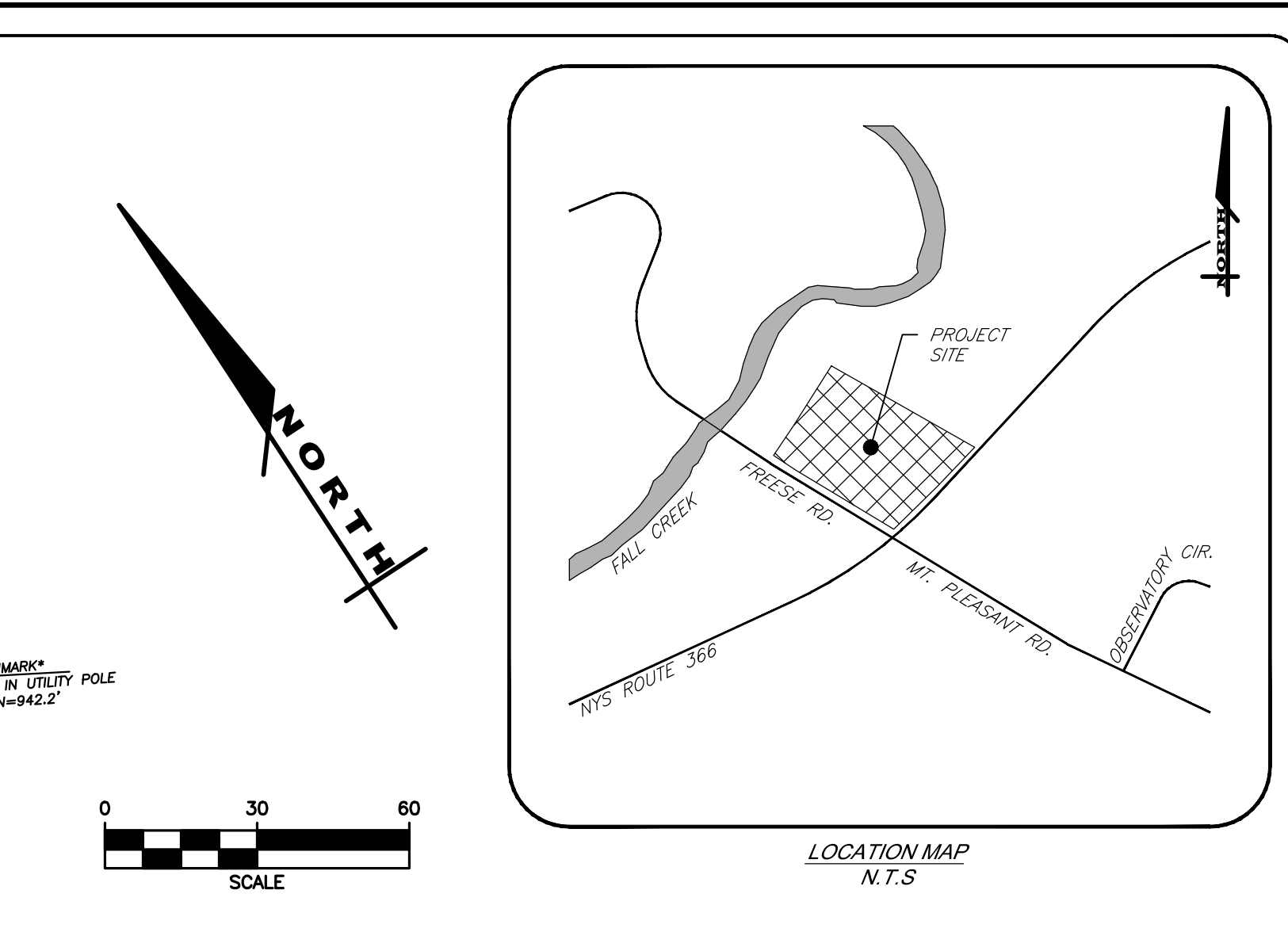
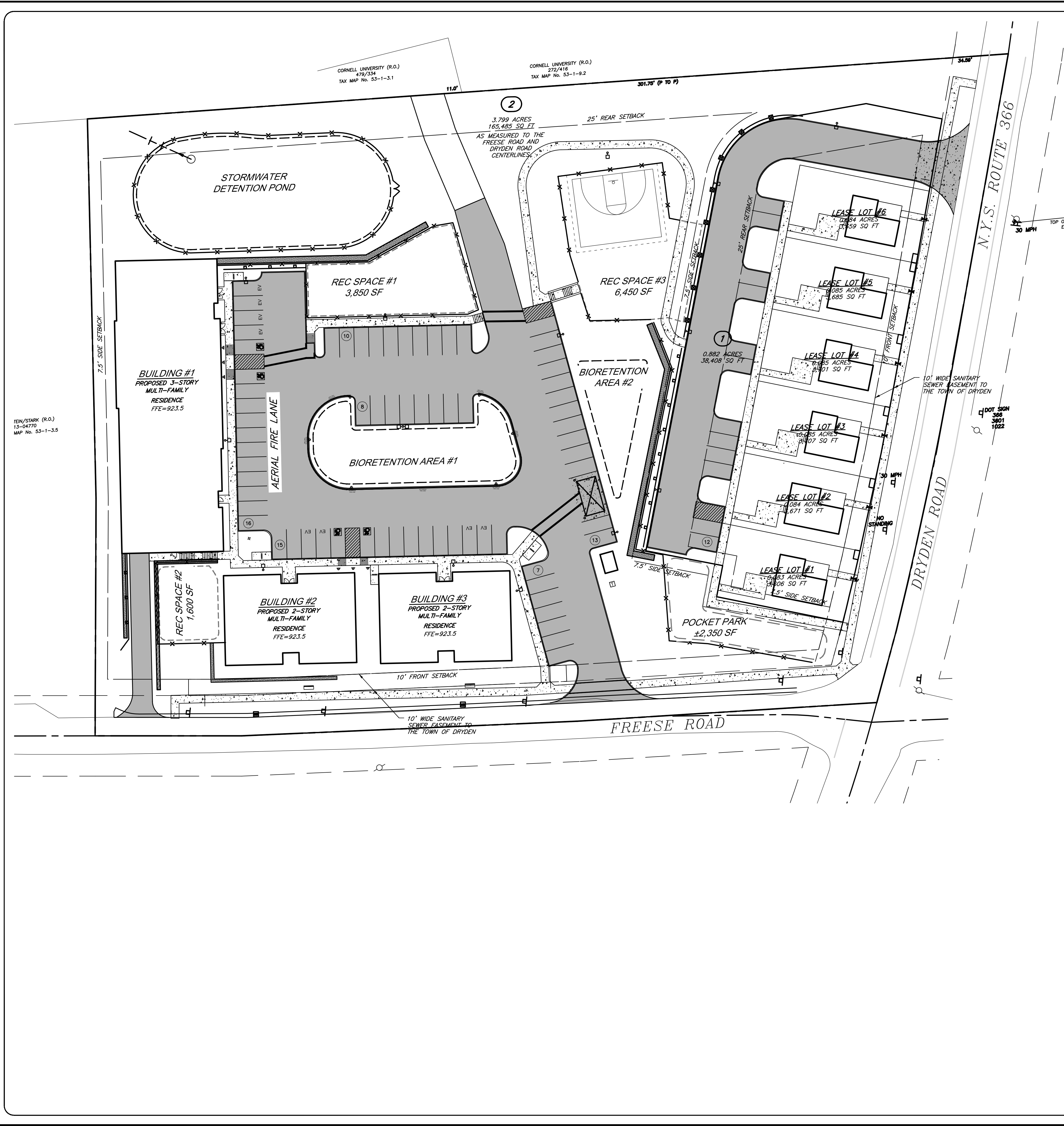


