



TOWN OF ITHACA
 215 North Tioga Street
 Ithaca, NY 14850
 (607) 273-1747

**DEVELOPMENT
 REVIEW
 APPLICATION**

FOR OFFICE USE ONLY

Date Received: / /
 Project No. - - -

ALL APPLICATIONS:

Type of Application: Subdivision Lot Line Modification Site Plan Special Permit
 Rezoning/New PDZ Rezoning, other than PDZ Amend existing PDZ

Stage of Review: Sketch Preliminary Final Add'l Meeting

Project Name (if any): RaNic Golf Club

Street Address/Location of Project: 189 Pleasant Grove Rd

Tax Parcel No.: 68.-1-1.2 & 68.-1-2 & 71.-7-1 & 71.-7-2

Owner: Sean & Jennifer Whittaker

Owner's Address: 300 Portland Point Road Phone No.: 607-227-5409
 Lansing NY 14882 Email: sean@incodema3d.com

Applicant or Agent (if different from Owner):

Applicant/Agent's Address: Phone No.:
 Email:

Engineer: Marathon Engineers - Adam Fishel Phone No.:

Architect: STREAM Collaborative - Noah Demarest Phone No.:

Attorney: Adam Klausner Phone No.:

SUBDIVISION APPLICATIONS:

Total number of lots proposed (existing + new): 8 Are new roads or public utilities proposed? No

Estimated site improvement cost (exclude cost of land acquisition & prof. fees): >\$10,000,000

SITE PLAN APPLICATIONS:

Project is (circle one): Residential Non-Residential

Lot Area: 106.01+/- Total Bldg. Floor Area: TBD No. of Dwelling Units: 18-20

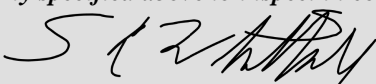
Estimated project cost (exclude cost of land acquisition & prof. fees): >\$10,000,000

REZONING APPLICATIONS:

Existing Zoning: LDR & MDR Proposed Zoning: LDR & MDR & PDZ

ALL APPLICATIONS:

The information on this application form is submitted in addition to other information, plats, and plans required by the Town of Ithaca. I attest that all information so submitted is complete and accurate to the best of my knowledge. Also, by filing this application, permission is granted to members of the various Town Boards, Committees, Planning and Engineering Staff, and Councils, and/or any other persons designated by the Town that may be involved in the review of this application, to enter the property specified above to inspect in connection with the review of this application.

 3-13-2022
 Owner's Signature Date

Applicant/Agent Signature (if different) Date

RaNic Golf Club

189 Pleasant Grove Rd



Revised August 1, 2022

Project Description

The property in its current form has been used continuously as a golf course and country club since the 1950's with some portions of the golf course dating back to the 1930's. The Country Club of Ithaca has a long history that predates this property with many iterations designed and built by world-renowned architects A.W. Tillinghast, Robert Trent Jones Sr. and Geoffrey Cornish. However, the property has seen a dramatic decrease in utilization since its heyday in the 1960's, 70's, and 80's. As a result, there has been a lack of funding for clubhouse maintenance, drainage, irrigation, etc.

The property was purchased in 2021 by Sean and Jennifer Whittaker who have been long-time members of the club. Their goal for this project is to respond to the renewed interest and recent growth in the game of golf. The owners intend to make significant investments to enhance and transform the quality of the golf course itself and develop luxury hospitality and new housing accommodations, which will boost the local economy while preserving and protecting the open space of the golf course for many years to come.

Some of the site related improvements include the following:

- Wetland and stream corridor management
- Improved drainage and irrigation systems
- Cart paths
- Tree removals and trimming to enhance the playability of the golf course
- New teeing areas for all levels of golfers
- New and improved sand bunkers
- Expanded parking areas
- Fencing for protection of roadways and adjacent properties

Zoning Compliance

The current zoning of the RaNic Golf Club property is "Residence" in the Village and a combination of LDR and MDR in the Town. The project is seeking to establish a PDZ in portions of the Village and the Town to allow the proposed mixed-use hospitality and townhome development.

Proposed Conditions

Village PDZ - PD-1 (formerly Residence Zone)

Within the proposed PDZ, the existing clubhouse would be renovated to elevate its aesthetics, improve functionality, and ensure it is an attractive asset to the community for decades to come. The existing pool and 1960's pool house, which sits on a hill to the northwest of the clubhouse, would be demolished to make way for two connected 3-story hotel buildings, a covered parking area, and guest cabins. The northwest wing of the hotel would have 2 stories of hotel rooms above a covered parking area, and the southwest wing would have 3 stories of hotel rooms above a walkout basement spa with a pool terrace facing the golf course. The guest cabins would be single-story buildings. These proposed buildings are between 20' and 25' above the road and are screened by existing trees.

The west corner of the NW hotel wing would be about 100' from Pleasant Grove Road, contain 22 rooms, and would have a +/-25' third-floor stepback to reduce the scale of the building as viewed from Pleasant Grove Road. The west corner of the SW hotel wing would be about 150' from Pleasant Grove Road, contain +/-30 rooms, and would have varying third-floor setbacks to add visual interest and reduce the visual mass of the building. At the west corner, the third-floor setback is about 30'. Between the road and the SW hotel wing, the four guest cabins would be at least 50' from the road and contain one bedroom each.

