ with some adjacency to commercial uses that front on Central Avenue. Historically, the principal structures and out buildings have been residential in use and style. Although multiple structures have been removed in recent years, the number of single-family homes and apartment buildings could have provided upwards of 30 dwelling units. As illustrated by the building exterior elevations, the proposed architecture is consistent with the predominant character of the adjacent neighborhood. The townhouse buildings mimic the scale, massing, and character appearance of the surrounding residential homes. These buildings will be two stories in height, feature street side porches and direct connections to the Village sidewalk network. Landscape plantings will be installed around their perimeter and lawn areas will create a buffer between the building fronts and street. The project site is located in a transitional area of the Village, falling between the commercial district and residential neighborhoods. As such, the multi-story Apartment building will be three stories in height and be flanked on both sides by the two-story townhouse buildings thus creating a transition from existing neighborhood homes. Five of the street side units in the apartment building will have front porch entrances accessible from the Village sidewalk, two connecting on the Liberty Street and the remainder on Temple Street. The architecture and material schedule of the apartment building has been developed to coincide with that of the existing neighborhood. A majority of the on-site parking is located towards the rear of the site and will not be readily visible from the street, once again maintaining the character of the neighborhood. Additional landscaping, greenspace, and play areas will complement the project. A 6-foot high perimeter wood fence has been included to separate the redeveloped site from its surrounding neighbors.

Per the Village zoning, the project sites are located in two zoning districts. West of Liberty Street, the Townhouse ‘A’ site is distinctly within the Residential 3 District (R-3). The parcels to be developed for the Apartment Building site, inclusive of Townhouse ‘B’ and ‘C’, are zoned R-3 with a High-Density Mixed-Use Overlay (HD/MU). The proposed residential uses, parking spaces, building scales/stories and placement relative to street lines on the Apartment Building site are understood to be compliant with the HD/MU requirements. The Townhouse ‘A’ site, however, will require an Area Variance to be granted by the Village Zoning Board of Appeals to reduce front and rear yard setbacks

from 30 feet to 10 feet. Within the R-3 District, the parcels at #117 and #119 Liberty Street are only 71.5 feet in depth. Applying the current 30-foot front and rear yard setbacks would preclude the construction of a practical residential structure. Granting the 10-foot front and rear yard setbacks will allow the proposed 6-unit Townhouse 'A' to achieve a similar street-front presence and depth of structure as currently exists for the residential properties north and south of the development parcel. In addition to the setback request for the Townhouse 'A' site, the project is requesting a reduction in the parking stall dimension requirements for the parking lots in the HD/MU zone. Stall spaces of 9-foot wide by 18-foot long are proposed in all parking lots with conventional 24-foot wide drive aisles. This combination of stall and aisle dimensions is more than sufficient to accommodate vehicle movements. Granting a reduction in parking stall dimensions reduces the physical footprint of impervious surface and allows the parking space requirements to be fulfilled on-site. The HD/MU zone also requires that parking be located at the rear of the building. In general, the project is consistent with this requirement except that 8 spaces are being proposed in the side yard of the Apartment Building site to provide closer access between the ADA parking and building entrance. The need to provide a dedicated Fire Lane behind the Apartment Building also precludes using this area for parking.

In all instances, granting the requested variances will not create an undesirable change in the character of the neighborhood or a detriment to nearby properties.

Impacts on Transportation

Guidance provided by the New York State Department of Environmental Conservation (NYSDEC) in the SEQR Environmental Assessment Form Workbook defines a substantial increase in traffic as 100 peak-hour trips or more. Applying the land use table from the Workbook, available at <https://www.dec.ny.gov/permits/91660.html#j>, an apartment complex will generate a substantial increase when the number of residential units equals or exceeds 150. Since the proposed project will have a total of 45 units, it does not meet the threshold required to cause a substantial increase in traffic. Trip Generation Rates published by the Institute of Transportation Engineers (ITE) were also reviewed which suggest a multi-family, mid-rise development in a generally urban/suburban area would create 0.44 trips per unit during peak morning and evening hours. Applying this ratio to the proposed 45 units would equate to 20 vehicle trips which is well below the NYSDEC threshold. Therefore, it is reasonable to conclude the project will not generate a substantial increase in traffic within the surrounding neighborhood.

Impact on Energy

The proposed development will meet or exceed the 2020 NYS IECC. In addition, the project plans to certify to the Energy Star Multifamily New Construction program and target incentives through the NYSEDA New Construction Housing Program. The project will include high efficient heat pumps for all electric space conditioning, high efficient domestic hot water heating, Energy Star Certified appliances, low-flow water sense labeled water fixtures and LED lighting throughout the project. For residents with electric vehicles EV charging stations will be provided on site.

Impact on Utilities

Water service will be provided to each new building from the public water distribution system operated by Suez Water Corporation (Suez). Water mains already exist along both Liberty Street and Temple Street, allowing for new service laterals to all three townhouse buildings and the multi-story apartment building. Each townhouse building will be provided one, 2-inch copper lateral and curb valve ahead of a single master meter located in a below-grade meter pit. After the master meter, 1-inch copper lines will be extended into each townhouse unit. All of the 1-inch copper lines will include isolation valves to shut off individual units while retaining service for the balance of the building. The meter pits, 1-inch copper lines and isolation valves will be owned and maintained by INHS. For the apartment building, a 6-inch ductile iron fire protection lateral and a 4-inch ductile iron domestic lateral will each be connected to the Liberty Street main and extended to the street line by



Suez. Beyond the street line, both laterals will be extended into the mechanical room by INHS. The master meter and required backflow prevention devices will be located in the mechanical room space which will be elevated 3 feet above the 100-year flood plain. Suez will be provided a key to access the mechanical room which will have a dedicated exterior entry door along Liberty Street. For additional fire protection, INHS will purchase a fire hydrant to be installed by Suez at the new driveway entrance on the east side of Liberty Street.

A single sanitary sewer lateral will be extended to the street line by the Village from the existing collection mains along Liberty Street and Temple Street for each of the four buildings. The townhouse laterals will be 6-inch PVC and the apartment building lateral will be 8-inch PVC. Beyond the street line, each townhouse unit will be drained with a 4-inch pipe connected to a 6-inch manifold. All pipe and cleanouts beyond the street line will be owned and maintained by INHS. None of the on-site storm water collection and management practices will discharge to the Village's combined sewer system.

Electric service to all buildings will be provided by New York State Electric and Gas (NYSEG). Gas service will not be required or utilized by the project.

Impact on Flooding

As depicted on the April 17, 2012 FEMA Flood Insurance Rate Map (Map Number 36107C0382E) the sites on both Liberty Street and Temple Street lie within the special flood hazard area subject to inundation by the 1% (100-year) chance flood. The base flood elevation (BFE) is determined to be 813 feet (NAVD 88). In accordance with Chapter 117, Flood Damage Prevention of the Village Code, the project is required to submit an application for a floodplain development permit together with engineering analysis and architectural details to support the findings that the Village citizens are protected from increased flood hazards and insuring that new development is constructed in a manner that minimizes its exposure to flooding.

In response, the project will take the following affirmative actions to comply with the Flood Damage Prevention law:

- Establish the first-floor elevations of all buildings at 816 feet (NAVD) which is 3 feet above the BFE and approximately 0.3 feet above the reported record crest water surface elevation from the September 2011 flood (per NOAA National Weather Service Inundation Mapping).
- Design the site grading and crawl spaces beneath all buildings to maintain a 'net zero fill condition'.
- Incorporate appropriately sized flood vents in all building foundation walls to allow equalization of flood water surface elevations.
- Design the building foundation and structural support anchoring systems to prevent flotation, collapse, or lateral movement during the record crest flood event.
- Locate electrical equipment, heating, ventilation, air conditioning and other service equipment to be 3 feet above the BFE.

Impact on Stormwater

The proposed redevelopment project will increase the area of impervious cover and create more than 1.3 acres of soil disturbance during construction which, together, will necessitate the preparation of a Storm Water Pollution Prevention Plan (SWPPP) with permanent practices. Since the Village has a combined storm/sanitary sewer system, no new connections to the drainage facilities on Liberty Street and Temple Street will be permitted, therefore all runoff collected on the sites will need to be infiltrated into the underlying soils. Given this design constraint, a system of below-grade infiltration galleries is proposed which will use a combination of pre-fabricated storm chambers and drainage stone to create runoff storage volume. A geotechnical investigation was performed of the underlying soil conditions and testing confirmed that the soil characteristics are conducive to use of the



infiltration storm water practices. The existing topography also lends itself to collecting runoff and directing it to the on-site infiltration practices. The system of roof drains, drainage inlets, manholes, and PVC piping will be used to collect and convey stormwater to the infiltration galleries will all be owned and maintained by INHS.

Since the Village is not a Municipal Separate Storm Sewer System (MS4) community, the SWPPP will be submitted for review to the NYSDEC prior to filing the Notice of Intent. As part of the SWPPP and in accordance with the NYSDEC's Stormwater Design Manual, a temporary Erosion and Sediment Control Plan (ESC) will be developed to control discharges and off-site sediment tracking during the construction phase.

