



PROJECT STATISTICS

- 1. GENERAL:**
- 1.1 PROPERTY OWNER - ITHACA NEIGHBORHOOD HOUSING SERVICES (INHS)
- 1.2 PROPERTY ADDRESS - 5 & 9 FREENE ROAD
ITHACA, NEW YORK 14850
- 1.3 TAX ACCOUNT - 53-1-1-2, 53-1-1-7, 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 | 1 AC | 2,377.19 SF | NO |
| MINIMUM LOT FRONTAGE | 45' | 45' | NO |
| MINIMUM FRONT YARD SETBACK | 10' | 222.2 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 | >5,000 SF | NO* |
| MINIMUM GREEN SPACE (S FREENE RD.) | 40% | 84% | NO |
| MINIMUM GREEN SPACE (S FREENE RD.) | 40% | 63% | NO |
| MINIMUM INTERNAL PARKING GREEN SPACE | 40% | >40% | NO |
| MAXIMUM LOT COVERAGE (BUILDINGS) | 90% | <90% | NO |
| MINIMUM PARKING SPACE SIZE | 9'x30' | 9'x18' | NO* |
| NUMBER OF PARKING SPACES (S FREENE RD.) | | | |
| STANDARD SPACES | 6 | 8 | NO |
| ADA ACCESSIBLE SPACES | 0 | 0 | NO |
| TOTAL | 6 | 8 | NO |
| PARKING RATIO (SPACES/DWELLING UNIT) | 1.2 MAX | 1.3**** | NO |
| NUMBER OF PARKING SPACES (S FREENE RD.) | | | |
| STANDARD SPACES | 62 | 77 | NO |
| ADA ACCESSIBLE SPACES | 2 | 4 | NO |
| TOTAL | 64 | 81 | NO |
| PARKING RATIO (SPACES/DWELLING UNIT) | 1.2 MAX | 1.53**** | 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 | 12.7 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 - 4.88 ACRES (ALL LOTS COMBINED)
 SINGLE FAMILY - 0.50 ACRES TOTAL (AFTER RE-SUBDIVISION)
 MULTI-FAMILY - 4.18 ACRES (AFTER RE-SUBDIVISION)
- 3.2 EXISTING CONDITIONS: RESIDENTIAL
- 3.3 PROPOSED CONDITIONS: RESIDENTIAL
- 4. PROPOSED BUILDING:**
- 4.1 5 FREENE 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 FREENE ROAD (MULTI-FAMILY APARTMENTS):
 53 - MULTI-FAMILY UNITS
 TOTAL PROPOSED DENSITY 53 UNITS / 4.18 ACRES = 12.7 UNITS / ACRE
- 5. POCKET PARK/RECREATION AMENITY SUMMARY:**
- 5.1 5 FREENE ROAD (PRIVATE YARD AREA):
 RECREATIONAL SPACE FOR THE SINGLE FAMILY RESIDENCES CONSISTS OF THE GREEN SPACE AROUND EACH HOME
- 5.2 9 FREENE ROAD (MULTI-FAMILY APARTMENTS):
 RECREATION AREA #1 - 6,240 SF
 RECREATION AREA #2 - 4,800 SF
 RECREATION AREA #3 - 1,280 SF
 TOTAL - 12,320 SF (2932 SF/UNIT)

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

JOB NO: 1096-20
 SCALE: 1" = 30'
 DRAWN: RLJ
 DESIGNED: AMF
 DATE: 04/10/24

REVISIONS		
DATE	BY	REVISION

STATE OF NEW YORK
 ADAM M. FISHEL
 PROFESSIONAL ENGINEER
 NO. 086648
 EXPIRES 12/31/25

DRAWING TITLE:
Concept Plan

1 of 1
 SHEET No: **CP-1**

1096-20
 JOB No: DRAWING No: