



September 16, 2014

Division of Planning & Economic Development, City of Ithaca
108 E. Green Street
Ithaca, N.Y. 14850

RE: Chain Works District Site Plan Application- Additional Information
FE Project #2011-104

Dear City of Ithaca, Division of Planning & Economic Development:

On behalf of the Applicant, UnChained Properties, LLC, enclosed please find the following, which provides additional information for the Site Plan Application dated August 21, 2014, of the 95-acre property located along the 96B corridor, S Aurora Street / Danby Road where Turner Street and South Cayuga Street meet the Northern edge of South Hill:

- Full Environmental Assessment Form- State (EAF) updated 09/16/2014;
- Full Environmental Assessment Form- City (EAF) updated 09/16/2014;
- Project Drawings
 - Site Plan- Existing Conditions
 - Concept Master Plan
 - Phasing Plan
 - Site Plan 1-A
 - Site Plan 1-B
 - Site Plan 1-C (3 sheets)

The project is a mixed-use development consisting of four primary phases: 1) the redevelopment of four existing buildings (21, 24, 33 and 34); 2) the repurposing of the remaining existing Emerson Power Transmission/Morse Chain Factory on South Hill; 3) potential future development within areas of the remainder of site adjacent to the existing buildings/parking areas; and 4) future development with areas of the remainder of the site. This redevelopment project will create a new District consisting of residential, offices, commercial, manufacturing, and open space within the existing 821,200 square foot facility.

The 95-acre property is located along the 96B corridor, S Aurora Street / Danby Road, and where Turner Street and South Cayuga Street meet the Northern edge of South Hill. The site is currently zoned as an Industrial Zone District (City) and as Industrial (Town). Phase 1 is as follows:

Building 21 - 43,340 sf
Building 24 - 111,050 sf (Existing) with 129,570 sf (Developed)
Building 33 - 22,000 sf
Building 34 - 148,600 sf

Phone: 607.379.9175 Email: whitham@whithamdesign.com 123 S. Cayuga Street Suite 201 Ithaca, NY 14850

113 East Chemung Place, Elmira, NY 14904 | PH: 607.734.2165 FX: 607.734.2169
www.FaganEngineers.com

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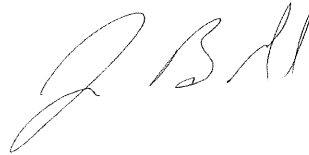
Sincerely,

WHITHAM PLANNING & DESIGN, LLC

FAGAN ENGINEERS & LAND SURVEYORS, P.C.



Scott Whitham
President



James B. Gensel, P.E., CPESC
President

enclosures

cc: David Lubin - UnChained Properties, LLC
Paul Sylvestri, Esq. - Harter Secrest & Emery, LLP
Chain Works District Project Team

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