We appreciate the assistance and guidance our Project has received to date from Village and TEAM Tioga Staff. Please let me know if the Village will need any additional information prior to our presentations to the Planning Board on August 24th and the Zoning Board of Appeals on August 25th. Thank you for this consideration.

Respectfully,



Joseph L. Bowes
Director of Real Estate Development





Heart of River Country
www.villageofowego.com

Village of Owego

Clerk-Treasurer
Mayor
178 Main Street
Owego, NY 13827

Code Enforcement
Dept. of Public Works
20 Elm Street
Owego, NY 13827

WWTP
Southside Drive
Owego, NY 13827

Owego Police Dept.
90 Temple Street
Owego, NY 13827

Office of the Mayor
Clerk-Treasurer
Code Enforcement
Village Fax

607-687-1710
607-687-3555
607-687-1101
607-687-1787

WWTP
Police Dept.
Public Works
Village Garage

607-687-2282
607-687-2233
607-687-1101
607-687-1221

SITE PLAN NUMBER _____
(To be assigned)

DATE _____

VILLAGE OF OWEGO PLANNING BOARD

SITE PLAN REVIEW APPLICATION

I (WE) Joseph L. Bowes OF Ithaca Neighborhood Housing Services, Inc.
NAME OF APPLICANT COMPANY

115 West Clinton Street Ithaca NY 14850
STREET AND NUMBER MUNICIPALITY STATE ZIPCODE

(607) 277-4500 jbowes@ithacahs.org
PHONE NUMBER EMAIL

TAX MAP NUMBER Refer to Exhibit A for the list of tax map parcels.

LOCATION OF PROPERTY: _____
Liberty Street #107-#119, #92-#112 and Temple Street #37-#49 (refer to survey map and Project drawings)

ZONING DISTRICT R-3 & High-Density/Mixed-Use Overlay

HEREBY REQUEST THE PLANNING BOARD FOR SITE PLAN APPROVAL FOR:

Redevelopment of 14 residential parcels for 45 units of affordable rental housing. New construction includes a 6-unit, 1-2 story townhouse building on the west side of Liberty Street; a 6-unit, 2-story townhouse building and 30-unit, 3-story multi-family building on the east side of Liberty Street; and a 3-unit, 2-story townhouse building on Temple Street. Site improvements include 45 parking spaces, play ground/play court amenities, fire lane access, landscaping, lighting and public sidewalks. Following consolidation of the 14 parcels, there will be 4 tax map parcels - one for each of the 4 buildings.

PURSUANT TO Chapter 195, Article XXII, Section 139, Subsection _____, Paragraph A-C of the Village of Owego Zoning Code.

PREVIOUS SITE PLAN APPROVAL N/A NUMBER _____ DATE _____

ADJACENT PROPERTY OWNERS:

Refer to Exhibit B for list of adjacent property owners.

Joseph L. Bowes
APPLICANT SIGNATURE

25.
APPLICANT SIGNATURE

DATED: August 10, 2021

Tax Parcel ID	Street Address	Current Owner	Notes
128.08-1-6	119 Liberty St	TCPDC*	
128.08-1-7	117 Liberty St	TCPDC	
128.08-1-8	113 Liberty St	Alexis k. Heath	To be aquired by TCPDC.
128.08-1-9	107 Liberty St	TCPDC	
128.08-7-81	112 Liberty St	TCPDC	
128.08-7-80	110 Liberty St	TCPDC	
128.08-7-79	96-102 Liberty St	TCPDC	(Lot subdivided prior to project)
128.08-7-50.2	97-99 Central Ave	TCPDC	(Lot subdivided prior to project)
128.08-7-78	92-94 Liberty St	David J. Jacobson & Kenneth J. Jacobson	To be aquired by TCPDC.
128.08-7-77	37 Temple St	Kenneth J. Jacobson	To be aquired by TCPDC.
128.08-7-76	39-41 Temple St	TCPDC	
128.08-7-75	43-45 Temple St	Jacobson & Sumner Real Estate Holdings, LLC	To be aquired by TCPDC.
128.08-7-74	47 Temple St	Jacobson & Sumner Real Estate Holdings, LLC	To be aquired by TCPDC.
128.08-7-73	49 Temple St	Kenneth J. Jacobson	To be aquired by TCPDC.

