

Lawrence J. Fabbroni, AIA  
1 Settlement Way  
Ithaca, NY 14850

**July 31, 2014**

Planning & Development Board  
108 East Green Street  
Ithaca, NY 14850

**Re: 128 West Falls Street Proposed Subdivision and Development**

Dear Planning & Development Board Members,

Enclosed please find drawings for a revised proposal for the 128 West Falls Street Property. I am pleased to report that through a series of meetings and discussions with the neighbors of the project, we have developed a plan that they are supporting. Our hope is that you are able to see the incredible amount of thought and work that has gone into this plan to achieve this result, and will support the necessary variances to allow this project to proceed as designed.

The following is a summary of the plan, program and significant features in the plan:

***Subdivision***

Heritage Park Townhomes proposes to subdivide the property into three lots, as shown on the attached Subdivision Plat.

***Program***

The proposal is to build five new units, and maintain the existing house and unit currently located at 128 W Falls St. This will result in a total of six units on three lots, which will be distributed as follows (Buildings indicated can be referenced on S-102):

- Building #1 (sited on lot #1) will be a 1-family structure, with 2 full stories, and a third story that occupies the roof rafter space.
- Building #2 (sited on lot #3) will be a 2-family “split-structure” concept (it will appear from the street and in massing to be two buildings, but will share a foundation and be connected at the rear with an entryway to both sides of the building. Both sides of the building will have two full stories with a third story that occupies the roof rafter space.
- Building #3 (sited in the rear of lot #3) will be a 2-family structure, which has one unit each on the first and second floors. This building will have two full stories, and the unit separation will be designed as a 2-hour separation to allow for future individual ownership of each unit, should the desire to sell these as condominiums ever arise.

- All buildings are currently planned with full basements, which will be equipped with sump pumps.

### ***Building Heights***

As shown in Exhibit C, the buildings are proposed to fall well below maximum zoning heights (35' height limit to the midpoint of the roofs):

- Buildings #1 and #2 will reach approximately 28'-6" at the midpoint of the slope of the roof.
- Building #3 will reach approximately 24'3" at the midpoint of the slope of the roof.

### ***Parking***

A total of 8 off-street parking spaces will be proposed, and additional on-street parking should be created by the elimination of one curb cut, and the relocation of the second existing curb cut further west on the street to serve the shared driveway. Proposed spaces are shown on S-102.

- Lot #1 will have a total of two spaces.
- Lot #2 will have zero parking spaces (this unit will be served by a space on Lot #3)
- Lot #3 will have a total of six spaces.
- All parking will be accessed by a shared driveway situated on the west side of Lot #3 and crossing the rear yards of all three lots. Turn around areas for the cars will be dual-use zones which can also be used as community patios for organized events when cars will not need access.

### ***Green Spaces***

The plan includes three communal green spaces.

- A landscaped lawn and flower garden in the front yard of Lot #1, which also will contain bio-retention capability below it.
- A communal yard/patio space in the rear yard of Lot #2
- Garden plots in the rear triangular section of Lot #3 (one plot per unit is proposed)
- Pedestrian spaces between the buildings will be landscaped with pathways, as will smaller intermediary spaces throughout the site

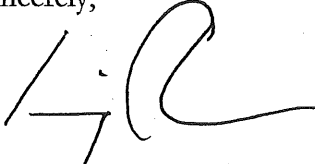
### ***Stormwater***

Two bio-retention areas are proposed to help mitigate stormwater runoff concerns:

- One of these, as previously mentioned, would be beneath the garden area in the front yard of Lot #1
- The second would be beneath the driveway along the western edge of Lot #3.

We look forward to the opportunity to present our revised plan, and to move forward with this project.

Sincerely,



Larry Fabbroni Jr., AIA