



PROJECT STATISTICS

1. GENERAL:

1.1 PROPERTY OWNER - ITHACA NEIGHBORHOOD HOUSING SERVICES (INHS)

1.2 PROPERTY ADDRESS - 5 & 9 FREESE ROAD
ITHACA, NEW YORK 14850

1.3 TAX ACCOUNT - 53-1-3.2, 53-1-3.7, 53-1-1-16, 53-1-1-15, 53-1-1-14, 53-1-1-13, 53-1-1-12, 53-1-1-11, 53-1-1-10, 53-1-1-09, 53-1-1-08, 53-1-1-07, 53-1-1-06, 53-1-1-05, 53-1-1-04, 53-1-1-03, 53-1-1-02, 53-1-1-01

2. ZONING REGULATIONS:

2.1 ZONING DISTRICT - VARNAM HAMLET MIXED USE DISTRICT (VHMUD)

2.2 CODE REQUIREMENTS

	REQUIRED	PROVIDED	VARIANCE REQ'D
MINIMUM LOT SIZE (MULTI-FAMILY)	1 ACRE	>1 ACRE	NO
MINIMUM LOT FRONTAGE	45'	45' MIN.	NO
MINIMUM FRONT YARD SETBACK	10'	22.2 SF	NO
MINIMUM REAR YARD SETBACK	25'	>25'	NO
MINIMUM SIDE YARD SETBACK	7.5'	>7.5'	NO
MAXIMUM BUILDING HEIGHT	40'	44'	NO
MAXIMUM BUILDING FOOTPRINT	5,000 SF	±11,700 SF	NO
MINIMUM GREEN SPACE (SINGLE-FAMILY)	40%	±65%	NO
MINIMUM GREEN SPACE (MULTI-FAMILY)	40%	±65%	NO
MINIMUM INTERNAL PARKING GREEN SPACE	40%	>40%	NO
MINIMUM PARKING SPACE SIZE	9'x20'	9'x18'	NO
NUMBER OF PARKING SPACES (SINGLE-FAMILY)	STANDARD SPACES 6 ADA ACCESSIBLE SPACES 0	12 0	NO
TOTAL	6	13	NO
PARKING RATIO (SPACES/DWELLING UNIT)	1.2 MAX	2.2****	NO
NUMBER OF PARKING SPACES (MULTI-FAMILY)	STANDARD SPACES 62 ADA ACCESSIBLE SPACES 2	66 4	NO
TOTAL	64	70	NO
PARKING RATIO (SPACES/DWELLING UNIT)	1.2 MAX	1.32****	NO
MAXIMUM ALLOWABLE DENSITY:			
SINGLE FAMILY	BASE ZONING 10 UNITS/AC GREEN DEVELOPMENT BONUS 2 UNITS/AC REDEVELOPMENT BONUS 2 UNITS/AC TOTAL 14 UNITS/AC	12.5 UNITS/AC	NO
RENTAL APARTMENTS	BASE ZONING 6 UNITS/AC GREEN DEVELOPMENT BONUS 4 UNITS/AC REDEVELOPMENT BONUS 4 UNITS/AC TOTAL 14 UNITS/AC	14.0 UNITS/AC	NO

* IN THE VARNAM DISTRICTS, NO USE SHALL INCLUDE A STRUCTURE LARGER THAN 5,000 SF WITHOUT THE APPROVAL OF A SPECIAL USE PERMIT BY THE TOWN BOARD.
 ** SMALLER PARKING SPACES ARE ALLOWED SUBJECT TO PLANNING BOARD APPROVAL.
 *** ONE PARKING SPACE PER DWELLING UNIT IS REQUIRED MINIMUM.
 **** MAX ALLOWABLE NUMBER OF PARKING SPACES IS 120% OF MINIMUM REQUIRED UNLESS EXPRESSLY APPROVED BY THE TOWN OF DRYDEN PLANNING BOARD.

- 3. PARCEL STATISTICS:**
- 3.1 AREA** - TOTAL - 4.88 ACRES (ALL LOTS COMBINED)
 SINGLE-FAMILY - ±5.50 ACRES TOTAL (AFTER RE-SUBDIVISION)
 SINGLE-FAMILY ACCESS PARCEL - ±0.392 ACRES (AFTER SUBDIVISION)
 MULTI-FAMILY - ±3.787 ACRES (AFTER RE-SUBDIVISION)
- 3.2 EXISTING CONDITIONS:** RESIDENTIAL
- 3.3 PROPOSED CONDITIONS:** RESIDENTIAL
- 4. PROPOSED BUILDING:**
- 4.1 5 FREESE ROAD (FORMERLY THE COTTAGES AT FALL CREEK CROSSING):**
 6 - SINGLE FAMILY UNITS
 TOTAL PROPOSED DENSITY 6 UNITS / 0.50 ACRES = 12.5 UNITS / ACRE
- 4.2 9 FREESE ROAD (MULTI-FAMILY APARTMENTS):**
 53 - MULTI-FAMILY UNITS
 TOTAL PROPOSED DENSITY 53 UNITS / 3.83 ACRES = 13.8 UNITS / ACRE
- 5. POCKET PARK/RECREATION AMENITY SUMMARY:**
- 5.1 5 FREESE ROAD (PRIVATE YARD AREA):**
 RECREATIONAL SPACE FOR THE SINGLE FAMILY RESIDENCES CONSISTS OF THE GREEN SPACE AROUND EACH HOME AND THE CORNER POCKET PARK
- 5.2 9 FREESE ROAD (MULTI-FAMILY APARTMENTS):**
 RECREATION AREA #1 - 3,050 SF
 RECREATION AREA #2 - 1,640 SF
 RECREATION AREA #3 - 5,400 SF
 POCKET PARK - 2,800 SF
 TOTAL - 12,890 SF (±243 SF/UNIT)

JOB NO: 1096-20
 SCALE: 1" = 30'
 DRAWN: RLJ
 DESIGNED: AMF
 DATE: 05/08/24

REVISIONS

DATE	BY	REVISION

STATE OF NEW YORK
 ADAM M. FISHEL
 LICENSE NO. 086648
 PROFESSIONAL ENGINEER

DRAWING TITLE:
 Sketch Site Plan

1 of 3
 SHEET No: C-1

JOB No: 1096-20
 DRAWING No: