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Dear Planning Board members,

I imagine some of you think I'm just a crazy fanatic pulling at minor details, and you are correct that reducing the density of this proposed development is much more important if the board is to avoid disregarding the spirit and substance of the Varna Plan's vision for the community. However, it was clear that my problem with the visuals was not understood yesterday, so I put together some visuals of my own to back up my statements, just in case you were still interested in not dismissing my ravings entirely.

I understand that architects work in good faith, and incorporate appropriate scales within a drawing of a development itself. However, that does not mean they appropriately depict the relationship of the buildings to the context of the surrounding landscape. They are being employed by someone who has a vested interest in making the environmental impact look as minimal as possible. That doesn't mean they are fudging anything, just picking and choosing the looks that favor their position, not unexpectantly.

Here are my visuals on the following pages.

Thank you for your time and attention,

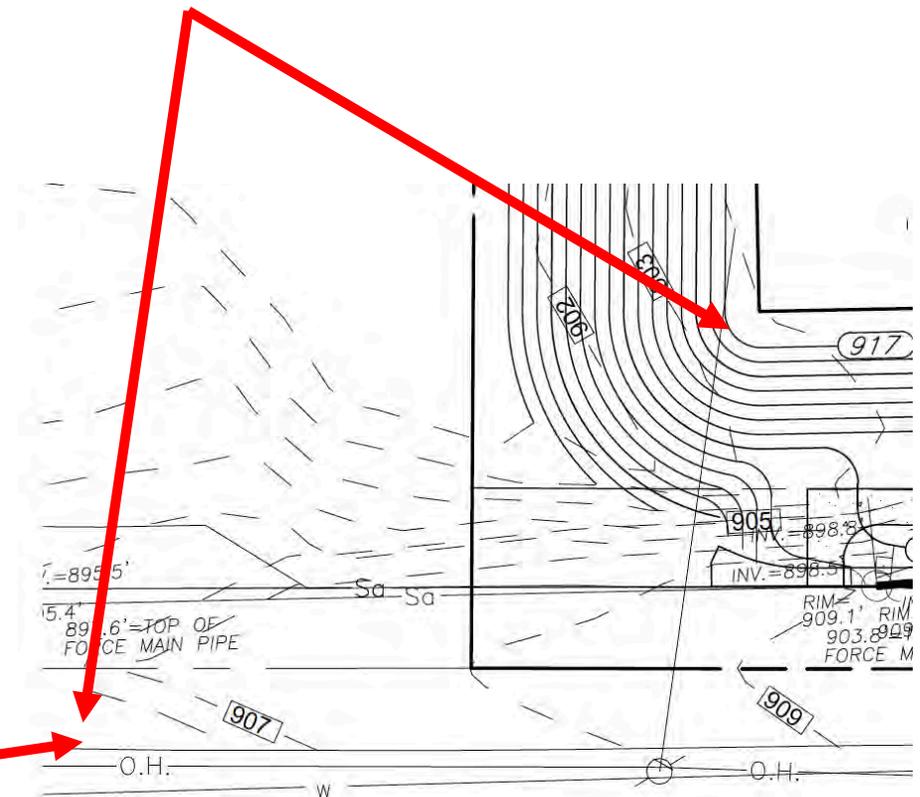
David Weinstein

Trusting architects paid by the developer to portray a unbiased look?



This looks like it cannot be more than 6'.

The height difference according to the grading plan is actually 12'