Across the existing parking area and set back from Pleasant Grove Road, attached townhouses in groups of 3-4 are proposed. These units sitting on small townhouse lots would be sold as condominiums. Eight units are proposed east of the club entrance drive. They would have a public sidewalk and be set back about 10' from the private street right of way.

The aesthetic of all the new buildings and the proposed clubhouse renovation would be in keeping with, and draw inspiration from, the best of the Village's residential architecture.

Town PDZ - PD-17M (formerly MDR and LDR)

Within the proposed PDZ, the existing tennis courts would be removed for attached townhouses in groups of 3-4, with eight fronting on Hanshaw Road. These units would be set back from the right of way +/-20', while an additional eight units would be located behind them to form a "pocket neighborhood" around a small greenspace. Two new vehicular entrances from Hanshaw road would allow better access to the clubhouse/hotel facility and to a new parking area. To the east of the townhomes would be a cul-de-sac with an additional 12 townhomes built on the existing driving range.

Along Warren Road there will be an additional area of the proposed PDZ where there is an existing farmhouse and barn which will be preserved and renovated. The house will become a hotel-managed guest rental, and the barn will be converted into an event space. A single-unit cottage behind the existing house, facing the golf course, and two additional two-unit houses across Warren Road are also proposed, for a 6-8 hotel-managed guest units. The units to the east of Warren road would be on a building lot subdivided out of the existing golf course property and sit 10' from the road right of way. These houses would be similar in style to the proposed golf club hotel, and offer views of the vast open space of the golf course. From the road, this cluster of buildings would be designed to retain the character of a farmstead, and complement the existing structures. It would be connected to the main clubhouse and hotel facility via the golf course cart paths. As such, the visual impact of parking could be reduced by locating some parking at the main clubhouse and providing golf carts to guests for easy transportation to the clubhouse without the need to use the main roads.

Stormwater

The property includes a stream running east to west through the center with small areas of delineated wetlands on either end and a small inline pond in the middle of the property. There is a single larger 1-acre pond used for irrigation that is not in line with the stream. There are currently no formal dedicated stormwater practices other than misc drains connected to the 1-acre pond since the clubhouse was developed prior to any modern stormwater requirements.

The proposed expansion of impervious surfaces including parking and new buildings will require stormwater mitigation. The goal would be to not only meet the basic requirements but also capture as much additional stormwater as possible as part of a larger drainage plan.

A full Storm Water Pollution Prevention Plan is being developed by Marathon Engineers to manage and treat runoff per NYS DEC Standards. A full copy of the SWPPP will be provided to the Stormwater Officer for approval once completed.

Landscape

The landscape is being designed with expanded native areas distributed through the golf course which require less intense maintenance practices. Although many trees will be removed to increase the playability of the golf course, new trees will be added back in strategically to provide shading and screening, in particular around new construction of buildings and parking areas as well as along roads and adjacent properties.

Site Lighting

Building-mounted lighting will be installed at building entries to allow for safe access to the building and contribute to a friendly nighttime streetscape. Additional building-mounted lighting will be installed along the side walkways and will take into consideration adjacent windows. All light fixtures will be sharp cut-off and dark-sky compliant, warm color temperatures (no blue light), and wattages will be limited to providing safe walking conditions.

Utilities and Energy

The water, sewer, and electricity usage will be typical of mixed-use residential and commercial development and the design team is studying the capacity of the current systems to serve the new demand. Heating and cooling systems for all new construction will be provided through a combination of ground-source and air-source heat pump systems still to be designed.

Traffic

There is a known traffic issue with vehicles stacking at the intersection of Pleasant Grove Rd and Hanshaw Rd at peak afternoon hours (when Cornell staff and students leave campus). This issue could potentially be worsened by the new housing units and hospitality uses. However, the project intends to provide a second means of egress/ingress along Hanshaw Road which will provide an alternate route to avoid the intersection altogether at all times of the day. This proposed new curb cut along Hanshaw Rd and the overall traffic impacts are being studied by SRF Associates traffic engineers. A preliminary assessment will be provided as part of the SEQR review.

The site is well served by TCAT, offering access to Cornell, Downtown, Airport, regional shopping centers, and other prime destinations. As such, residents are likely to make far fewer than the average number of car trips for Village or Town residents. There is a TCAT stop directly in front of the main entrance along Pleasant Grove Rd.

There will be approximately 1 parking space per residential unit and 1 space per hotel room plus additional parking for the clubhouse restaurant and related functions per code.

The buildings will have bike storage rooms available for guests and residents with outdoor bike parking for other visitors.

An airport to campus shuttle service perhaps shared with the Statler Hotel or similar is being considered to help reduce the number of vehicle trips entering and exiting the parking lot.

Existing Photos



Southside of existing Clubhouse



Northeast entrance to clubhouse



Wooded area along Pleasant Grove Rd where the hotel would be located with the trees at the road to remain.



Entrance driveway at Pleasant Grove Rd with the existing clubhouse in the far distance.



Existing pool and pool house at location of proposed hotel with clubhouse in background.



Drone photo of 18th hole and clubhouse in the distance.

Neighborhood Photos



Duplex along Pleasant Grove



Carriage House Apts, Pleasant Grove



Jessup Road



Hasbrouck Apts



Representative of the ranch houses all around the area, Roat Street