Phillips Lytle LLP

November 13, 2018

Via Email and U.S. Mail
Ms. Jessica Giles, Chair
Village of Trumansburg Planning Board
56 East Main Street
Trumansburg, NY 14886

Re: 46 South Street Project
Site Plan and Subdivision Review

Dear Chairwoman Giles and Members of the Village Planning Board:

As you know, we represent Ithaca Neighborhood Housing Services ("**INHS**") in connection with the proposed project at 46 South Street ("**Project**"), which involves the development of a residential/mixed-use/mixed-income residential project on a nineteen (19) acre parcel located at 46 South Street in the Village of Trumansburg, New York ("**Site**"). INHS and its co-applicant, Sundial Property Development, LLC/Claudia Brenner (collectively, "**Applicants**") filed applications with the Village of Trumansburg Planning Board ("**Planning Board**") for site plan approval and subdivision approval ("**Applications**") on December 14, 2017.

With the completion of the Planning Board's environmental review pursuant to the State Environmental Quality Review Act ("SEQRA"), we understand that the Planning Board will now turn its attention to the site plan and subdivision plat review. During the Planning Board's very thorough review of the Project's potential environmental impacts, several issues were identified by the Board as important components of the Project to be discussed in more detail as part of the site plan/subdivision plat review process. Based on our notes from the last several Planning Board meetings, we believe that these issues include:

1. Road design and access points
2. Parking and impervious surfaces
3. Pedestrian circulation
4. Stormwater management
5. Construction over shallow groundwater
6. Location/orientation of buildings
7. Open space/vegetation
8. Construction phasing
9. Architecture

We believe that this list is comprehensive and would be a good starting point for a topic by topic review of the site plans and subdivision plat. Our goal in providing this list is to try and ensure comprehensive feedback from the Planning Board before making any additional

modifications to the plans. As many of these components are interrelated, making changes to one component will often impact others. Accordingly, we would request that the Planning Board provide feedback on each of these components (and, of course, any other relevant issues) before any additional changes are made to the plans.

To aid the Board in the site plan and subdivision review process, attached please find the latest revisions of previously submitted application materials.

Exhibit A: Cover Sheet
Exhibit B: Site Plan & Preliminary Plat
Exhibit C: Illustrative Site Plan
Exhibit D: August 2017 Site Plan
Exhibit E: Landscaping Plan
Exhibit F: Road Access Diagrams
Exhibit G: Autoturn Diagrams
Exhibit H: Architectural Renderings

We look forward to the next Planning Board meeting. In the meantime, if you have any questions with the information contained herein, please do not hesitate to contact the undersigned.

Very truly yours,

Phillips Lytle LLP

By

Adam S. Walters
Attachments
cc: Lance Brabant, CPESC, Director of Planning Services, MRB Group
Guy K. Krough, Esq., Village Attorney
Joseph L. Bowes, Director of Real Estate Development, INHS
Alena Fast, Real Estate Developer, INHS
Claudia Brenner, Architect

Doc #01-3160780.1

Exhibit A

ITHACA NEIGHBORHOOD HOUSING SERVICES & SUNDIAL PROPERTY DEVELOPMENT, LLC

46 SOUTH STREET TRUMANSBURG, NEW YORK

PRELIMINARY SITE PLAN AND SUBDIVISION PLAN

DATE: MARCH 16, 2018

REVISED JUNE 22, 2018

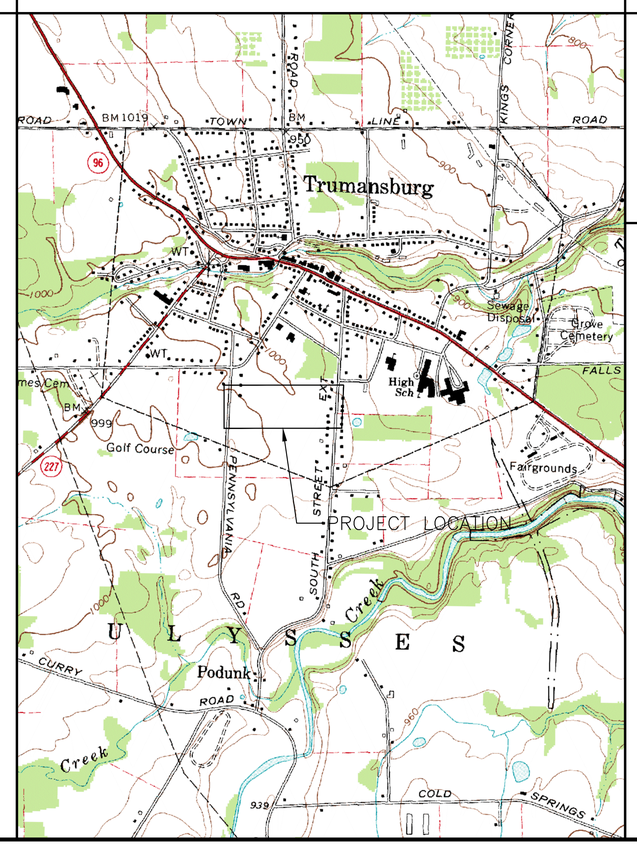
DRAWING INDEX

	AERIAL MAP
1OF1	BOUNDARY & TOPOGRAPHIC MAP
1OF1	PRELIMINARY PLAT
C101	EXISTING CONDITIONS PLAN
C102	EROSION AND SEDIMENT CONTROL PLAN
C103	DRAINAGE PLAN
C104	DRAINAGE PLAN
C105	GRADING PLAN
C106	GRADING PLAN
C107	UTILITY PLAN
C108	UTILITY PLAN
C201	DETAILS
C202	DETAILS
C301	WATER PROFILES
C302	WATER PROFILES
C303	WATER PROFILES
C401	SANITARY PROFILES
C402	SANITARY PROFILES
C501	STORM PROFILES
C601	ROAD PROFILES
C602	ROAD PROFILES
L101	SITE MATERIALS PLAN–WEST
L102	SITE MATERIALS PLAN–EAST
L103	SITE LIGHTING & SIGNAGE PLAN
L104	LANDSCAPE PLAN
L105	LANDSCAPE PLANT LIST
L106	SITE DETAILS
AP102	MULTI–FAMILY BUILDING PERSPECTIVES
AP103	MULTI–FAMILY BUILDING PERSPECTIVES
AP104	MULTI–FAMILY BUILDING PERSPECTIVES
AP109	TOWNHOUSE BUILDING 'C1' EXTERIOR ELEVATIONS
AP110	TOWNHOUSE BUILDING 'C2' EXTERIOR ELEVATIONS

GENERAL NOTES

- TOPOGRAPHIC INFORMATION SHOWN IS BASED ON MAP TITLED "BOUNDARY & TOPOGRAPHIC MAP SHOWING LANDS OF SUNDIAL PROPERTY DEVELOPMENT, LLC LOCATED AT 46 SOUTH STREET" DATED 4/10/17 AND LAST REVISED 12/13/17 BY T.G. MILLER, P.C. AS WELL AS ADDITIONAL INFORMATION COLLECTED IN FIELD FOLLOWING ISSUANCE OF MAP.
- EXISTING UTILITIES SHOWN ARE IN APPROXIMATE LOCATION ONLY. VERIFY EXACT LOCATION OF ALL UTILITIES BEFORE BEGINNING CONSTRUCTION. NOTIFY DIG SAFELY NEW YORK (D.S.N.Y. 1–800–962–7962) A MINIMUM 3 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.
- ALL DIMENSIONS TO BUILDINGS OR CURBS ARE TO EXTERIOR FACE OF BUILDING FOUNDATION WALL OR FACE OF CURB. ALL DIMENSIONS ARE PERPENDICULAR OR PARALLEL TO THE LINES FROM WHICH THEY ARE DRAWN UNLESS OTHERWISE NOTED.
- DATUM OF ELEVATIONS IS APPROXIMATE U.S.G.S.
- COORDINATE ELEVATIONS OF PAVEMENTS AT BUILDING ENTRANCES WITH ARCHITECTURAL DRAWINGS OF BUILDING.
- CONFIRM NO CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED SANITARY AND STORM SEWERS PRIOR TO LAYING PIPE OR INSTALLING STRUCTURES.

VICINITY MAP



SIGNATURES

THE SIGNATURES BELOW SHALL SERVE AS RECORD OF PRELIMINARY SITE PLAN AND SUBDIVISION APPROVAL

PLANNING BOARD CHAIR, VILLAGE OF TRUMANSBURG — DATE

VILLAGE ENGINEER, VILLAGE OF TRUMANSBURG — DATE

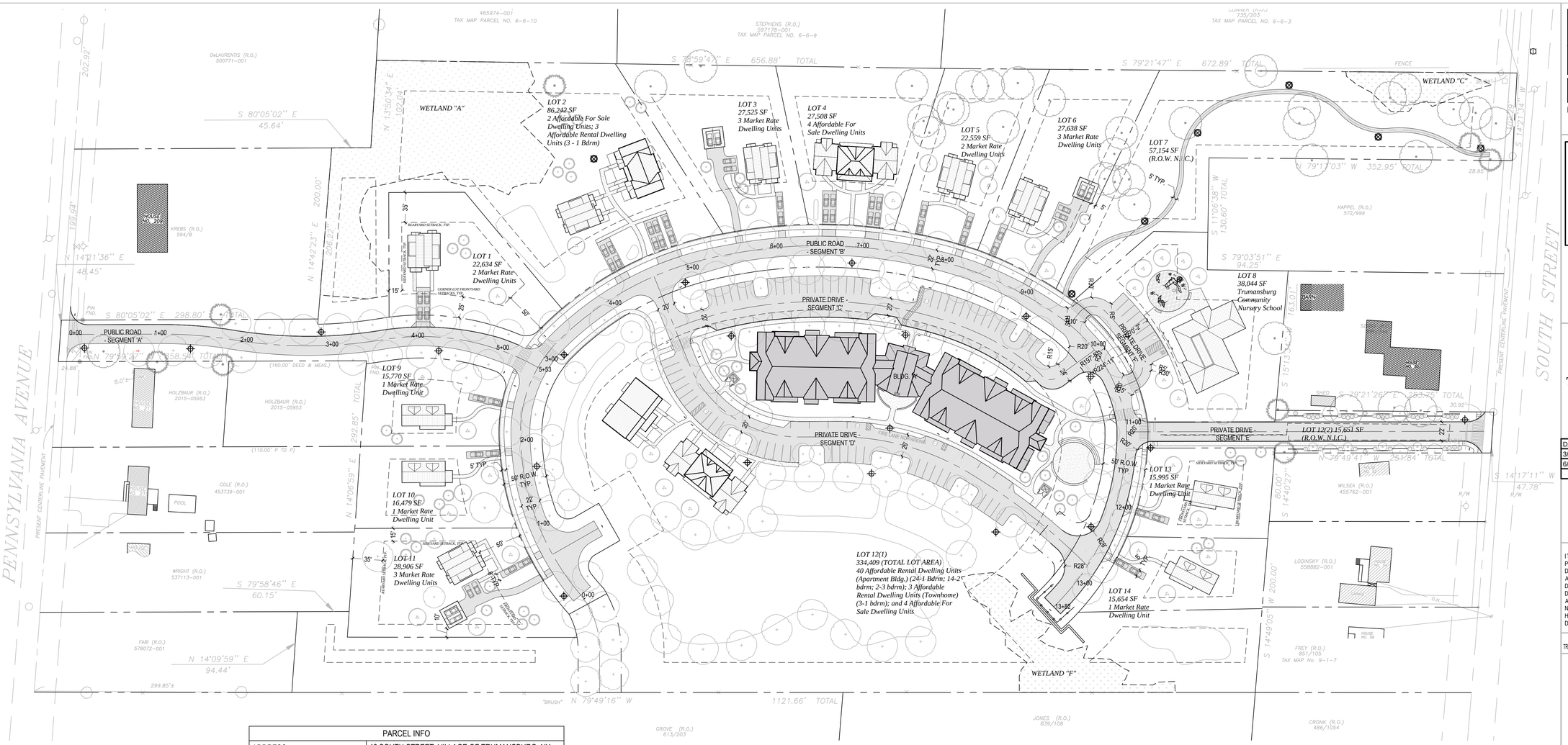
DEPARTMENT OF PUBLIC WORKS, SUPERVISOR, VILLAGE OF TRUMANSBURG — DATE

TROWBRIDGE WOLF MICHAELS
TWLA
LANDSCAPE ARCHITECTS
1001 W. Seneca St., Ste. 101 Ithaca, NY 14850
607-277-1400 Fax 607-277-6092