*Tioga County Property Development Corporation

Tax Parcel ID	Street Address	Current Owner
128.08-1-5	113 Southside Ave.	JOSEPH KARPEL
128.08-1-4	123 Liberty St	DUSTIN STEIGLER & ANDREA TUCKER
128.08-1-62	130 McMaster St	BARBARA KROLCZYK
128.08-1-61	130 McMaster St	ROBERT KROLCZYK & BARBARA KROLCZYK
128.08-7-81	126 MCMaster St	DANIEL R GRAVES & SAVANNAH S FLOYD
128.08-1-10	103 Liberty St	CHARLES B. RICHARDSON
128.08-7-82	114 Liberty St	TINA BARTO
128.08-7-48	105-107 Central Ave	SONDRA & LEONARD HILLDALE, LLC
128.08-7-50.1	97-99 Central Ave	RICK L. FORD & GLENDA R. FORD
128.08-7-51	95 Central Ave	JOSEPH MERRILL & TANYA SURINE
128.08-7-72	51-53 Temple St	DAMON TINKHAM



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Village of Owego

Clerk-Treasurer Mayor 178 Main Street Owego, NY 13827	Code Enforcement Dept. of Public Works 20 Elm Street Owego, NY 13827	WWTP Southside Drive Owego, NY 13827	Owego Police Dept. 90 Temple Street Owego, NY 13827
Office of the Mayor Clerk-Treasurer Code Enforcement Village Fax	607-687-1710 607-687-3555 607-687-1101 607-687-1787	WWTP Police Dept. Public Works Village Garage	607-687-2282 607-687-2233 607-687-1101 607-687-1221

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

SECTION 1: GENERAL PROVISIONS (APPLICANT to read and sign):

1. All work associated with this Permit must comply with Chapter 117: *Flood Damage Prevention* of the Code of the Village of Owego, and all current FEMA and New York State Regulations.
2. No work may start until a Permit is issued.
3. The Permit may be revoked if any false statements are made herein.
4. If revoked, all work must cease until Permit is re-issued.
5. Certification of Floodplain Development Compliance is issued with the review and approval of the Foundation As-Built and Final Site Plans upon approval signature in Section 7 of this Application.
6. The Permit is invalid if no work is commenced within six months, and expires in 2 years from date of issuance.
7. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal regulatory requirements.
8. Applicant hereby gives consent to the Local Administrator or his/her representative to make reasonable inspections required to verify compliance.
9. I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

APPLICANTS SIGNATURE: Joseph L. Brown DATE: August 10, 2021

SECTION 2: PROPOSED DEVELOPMENT (To be completed by APPLICANT)

NAME, ADDRESS, TELEPHONE

APPLICANT: Ithaca Neighborhood Housing Services Inc., 115 West Clinton St, Ithaca, NY 14850, 607-277-4500

BUILDING: Temple and Liberty Street Redevelopment.

ENGINEER: T.G. Miller, P.C. 605 W. State St., Ithaca, NY 14850, (607) 272-6477

PROJECT LOCATION:

To avoid delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, lot number or legal description (attach) and, outside urban area, the distance to the nearest intersecting road or well-known landmark. A sketch attached to this application showing the project location would be helpful.

Liberty Street #107-#119, #92-#112 and Temple Street #37-#49 (refer to survey map and Project drawings).

DESCRIPTION OF WORK (Check all applicable boxes):

A. STRUCTURAL DEVELOPMENT

ACTIVITY

- New Structure
- Addition
- Alteration
- Relocation
- Demolition
- Replacement
- Elevation
- As-Built

STRUCTURE TYPE

- Residential (1-4 Family)
- Residential (More than 4 Family)
- Non-Residential (Floodproofing Yes No)
- Combined Use (Residential & Commercial)
- Manufactured Home (In Park Yes No)
- Pool or Hot Tub

ESTIMATED COST OF PROJECT \$ 13,000,000.00

B. OTHER DEVELOPMENT ACTIVITIES:

- Fill Mining Drilling Grading
- Excavation (Except for Structural Development Checked Above)
- Watercourse Alteration (Including Dredging and Channel Modification)
- Drainage Improvements (Including Culvert Work)
- Road, Street, or Bridge Construction
- Subdivision (New or Expansion)
- Individual Water or Sewer Systems
- Other (Please Specify) Utility services (water, sanitary sewer, electric)

*** After completing SECTION 2, APPLICANT should submit form to Local Administrator for review. ***

SECTION 3: FLOODPLAIN DETERMINATION (To be completed by LOCAL ADMINISTRATOR)

The purposed development is located on FIRM Panel No. 36107C0 _____ E, Dated: April 17, 2012

The proposed Development:

- Is **NOT** located in a special Flood Hazard Area (Notify the applicant that the application review is complete and NO FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED)
- Is located in a Special Flood Hazard Area
FIRM zone designation is: _____
100-Year flood elevation at the site is: _____ FT. NGVD (MSL)
 Unavailable
- The proposed development is located in a floodway.

See Section 4 for additional instructions.

SIGNED: _____ DATE: _____

SECTION 4: ADDITIONAL INFORMATION REQUIRED (To be completed by LOCAL ADMINISTRATOR)

The applicant must submit the documents checked below before the application can be processed:

- A site plan showing the location of all existing structures, waterbodies, adjacent roads, lot dimensions and proposed development.
- Development plans, drawn to scale, and specifications, including where applicable: details for anchoring structures, proposed elevations of lowest floor (including basement), types of water resistant materials used below the first floor, details of floodproofing of utilities located below the first floor and details of enclosures below the first floor, openings in foundation for entry and exit of floodwaters.
- Elevation Certificate
- Subdivision or other development plans (If the subdivision or other development exceeds 50 lots or 5 acres, whichever is the lesser, the applicant must provide 100-year flood elevations if they are not otherwise available).
- Plans showing the existing watercourse location, the extent of the proposed watercourse relocation, Floodway location and/or landform alterations.
- Topographic information showing existing and proposed grades and locations of all proposed fill.
- Top of new fill elevation _____ Ft. NAVD 1988 (MSL).
- Floodproofing protection level (non-residential only) _____ Ft. NAVD 1988 (MSL). For floodproofed structures, applicant must attach certification from registered engineer or architect.
- Certification from a registered engineer that the proposed activity in a regulatory floodway will not result in any increase in the height of the 100-year flood. A copy of all data and calculations supporting this finding must also be submitted.
- Other:

SECTION 5: PERMIT DETERMINATION (To be completed by LOCAL ADMINISTRATOR)

I have determined that the proposed activity: A. Is

B. Is not

in conformance with provisions of Chapter 117 “Flood Damage Prevention” of the Code of the Village of Owego.

If BOX A is checked, the LOCAL ADMINISTRATOR may issue a Development Permit upon payment of designated fee.

If BOX B is checked, the LOCAL ADMINISTRATOR will provide a written summary of deficiencies. Applicant may revise and resubmit an application to the LOCAL ADMINISTRATOR or may request a hearing from the Zoning Board of Appeals.

SIGNED: _____ DATE: _____

APPEALS: Appealed to Zoning Board of Appeals? Yes No
 Hearing Date: _____
 Conditions: _____

SECTION 6: AS-BUILT ELEVATIONS (To be submitted by APPLICANT) Required Not Required
 The following information must be provided for project structures. This section must be completed by a professional engineer or a licensed land surveyor (or attached a certification to this application).

Actual (As-Built) Elevation of Finished Floor or Floodproofing Protection is _____ Ft. NAVD 1988 (MSL) Elevation Certificate (FEMA 086-0-33) or Floodproofing Certificate (FEMA 086-0-34) must be submitted.

SECTION 7: COMPLIANCE ACTION (To be completed by LOCAL ADMINISTRATOR)
 The LOCAL ADMINISTRATOR will complete this section as applicable based on inspection of the project to ensure compliance with the community's local law for flood damage prevention.

INSPECTIONS:

DATE _____	BY _____	DEFICIENCIES?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
DATE _____	BY _____	DEFICIENCIES?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
DATE _____	BY _____	DEFICIENCIES?	<input type="checkbox"/> YES	<input type="checkbox"/> NO

SECTION 8: CERTIFICATE OF COMPLIANCE (To be completed by LOCAL ADMINISTRATOR)

Certificate of Compliance issued:

BY: _____ DATE: _____

PERMIT NO. _____

FLOODPLAIN DEVELOPMENT PERMIT

ISSUED TO: _____

ADDRESS: _____

ACTIVITY: _____

(New construction, alterations, fill, excavation, etc.)

ISSUED BY: _____

DATE: N/A _____

Local Administrator

THIS PERMIT MUST BE SEEN ON THE PREMISES IN A CONSPICUOUS PLACE SO AS TO
BE SEEN FROM THE STREET ON WHICH THE STRUCTURE FACES.



Heart of River Country
www.villageofowego.com

Village of Owego

Clerk-Treasurer
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Village Garage
607-687-2282
607-687-2233
607-687-1101
607-687-1221

SUP NUMBER _____
(To be assigned)
DATE _____

VILLAGE of OWEGO ZONING BOARD OF APPEALS

FLOODPLAIN SPECIAL USE PERMIT APPLICATION

I (WE) Joseph L. Bowes OF Ithaca Neighborhood Housing Services, Inc.
NAME OF APPLICANT COMPANY

115 West Clinton Street Ithaca NY 14850
STREET AND NUMBER MUNICIPALITY STATE ZIPCODE

(607) 277-4500 jbowes@ithacanhs.org
PHONE NUMBER EMAIL

TAX MAP NUMBER Refer to Exhibit A for the list of tax map parcels.

LOCATION OF PROPERTY: Liberty Street #107-#119, #92-#112 and Temple Street #37-#49 (refer to survey map and Project drawings)

ZONING DISTRICT R-3 & High-Density/Mixed-Use Overlay

FLOODPLAIN SPECIAL USE PERMIT REQUEST PROJECT DESCRIPTION (please attach additional sheets as necessary):

Please refer to letter dated August 10, 2021 from Joseph Bowes, INHS for Project description.

FLOODPLAIN SPECIAL USE PERMIT CRITERIA (according to Village of Owego Code Chapter 195 Zoning, Article VII Special Use Permits, §195-32 Areas Subject to Flooding)

- A. Elevation of the lowest floor to be used for any dwelling purpose in any residential structure shall be equal to or higher than the elevation of the high water level as determined by the Superintendent of Public Works in accordance with previous flood records.
- B. Wherever desirable or necessary, the first floor level of any structure not used for residential purposes shall be equal to or higher than the elevation of the high water level as determined by the Superintendent of Public Works in accordance with previous flood records.
- C. No storage in tanks of liquid fuel or any other combustible material shall be permitted.
- D. Any other controls or restrictions which are deemed necessary to minimize or eliminate damage to buildings and structures from floodwaters shall be required by the Board of Appeals.

PREVIOUS FP SUP APPROVAL N/A
NUMBER

N/A
DATE

ADJACENT PROPERTY OWNERS:

Refer to Exhibit B for list of adjacent property owners.



APPLICANT SIGNATURE

APPLICANT SIGNATURE

DATED: ^{8/10/21}August 10, 2021

**CERTIFICATE OF COMPLIANCE
FOR DEVELOPMENT IN A SPECIAL FLOOD HAZARD AREA
(Owner Must Retain This Certificate)**

Premises located at: _____

Permit No. _____

Permit Date _____

Owner Address: _____

Check One:

_____ New Building

_____ Existing Building

_____ Vacant Land

The LOCAL ADMINISTRATOR is to complete **a.** or **b.** below:

- a.** Compliance is hereby certified with requirements of the Village of Owego Code Chapter 117 Flood Damage Prevention

Signature

Date

- b.** Compliance is hereby certified with requirements of the Village of Owego Code Chapter 117 Flood Damage Prevention as modified by variance# _____ Date _____

Signature

Date

VILLAGE OF OWEGO

ZONING BOARD OF APPEALS APPLICATION FORM AND INSTRUCTIONS

Please Read Carefully

The Zoning Board of Appeals (ZBA) has the power to issue interpretations of the Zoning Code and to grant area variances, use variances and use permits.

Application requirements:

1. Prior to seeking a variance from the ZBA, the Applicant/Property Owner must receive a denial from the Code Enforcement Officer for a building permit, a decision from the Code Enforcement Officer, or a referral from the Planning Board or Village Board.
2. Completed applications must be submitted a minimum of 10 days prior to the next scheduled meeting of the ZBA. The ZBA meets the last Wednesday of each month at 6:00 PM.
3. All applications must be accompanied by the proper application fee. ZBA application fee is \$²⁵_____. Checks made payable to Village of Owego.
4. If the applicant/petitioner is not the property owner, an owner authorization form must be submitted.
5. Submit one (1) original and five (5) copies of the following information:
 1. ZBA application with all questions answered.
 2. Petitioner's letter of intent.
 3. For variances and special permits, the following additional information:
 - Sketch, drawing, plan or brochure showing all dimensions of the structure that requires a variance and any other information as may be necessary (ex: photos of the property).
 - Survey prepared by a licensed surveyor, licensed architect or professional engineer showing the property involved and the location of all existing structures and proposed structures. All setback measurements must be shown on the survey.
 - A site plan showing the proposed structure and all dimensioning including distance from property lines and roadways, driveways, wells, septic, drainage ditches and any other features relevant to the variance being requested.
 - Copy of property deed.
 - Short Environmental Assessment Form (SEQRA) – Part I completed by applicant.

Incomplete applications will not be accepted for review.

Attendance at the Hearing:

The property owner, applicant, owner/applicant's attorney, engineer and/or architect or a duly authorized person must attend the public hearing.

CASE NO. _____

DATE _____

Village of Owego Zoning Board of Appeals 20 Elm Street, Owego, New York

Zoning Board of Appeals Application Form

I. TYPE OF REQUEST

AREA VARIANCE

SPECIAL USE PERMIT

REZONING

USE VARIANCE

INTERPRETATION

II. APPLICANT/PETITIONER

Applicant's Name Ithaca Neighborhood Housing Services, Inc.