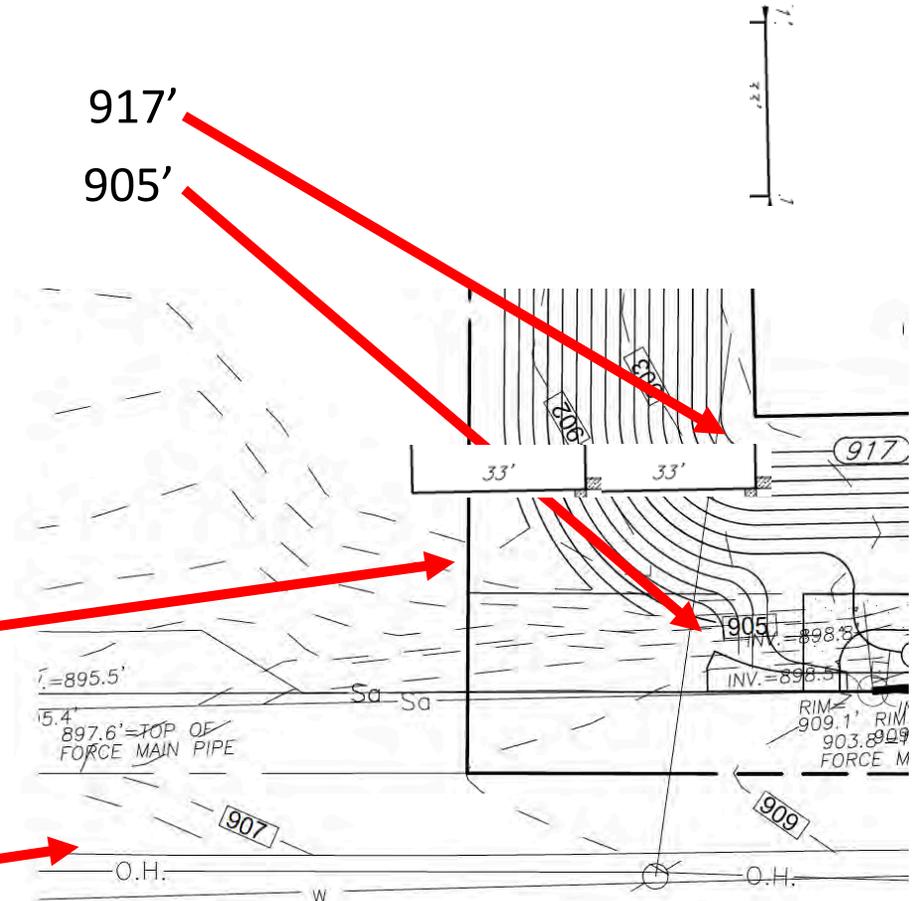
Picture taken from here, at about 904' (bridge is at 900')

Distorted visuals



This looks like it cannot be more than 6', as the developer claimed at the meeting.

According to this claim, each story in the building could only be about 6' tall.



This tree is right next to the bottom of the fill pile 60' from the building, at 901'. If the building is 25' on a 12' base, this tree is 100' tall, and a record height in NY.

Picture taken from here, at about 904' (bridge is at 900'), about 150' from building.



Look how much distance the visual shows will be between the hill and the road.



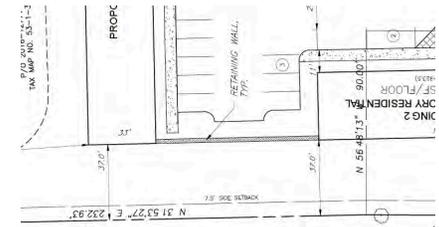
Compare to the distance shown on their grading plan. (Sidewalk, not depicted properly on visual, shown at 932'; edge of driveway lip is 921', an 11' difference). Does this look right to you?

Buildings drawn 'to scale' – but what scale? Not to tree scale.

These buildings, the left one 3-stories and the right one 2-stories are the same approximate distance from the viewer (both in line on the south side of the development).

Does it look like the third story has added almost nothing to the height?

The trees on the near bank of the creek are young and small and largely down the bank to the stream. The trees on the far bank are no more than 120' from the buildings, which are about 500' to 700' from the viewer. These buildings, 25' and 35' high, sitting on an 18' base, (a total of 43' to 53') cannot be less than half of the height of these trees, which themselves are not more than 60' to 70' tall,



SW
(from grading
plan)

Finally, this picture makes it appear that the bottom of the buildings are about at eye level, 900'. In reality, they will be sitting on a fill pile 20' higher (920').



Here is the developer's visual from about 150' away from the nearest building.

Using Ivy Ridge (built by the same developer) as an example, from across the road, about 150' away.



All three pictures were scaled to be the same size.

Note that the building bottom of Ivy Ridge is on the same level as where those pictures were taken, whereas Maifly will have it's two stories 15 feet above where the viewer stands.

And the back building will be 3 stories, with it's bottom 20' above my neighboring property.

Here is Ivy Ridge from their front sidewalk, about 60' away. The middle of Freese road is 60' away from Maifly. 