HOLT ARCHITECTS
Architecture
Planning
Interior Design
619 W State Street
Ithaca NY 14850
p 607.273.7600 f 607.273.0475

T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
203 NORTH AURORA STREET
P.O. BOX 777
ITHACA, NEW YORK 14851

Exhibit B



PARCEL INFO	
ADDRESS:	46 SOUTH STREET, VILLAGE OF TRUMANSBURG, NY
TAX PARCEL:	9-1-2 & 8-3-2.2
TOTAL AREA:	19.115 ACRES
NUMBER OF UNITS PROPOSED:	73
PROPOSED BUILDINGS:	19
ZONING SUMMARY	
	RESIDENTIAL 1 DISTRICT
MINIMUM LOT SIZE	
1ST DWELLING	15,000 SF *65% REDUCTION FOR AFFORDABLE UNITS
2ND DWELLING	7,500 SF
ADD'L DWELLINGS	5,000 SF
MINIMUM LOT FRONTAGE	100 FT *65% REDUCTION FOR AFFORDABLE UNITS
MAXIMUM BUILDING HEIGHT	
PRINCIPAL BLDGS	35 FEET
ACCESSORY BLDGS	20 FEET
MINIMUM FRONT YARD	
PRINCIPAL BLDGS	50 FT
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MINIMUM SIDE YARD	
PRINCIPAL BLDG	15 FT
ACCESSORY BLDG	5 FT
MINIMUM REAR YARD	
PRINCIPAL BLDG	35 FT
ACCESSORY BLDG	5 FT
PARKING	
SPACES PER DWELLING UNIT	2 SPACES PER 1 DWELLING UNIT REQUIRED. 154 SPACES TOTAL PROVIDED (INCLUDES PRIVATE GARAGES AND NUSERY SCHOOL LOT)
ADA ACCESSIBLE SPACES	7 SPACES REQUIRED/ PROVIDED

PROJECTED CONSTRUCTION SCHEDULE

YEAR	MARKET RATE UNITS	AFFORDABLE FOR SALE UNITS	AFFORDABLE RENTAL UNITS	NURSERY SCHOOL
2019	Phase 1a - 4 UNITS	PHASE 1b- 6 UNITS (LOTS 2 & 12)*	PHASE 1c- 46 UNITS (LOTS 2 & 12)*	PHASE 1d (LOT 8)*
2020	Phase 2a - 4 UNITS			
2021	Phase 3a - 4 UNITS			
2022	Phase 4a - 5 UNITS	PHASE 2b - 4 UNITS (LOT 4)**		

* PHASE 1b - 1d (NOVEMBER 2019 - JANUARY 2021) WILL INCLUDE ALL SITE WORK.
** PHASE 2b (APRIL 2022 - AUGUST 2022).

MATERIALS LEGEND

- SHREDDED BARK MULCH TRAIL
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- 6" CURB
- DUMPSTER WITH ENCLOSURE
- 42" HIGH WOOD FENCE AND GATE
- 72" HIGH WOOD PRIVACY FENCE
- STREET LIGHT
- PEDESTRIAN PATH LIGHT
- TRAFFIC SIGN (REFER TO SIGNAGE PLAN)
- CROSSWALK WITH STOP BAR PAVEMENT MARKINGS
- PLAYGROUND WITH WOOD CHIPS
- SITE WALLS

0 60' 120'
Scale: 1" = 60'-0"

TROWBRIDGE WOLF MICHAELS
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1001 W. Seneca St., Ste. 201 Ithaca, NY 14850
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ITHACA, NEW YORK 14850
www.tgmillerpc.com
607-272-6477 tel.
607-273-6322 fax

DATE	REVISION	BY
3/16/18	PER VILLAGE COMMENTS	RK
6/22/18	PER VILLAGE COMMENTS	RK

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LANDSCAPE ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF ALTERATIONS.

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TROWBRIDGE WOLF MICHAELS LANDSCAPE ARCHITECTS, LLP

Ithaca Neighborhood Housing Services &
Sundial Property Development LLC

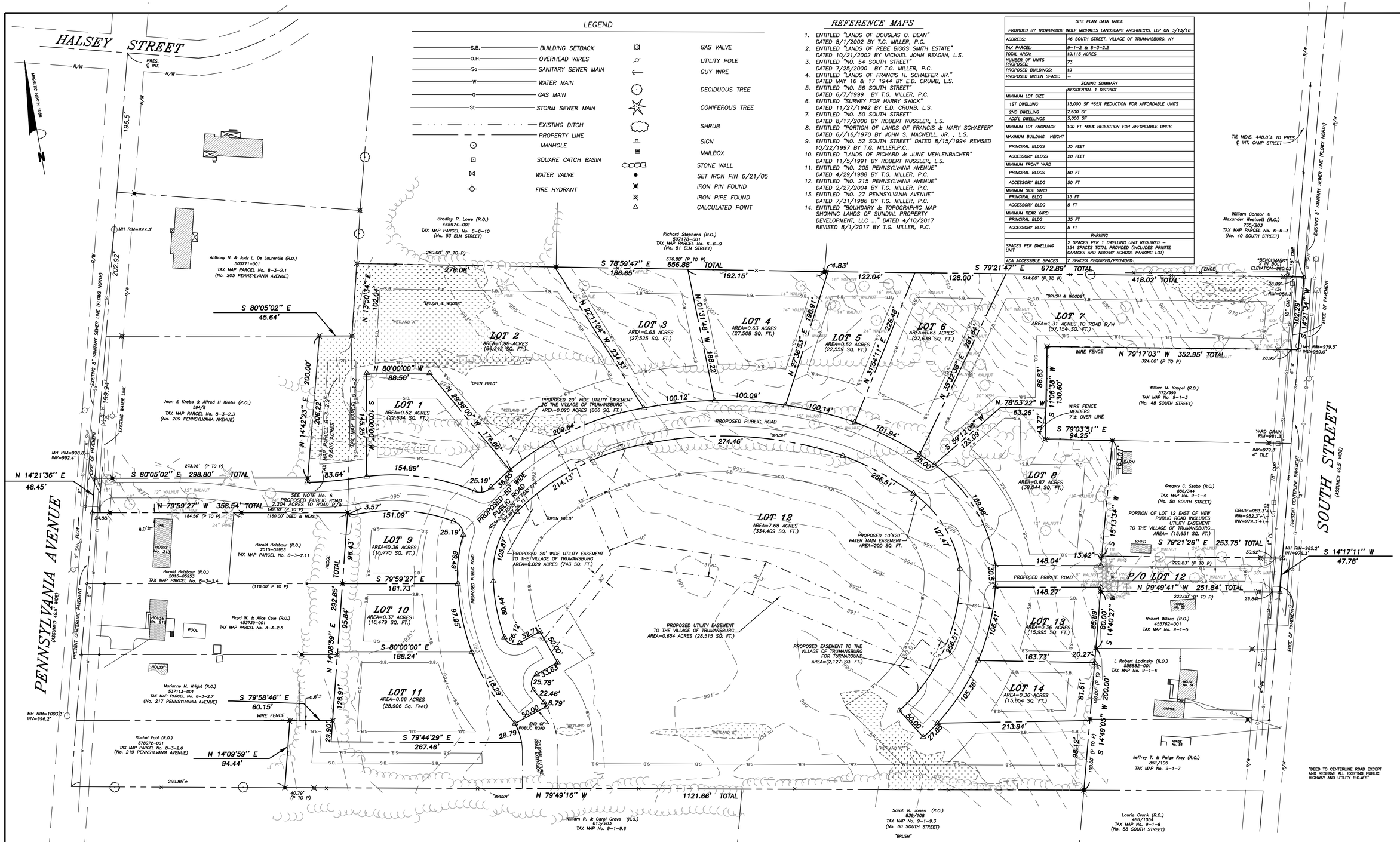
46 South Street

Trumansburg, New York

DATE:	12/13/2017
PROJECT:	17003
DRAWN BY:	RK
CHECKED:	

SITE MATERIALS PLAN

L-101



LEGEND

S.B.	BUILDING SETBACK		GAS VALVE
O.H.	OVERHEAD WIRES		UTILITY POLE
Sa	SANITARY SEWER MAIN		GUY WIRE
W	WATER MAIN		DECIDUOUS TREE
G	GAS MAIN		CONIFEROUS TREE
St	STORM SEWER MAIN		SHRUB
	EXISTING DITCH		SIGN
	PROPERTY LINE		MAILBOX
	MANHOLE		STONE WALL
	SQUARE CATCH BASIN		SET IRON PIN 6/21/05
	WATER VALVE		IRON PIN FOUND
	FIRE HYDRANT		IRON PIPE FOUND
			CALCULATED POINT

REFERENCE MAPS

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SITE PLAN DATA TABLE	
PROVIDED BY TROWBRIDGE WOLF MICHAELS LANDSCAPE ARCHITECTS, LLP ON 3/13/18	
ADDRESS:	46 SOUTH STREET, VILLAGE OF TRUMANSBURG, NY
TAX PARCEL:	9-1-2 & 8-3-2.2
TOTAL AREA:	19.115 ACRES
NUMBER OF UNITS PROPOSED:	73
PROPOSED BUILDINGS:	19
PROPOSED GREEN SPACE:	--
ZONING SUMMARY	
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2ND DWELLING	7,500 SF
ADD'L DWELLINGS	5,000 SF
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ADA ACCESSIBLE SPACES	7 SPACES REQUIRED/PROVIDED.

PROPERTY OWNER
SUNDIAL PROPERTY DEVELOPMENT, LLC
421 NORTH AURORA STREET
ITHACA, N.Y. 14850
INSTRUMENT No. 2016-12980
TAX MAP PARCEL No. 9-1-2 & 8-3-2.2
TOTAL AREA = 19.115 ACRES NET TO RD. R/W.'S

60 0 60 120 180
Scale 1" = 60'

NOTES:

1.) HORIZONTAL DATUM OF MAPPING IS MAGNETIC NORTH 1986 AND VERTICAL DATUM IS APPROXIMATE NGVD29.
2.) UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS, FIELD LOCATIONS OF ABOVE GROUND STRUCTURES AND ANY MARKINGS PROVIDED BY THE UTILITY AUTHORITY. THEREFORE, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES AND/OR STRUCTURES, THE LOCATION AND EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. LOCATIONS, SIZES AND MATERIALS OF UNDERGROUND UTILITIES ARE BASED ON BEST AVAILABLE EVIDENCE AS NOTED ABOVE. VERIFY ALL UTILITIES PRIOR TO DESIGN OR CONSTRUCTION.
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4.) WETLAND DELINEATIONS SHOWN HEREON PERFORMED BY LECAIN ENVIRONMENTAL SERVICES, INC. SURVEY DATE JUNE & JULY 2017. REPORT DATE JULY 31, 2017. ACOE DETERMINATION: WETLANDS A,B,C & F JURISDICTIONAL WETLANDS. WETLAND D & E NON-JURISDICTIONAL WETLANDS.
5.) ORIGINAL FIELD WORK PERFORMED ON 8/7/2017.
6.) VARIANCE FOR 48.5' WIDE RIGHT OF WAY TO PENNSYLVANIA AVENUE GRANTED BY THE VILLAGE OF TRUMANSBURG BOARD OF ZONING APPEALS ON MAY 23, 2016.

