



City of Ithaca
SITE PLAN REVIEW (SPR) APPLICATION
 Building Permit Number: 31017

CONTACT:
 Lisa Nicholas, Senior Planner
 DIVISION OF PLANNING & ECONOMIC DEVELOPMENT
 108 E. Green Street, 3rd Floor
 Ithaca, New York 14850-5690
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 lnichola@cityofithaca.org

APPLICANT:

Name: HERITAGE PARK
RON RONSHAKK - TOWNHOUSES INC Title/Role: OWNER/PRESIDENT

Address 1: 308 MADISON ST

Address 2: _____ City, State, & Zip Code: ITHACA, N.Y 14850

Telephone: 2776260 Cell Phone: 2801790 E-Mail: customerservice@perfect-heritage.com

CONSULTANT:

Name: LAWRENCE JOHN FABBRONI Title/Role: ARCHITECT
LAWRENCE PETER FABBRONI ENGINEER/SURVEYOR

Address 1: 1 SETTLEMENT WAY

Address 2: _____ City, State, & Zip Code: ITHACA, N.Y 14850

Telephone: 3510940 Cell Phone: 3494200372 E-Mail: Ljf@fabbroniassociates.com

PROJECT OWNER:
 (if other than applicant)

Name: _____ Title/Role: _____

Address 1: _____

Address 2: _____ City, State, & Zip Code: _____

Telephone: _____ Cell Phone: _____ E-Mail: _____

— PROJECT DESCRIPTION —

Project Title: 128 W. FALLS ST. SUBDIVISION & SITE PLAN

Project Address: 128 W. FALLS ST.

Type (check one): Residential Commercial Industrial Institutional

Scope of Work (check all that apply & indicate approximate operation/construction cost):

<input type="checkbox"/> Vegetation Removal	\$ _____	<input type="checkbox"/> Façade Change	\$ _____	<input type="checkbox"/> Demolition	\$ _____
<input type="checkbox"/> New Paving	\$ _____	<input checked="" type="checkbox"/> Earthwork	\$ <u>30,000</u>	<input type="checkbox"/> New Planting	\$ <u>15,000</u>
<input checked="" type="checkbox"/> New Structures	\$ <u>400,000</u>	<input type="checkbox"/> Structure Expansion	\$ _____	<input type="checkbox"/> Accessory Structure	\$ _____

Total Construction Cost: \$ 785,000 Anticipated Construction Period: 5/2014 to 5/2016
(best estimate)

— OTHER INFORMATION —

1. If the development site is leased property, list the property owner's name and address below:

Note: Owner must include with this application a written statement authorizing the applicant to serve as the agent of Site Plan Review (SPR).

Length of Lease: _____

2. Please record the application date and approval status of any required federal, state, and/or local permits or approvals for this project:

Type	Approval Agency	Application Date	Approval Status
Demolition	Building Div.		
Building	Building Div.	2/21/2014	pending 2/20/14 ^{changed to} 508 division
	Board of Zoning Appeals	1/2014	pending 3/4/2014
	Board of Public Works	driveaway	future
	Building Div.	buildings	future after site plan rev

3. Describe any existing restrictions relevant to developments on this property:

insufficient front yard setback existing building

4. Please append/attach any additional information you feel is important for gaining a full understanding of your proposed development.

— APPLICATION FEE —

The application fee is based on the total construction, site work, and landscaping costs, charged in accordance with the following schedule. The fee is payable to the "City of Ithaca," upon submission of this application.

Type of Approval	Project Cost	Application Fee
Site Plan Review	less than \$10,000	\$75
	\$10,000 to \$49,999	\$150
	\$50,000 to \$100,000	\$300
	over \$100,000	\$1.50 per \$1,000 ^{\$727.50}
* Modified Site Plan Review	less than \$50,000	\$150
	\$50,000 or more	\$250

* Fee Schedule for Modified Site Plan Review only applies to modifications to approved site plans that do not trigger reconsideration of the Determination of Environmental Significance. Modifications that require additional environmental review shall follow the fee schedule for full Site Plan Review. This determination will be made at the time of application.

— APPLICATION CHECKLIST —

Item	No. of Copies
<input checked="" type="checkbox"/> Application Form (completely filled out)	28
<input type="checkbox"/> Short Environmental Assessment Form (SEAF)	28
<input checked="" type="checkbox"/> Full Environmental Assessment Form (FEAF) — Part 1 [if required]	28
<input checked="" type="checkbox"/> Full-Size Drawings	3
<input checked="" type="checkbox"/> Reduced Drawings (11"x17") [see "Site Plan Review Requirements," "Submittal Process"]	28
<input checked="" type="checkbox"/> Site Plan Review Application Fee	

Applicant's Signature:

R. S. Rommell

Date: 2 | 21 | 2014

By signing this application form, the applicant acknowledges that City of Ithaca Planning & Economic Development Division staff may visit the site in order to fully understand the proposed development.