Address 115 West Clinton Street

City Ithaca

State NY

ZIP 14850

Phone (607) 277-4500

Fax (607) 277-4536

Email jbowes@ithacanhs.org

Interest in the property (ex: owner/purchaser/developer/renter) Developer

III. PROPERTY OWNER INFORMATION (If different from applicant information.)

Property Owner(s) Name(s) Tioga County Property Development Corporation

Address 56 Main Sreet #203

City Owego

State NY

ZIP 13827

Phone (607) 687-8256

Fax (607) 687-1435

Email woodburnb@tiogacountyny.gov

III. PROPERTY INFORMATION

Property Owner(s) Name(s) Refer to Exhibit A for the list of property owners.

Tax Map Number Refer to Exhibit A for the list of tax map parcels.

Property Size in Acres 1.991

Property Frontage in Feet 834.5

Zoning District R-3 & HD/MU Overlay

Surrounding Zoning R-3, HD/MU Overlay, B

Current Use of Property Vacant Land, Residential Homes

IV. REQUEST DETAIL (check all that apply)

Area Variance(s) for Front and rear yard setback in R-3. Parking stall dimensions and parking in side yard in HD/MU Overlay.

Use Variance for _____

Special Use Permit for _____

Interpretation of _____

Rezoning from ___ to ___ _____

V. SIGNATURES (This application must be signed by the applicant/petitioner. If the applicant is not the owner of the property and applying for a variance or special permit, a separate owner authorization form must be submitted)

Signature of Applicant/Petitioner

Joseph L. Bowes

Print name of Applicant/Petitioner

*Please turn to **Page 4** to continue completing application.*

For Office Use Only:

Date Received: _____ Receipt # _____
Application Reviewed By: _____
Hearing Publication Date: _____

ZONING CODE SECTIONS

This appeal is requested pursuant to Chapter 195 and:

Article _____ Section 139 Subsection _____ Paragraph A-C
Article _____ Section _____ Subsection _____ Paragraph _____
Article _____ Section _____ Subsection _____ Paragraph _____

REVIEWS

The following Boards need to review this request/appeal:

- Village Board of Trustees Meeting Date _____
- Village Planning Board Meeting Date _____
- Village Zoning Board of Appeals Meeting Date _____
- OHPC Meeting Date _____
- Tioga County Planning Board Meeting Date _____

PREVIOUS APPEAL(S):

A previous appeal to the Zoning Board of Appeals () has () has not been made with respect to this property.

Previous appeals: (if applicable)

Date: _____ Type of Appeal: _____ Granted Denied
Date: _____ Type of Appeal: _____ Granted Denied

PETITIONER’S LETTER OF INTENT

Please describe in detail the proposed project, reason the rezoning, variance and/or special use permit is being requested, or interpretation is desired, and any additional information that may be helpful to the Zoning Board of Appeals in deciding this appeal: (attach additional pages if needed)

Please refer to letter dated August 10, 2021 from Joseph Bowes, INHS for Project description and reasons for the Area Variance appeal.

TO BE COMPLETED ONLY WHEN A USE VARIANCE IS BEING REQUESTED:

A **Use Variance** is requested because the applicable regulations and restrictions in the Zoning Code of the Village of Owego have caused unnecessary hardship as demonstrated by the following:

- 1) I cannot realize a reasonable return on my property for each and every permitted use allowed in the current zoning classification as demonstrated by the accompanying financial evidence (provide financial evidence to support your argument).

Financial Evidence Provided Yes No (financial evidence is required per NYS Village Law)

- 2) Describe why your alleged hardship relating to the subject property is unique and does not apply to other properties in the zoning district or neighborhood: _____

- 3) Describe why you believe that the essential character of the neighborhood/community will **not** change if the Zoning Board of Appeals grants you a use variance: _____

- 4) Is your need for a use variance a result of you own actions (is your difficulty self-created)? Please explain: _____

TO BE COMPLETED ONLY WHEN AN AREA VARIANCE IS BEING REQUESTED:

An **Area Variance** is requested because the applicable regulations and restrictions in the Zoning Code of the Village of Owego have caused unnecessary hardship as demonstrated by the following:

- 1) Explain why you believe this request will **not** create an undesirable change in the character of the neighborhood or a detriment to nearby properties if the Zoning Board of Appeals grants you the area variance(s): Within the R-3 District, the parcels at #117 and #119 Liberty Street are only 71.5 feet in depth. Applying the current 30-foot front and rear yard setbacks would preclude the construction of any residential structure. Granting the 10-foot front and rear yard setback in the R-3 Zone will allow the proposed 6-unit Townhouse 'A' to achieve a similar street-front presence and depth of structure as currently exists for the residential properties north and south of the development site. Granting a reduction in parking stall dimensions in the HD/MU Overlay to 9-feet wide by 18-feet long minimizes the footprint of impervious surfaces while achieving the required number of off-street parking spaces. Granting parking in the side yard of the Apartment Building site allows accessible spaces to be closer to the building entrance and does not abut other residential parcels in the neighborhood.
- 2) Explain why you believe this request will **not** have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district if the Zoning Board of Appeals grants you this area variance(s): Granting the 10-foot front and rear yard setbacks will facilitate the construction of new housing units where residential uses previously existed. The new building and associated site improvements will be designed to mitigate impacts to flood water elevations and manage storm water runoff from more common rainfall events. Granting a reduction in parking stall dimensions reduces the physical footprint of impervious surface and allows the parking space requirements to be fulfilled on-site. Granting parking in the side yard of the Apartment Building site will not impact adjacent residential parcels and allows accessible spaces to be closer to the building entrance.
- 3) Is the requested area variance(s) substantial? The variances of 20 feet in the front and 20 feet in the rear are not substantial as they result in a set back that is consistent with the surrounding zoning and neighboring land uses. The parking width reduction of 1 foot by 2 feet is also minor and results in less impervious surface which provides more green space and planting areas and as a result reduces the storm water run-off on site. The variance for allowing parking spaces in the side yard of the Apartment Building site is not substantial as it occurs between the proposed buildings and does not abut any other neighboring residential parcel.
- 4) Could you pursue some other method than an area variance to resolve your problem? No. The depth of the existing parcels at #117 and #119 Liberty Street will preclude the construction of any reasonable form of residential structure on this site. There is also no other way to provide the amount of parking on the site for the number of units of housing proposed without covering the majority of the site with paving. Constructing more parking spaces in the rear of the Apartment Building is precluded by the need for Fire Lane access.
- 5) Is your request for an area variance a result of you own actions/self-created? (which shall not necessarily preclude the granting of an area variance) Please explain: No. The depth of the existing parcels at #117 and #119 Liberty Street would require relief from the current yard requirements in order to construct any reasonable form of residential structure. While the parking stall reduction is self created, it improves the site by allowing for more green space and less asphalt while providing the required number of spaces. The provision of a Fire Lane along the rear of Apartment Building does not leave sufficient room for construction of parking spaces.

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Ithaca Neighborhood Housing Services, Inc.				
Name of Action or Project: Temple and Liberty Street Redevelopment				
Project Location (describe, and attach a location map): Temple and Liberty Street, Village of Owego, NY 13827				
Brief Description of Proposed Action: Redevelopment of approximately 2 acres of property into 45 units of affordable rental housing in four buildings. Three of the buildings will be designed as two-story townhouses. The townhouses will include a mix of two and three bedroom units with front and back porches. On the east side of Liberty Street a three-story, 30-unit, multi-family building will be comprised of one and two bedroom apartments. The multi-family building is designed with a community room that is open and available to all residents. In addition there will be on site laundry facilities, covered bike storage, and office space for on-site management and maintenance staff. Maintenance staff will be on call 24/7 in case of emergencies. The redeveloped site will include 45 on-site parking spaces, with interior sidewalks connecting the building entrances and parking to the system of public sidewalks that surround the site. All entrances to each of the buildings in the project will be accessible via lifts and push button electric door opening systems. Recreational amenities will include a play court and play ground.				
Name of Applicant or Sponsor: Ithaca Neighborhood Housing Services, Inc.		Telephone: 607-277-4500		
		E-Mail: jbowes@ithacanhhs.org		
Address: 115 West Clinton Street				
City/PO: Ithaca		State: NY	Zip Code: 14850	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NYS HCR, OPWDD and HTF Funding Approvals. Village of Owego Site Plan Approval. Village of Owego Zoning Board of Appeals Approval. Village of Owego Permit to build in the Flood Plain.			NO	YES
			<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 2 acres		
b. Total acreage to be physically disturbed?		_____ 2 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 2 acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Increased insulation, Low E windows, high efficiency heating and cooling systems. Designed to meet or exceed energy star and LEED requirements.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ EAF Mapper indicates the development site is within 2000' of NYSDEC Remediation site 754012. _____ _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Joseph L. Bowes</u> Date: <u>August 10, 2021</u></p> <p>Signature: <u></u></p>		