THE SIGNATURES BELOW SHALL SERVE AS RECORD OF PRELIMINARY SUBDIVISION APPROVAL

PLANNING BOARD CHAIR, VILLAGE OF TRUMANSBURG — DATE

VILLAGE ENGINEER, VILLAGE OF TRUMANSBURG — DATE

DEPARTMENT OF PUBLIC WORKS, SUPERVISOR, VILLAGE OF TRUMANSBURG — DATE

T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
203 NORTH AURORA STREET
TEL (607) 272-6477
ITHACA, NEW YORK 14850

ITHACA NEIGHBORHOOD HOUSING SERVICES & SUNDIAL PROPERTY DEVELOPMENT LLC

46 SOUTH STREET
VILLAGE OF TRUMANSBURG, TOMPKINS COUNTY, NEW YORK

DATE	REVISION	BY
3/16/18	REVISED PER MRB COMMENTS	JSB
6/22/18	REVISED PER MRB COMMENTS	AJS

Warning

ALTERATIONS TO THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

DARRIN A. BROCK, L.S.
N.Y.S. LICENSE No. 050597

SIGNATURE
LICENSED LAND SURVEYOR

STATE OF NEW YORK · DARRIN A. BROCK · 050597 · LICENSED LAND SURVEYOR

SEAL

PROJECT

SHEET TITLE
PRELIMINARY PLAT

DATE: 12/13/2017	JOB No. S15748B
SCALE: 1"= 60'	
DRAWN BY: DLD	SHEET 1 OF 1
CHECKED: JSB	

Exhibit C

46 South Street, Village of Trumansburg

Exhibit D

LEGEND

OH — OVERHEAD WIRES	GAS VALVE
Sa — SANITARY SEWER MAIN	UTILITY POLE
W — WATER MAIN	GUY WIRE
G — GAS MAIN	DECIDUOUS TREE
St — STORM SEWER MAIN	CONIFEROUS TREE
EXISTING DITCH	SHRUB
PROPERTY LINE	SIGN
MANHOLE	MAILBOX
SQUARE CATCH BASIN	STONE WALL
WATER VALVE	SET IRON PIN 6/21/05
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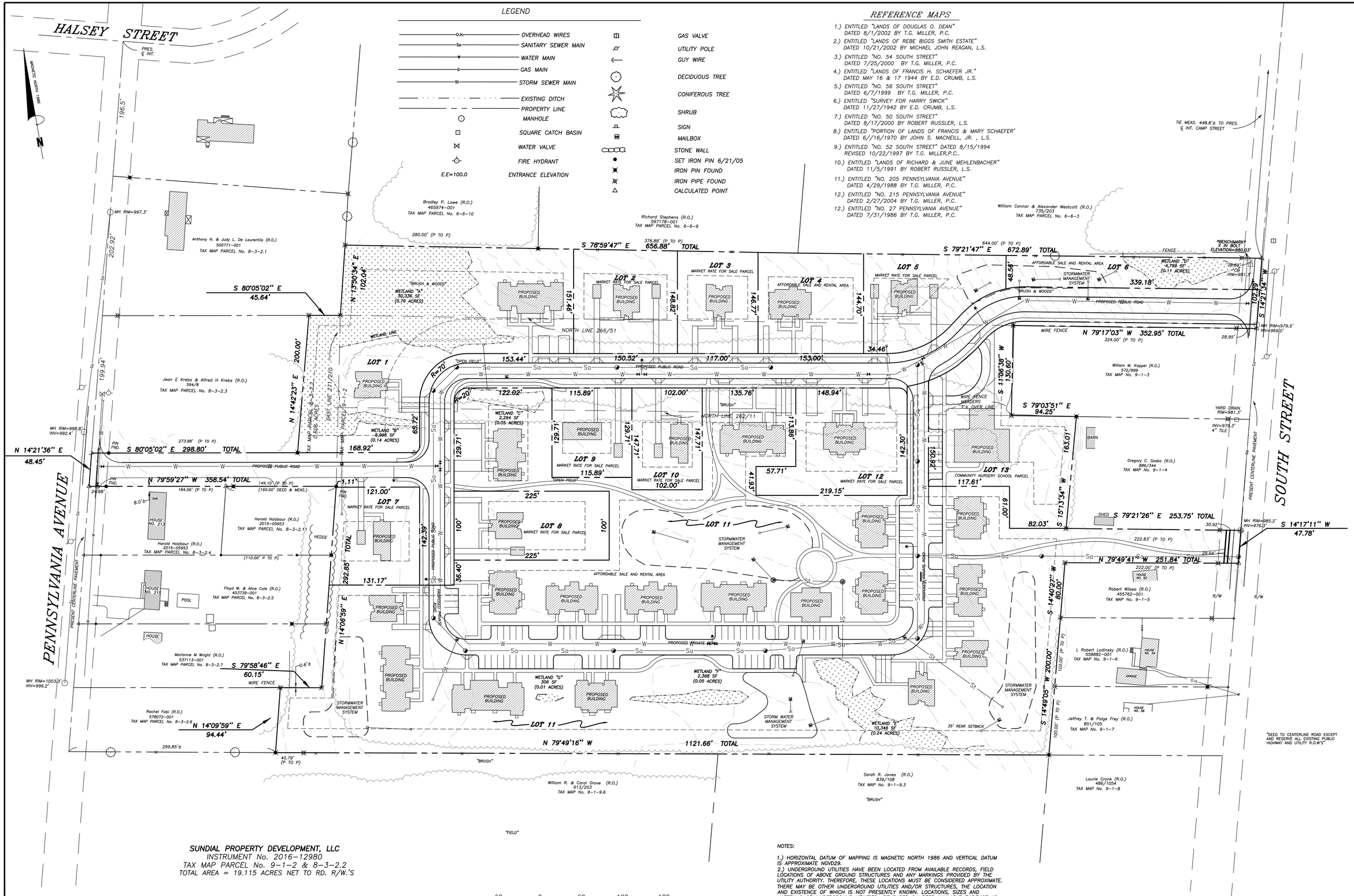

SUNDIAL PROPERTY DEVELOPMENT, LLC
INSTRUMENT No. 2016-12980
TAX MAP PARCEL No. 9-1-2 & 8-3-2.2
TOTAL AREA = 19.115 ACRES NET TO RD. R/W.'S

60 0 60 120 180
Scale 1" = 60'

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T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
203 NORTH AURORA STREET
TEL (607) 272-6477
ITHACA, NEW YORK 14850

SKETCH MAP

SHOWING LANDS OF SUNDIAL PROPERTY DEVELOPMENT, LLC
LOCATED AT NO. 46 SOUTH STREET
VILLAGE OF TRUMANSBURG, TOMPKINS COUNTY, NEW YORK

DATE	REVISION	BY

Warning

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LEE DRESSER, L.S.
N.Y.S. LICENSE No. 050096

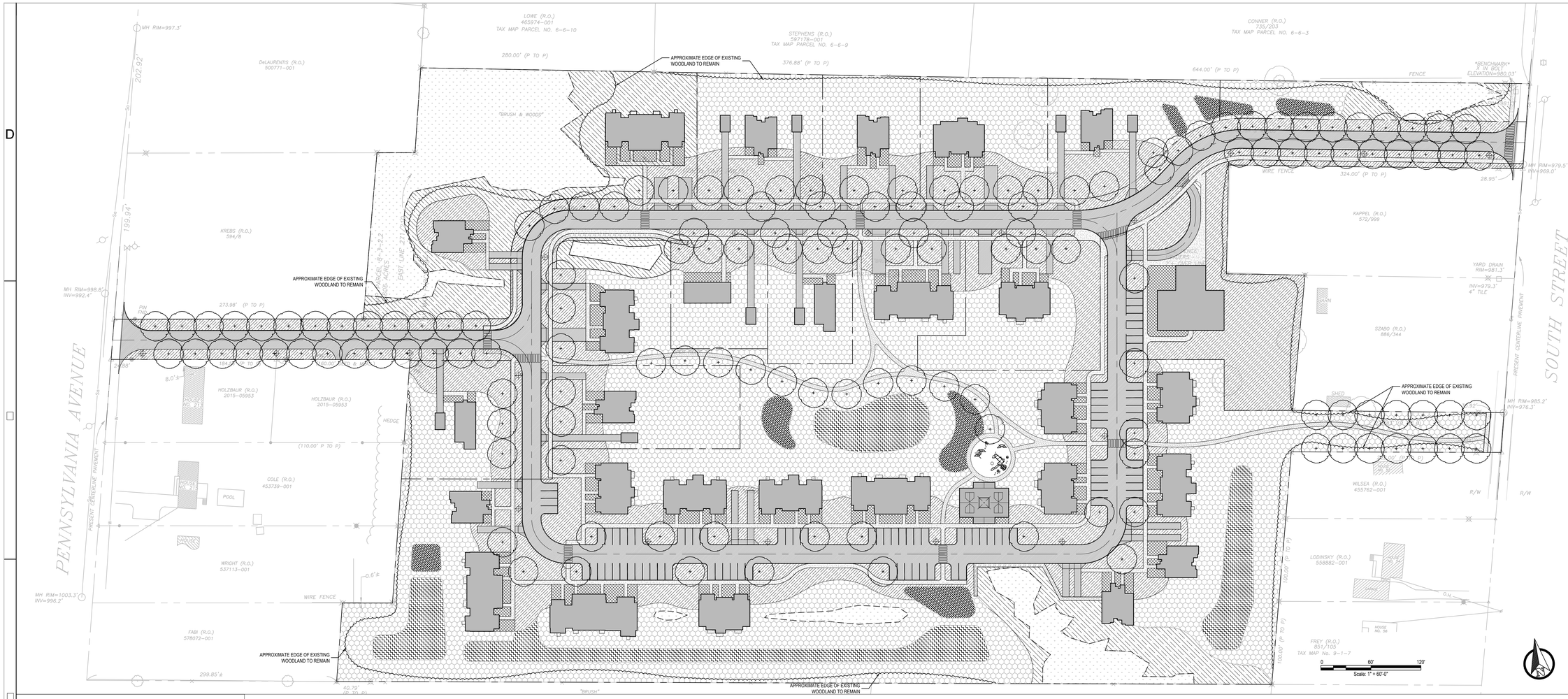
SIGNATURE
LICENSED LAND SURVEYOR

SEAL

PROJECT

SHEET TITLE
SKETCH MAP

DATE: 8/7/2017	JOB No. S15748
SCALE: 1"= 60'	
DRAWN BY: DLD	SHEET 1 OF 1
CHECKED: JSB	



LEGEND

- DECIDUOUS SHADE TREE
- EXISTING DECIDUOUS SHADE TREE
- EXISTING WETLAND VEGETATION
- MIXED SHRUB BED (FOUNDATION PLANTING)
- TURF LAWN
- MEADOW SEEDING WITH INTERMITTENT WOODY PLANTS
- MIXED SHRUB BED (BIORETENTION PLANTING)
- NO MOW TURF (DRY DETENTION BASIN)
- CONSERVATION AREA TRANSITIONAL PLANTING

TROWBRIDGE WOLF MICHAELS
TWLA
LANDSCAPE ARCHITECTS
1001 W. Seneca St., Ste. 101 Ithaca, NY 14850
607-277-1400 Fax 607-277-6092

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TROWBRIDGE WOLF MICHAELS LANDSCAPE ARCHITECTS, LLP

Ithaca Neighborhood Housing Services

46 South Street

Trumansburg, New York

DATE	8/10/2017
PROJECT	201700
DRAWN BY	
CHECKED	

CONCEPTUAL LANDSCAPE PLAN

L-102

Proposed Site Plan

Hamilton Square Neighborhood

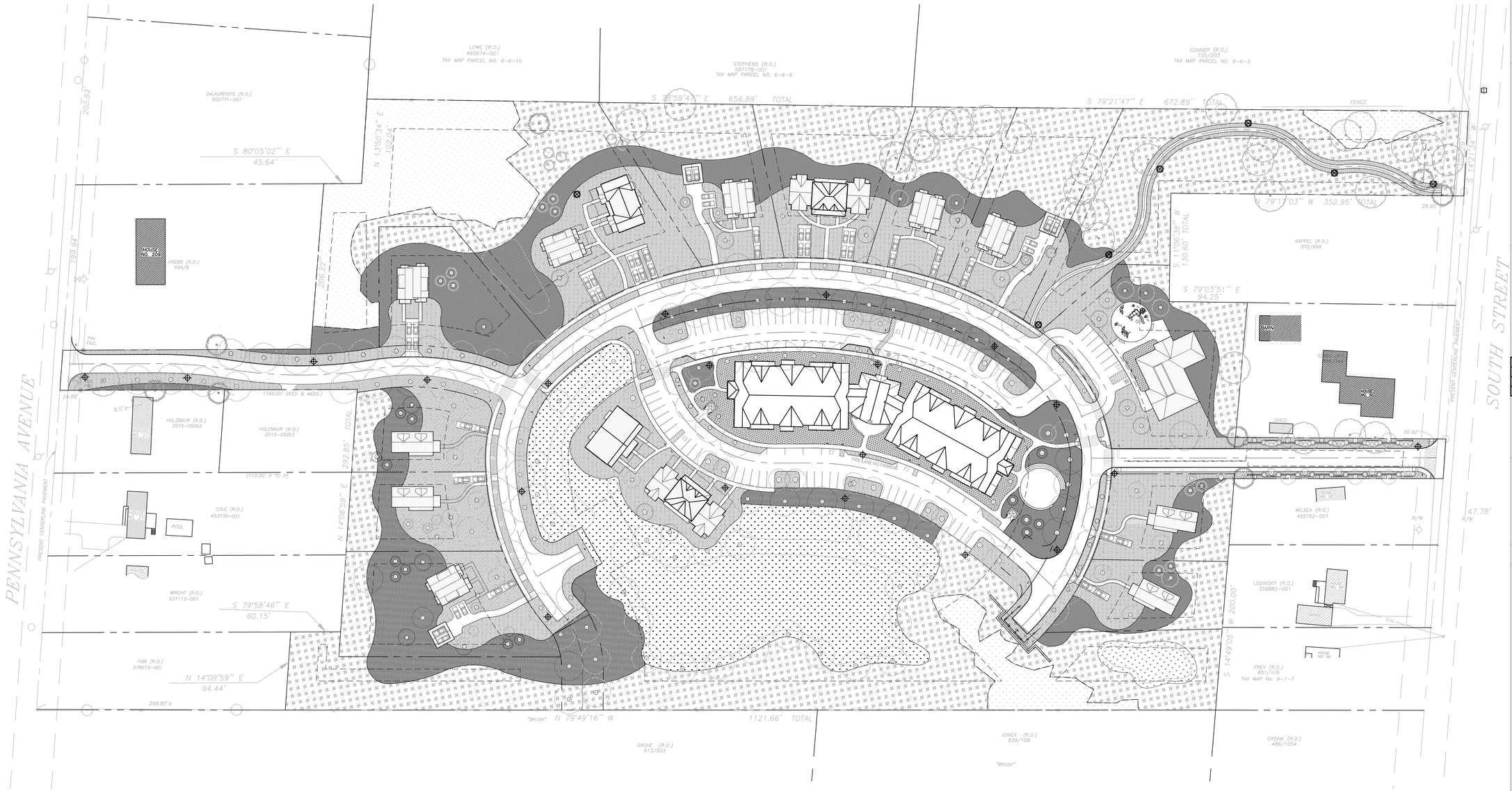
46 South Street, Village of Trumansburg, New York

