

CHABAD CENTER EXPANSION



REVISED PLANNING SUBMISSION - 6/19/23

Chabad Center Expansion
 REVISED SPR SUBMISSION

Chabad Center of Ithaca
Chabad Center Expansion
 102 Willard Way
 Ithaca, NY 14850

Revision Schedule		
Number	Description	Date

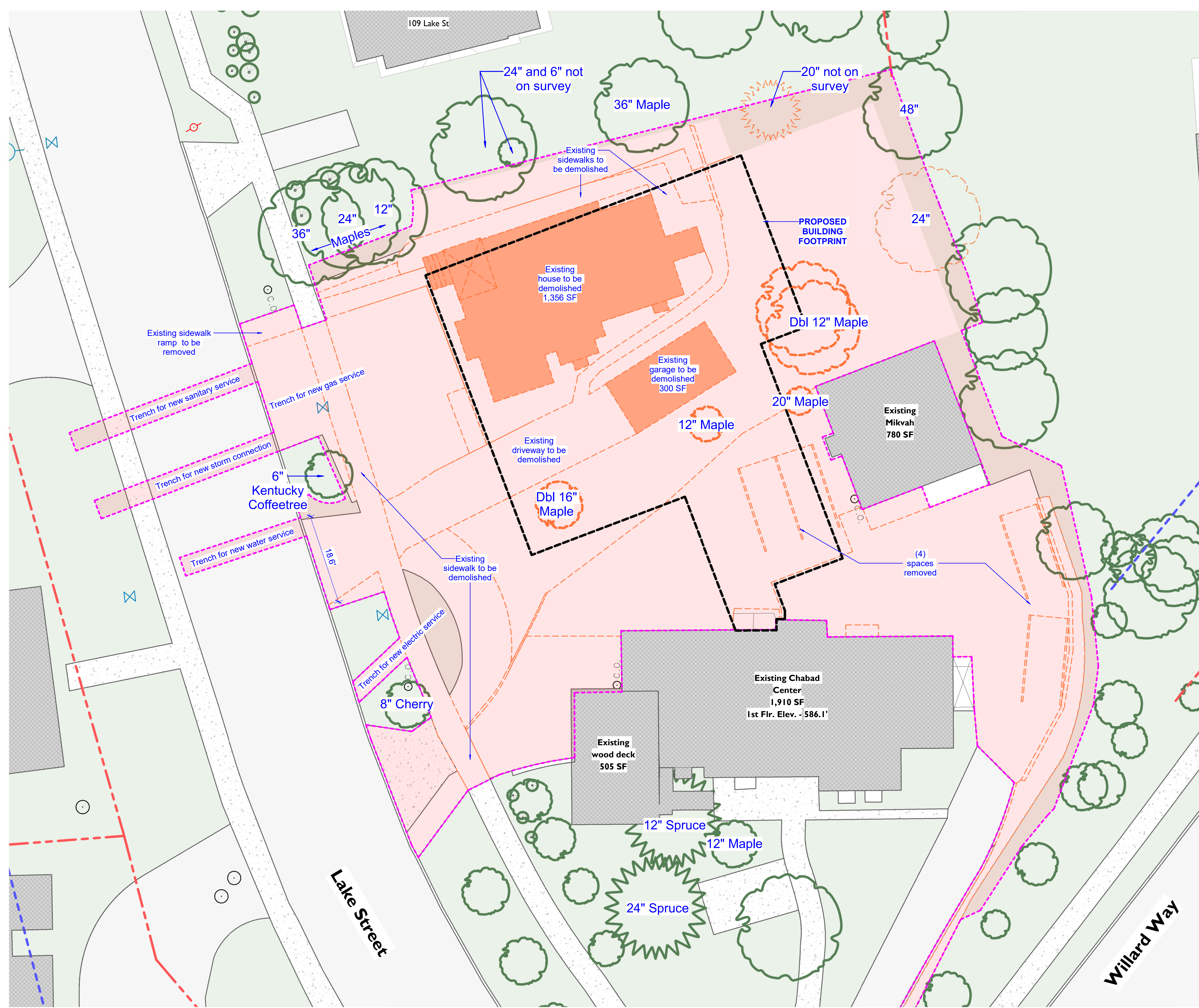
Site Demo Plan

Project No: CHAB03
 Date: 06/19/23
 Drawn by: BNC
 Checked by: JKD

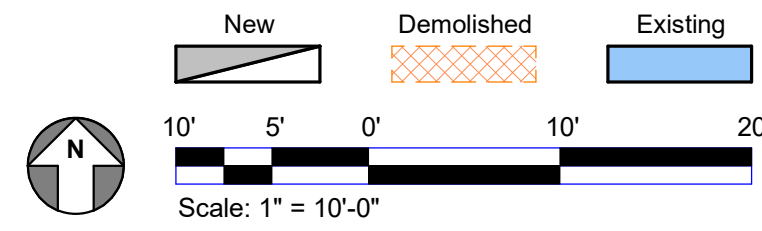
C1.00
 Scale: As indicated

Site Legend -

Proposed Building		Sanitary	
Existing Building		Water Supply	
Proposed Paving		Silt Fence	
Existing Paving		Natural Gas	
Proposed Gravel		Overhead Electric	
Existing Gravel		Storm Water	
Proposed Water		ROW - ROW	
Existing Water		EAS - EAS	
Proposed Planting		Fence	
Existing Planting		Property Line	
Proposed Demolition		Zoning Setback	
Construction Limit			