File: I:\Engineering\Job Files\1096-20\Drawings\Sheets\1096 C-2.0 Overall Site Plan.dwg, Last saved: 6/13/2024, Plot Date: 6/13/2024, Plot Style: ---



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 - VARNIA 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'	122.2 SF	NO
MINIMUM REAR YARD SETBACK	25'	>25'	NO
MINIMUM SIDE YARD SETBACK	7.5'	>7.5'	NO
MAXIMUM BUILDING HEIGHT	40'	<40'	NO*
MAXIMUM BUILDING FOOTPRINT	5,000 SF	±11,700 SF	NO*
MINIMUM GREEN SPACE (SINGLE-FAMILY)	40%	±52%	NO
MINIMUM GREEN SPACE (MULTI-FAMILY)	40%	±65%	NO
MINIMUM INTERVAL PARKING GREEN SPACE	40%	>40%	NO
MINIMUM PARKING SPACE SIZE	9x20'	9x18'	NO*
NUMBER OF PARKING SPACES (SINGLE-FAMILY)	STANDARD SPACES 6	12	NO
	ADA ACCESSIBLE SPACES 0	0	NO
TOTAL	6**	12	
PARKING RATIO (SPACES/DWELLING UNIT)	1.2 MAX	1.0****	NO
NUMBER OF PARKING SPACES (MULTI-FAMILY)	STANDARD SPACES 62	65	NO
	ADA ACCESSIBLE SPACES 2	4	NO
TOTAL	64	69	
PARKING RATIO (SPACES/DWELLING UNIT)	1.2 MAX	1.30****	
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 VARNIA 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 4.681 ACRES (ALL LOTS COMBINED)
 MULTI-FAMILY - ±3.799 ACRES (AFTER RE-SUBDIVISION)
 SINGLE-FAMILY PARCEL - ±0.882 ACRES TOTAL (AFTER RE-SUBDIVISION)
 SINGLE-FAMILY LEASE PARCELS: 6 PARCELS TOTALING ±0.50 ACRES
 - 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 / 0.882 ACRES = 6.8 UNITS / ACRE
 - 4.2 9 FREESE ROAD (MULTI-FAMILY APARTMENTS):
 53 - MULTI-FAMILY UNITS
 TOTAL PROPOSED DENSITY 53 UNITS / 3.799 ACRES = 13.95 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 - 3,850 SF
 RECREATION AREA #2 - 1,600 SF
 RECREATION AREA #3 - 6,450 SF
 POCKET PARK - 2,350 SF
 TOTAL - 14,250 SF (±266 SF/UNIT)

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STATE OF NEW YORK
 TOMPKINS COUNTY
 TOWN OF DRYDEN
 5 & 9 FREESE ROAD
SITE DEVELOPMENT PLANS for ITHACA NEIGHBORHOOD HOUSING SERVICES (INHS)

JOB NO: 1096-24
 SCALE: 1" = 30'
 DRAWN: RLJ
 DESIGNED: AMF
 DATE: 6/13/24

REVISIONS		
DATE	BY	REVISION

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 ADAM M. FISHEL

DRAWING TITLE:
 Overall Site Plan

2 of 16
 SHEET No: **C-2.0**

1096-24
 JOB No: DRAWING No: