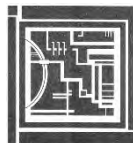


# 46 South Street Neighborhood

## Planning Board Meeting

October 26, 2017



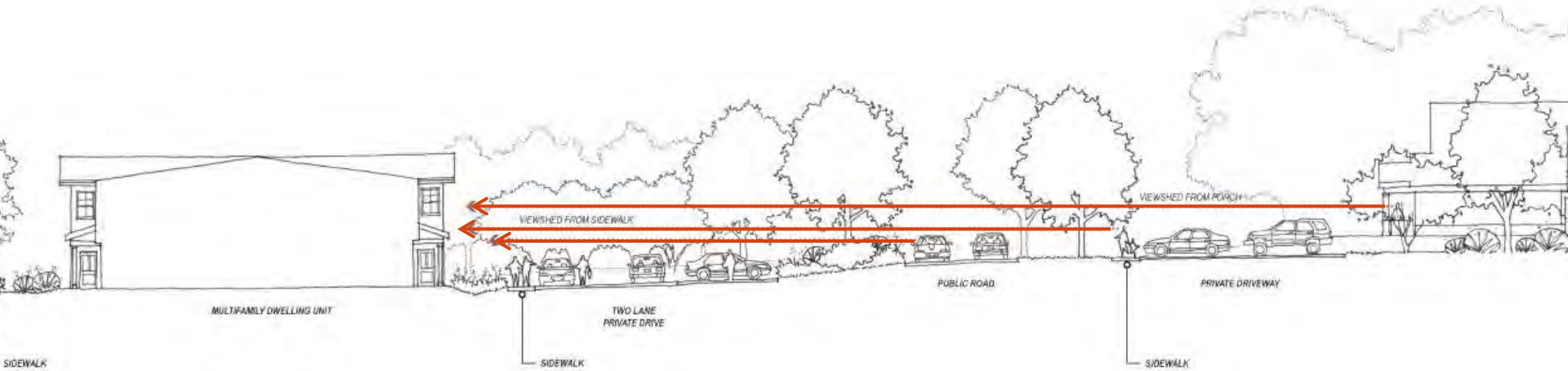
# Proposed Site Plan Concept A



# Proposed Site Plan Concept B



# Section



# Comments and Responses, Supplemental Letter

1) Is designating a substantial portion of the roads within the project as “private” simply a pretext to avoid compliance with the Village Zoning Ordinance and Subdivision Regulations in regards to set back distances for the proposed structures and the regulations (Code § 112.6) regarding street construction specifications? This is of particular concern in the latest plat version that provides for a “private” road to South Street. As the plan stands now, the street’s right-of-way would appear to impinge upon existing property lines of homes on South Street. In addition, if the proposal to divert all traffic to the Pennsylvania Avenue side of the project is adopted, does that not negate the results of the “traffic study” that was recently submitted to the Planning Board?

- Zoning Code § 475.5 allows for private drives to be constructed to access public rights-of-way and private property
- Advantages of private drive include:
  - Dividing traffic between South and Pennsylvania
  - Providing access for emergency vehicles
  - Maintained by INHS, no cost to the Village
  - Eliminates disturbance of natural area to the north where the road was previously proposed
  - Does not impinge on any adjacent property lines. INHS would build a privacy fence on both sides of the private drive. This fencing is not possible on the previous road concept because of the wetland area
- If Planning Board prefers Concept A that directs all traffic to Pennsylvania, an updated traffic analysis will be provided
  - Traffic engineer does not believe one access point would have adverse impacts to the roadway network

# Comments and Responses, Supplemental Letter

2) If a street is “private,” who would be responsible for maintaining water and sewer lines, fire hydrants and storm sewers?

- Applicant or an affiliate responsible for maintenance, including snow removal, repairing damage and repaving just like any property owner with a driveway
- Water and sewer lines under the drive and any hydrants would be dedicated to the Village
- Applicant would provide an access & maintenance easement to the Village to maintain or repair the lines as necessary

# Comments and Responses, Supplemental Letter

3) The proposed subdivision plans call for managing storm water runoff (and snowmelt) from the streets, parking lots, driveways and rooftops by collecting it in “stormwater management systems”. These so called “systems” are simply low-lying ponding areas. I doubt that the project designers took note of the fact that there are nearly 20 ponds within little more than a half mile of the proposed development and that they are filled to capacity with naturally occurring ground water year round! In addition, some of the proposed systems are located within a few feet of designated wetland areas. In other words - in soils that are already saturated!

- TG Miller Engineering PC will develop a Storm Water Pollution Prevention Plan and must obtain a SPDES Permit from the NYSDEC. These are only issued if TG Miller shows the amount of run-off post construction is equal or less than the amount of run-off pre-construction.
- Village’s engineering consultant will review all storm water management plans

# Comments and Responses, Supplemental Letter

4) By collecting and concentrating runoff from streets and parking lots in grassy areas, what happens to the deicing chemicals and other contaminants in the runoff? As was recently demonstrated to residents of South Street Extension, ponds constructed in the area very quickly further saturate the soil and send seepage into neighboring basements, lawns and septic fields. Even a moderate rain storm results in the South Street ditches and culverts filling to capacity. I understand that the developers have conducted hydrological surveys of the area, but real life experience of drainage issues in the area tend to suggest contradictory evidence to their conclusions.