1 Site Demo Plan
 1" = 10'-0"



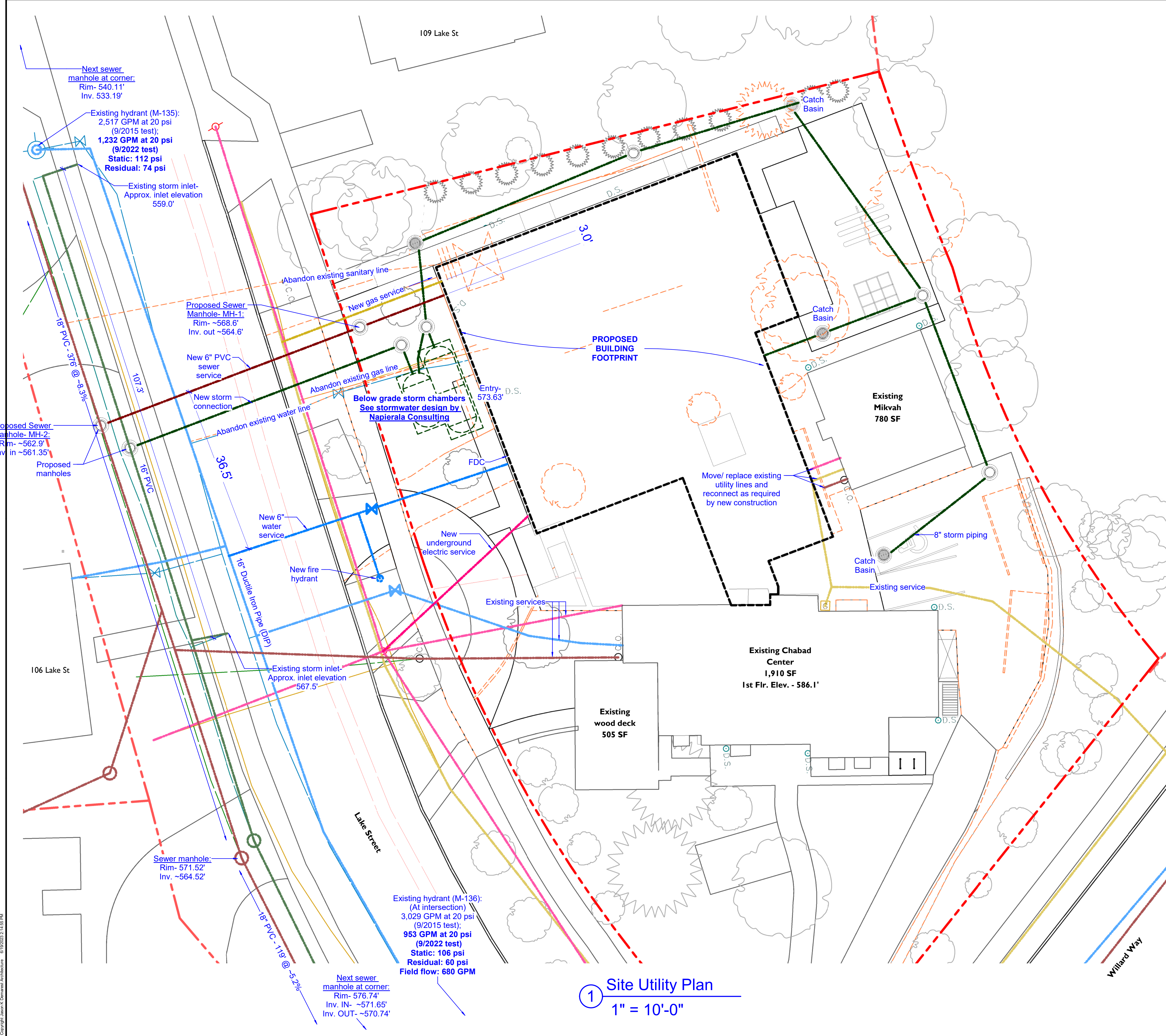
Revision Schedule		
Number	Description	Date

Site Utility Plan

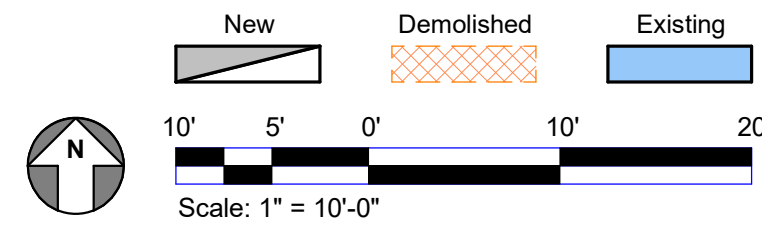
Project No: CHAB03
 Date: 03/31/22
 Drawn by: BAD
 Checked by: JKD

C1.01
 Scale: As indicated

- Site Legend -**
- Proposed Building [Solid Grey Box]
 - Existing Building [Cross-hatched Box]
 - Proposed Paving [Light Grey Box]
 - Existing Paving [Light Grey Box]
 - Proposed Gravel [Light Brown Box]
 - Existing Gravel [Light Brown Box]
 - Proposed Water [Blue Box]
 - Existing Water [Light Blue Box]
 - Proposed Planting [Green Box]
 - Existing Planting [Light Green Box]
 - Proposed Demolition [Orange Dotted Box]
 - Construction Limit [Dashed Purple Box]
 - Sanitary [Red Dashed Line]
 - Water Supply [Blue Dashed Line]
 - Silt Fence [Red Dotted Line]
 - Natural Gas [Yellow Dashed Line]
 - Overhead Electric [Pink Dashed Line]
 - Storm Water [Green Dashed Line]
 - Right of Way [Black Dashed Line]
 - EAS [Black Dotted Line]
 - Fence [Black Dashed Line with X's]
 - Property Line [Red Dashed Line]
 - Zoning Setback [Blue Dashed Line]

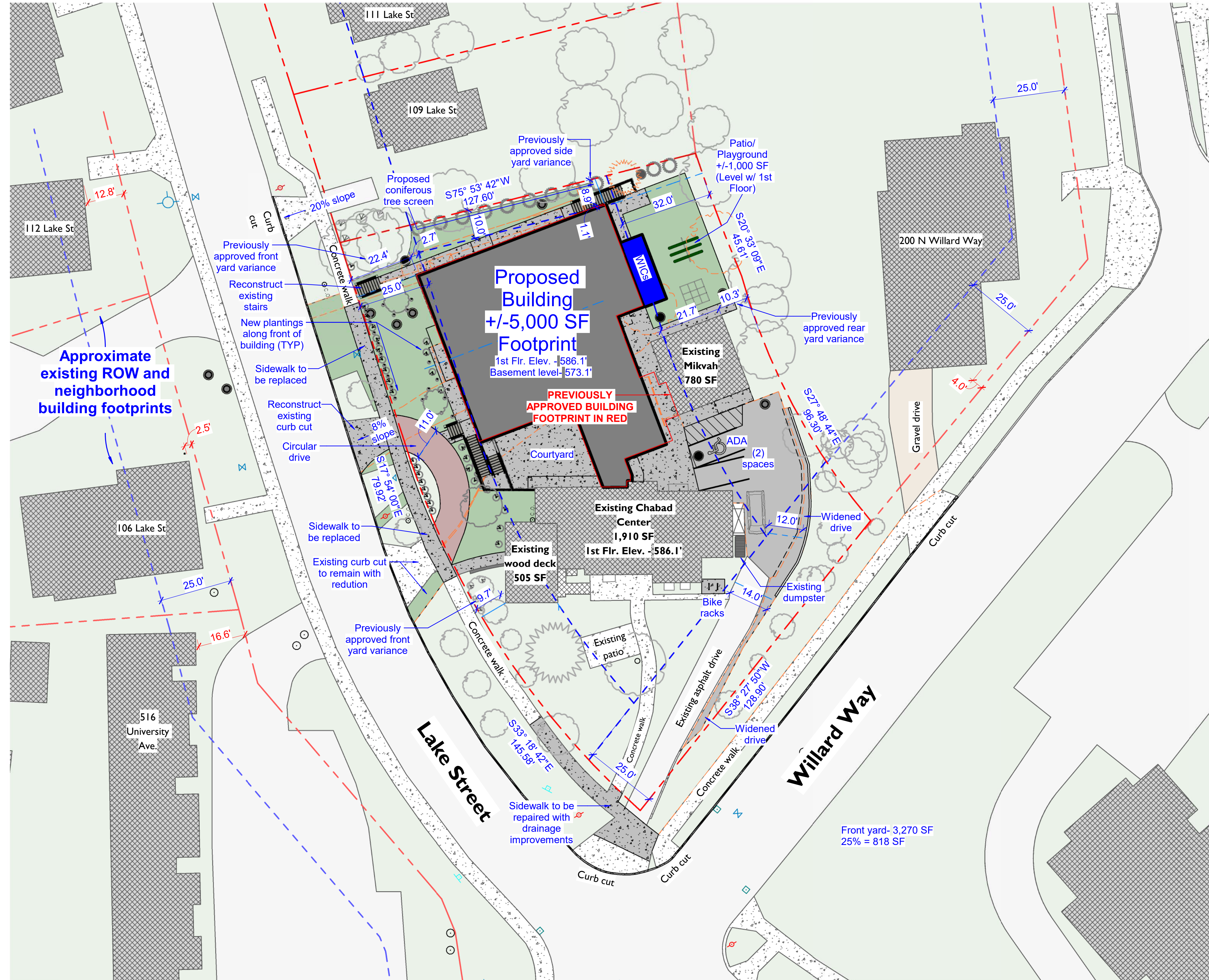


1 Site Utility Plan
 1" = 10'-0"



CIRCULAR DRIVE REQUEST:

The circular driveway is being requested to provide a drop off area for the congregation space in the basement and to facilitate the exiting from the one proposed parking space that serves the basement apartment in the existing Chabad House. The driveway also allows for two end-to-end parking spaces. The creation of this drive utilizes the two existing curb cuts and does not eliminate any existing street trees. The slope of the drive is 8% for the north half which is reasonable for passenger vehicles. In contrast adjacent driveways have grades of 20%. This circular drive was previously requested to provide access for trash & recycling pick-up and would have served trucks, but the pick-up was changed during the prior approval process and the circular drive was eliminated. This new proposal has narrowed the drive to 11' wide and reduced the two existing curb cuts in width. Ample plantings have been proposed.



- Site Legend -

Proposed Building	Sanitary
Existing Building	Water Supply
Proposed Paving	Silt Fence
Existing Paving	Natural Gas
Proposed Gravel	Overhead Electric
Existing Gravel	Storm Water
Proposed Water	ROW - ROW
Existing Water	Right of Way
Proposed Planting	EAS - EAS
Existing Planting	Fence
Proposed Demolition	Property Line
Construction Limit	Zoning Setback

PROJECT UPDATE:

The project is scheduled to break ground in July. Funding is almost complete but some donors felt the parking garage was an unnecessary loss of valuable program space. Since the Chabad functions and activities do not require parking to operate, the proposal here is to remove the garage and add a congregation hall (shul or synagogue). This will allow the shul to be dedicated to its function and also accommodate the full 150 person occupancy during the high holidays a few days per year. The 150 person dining room remains as the primary function on Friday nights and the largest regularly occupied activity. The other smaller rooms throughout the buildings will serve as meeting and classroom space during the week.

LOT AREA:

Combined Lot Area:	23,903 SF
MAX Lot Coverage:	30% (7,171 SF)
Chabad House:	1,910
Mikvah:	780
Existing Deck:	505
Existing Total:	3,195
Proposed Project:	4,795 + 192 walk-in coolers = 4,987
Total:	8,182 (34.3% VARIANCE GRANTED)

BUILDING HEIGHT: 35 feet MAX, Actual = 23 feet

YARDS:

See setback lines on site plan (FRONT, SIDE & REAR YARD VARIANCES GRANTED; REAR YARD FOR EXISTING MIKVAH)

DRIVEWAY SLOPE: 8% MAX, Actual = 8%

PARKING:

- Parking Spaces Required for Existing Conditions Only
- Basement Apartment (1 per 1 to 3 bedrooms) = 1 space
 - Existing meeting room replaced by new facility (Becomes accessory space)
Total = 1 space
- Parking Spaces Required for Proposed Only:
- Church (1 per 10 seats) = 15 (150 seats)
Total = 15 spaces

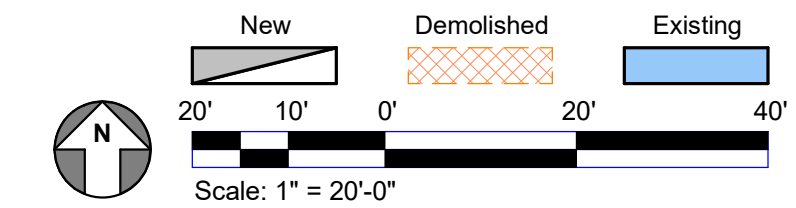
TOTAL REQUIRED PARKING SPACES = 16
Actual Parking Spaces = 2 existing to remain (4 exist) + 4 leased off-site spaces = 6
Parking deficiency = 10 spaces
(VARIANCE GRANTED FOR 11 SPACES)

Note: Off-site parking spaces available in 168 space Cornell parking lot across street (University Ave Lot)

1 Site Plan
1" = 20'-0"

Revision Schedule		
Number	Description	Date

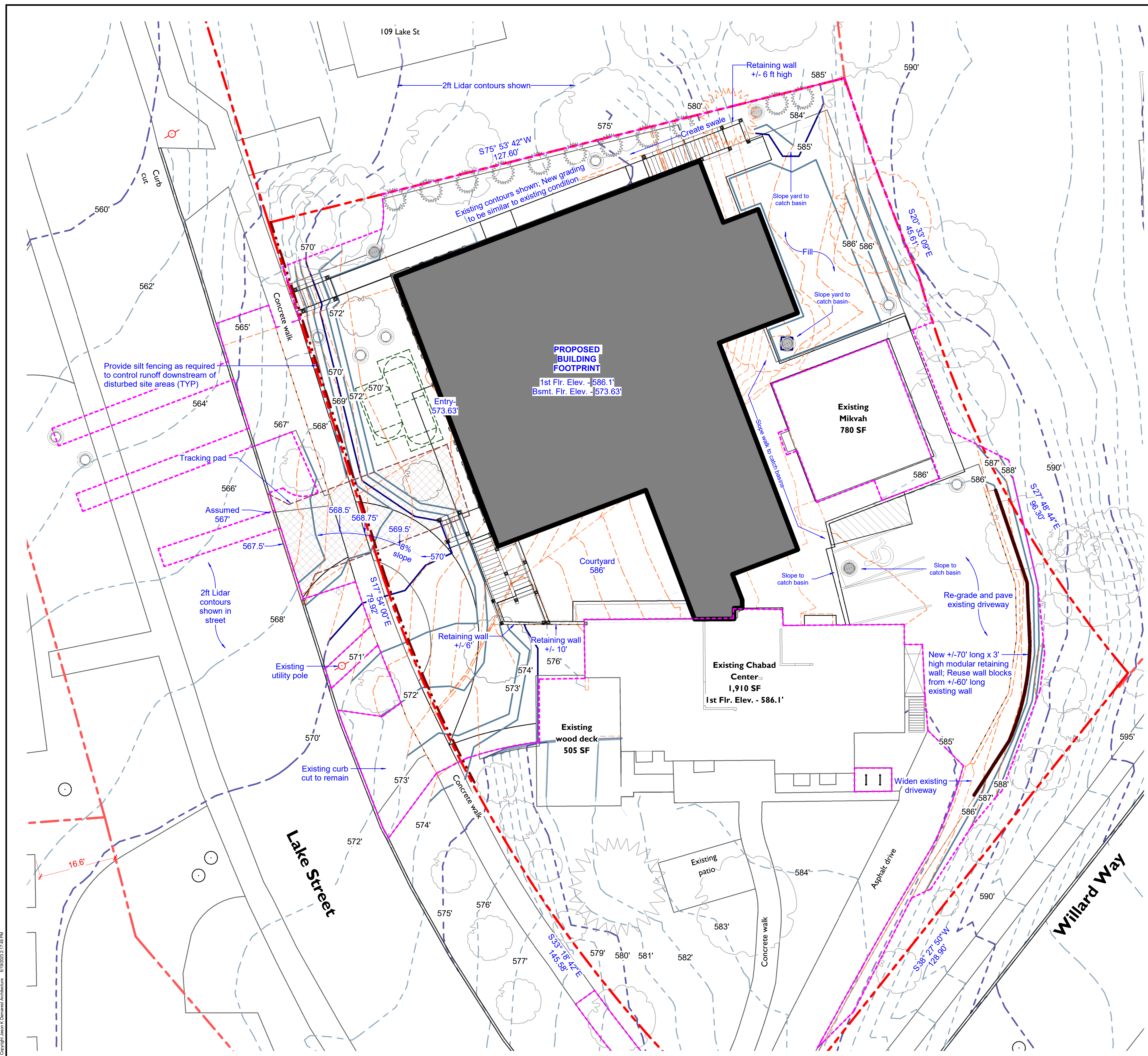
Site Plan	
Project No:	CHAB03
Date:	06/19/23
Drawn by:	BAD
Checked by:	JKD
AC1.02	
Scale:	As indicated