Ithaca Neighborhood HOUSING SERVICES

HOLT ARCHITECTS

TWLA

Exhibit E



DRAWING NOTES:

1. REFER TO L-105 FOR LISTS OF TYPICAL PLANT MATERIAL SPECIFIC TO ZONE.

LANDSCAPE LEGEND

- EXISTING SHADE TREE (8" CALIPER OR GREATER)
- EXISTING EVERGREEN TREE (8" CALIPER OR GREATER)
- STREET AND SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- NO-MOW LAWN SEED MIX ZONE
- WILDFLOWER MEADOW SEED MIX ZONE
- WOODLAND EDGE SEED MIX WITH NATURALIZED PLANTINGS AND INTER-PLANTED WITH SHADE TREES ZONE
- STORMWATER MEADOW SEED MIX ZONE
- FOUNDATION PLANTINGS

0 60' 120'
Scale: 1" = 60'-0"

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Planning
Interior Design
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p 607.273.7600 f 607.273.0475

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Ithaca Neighborhood Housing Services &
Sundial Property Development LLC

46 South Street

Trumansburg, New York

DATE:	12/13/2017
PROJECT:	17003
DRAWN BY:	RK
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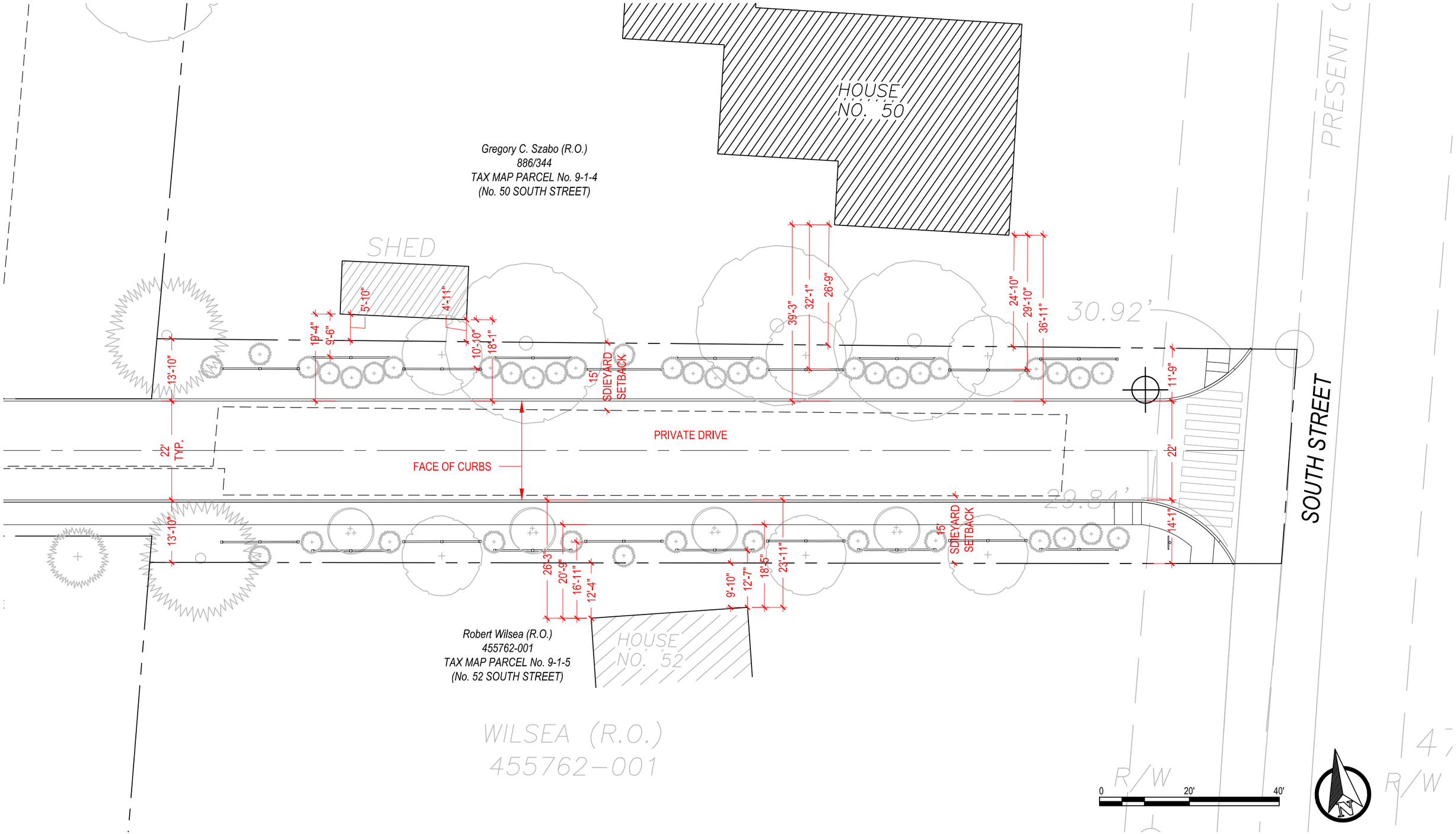
LANDSCAPE PLAN

L-104

Exhibit F



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Access Road Dimensions

46 South Street

Ithaca Neighborhood Housing Services & Sundial Property Development LLC

MARCH 22, 2018
1" = 20'
17003

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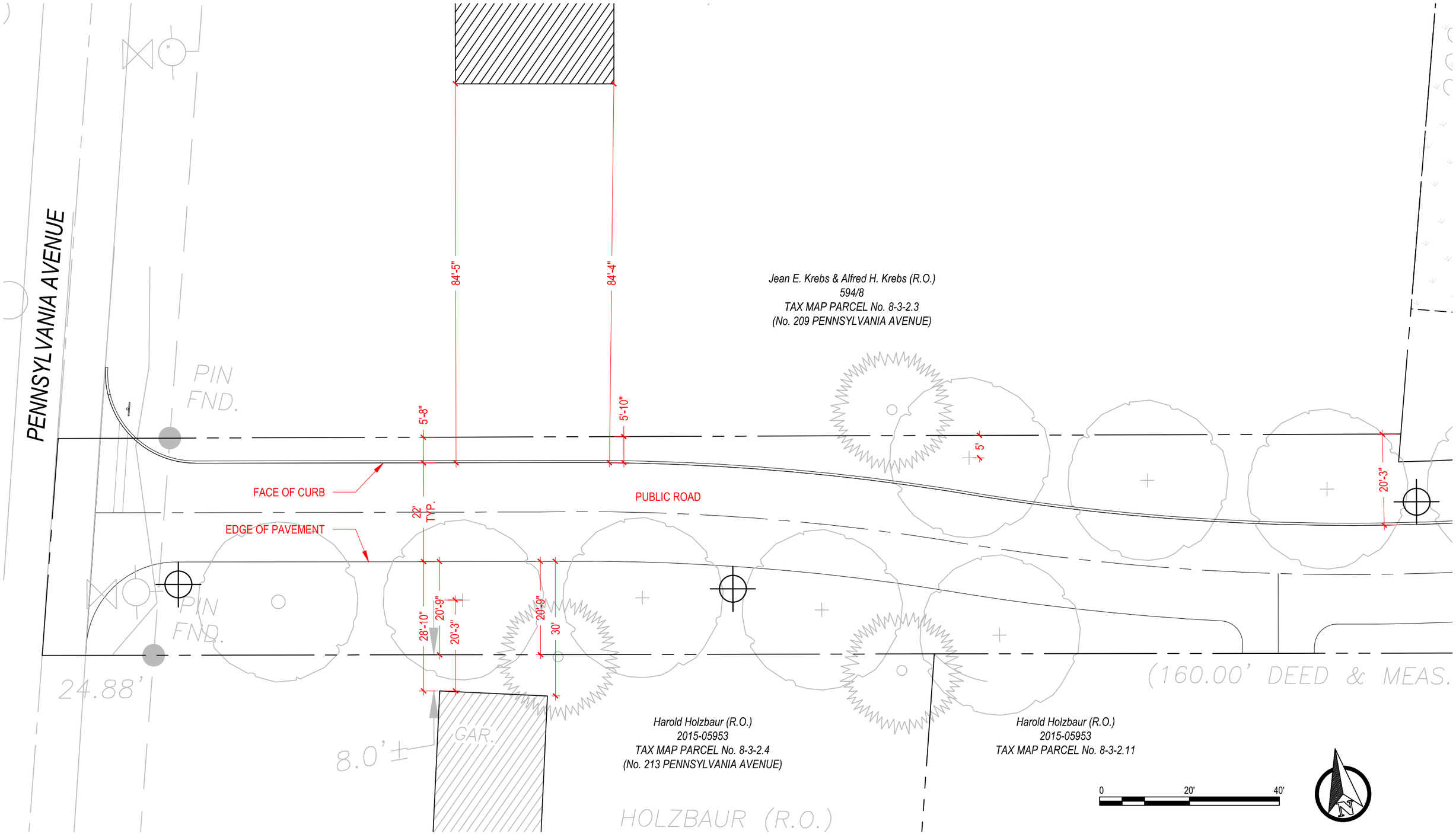

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Access Road Dimensions

46 South Street

Ithaca Neighborhood Housing Services & Sundial Property Development LLC

MARCH 22, 2018

1" = 20'

17003

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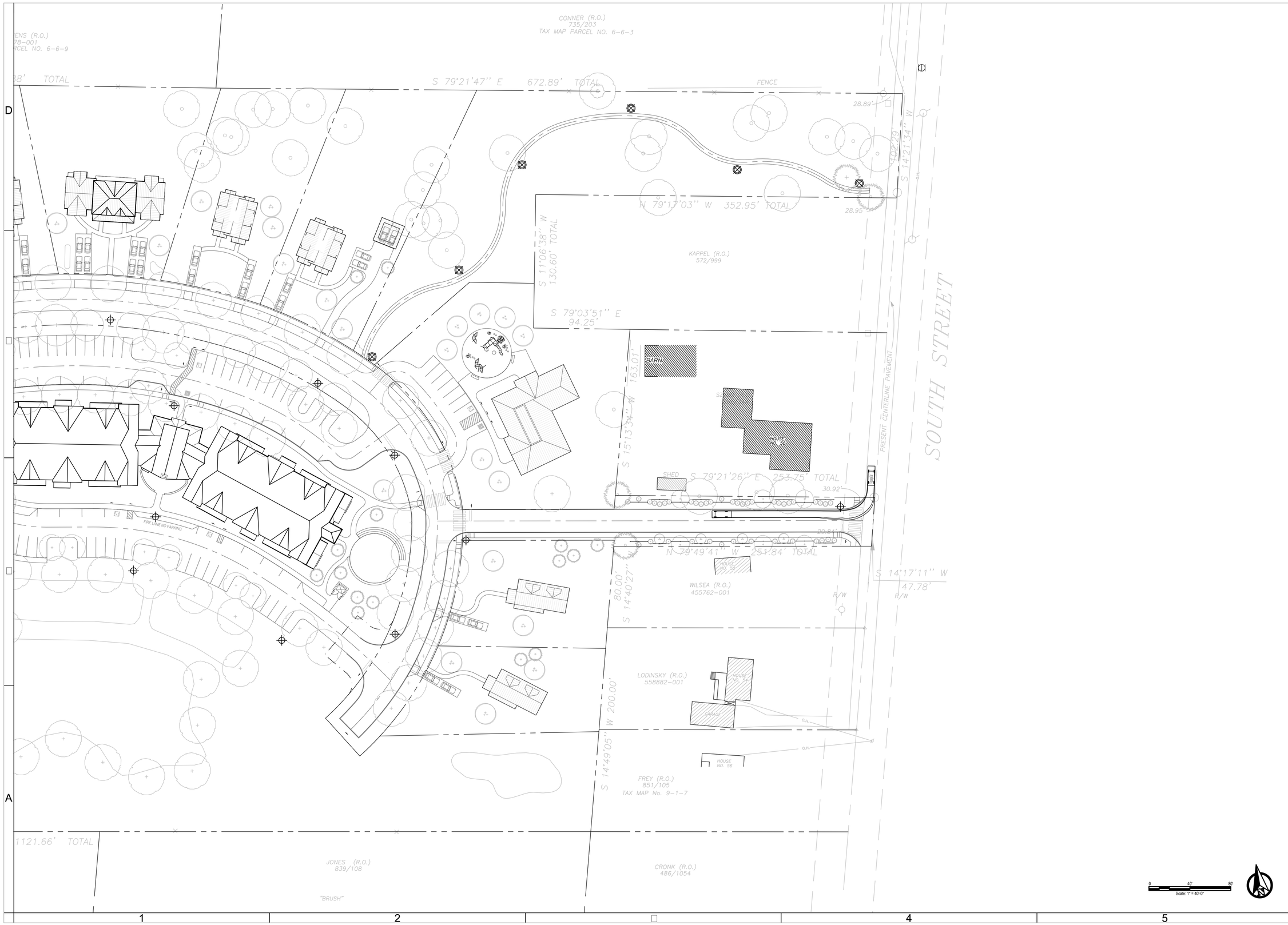
Illustrative Rendering, View looking west along proposed Private Drive from South Street intersection

Illustrative Rendering, View looking west along proposed Pedestrian Trail through existing woodlands in Lot 7

Exhibit G



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p 607.273.7600 f 607.273.0475

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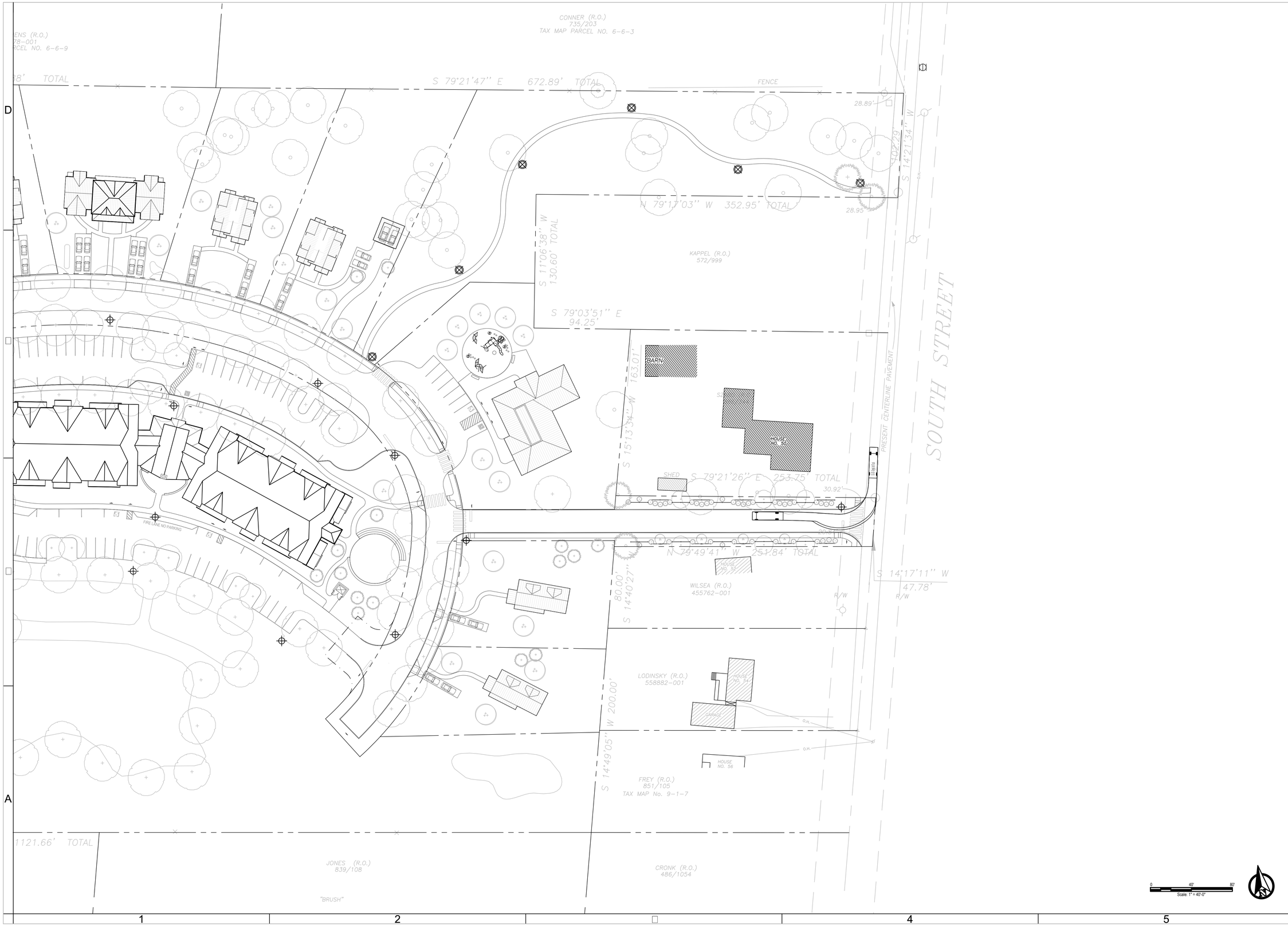
EAST
18' CAR
DIAGRAM

L-204



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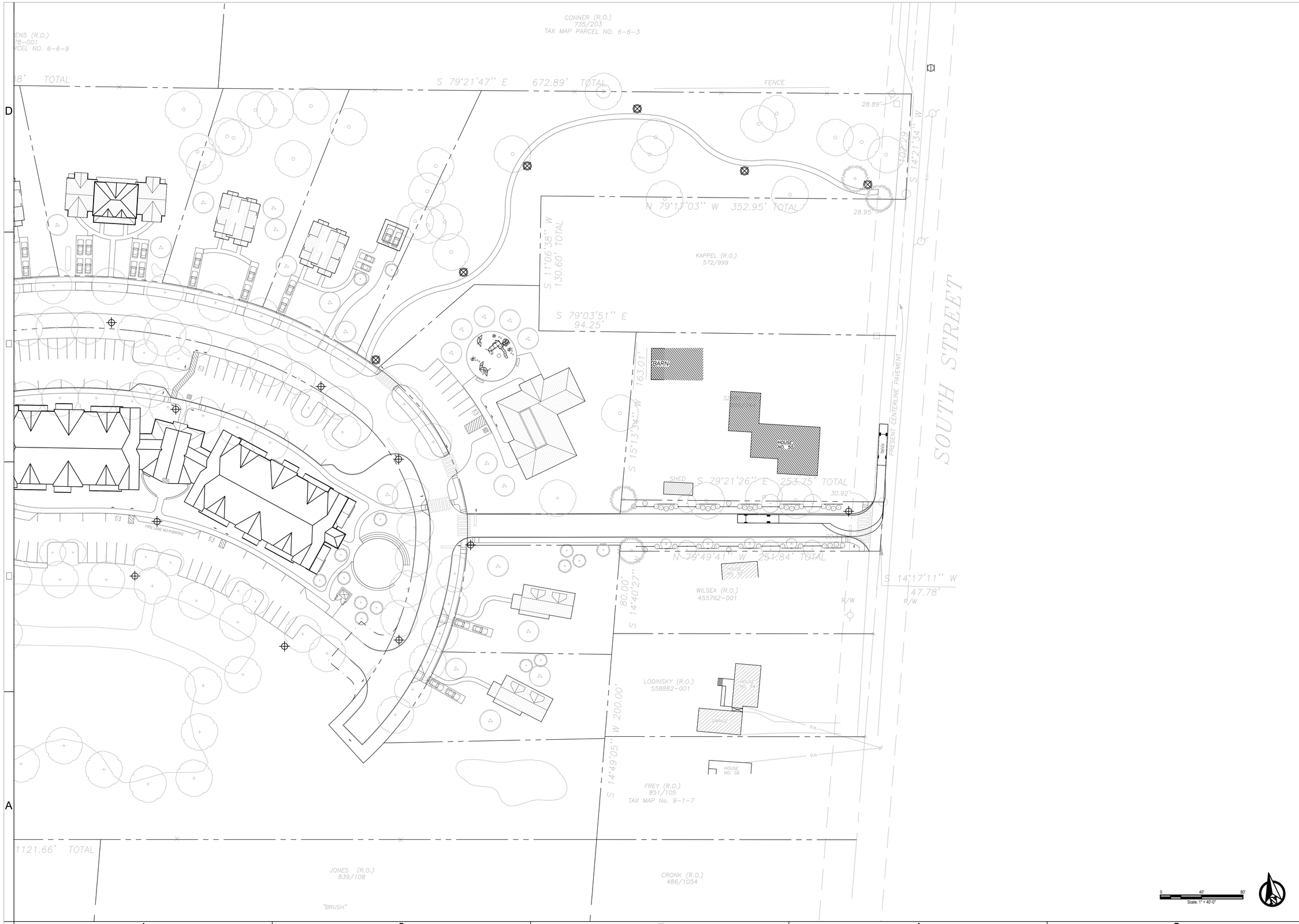
EAST 30'
BOX TRUCK
DIAGRAM

L-205



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Fax 607-277-6092

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p 607.273.7600 f 607.273.0475

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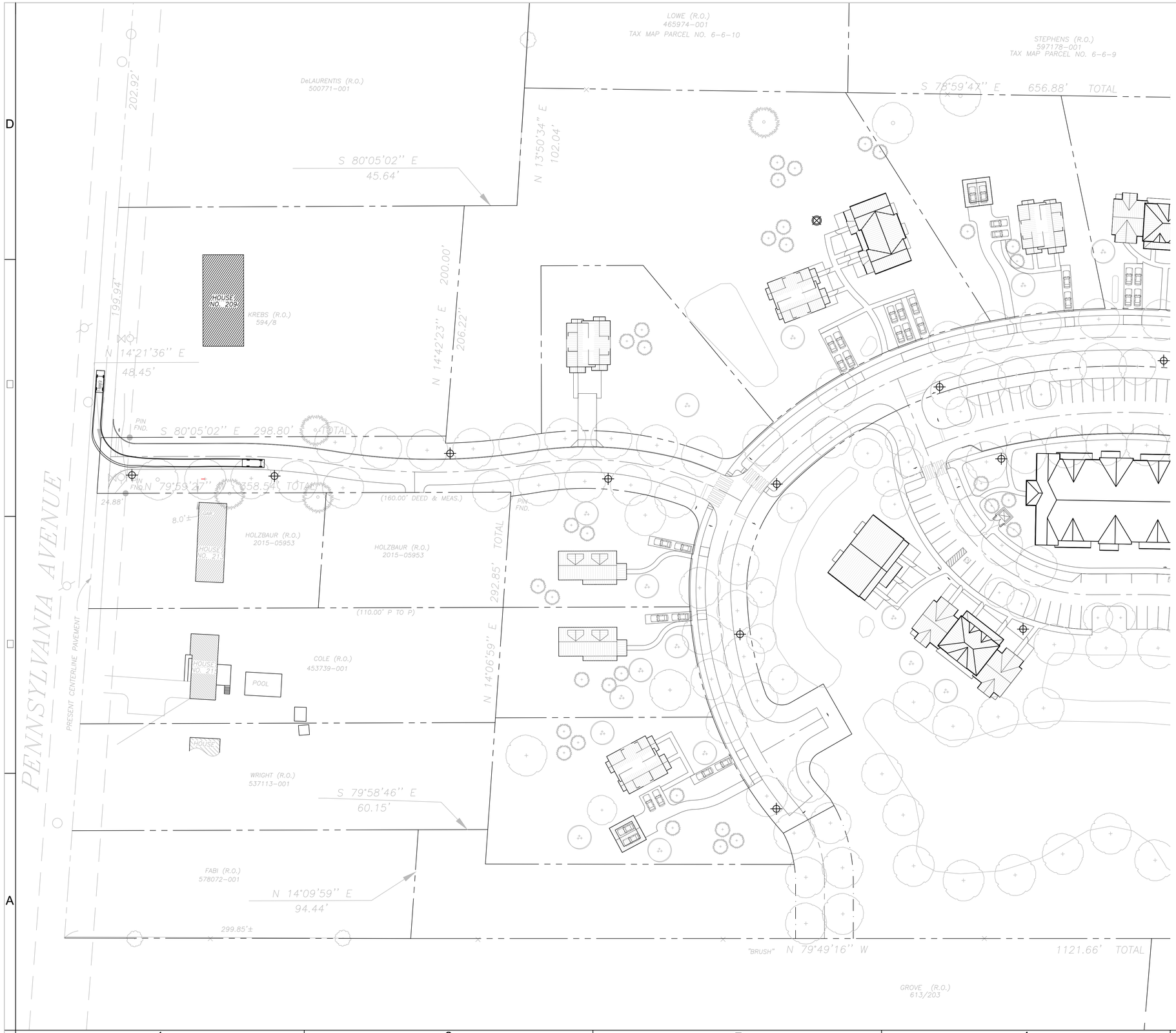
EAST 40'
FIRE TRUCK
DIAGRAM

