Narrative: This past spring, a longstanding tenant (Heritage Hair Salon) at 4 Hall moved out of the building. A new business, a construction contractor (Strawbridge and Jahn, Inc.), is seeking to lease the location for office needs and storage. In addition to the approximately 1100 square foot interior unit, this business would also need to locate two storage structures outside of the building.

The first structure is a metal container that measures 8 feet wide, 20 feet long, and 8.5 feet high. We are proposing to locate this unit in an alley between the part of the building that houses the rental unit and an adjacent addition that is rented to another tenant. By placing the container in this alley and setting it back, it would be minimally visible from parking lot and Hall Road. Only the doors would be visible, and they would be painted to blend in with the exterior of the building (which has metal siding and a metal roof).

The second structure is a rack for holding ladders. We are proposing to locate this rack on the backside of the building in another alley between the original structure and the adjacent addition. This location has minimal visibility from Route 13.

In addition to placing these two exterior structures next to the building, we are also proposing that the new tenant be permitted to add a sign to the existing sign tower below the sign for the other retail tenant, Terrapin Tile.

Attached are diagrams and photos describing the property and proposed changes. No other changes are proposed for the follow elements listed in the site plan checklist: grading/drainage, parking and truck loading areas, sidewalk, culverts, sewage, water, fire zones, energy distribution, vegetation, and outdoor lighting.

Placement of the storage container and ladder rack requires less than one day to complete.
Rental unit diagram: 4 Hall Road
Timothy C. Marchell, 221 Eastern Heights Drive, Ithaca, NY 14850

Proposed ladder rack location

Rental unit (1100 sq. ft.)

Proposed storage container location
View from Hall Road
Timothy C. Marchell, 221 Eastern Heights Drive, Ithaca, NY 14850

Proposed storage container location
New tenant location & sign
Terrapin Tile
Sign tower
Shrubs
Light post
Proposed storage container location

Tenant location

View of 4 Hall Road from parking lot
Timothy C. Marchell, 221 Eastern Heights Drive, Ithaca, NY 14850
Topographical map: 4 Hall Road
Timothy C. Marchell, 221 Eastern Heights Drive, Ithaca, NY 14850