Revision Schedule		
Number	Description	Date

Grading Plan	
Project No:	CHAB03
Date:	06/19/23
Drawn by:	BNC
Checked by:	JKD
C1.03	
Scale:	As indicated

- Site Legend -**
- Proposed Building [Solid Grey Box]
 - Existing Building [Hatched Box]
 - Proposed Paving [Light Grey Box]
 - Existing Paving [White Box]
 - Proposed Gravel [Light Brown Box]
 - Existing Gravel [Light Tan Box]
 - Proposed Water [Blue Box]
 - Existing Water [Light Blue Box]
 - Proposed Planting [Green Box]
 - Existing Planting [Light Green Box]
 - Proposed Demolition [Orange Hatched Box]
 - Construction Limit [Dashed Pink Box]
 - Sanitary [Red Dashed Line]
 - Water Supply [Blue Dashed Line]
 - Silt Fence [Red Dotted Line]
 - Natural Gas [Yellow Dashed Line]
 - Overhead Electric [Pink Dashed Line]
 - Storm Water [Green Dashed Line]
 - ROW - ROW [Black Dashed Line]
 - EAS - EAS [Black Dashed Line]
 - Fence [Black X-Mark]
 - Property Line [Red Dashed Line]
 - Zoning Setback [Blue Dashed Line]



1 Grading Plan
 1" = 10'-0"

Scale: 1" = 10'-0"

Legend: New (Solid Grey), Demolished (Orange Hatched), Existing (Blue)

Revision Schedule		
Number	Description	Date

Landscape Plan	
Project No:	CHAB03
Date:	06/19/23
Drawn by:	BNC
Checked by:	JKD
C1.04	
Scale:	As indicated

- Site Legend -

Proposed Building	[Solid Grey]	Sanitary	[Red Dashed]
Existing Building	[Hatched Grey]	Water Supply	[Blue Dashed]
Proposed Paving	[Light Grey]	Silt Fence	[Red Dash-Dot]
Existing Paving	[White]	Natural Gas	[Yellow Dashed]
Proposed Gravel	[Light Brown]	Overhead Electric	[Pink Dashed]
Existing Gravel	[White]	Storm Water	[Green Dashed]
Proposed Water	[Blue]	ROW - ROW	[Red Dashed]
Existing Water	[Light Blue]	EAS - EAS	[Blue Dashed]
Proposed Planting	[Green]	Fence	[Black X]
Existing Planting	[Light Green]	Property Line	[Red Dashed]
Proposed Demolition	[Hatched Orange]	Zoning Setback	[Blue Dashed]
Construction Limit	[Dashed Purple]		



1 Landscape Plan
 1" = 10'-0"

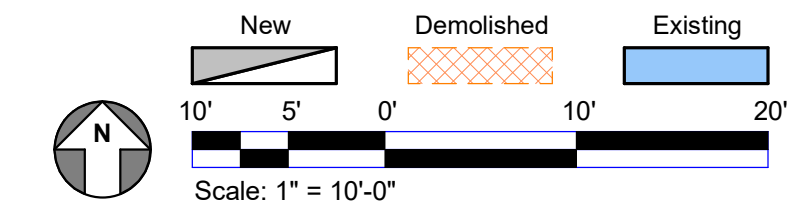
Type Mark	Count	Planting Type	Type Comments	Scientific Name	Size
NS	1	Tree - Deciduous - Shade	Black Gum Tree	<i>Nyssa sylvatica</i>	2" to 2.25" caliper; B&B
CC	2	Tree - Deciduous - Ornamental	Eastern Redbud	<i>Cercis canadensis</i>	6 FT; B&B
TO	11	Tree - Coniferous - Screening	Northern White Cedar	<i>Thuja occidentalis 'Smaragd'</i>	6 FT; B&B
BxG	30	Shrub - Screening	Green Mountain Boxwood	<i>Buxus x 'Green Mountain'</i>	#2 container
Au	23	Shrub - Planting Bed	Bearberry	<i>Arctostaphylos uva-ursi</i>	#1 container
Pq	4	Ivy	Virginia Creeper	<i>Parthenocissus quinquefolia</i>	#1 container
Grand total: 71					

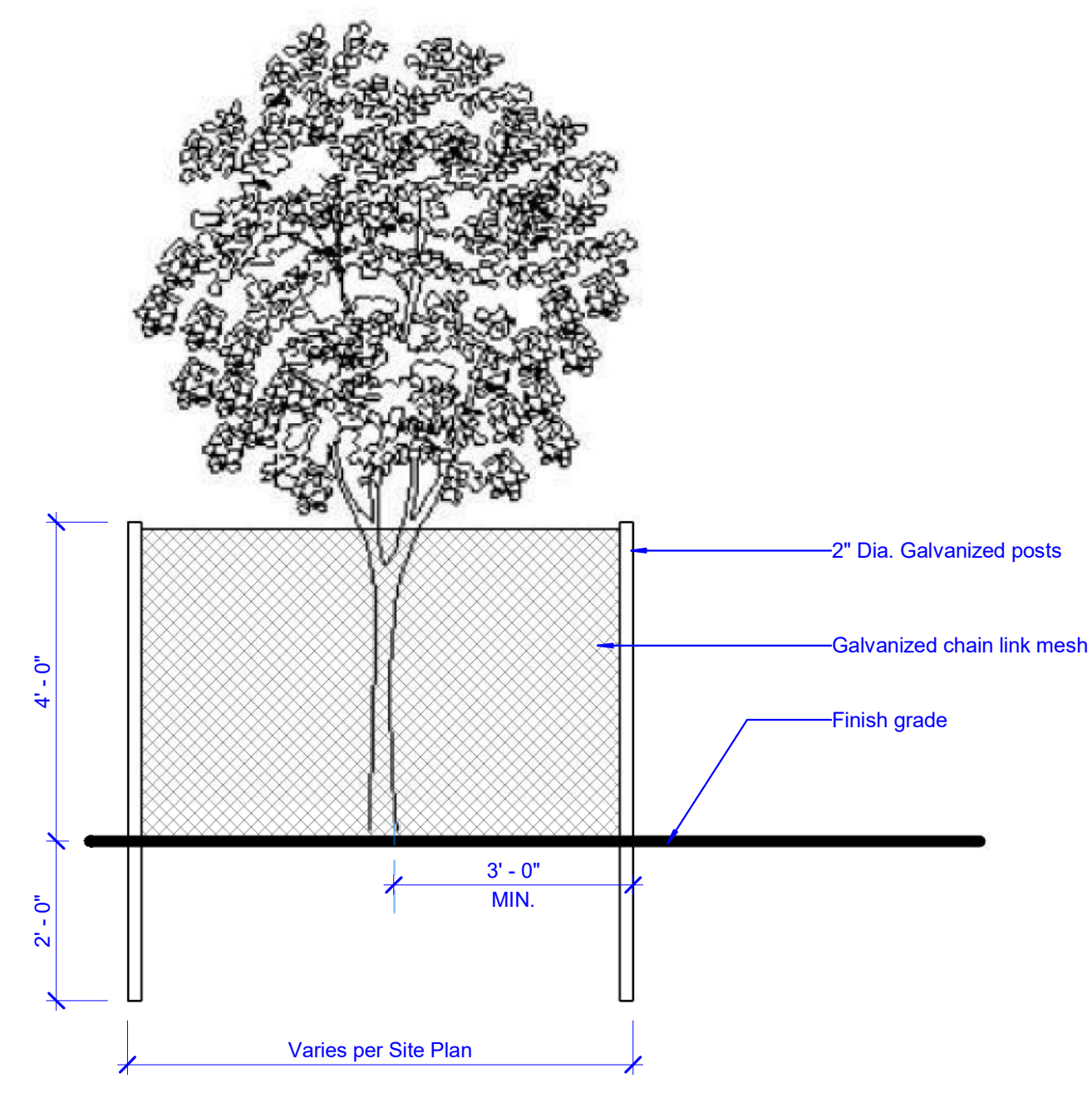
Note:
 Planting beds may include flowers and additional ornamental grasses such as Gold Dew Tufted Hair and Feather Reed grasses, etc.

Site Lighting:
 23" High Ellington Outdoor fixture by Designers Fountain

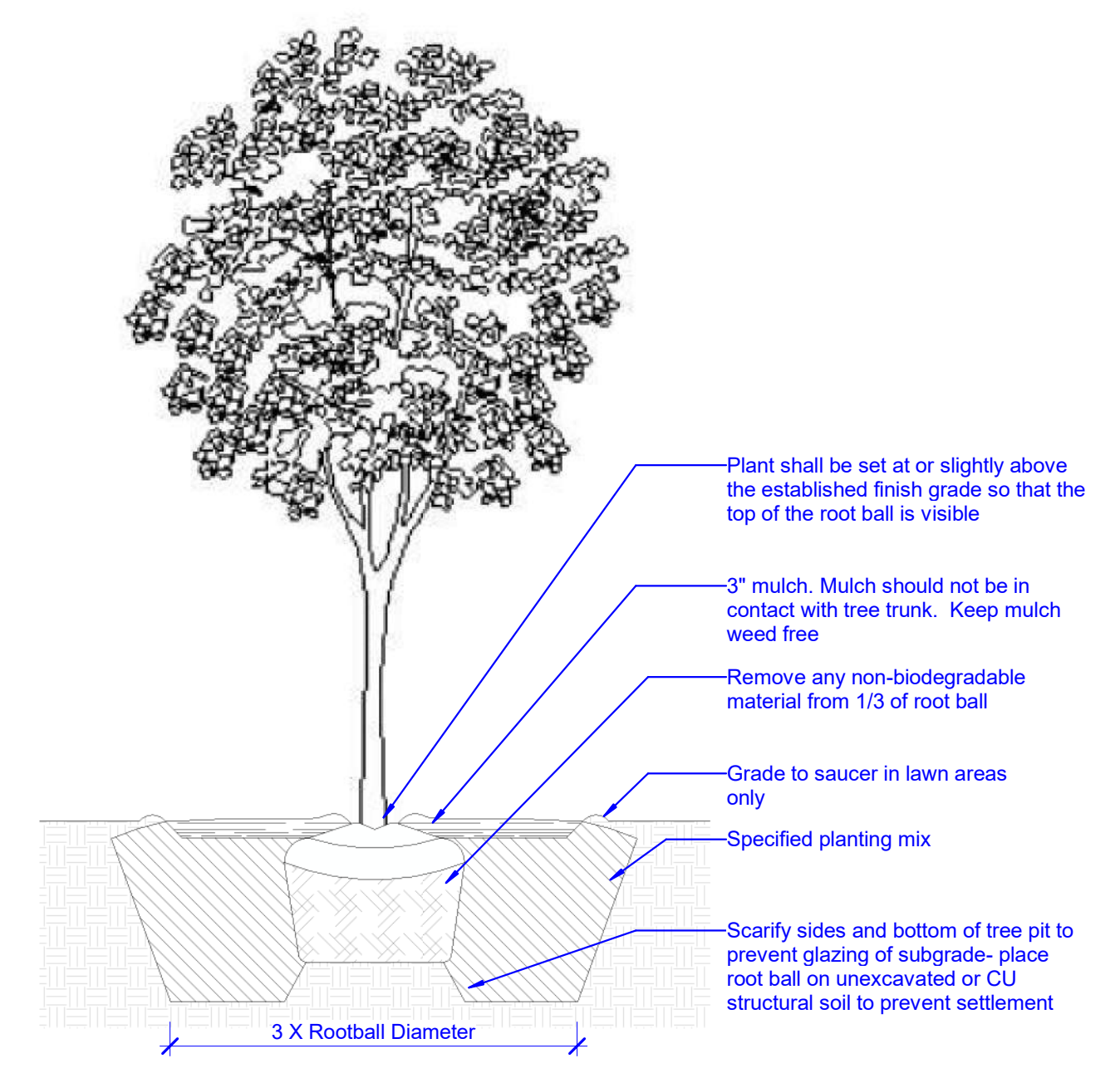
Designation: Count:
 SP 4
 SWM 5

Note:
 Dark sky conformance: Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

