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Full Site Plan Review

(2) Two Family Dwellings
New Construction in R-2b Zoning District
At 815-817 North Aurora Street
City of Ithaca, New York 14850

Project Narrative

Parcel Number 28-5-18, 815-817 North Aurora Street is located in the City of Ithaca. It contains an existing (two family) residential building at its southwest corner and an existing shed located midpoint along its south boundary. The existing residential building is a legally non-conforming building because it has zoning area deficiencies (one side yard is 2.9 feet instead of the required minimum 5 feet). This parcel has 72 feet of street frontage and is 133.2 feet deep in a rectangular shape. It has 9,590 square feet in area.

This parcel is in the R-2b zoning district. In this district, 35 feet is the minimum street frontage of a buildable lot, and 3,000 square feet is the required lot area for a single family or two family dwelling. 815-817 North Aurora Street has a capacity of three single family or two family dwellings and has the potential of being subdivided into two buildable parcels.

It is proposed that the existing buildings be removed from the parcel and replaced with two two family dwellings. The two buildings would be located one in front of the other. The south side yard would be minimized so that there would be enough space in the north side yard to handle the pedestrian and bike circulation as well as the required off street parking.

The exterior parking area would hold two cars, which would be positioned within the buildable area of the site, parked parallel with the ten foot wide drive. The other two required off street parking spaces would be handled inside a wood framed garage, which would be finished in similar materials and colors to the new residential buildings. Since the number of outdoor parking spaces has been reduced to two, the project is no longer regulated by Section 276-7 C (1): Project Review Criteria, Parking Areas in Residential Zoning Districts.

Four U shaped bicycle racks are proposed to be positioned under the eaves of the garage roof. Each apartment will have access to one of the racks.

The garbage and recycling will be handled in cans to the south side of the garage, where it will not be facing adjacent properties, and will be accessed by a sidewalk,

A sidewalk is proposed to allow pedestrian access to the rear parts of the site, separate from the driveway which would serve bicycles and cars.

A front porch, large enough to sit out on is proposed for the Aurora Street façade of the front building. The porch would be used by the apartment which has its front door on Aurora Street. The porch is more likely to be used since it is the clear territory of a single housing unit. The front porch will activate the streetscape at the location of this project.

A grassy tree shaded yard which forms the access for two of the apartments is proposed to occupy the 24 foot by 44 foot space between the two buildings.

A 33 foot by 47 foot grassy yard, shaded by the mature trees which exist on the properties behind this project is the access space for the fourth apartment, and would be a play yard which would be accessible for all the tenants.

Each of the exterior spaces in this project are monitored by one or more of the apartments. This should have the effect of making it possible to control the behavior on all parts of the site.

The three bedroom apartments are each 1,290 square feet in size and include an additional den on the main floor. The extra common space is designed to make the apartments more family usable. Activating the yards with the apartment entries will make them seem safer for children and families to choose to occupy for outdoor activities while making it clear that neighborly behavior is required when using the yards.

The developer of this project has a history of improving and maintaining properties in this neighborhood. 514 Linn Street, as well as 202 and 204 Queen Street are owned and maintained by this developer.

815-817 North Aurora Street Zoning Analysis

R-2b zoning district

- **Proposed 2 Family Dwellings are permitted in this district.**
- **Required Off Street Parking is permitted in this district.**
- Off Street Parking Requirement:
 - 1 Parking Space required for each Apartment with up to 3 bedrooms,
 - **4 parking spaces for (4) 3 bedroom apartments is proposed.**
- Minimum Lot Size:
 - 1 or 2 family dwelling: 3,000 square feet required,
 - **4,795 square feet per 2 family dwelling proposed.**
- Minimum Width at Street Line:
 - 35 feet required,
 - **72 feet proposed.**
- Maximum Number of Stories:
 - 3 stories permitted,
 - **2 stories proposed.**
- Maximum Height:
 - 35 feet permitted,
 - **25 feet, 1 inch proposed.**
- Maximum Lot Coverage:
 - 35% permitted,
 - **31.7% proposed.**
- Minimum Yard Dimensions:
 - Front:
 - 10 feet required,
 - **10 feet proposed.**
 - One Side:
 - 10 feet required,
 - **23 feet proposed.**
 - Other Side:
 - 5 feet required,
 - **5 feet proposed.**
 - Rear:
 - 25% of lot depth, 20 feet minimum, 50 feet maximum required,
 - **25% of 133.2 feet = 33.3 feet minimum required rear yard proposed.**
- Minimum Building Height:
 - None required.

Storm Water Narrative

- Roof water will be guttered and led through downspouts through underground drains to the city storm sewer.
- Storm water which collects on the sidewalk adjacent to the driveway will be drained toward the driveway of this parcel through a 1:48 sidewalk cross slope to be absorbed the crushed stone of the driveway. Any water that accumulates on the surface of the driveway will be led to a catch basin on the driveway which will be connected through underground drains to the city storm sewer.
- The paved driveway and outdoor parking spaces will be paved with crushed stone, which will permit some amount of percolation of surface water into the pavement (this is not “permeable pavement”). The parking area and drive will be curbed which will contain the storm water which falls on it. The depressed, crushed stone areas will be drained by catch basins, which will carry any excess storm water through underground drains to the city storm sewer.
- The front, middle and rear yards will be level and will allow surface water to percolate into the ground without traveling to adjacent properties.

Construction Narrative

- The foundation of the existing building will be removed and the cellar hole will be filled in with structural material.
- The new buildings will be a slab on frost walls building. About 200 cubic yards of material will be excavated for the frost walls and the drainage material which will be replaced in and around the foundation.
- Minor grading will change the generally level site to give positive drainage of excess surface water to catch basins connected to the city sewer. The site will remain generally level and at the existing elevation.
- Concrete sidewalks will connect all the housing units and the parking spaces to the city sidewalk.
- Crushed stone pavement will give a structural non-muddy surface for automobile traffic and parking.

Staging Narrative

- The building is set back 10 feet from the front property line. There will be no need to close the sidewalk or use the tree lawn during the construction project. The four sides of the property will be fenced with a 6 foot high chain link construction fence wherever there is not an existing privacy fence, to separate the construction site from the sidewalk and adjacent properties. The gate in the fence shall be placed, aligned with the existing curb cut and driveway apron.
- The existing street tree shall be protected from construction activities with a 4 foot high wood fence on a ground mounted frame which will protect a ground area of 8 feet by 8 feet centered on the tree and aligned with the edge of the sidewalk.
- The construction fence at the rear property line will be set in at least 2 feet from the rear property line to protect the trees on the adjacent property which are close to the property line. The fence will need to be adjusted when the garage, which is designed to be close to the property edges is constructed.
- The full width of the site will be used for construction, and the rear yard shall be reserved for storing materials for construction.

Response to the first 5 elements of the

Tompkins County Energy Recommendations for New Construction.

- **1 Energy Efficient Fixtures and Appliances.**
 - This Project will specify that water fixtures meet EPA Water Sense requirements.
 - The Project will specify that permanent appliances be Energy Star rated.
- **2 Use of energy efficient heat pump HVAC system.**
 - This Project is planned to be heated and cooled by an energy efficient, electric, air source electric, mini-split type heat pump system.
 - This Project hot water heaters will specify conventional electric units of energy efficiency required by NYS.
- **3 Solar Receptivity and Solar Collection Systems.**
 - This project will have a solar ready roof as follows:
 - East, south and west facing major roof surfaces (hipped roof)
 - Roof vents will be placed outside of the useful solar collection area of the main roof surface.
 - Roof shall be designed to carry solar panel system loads in addition to the other required roof loads.
 - This project will not have a photovoltaic system at this time.
- **4 Energy Efficient Building Design.**
 - This project has a window-to-wall ratio of 14.9%, which is less than the recommended maximum ratio of 25%.
 - This project has a simple, compact rectangular shape.
 - This project will be designed to meet the requirements of the current NYS Energy Code using Rescheck.
 - The wall insulation is planned to be spray-foam insulation which dramatically reduces air infiltration into the building compared to fiberglass batt wall insulation.
 - The roof truss system will be designed with a raised “energy” heel to permit a full R-49 over the full ceiling area of the building.
 - This building will be constructed using best practices for minimizing air infiltration, but will not include testing in excess of that required by the Residential Code of New York.
- **5 Lighting and Controls**
 - The building will be supplied with LED lighting.
 - The decorative light fixtures which are mounted below the ceiling will be incandescent fixtures which are fitted with self-contained LED incandescent bulbs to permit bulb replacement without having to replace the base fixture.
 - The general flood lighting will be LED disk lights.
 - The exterior lighting will be LED fixtures.