

DATE: 2/21/2014

TO: Lisa Nicholas, Senior Planner, City of Ithaca
FROM: Lawrence J. Fabbroni, AIA

Re: 128 West Falls Street Subdivision Plat Revision and Site Plan Application

Lisa,

I am including with this letter the Site Plan Application and Long Environmental Form (as requested at the January Planning Board Meeting).

Per site the checklist, several of the enclosed drawings are still in process, and will be much more finalized and submitted prior to the Project Review Meeting, but we are planning on reaching out to the neighbors during the coming week, and may make some adjustments beyond what is shown on the drawings. Additionally, we have a Landscape Architect developing an official planting and landscape plan based upon the conceptual plan that is included.

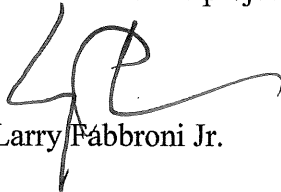
Per the checklist, we also would like to indicate the following:

Site Grading: Will remain the same within 1' of current elevations, and all excess fill will be moved off the site.

Site Utilities: Will entail only basic service hook-ups, which capacity exists for in this locations.

Finally, you will see that critical building elevations have been included, however all elevations of all proposed buildings, as well as a parti of the entire street will be prepared for Project Review in March.

Please let me know if you need anything else prior to submission of additional materials the week before project review. Thank you.



Larry Fabbroni Jr.