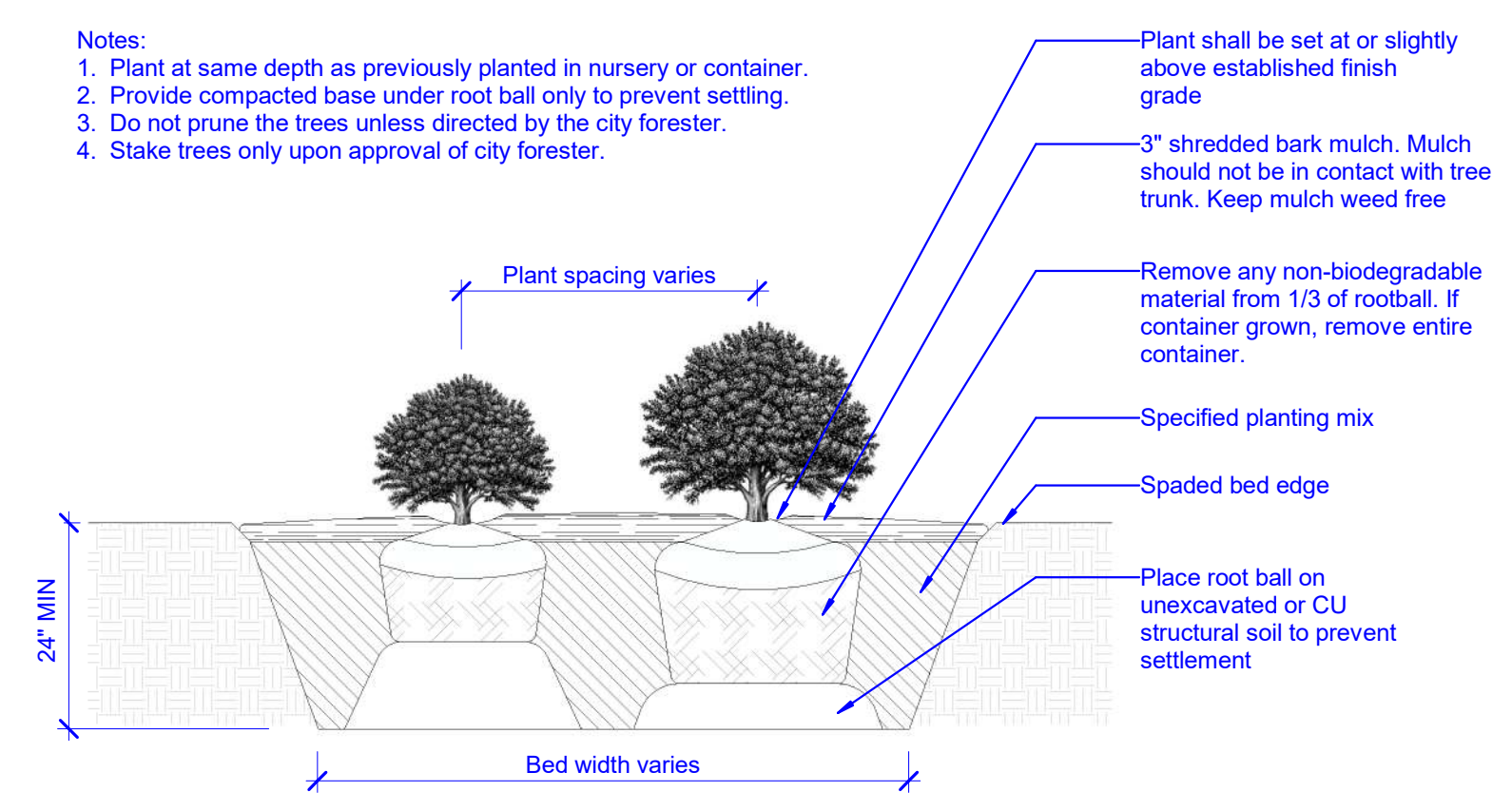




Tree Protection



Tree Planting Detail



Shrub Planting Detail

① Tree, Shrub Protection
 1/2" = 1'-0"

Planting bed



Virginia Creeper (Pq)
 Scientific name: Parthenocissus quinquefolia
 Height: varies



Bearberry (Au)
 Scientific name: Arctostaphylos uva-ursi
 Height: up to 6" tall



Lilac (Sv)
 Scientific name: Syringa vulgaris 'Madame Lemoine'
 Height: 30"+ tall



Green Mountain Boxwood Dwarf (shrubs) (BxG)
 Scientific name: Buxus x 'Green Mountain'
 Height: 2ft-4ft

Outdoor Lighting

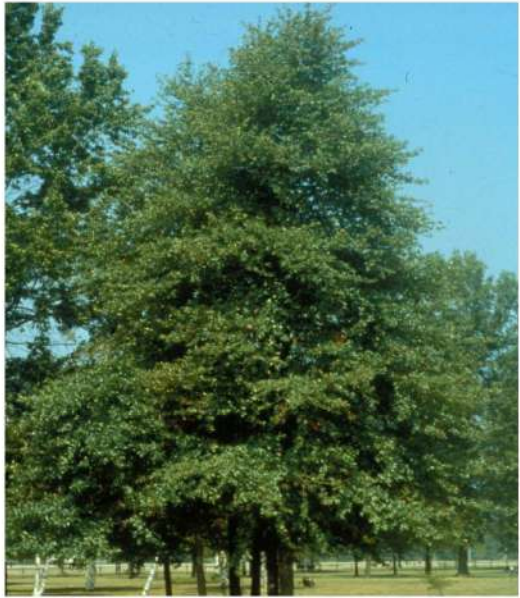


Wall mount, Pendant, Pole Light

Designers fountain 23"H Ellington Outdoor Post
 Lantern Oil Rubbed Bronze

Note:
 Dark sky compliant: Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

Shade Tree



Black Gum Tree (NS)
 Scientific name: Nyssa Salvatica
 Height: 50ft +

Screening Tree



Northern White Cedar (TO)
 Scientific name: Thuja occidentalis
 Height: 6ft

Ornamental Tree



Eastern Redbud (CC)
 Scientific name: Cercis canadensis
 Height: 20-30ft

Planting Notes:

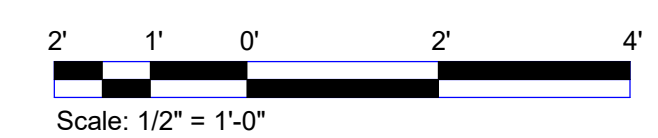
- 1) Tree plantings shall conform to the requirements/guidelines outlined in the document, "Ithaca's Trees: Master plan, Inventory, & Arboricultural Guidelines for the Public Trees of the City of Ithaca, New York."
- 2) All trees and plants to comply with applicable requirements of ANSI 260.1, "American Standard for Nursery Stock."
- 3) No plants or trees shall be located beneath building overhangs.
- 4) Strip and stockpile existing topsoil for reuse.
- 5) Prepare shrub beds with 24" MIN depth of planting soil. Prepare tree beds to depth of rootball by 3x the diameter.
- 6) All disturbed areas that are not shown as paved or planted bed are to be rock-hounded and seeded as lawn.
- 7) Provide warranty for all planted material.

Revision Schedule		
Number	Description	Date

Planting & Site Lighting Details

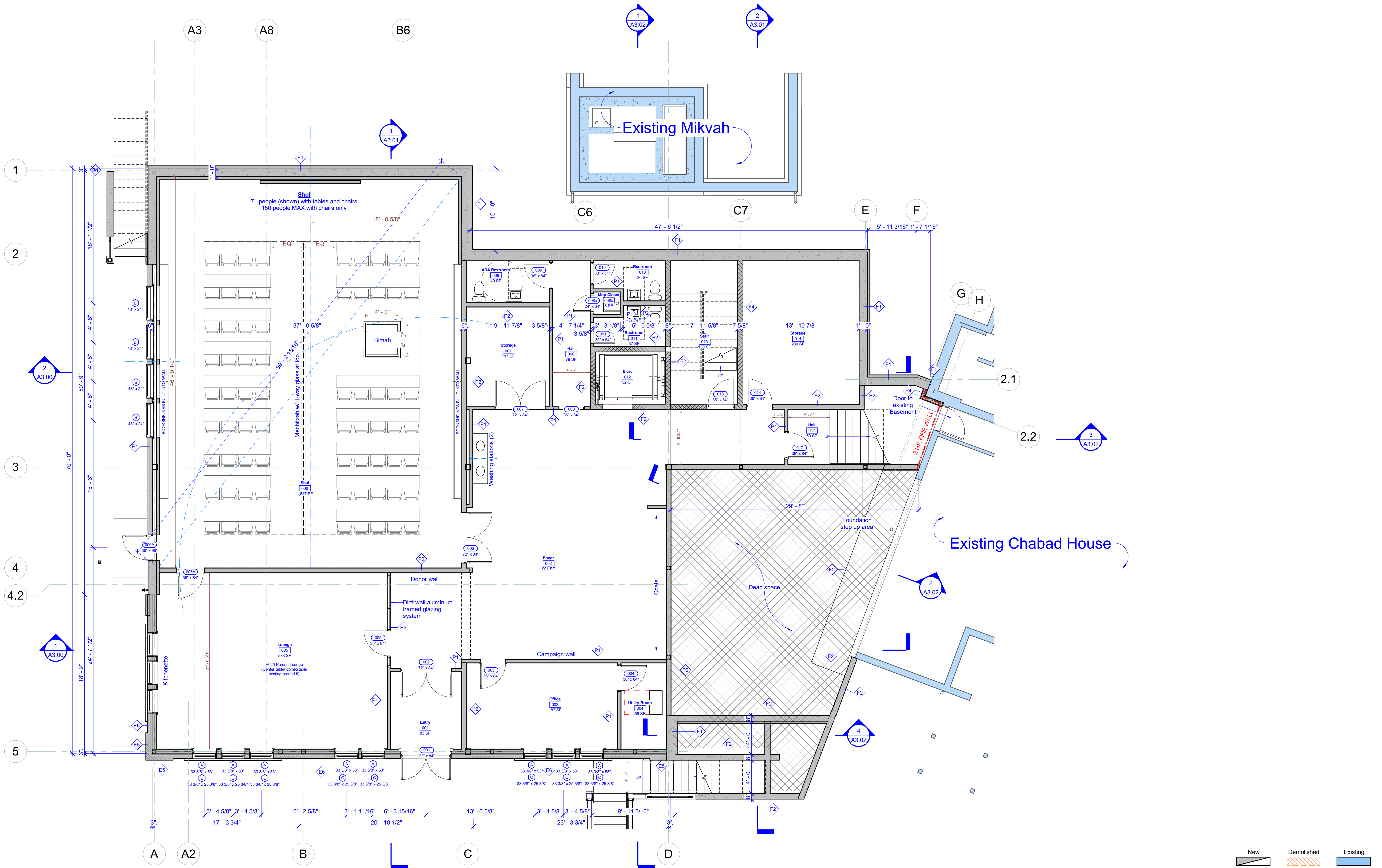
Project No:	CHAB03
Date:	06/19/23
Drawn by:	BNC
Checked by:	JKD

C4.00
 Scale: As indicated

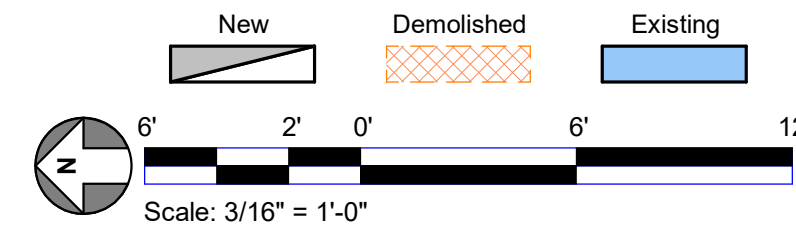


Revision Schedule		
Number	Description	Date

Basement Plan	
Project No:	CHAB03
Date:	06/19/23
Drawn by:	BAD
Checked by:	JKD
A1.00	
Scale:	3/16" = 1'-0"

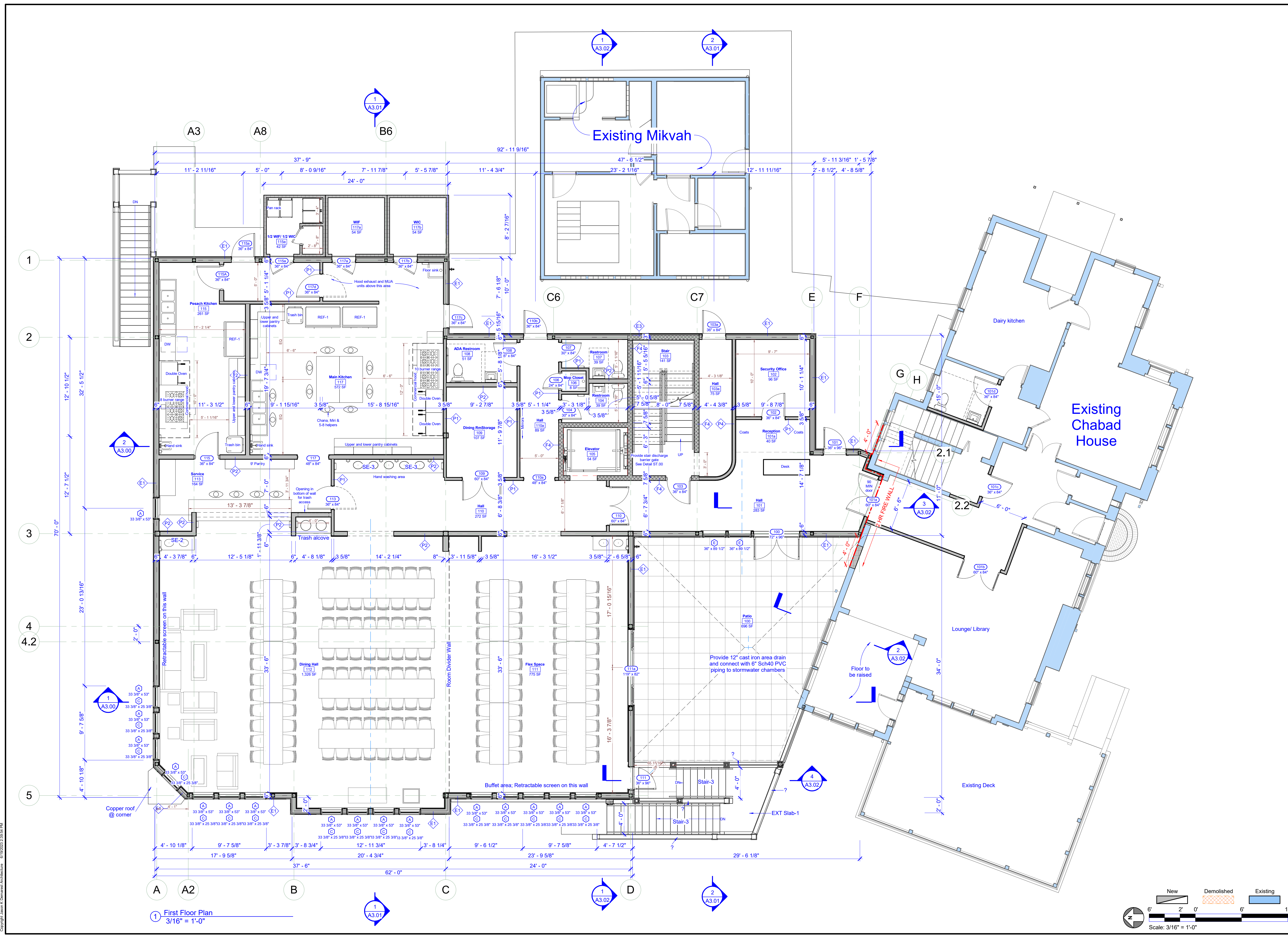


1 Basement Plan
 3/16" = 1'-0"



Revision Schedule		
Number	Description	Date

First Floor Plan	
Project No:	CHAB03
Date:	06/19/23
Drawn by:	BAD
Checked by:	JKD
A1.01	
Scale:	3/16" = 1'-0"



1 First Floor Plan
 3/16" = 1'-0"

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② East Elevation
 3/16" = 1'-0"