L-206



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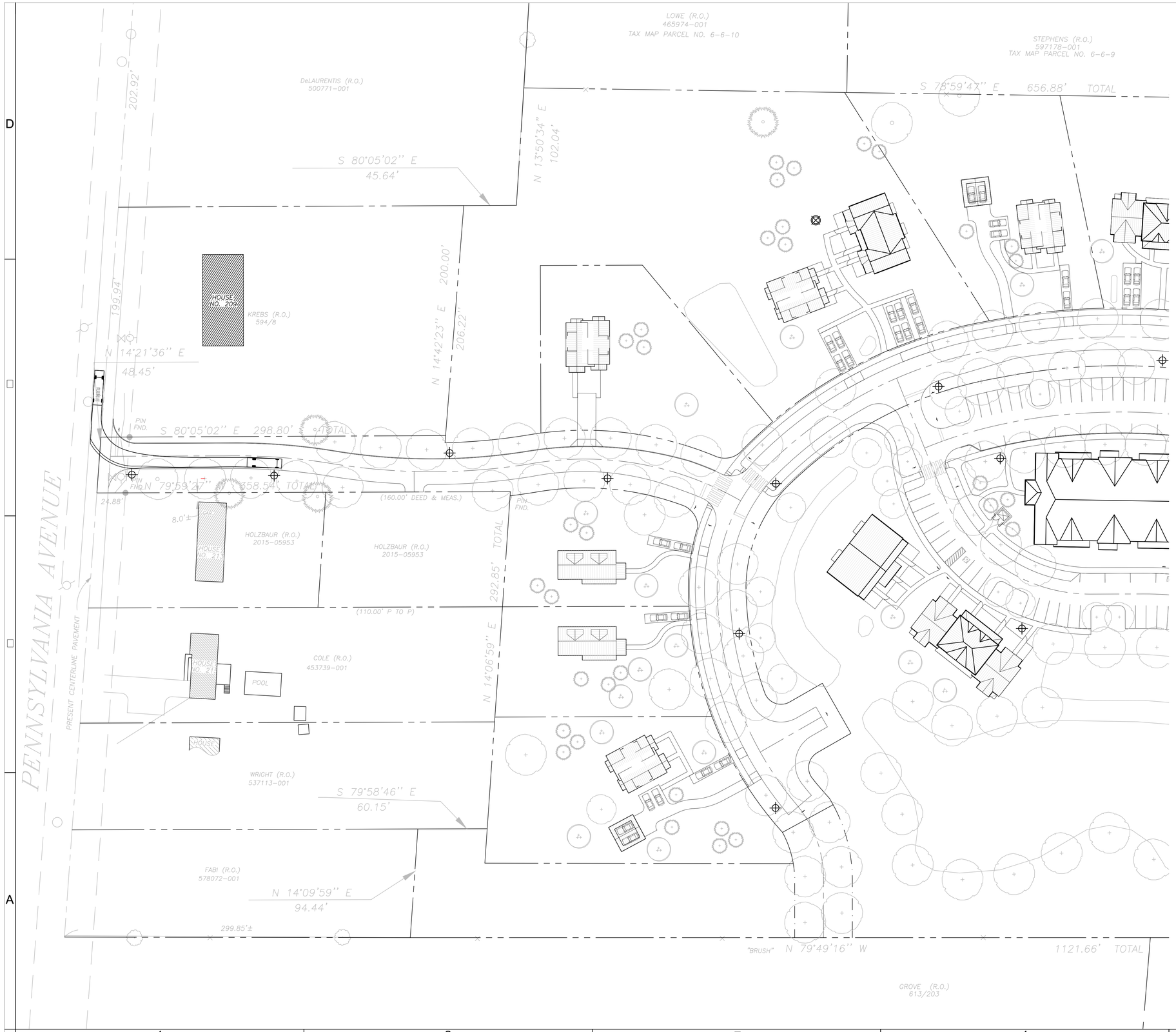
WEST
18' CAR
DIAGRAM

L-201



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DATE	12.11.2017
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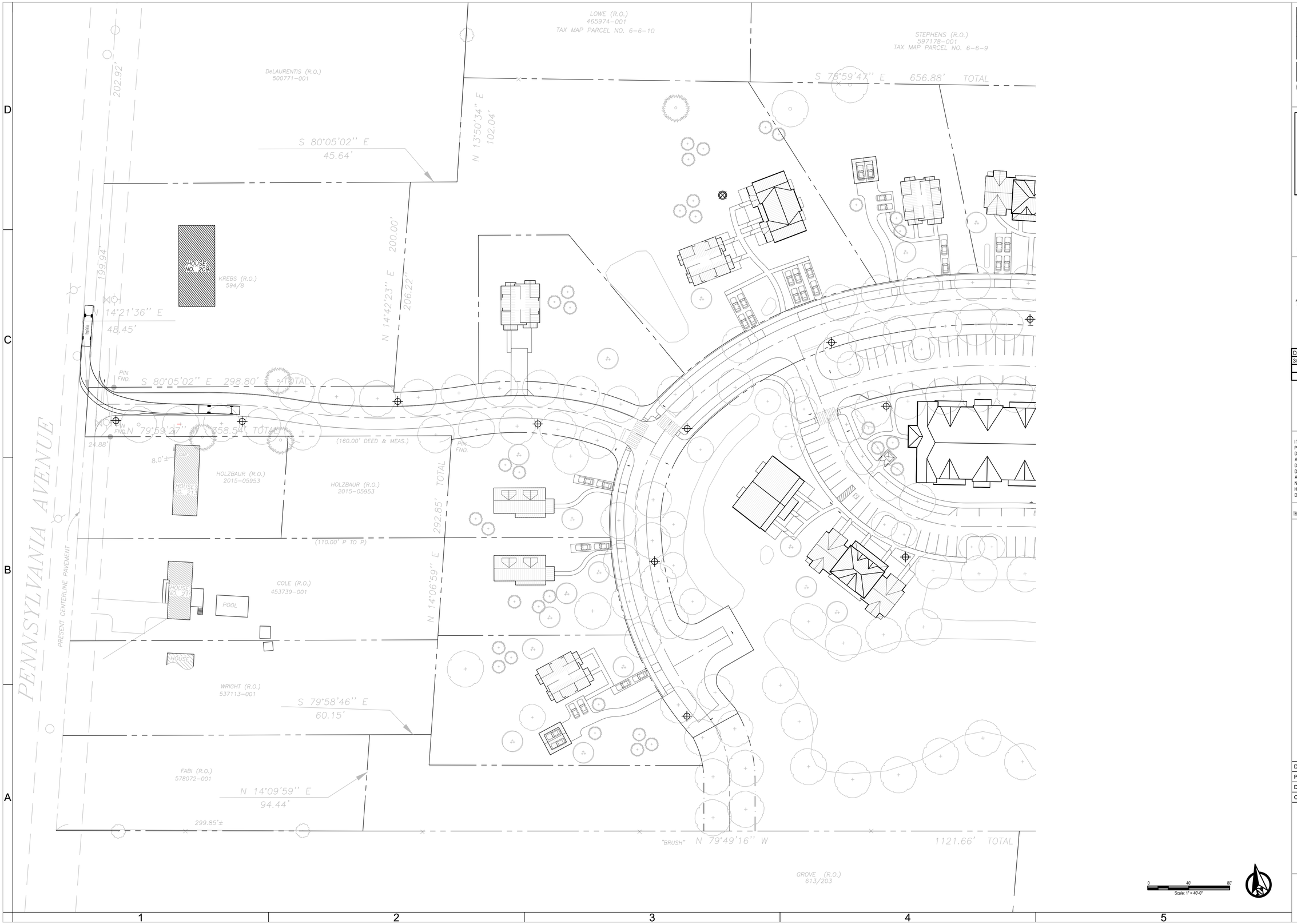
WEST 30'
BOX TRUCK
DIAGRAM

L-202



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p 607.273.7600 f 607.273.0475

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WEST 40'
FIRE TRUCK
DIAGRAM

L-203

Exhibit H

46 South Street

Multi-Family Rental Concept

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46 South Street

Community Building Concept

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PERSPECTIVES

1 3D View - FRONT ELEVATION WHOLE

2 3D View - BACK ELEVATION WHOLE

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PERSPECTIVES

1 PERSPECTIVE - FRONT ENTRANCE

2 PERSPECTIVE - BUILDING 'A' STREET VIEW

3 PERSPECTIVE - BACK ELEVATION WHOLE

4 PERSPECTIVE - REAR ENTRANCE

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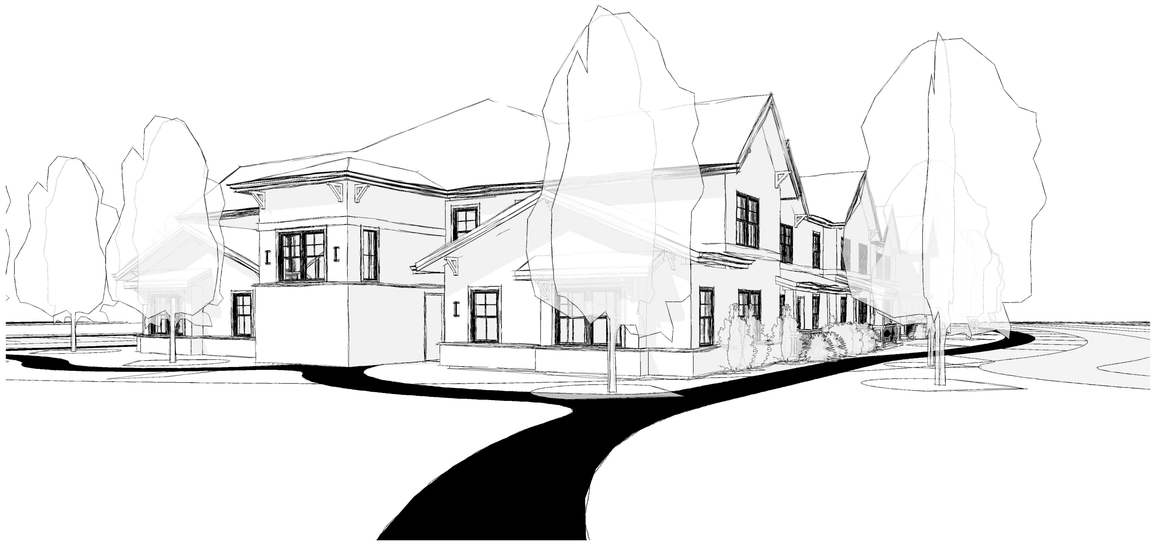
PERSPECTIVES

1 PERSPECTIVE - BUILDING 'B' END ELEVATION

2 PERSPECTIVE - PORCHES



3 PERSPECTIVE - BUILDING 'B' END

4 PERSPECTIVE - REAR ELEVATION

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TYPICAL FLOOR PLAN

MAXIMUM ONE STORY, ONE BEDROOM UNIT SIZE

1 BEDROOM (4.03.03):	725 SF
MULTISTORY VISITABILITY INCREASE (4.03.03-2):	0 SF
MULTISTORY STAIR INCREASE PER FLOOR (4.03.03-3):	(0 FLOORS OF) 0 SF
BULK STORAGE INCREASE (4.03.03-4/4.03.03.F.4):	20 SF
TOTAL MAXIMUM UNIT SIZE:	745 SF
UNIT ACTUAL SIZE:	740 SF

