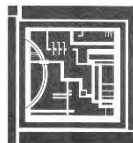


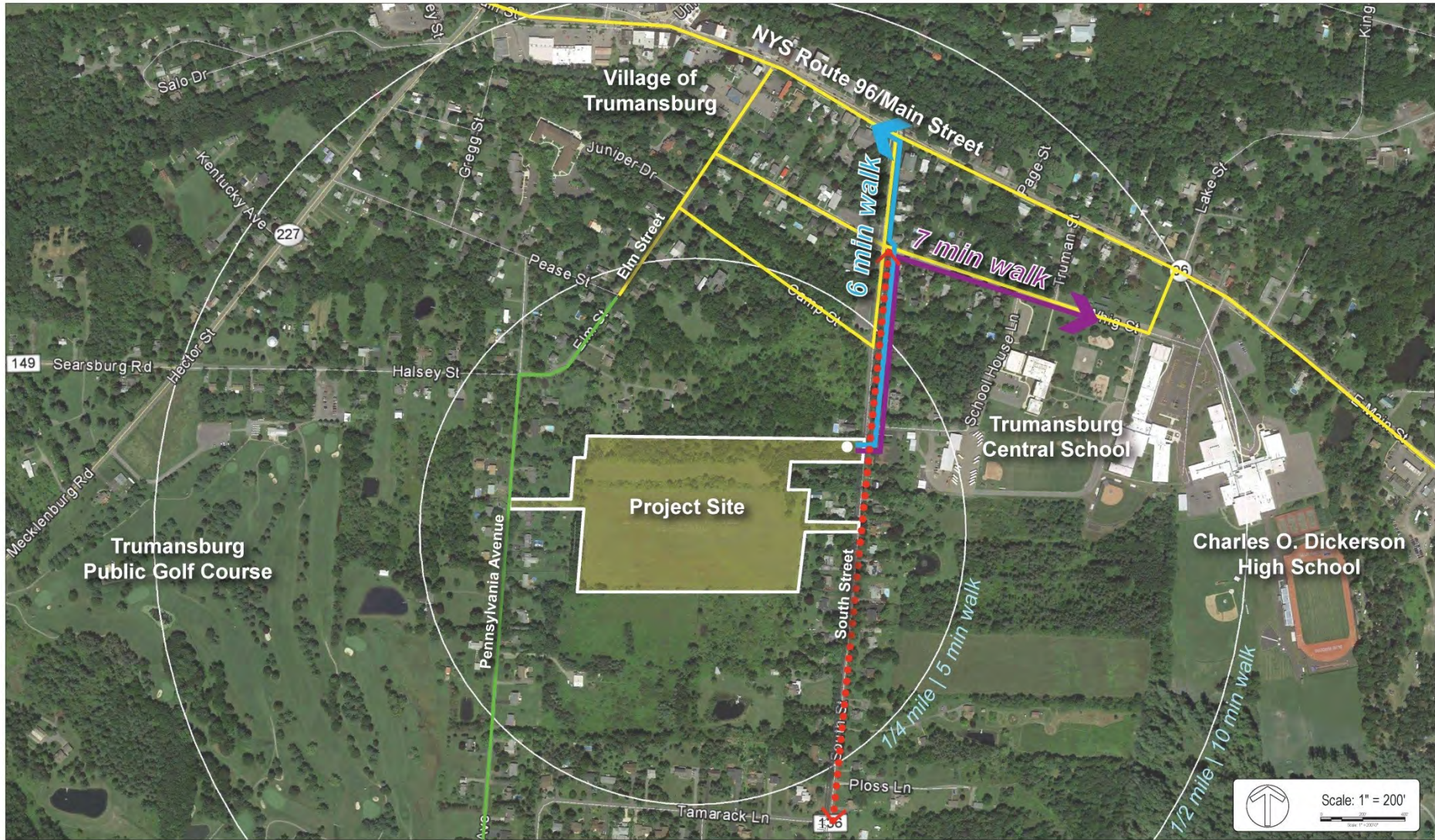
46 South Street Neighborhood

Planning Board Work Session

October 12, 2017



Context Plan



Scale: 1" = 200'