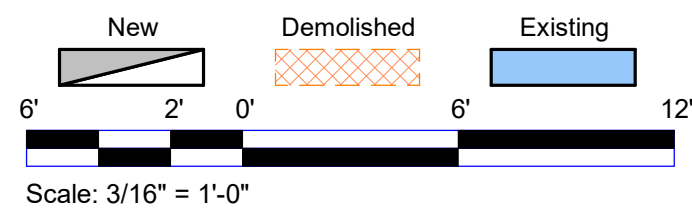
① West Elevation
 3/16" = 1'-0"

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 102 Willard Way
 Ithaca, NY 14850

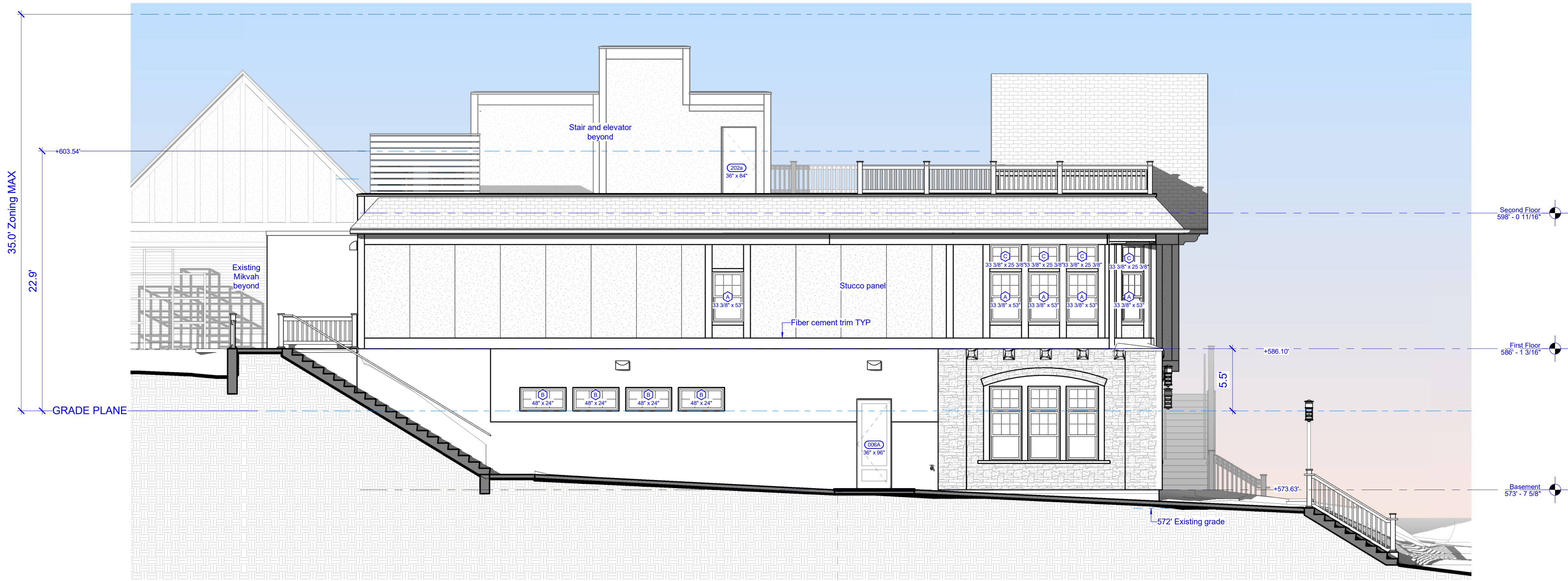
Revision Schedule		
Number	Description	Date

Exterior Elevations	
Project No:	CHAB03
Date:	06/19/23
Drawn by:	BAD
Checked by:	JKD
A2.00	
Scale:	3/16" = 1'-0"

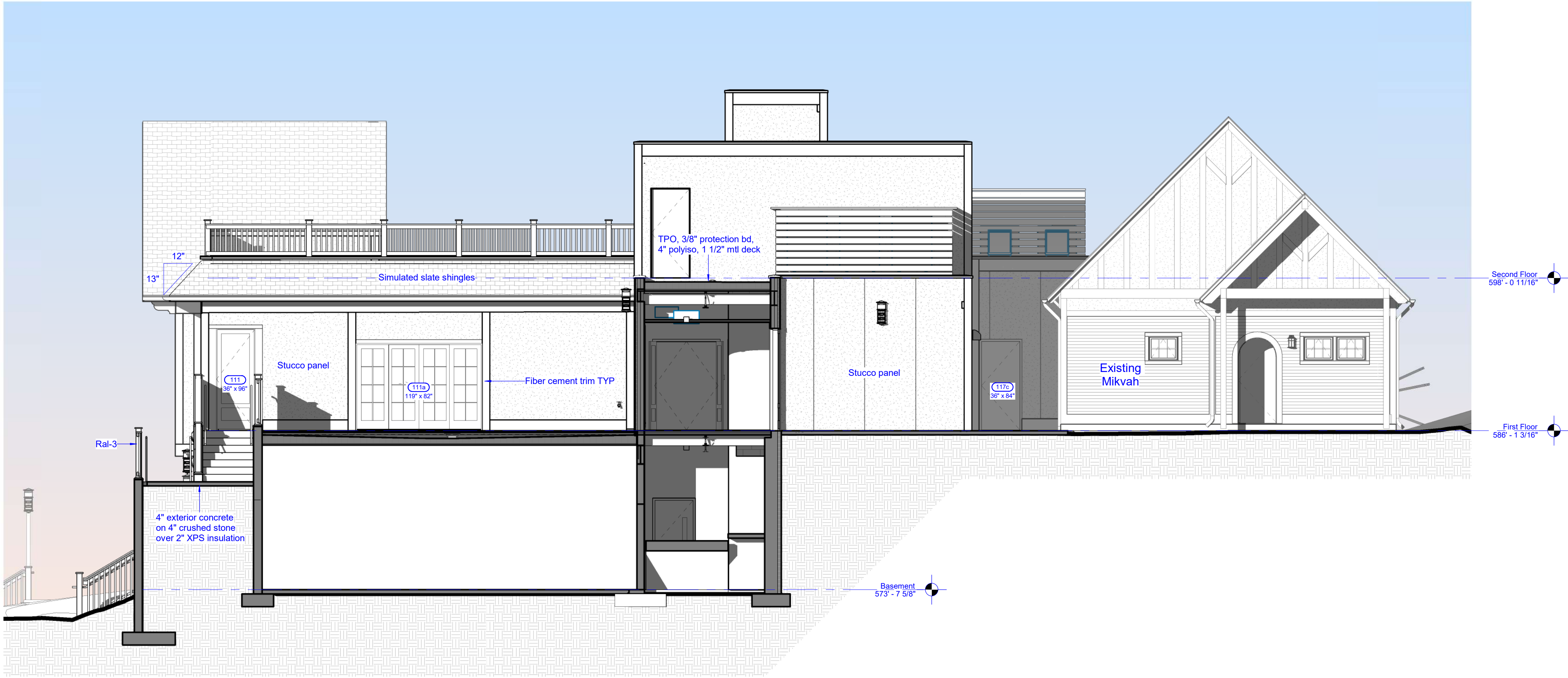


Revision Schedule		
Number	Description	Date

Exterior Elevations	
Project No:	CHAB03
Date:	06/19/23
Drawn by:	BAD
Checked by:	JKD
A2.01	
Scale:	3/16" = 1'-0"



① North Elevation
 3/16" = 1'-0"



② South Elevation
 3/16" = 1'-0"