MAXIMUM ONE STORY, TWO BEDROOM UNIT SIZE

2 BEDROOM (4.03.03):	950 SF
MULTISTORY VISITABILITY INCREASE (4.03.03-2):	0 SF
MULTISTORY STAIR INCREASE PER FLOOR (4.03.03-3):	(0 FLRS OF) 0 SF
BULK STORAGE INCREASE (4.03.03-4/4.03.03.F.4):	20 SF
TOTAL MAXIMUM UNIT SIZE:	970 SF
UNITS ACTUAL SIZE:	950 SF

MAXIMUM ONE STORY, THREE BEDROOM UNIT SIZE

2 BEDROOM (4.03.03):	1,150 SF
MULTISTORY VISITABILITY INCREASE (4.03.03-2):	0 SF
MULTISTORY STAIR INCREASE PER FLOOR (4.03.03-3):	(0 FLRS OF) 0 SF
BULK STORAGE INCREASE (4.03.03-4/4.03.03.F.4):	25 SF
TOTAL MAXIMUM UNIT SIZE:	1,175 SF
UNITS ACTUAL SIZE:	1,170 SF

1 FLOOR PLAN - FIRST FLOOR
3/32" = 1'-0"

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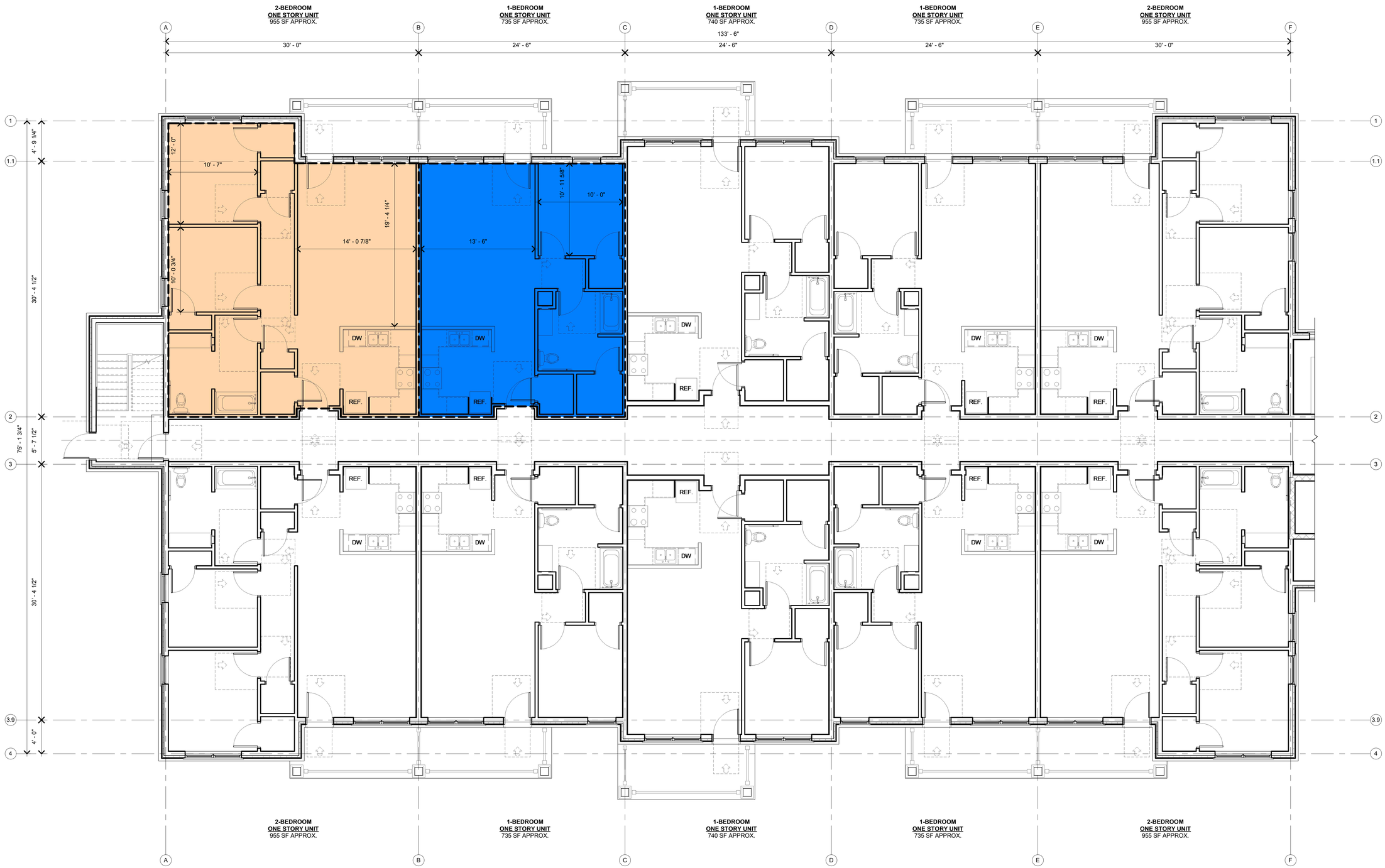
ENLARGED PLANS



1 ENLARGED FLOOR PLAN - BUILDING 'A'
3/16" = 1'-0"

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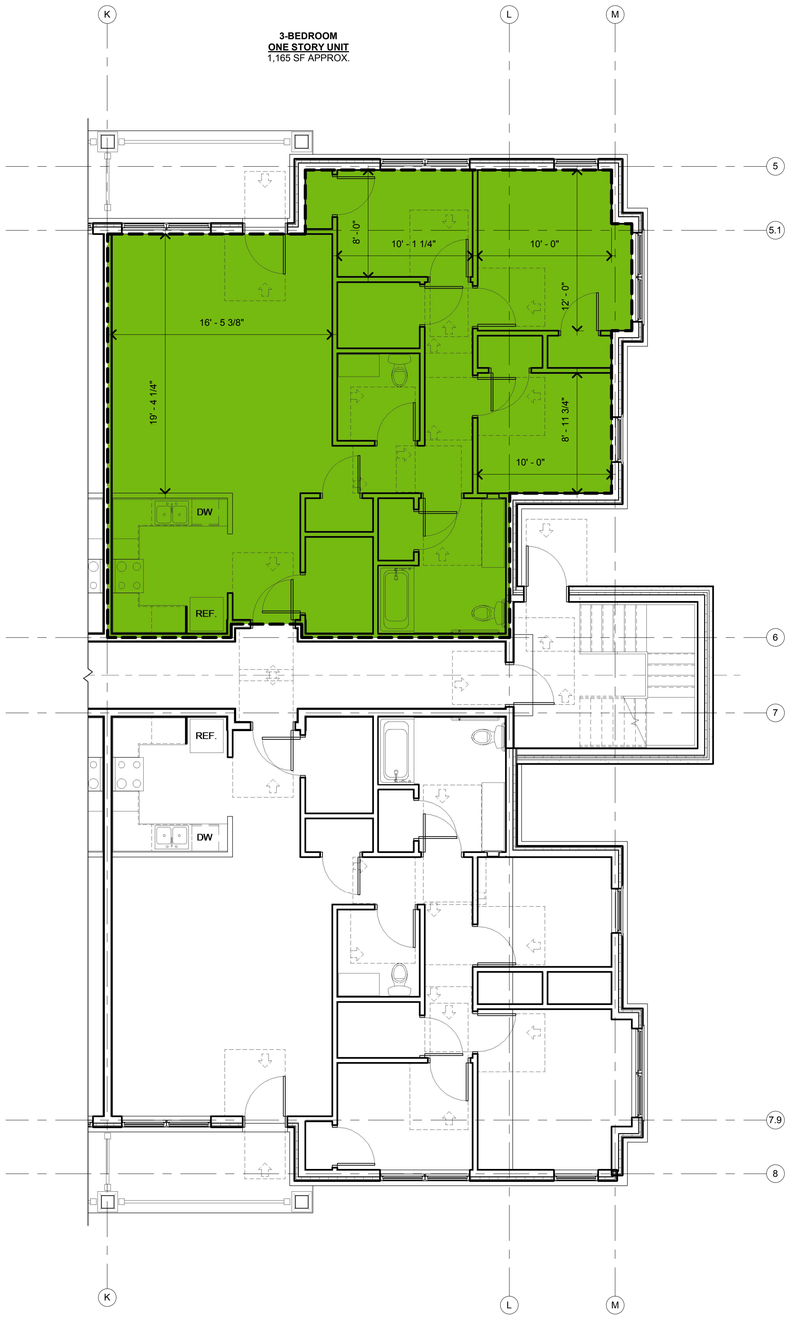
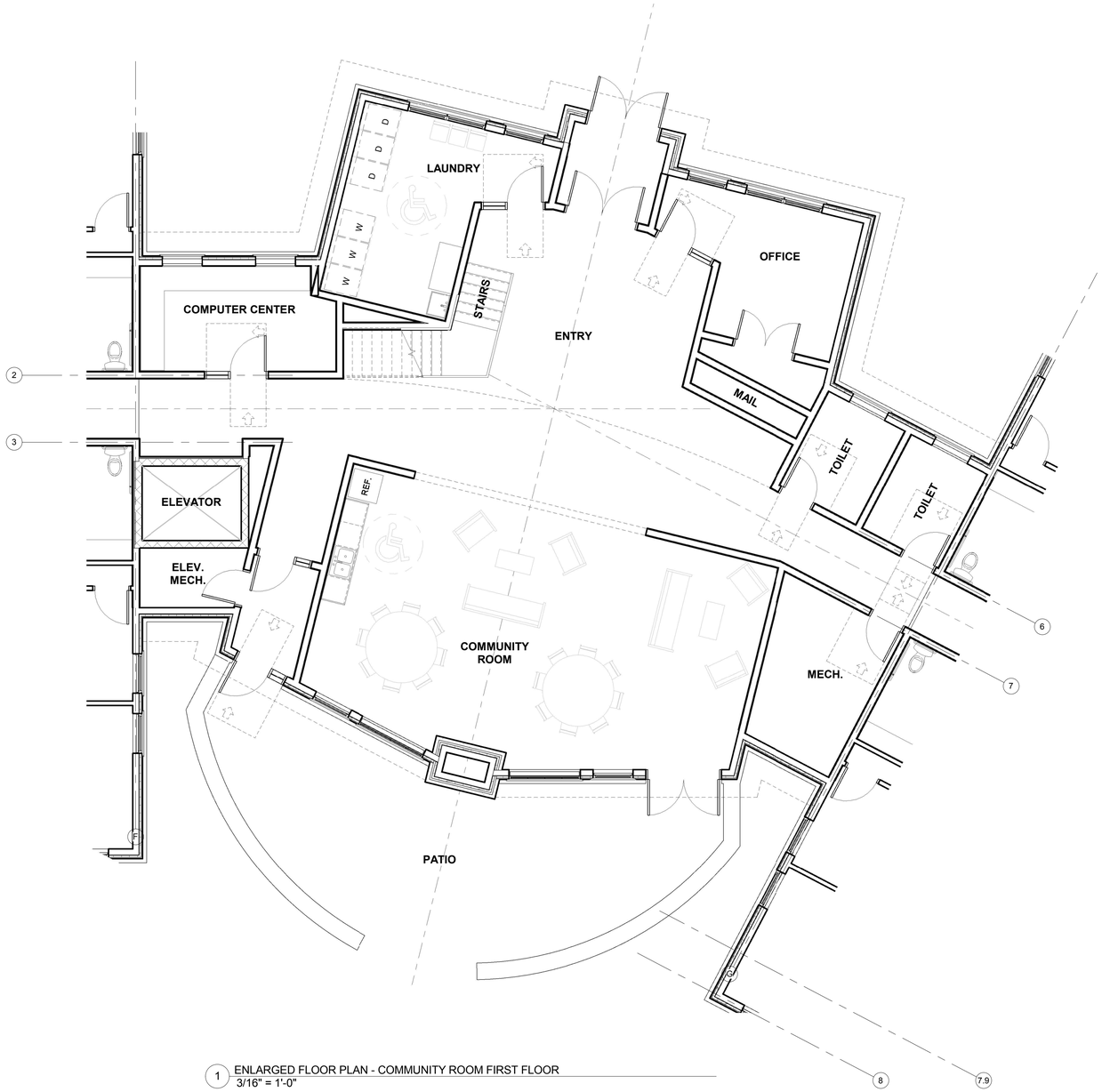
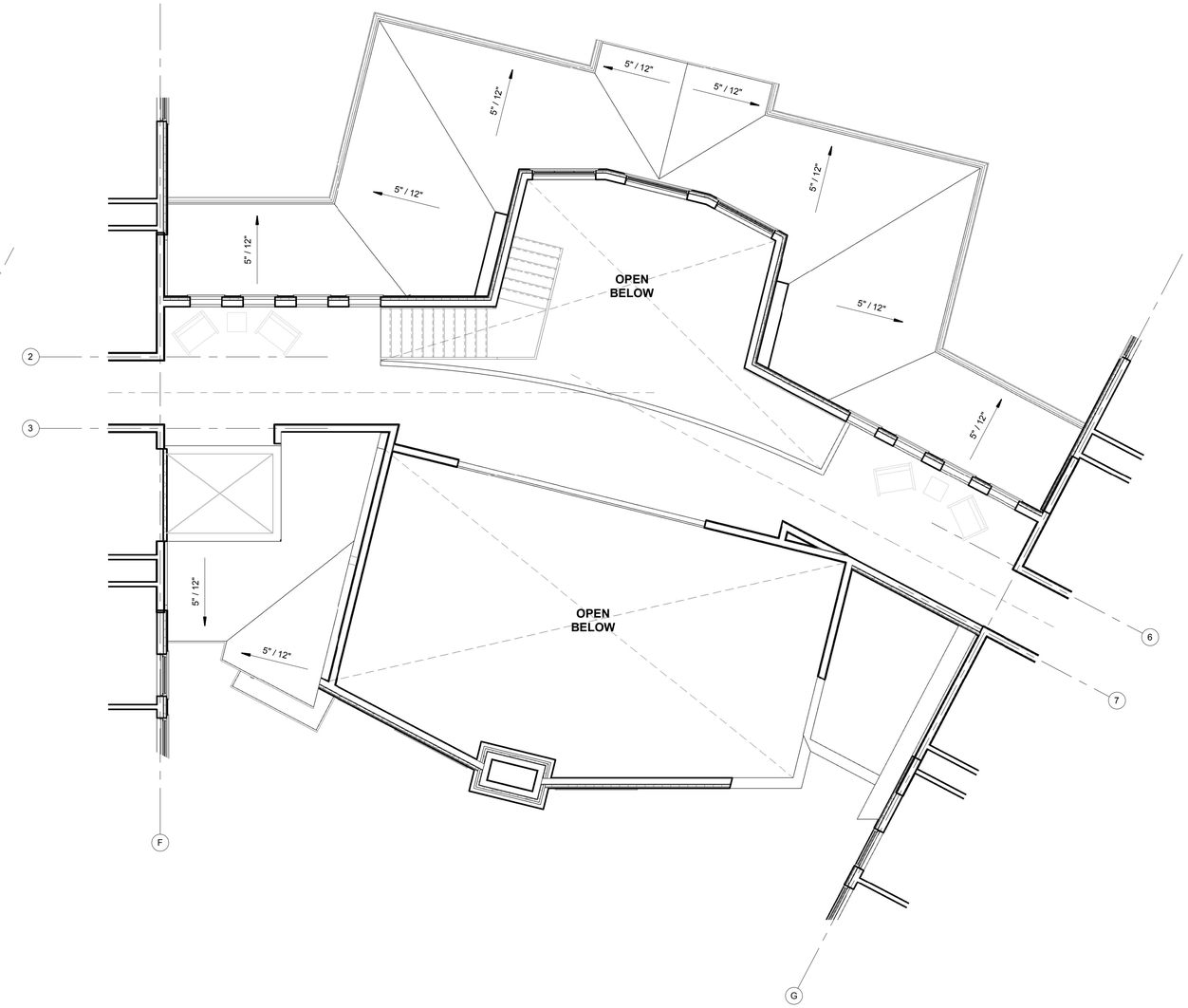