Context Diagram

Hamilton Square Neighborhood

Village of Trumansburg, New York • July 27, 2017

LEGEND

- Walking Distance to Schools
- Walking Distance to Main Street

- Safe Routes to School
- Existing Sidewalks
- Planned Sidewalks



Project Description

- The Project will be developed on a 19 acre parcel of property located at 46 South Street in the Village of Trumansburg, New York.
- Residential/mixed-use project resulting in 14 market rate for-sale homes, 11 affordable for-sale homes, 47 rental units and a 4,500 square foot nursery school to be operated by the Trumansburg Community Nursery School – a 501c3 non-profit organization.

August 24th Site Plan Concept



Proposed Site Plan

Hamilton Square Neighborhood

46 South Street, Village of Trumansburg, New York



Concerns Addressed

August 24th Site Plan	New Proposed Site Plan
1. Have we considered clustering?	1. Clusters dwelling units, decreases buildings from 29 to 19. Creation of pocket neighborhood nodes. Maintains density allowances and allows for greater variety of housing types and appearances.
2. Amount of site disturbance and impervious surfaces	2. Decrease percentage of site disturbance by nearly 20% by changing road design and decreasing buildings. Decrease in public road of roughly 200 linear feet and fewer driveways, which should decrease run-off and improve drainage.
3. Concerns about traffic and road connection to South Street that necessitated the removal of several mature trees.	3. Replaces original South St vehicle entrance with a pedestrian path. Two new site plan concepts: one with all vehicle traffic entering/exiting onto Pennsylvania with an auxiliary fire access lane through utility easement; one that includes a private drive through the easement.

Concerns Addressed, continued

August 24 th Site Plan	New Proposed Site Plan
4. Buffering for neighboring properties	4. Pulls buildings closer to core of site, resulting in deeper backyards and more trees retained. With elimination of original South St entrance, this plan retains up to 40 mature trees, an increase of 21. Long-term planting strategy will create forested environment along those site edges which are mostly brush now.
5. Site design too orthogonal or “urban”	5. Replaces linear public & private drives with meandering or curved roadways. Creates more unique site plan with a larger, more meaningful natural area at the southern edge.
6. Stormwater management strategy not creative	6. Refined to enhance the natural appearance & serve as a passive recreation amenity with the possible creation of new wetlands.

Proposed Site Plan Concept A



Proposed Site Plan Concept B



Dwelling Unit Info



LEGEND

Qty.	Dwelling Unit Type
47	Affordable Rental (A.R.)
11	Affordable For Sale (A.F.S.)
14	Market Rate For Sale (M.R.)

Existing Trumansburg Multifamily



Juniper Manor II, 20 units

Existing Trumansburg Multifamily



Juniper Manor I, 40 units

Existing Trumansburg Multifamily



Context image of size of Juniper Manor I and II and proximity to neighboring homes. Density of 60 units

Existing Trumansburg Multifamily



Multifamily rental, Main Street

Existing Trumansburg Multifamily



Multifamily rental, Parkside Vista

Trumansburg Buildings of Similar Size as Proposed Multifamily



Juniper Hill Bed and Breakfast

Trumansburg Buildings of Similar Size as Proposed Multifamily



Mixed Use Building, Main Street

Trumansburg Buildings of Similar Size as Proposed Multifamily



Multifamily rental, Main Street

Precedent Images, Multifamily



2 Story Multifamily

Precedent Images, Multifamily



2 Story Multifamily

Precedent Images, Multifamily



2 Story Multifamily

Precedent Images, Townhomes



Precedent Images, Pocket Neighborhood Housing Clusters



Precedent Image, Deep Front Yard Setback



Questions and Comments

Proposed Site Plan - Dwelling Unit Type



Precedent Image

JOINED TOWNHOUSE BUILDING,
TYPICAL



Precedent Images

POCKET NEIGHBORHOOD,
TYPICAL



Precedent Image

2-STORY MULTIFAMILY BUILDING,
TYPICAL



Precedent Image

SINGLE FAMILY BUILDING,
TYPICAL