1 ENLARGED FLOOR PLAN - BUILDING 'B'
3/16" = 1'-0"



1 ENLARGED FLOOR PLAN - COMMUNITY ROOM FIRST FLOOR
3/16" = 1'-0"



2 ENLARGED FLOOR PLAN - COMMUNITY ROOM FIRST FLOOR
3/16" = 1'-0"

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46 South Street

Town House Rental Concept

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EXTERIOR ELEVATIONS - BLDG 'C2'

1 ELEVATION - PLAN SOUTH
1/8" = 1'-0"

3 ELEVATION - PLAN WEST
1/8" = 1'-0"

2 ELEVATION - PLAN NORTH
1/8" = 1'-0"

4 ELEVATION - PLAN EAST
1/8" = 1'-0"

5 STREET ELEVATION - BLDG 'C2'

6 PERSPECTIVE - NW CORNER

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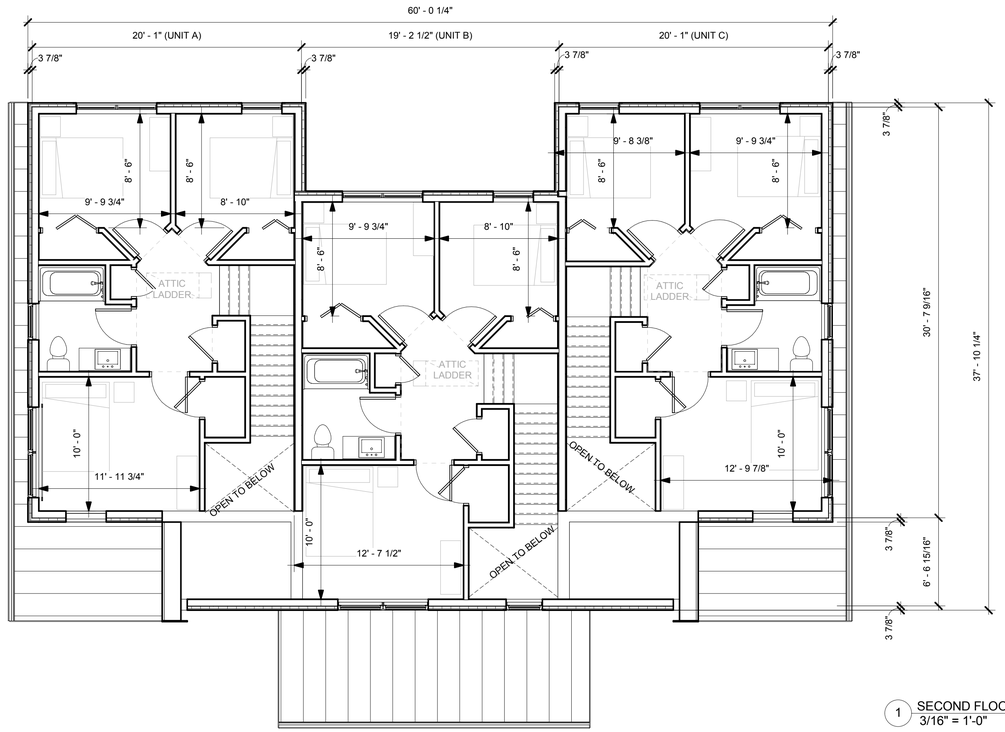
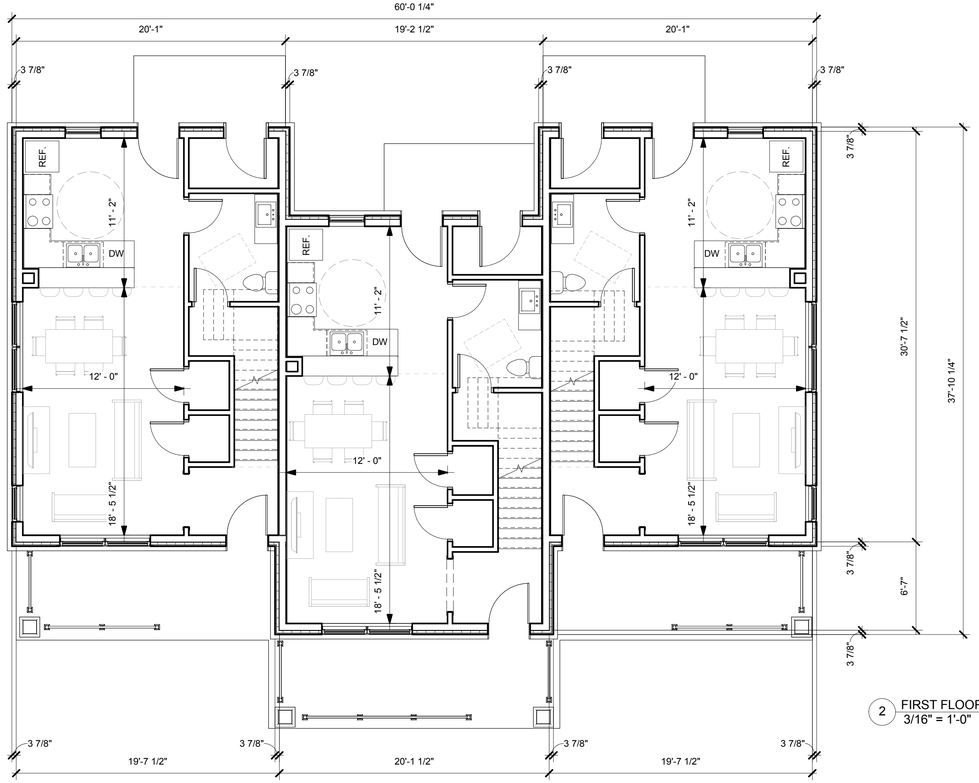
ENLARGED PLANS - BLDG. 'C2'



1 SECOND FLOOR PLAN - BLDG. TYPE 'C2'
3/16" = 1'-0"



2 FIRST FLOOR PLAN - BLDG. TYPE 'C2'
3/16" = 1'-0"

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EXTERIOR ELEVATIONS - BLDG 'C1'

1 NEW - SOUTH
1/8" = 1'-0"

3 NEW - WEST
1/8" = 1'-0"

2 NEW - NORTH
1/8" = 1'-0"

4 NEW - EAST
1/8" = 1'-0"

5 STREET ELEVATION - BLDG 'C1'

6 PERSPECTIVE - NW CORNER

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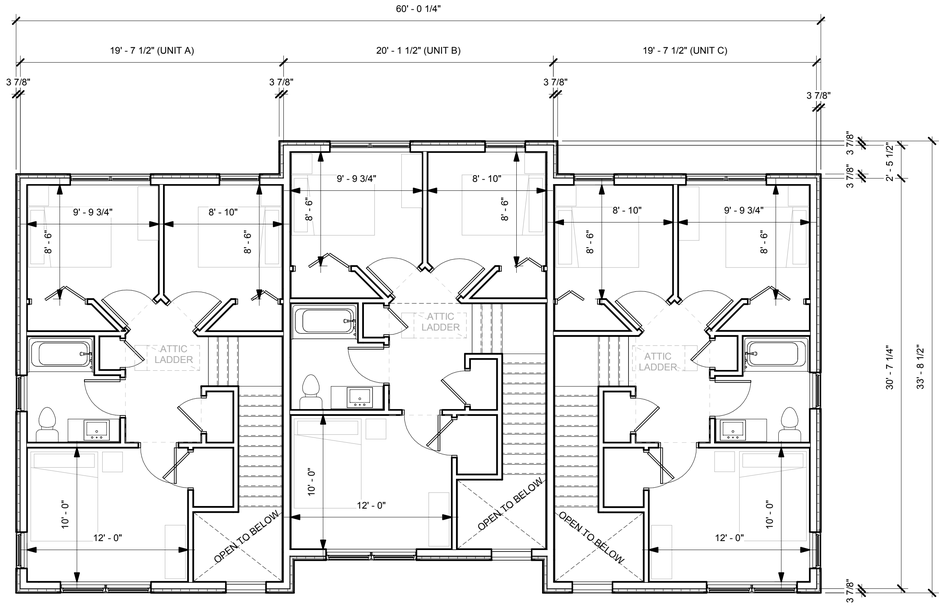
ITHACA NEIGHBORHOOD HOUSING SERVICES
46 SOUTH STREET, TRUMANSBURG NY

ENLARGED PLANS - BUILDING 'C1'

06/27/17
3/16" = 1'-0"
17029
AP108



2 SECOND FLOOR PLAN - BLDG. TYPE 'C1'
3/16" = 1'-0"

1 FLOOR PLAN FIRST FLOOR - BLDG. 'C1'
3/16" = 1'-0"

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