- NYSDEC requires that runoff be filtered as well as captured on site. NYS has comprehensive regulations regarding storm water management and the Project design will comply with all such regulations.
- Village's engineering consultant will review all storm water management plans



# Comments and Responses, Supplemental Letter

5) Many of us share a real concern that the proposed Hamilton Square project is totally out of scale, not only for the proposed site, but for our Village as a whole. There can be no doubt but that a development of this magnitude will have very serious environmental consequences and that the impacts would not be limited to the boundaries of the development itself, but extend to the neighboring community as well. I hope this will be given serious consideration prior to any approvals the Planning Board renders.

- This Project meets all existing Code requirements and is not out of scope with other development in the Village.
- The Project has been designed to comply with R1 zoning district and the building typologies presented can be easily found throughout the Village.
- The Village Code requires the provision of affordable housing in any new residential development with 10 or more units
- Applicants have undertaken an extensive public outreach process to receive feedback and will continue to take concerns from the Planning Board and public seriously.

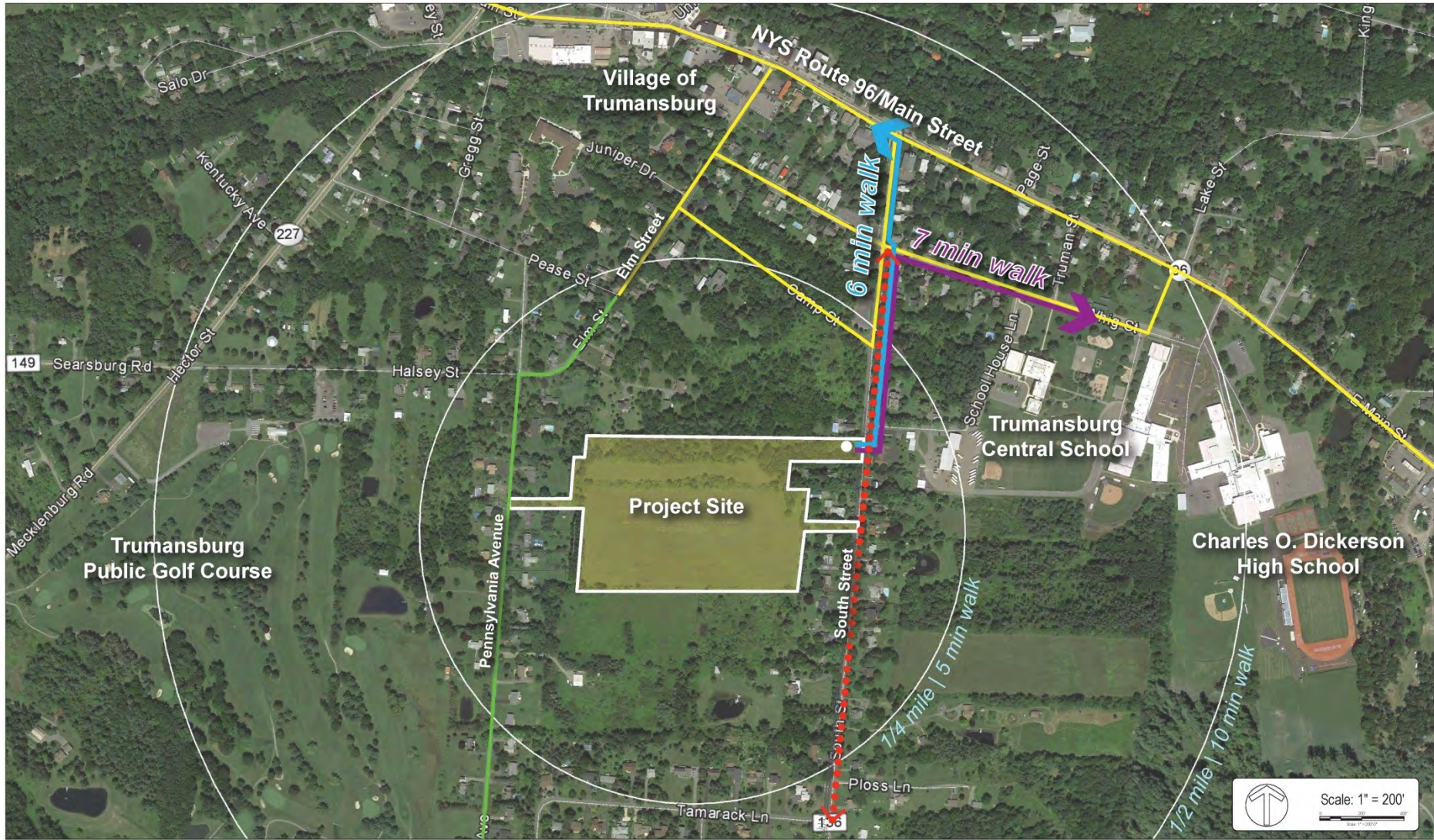
# Dwelling Unit Info



## LEGEND

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

# 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.

# Concerns Addressed

<b>August 24<sup>th</sup> Site Plan</b>	<b>New Proposed Site Plan</b>
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

<b>August 24<sup>th</sup> Site Plan</b>	<b>New Proposed Site Plan</b>
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.

# August 24<sup>th</sup> Site Plan Concept



Proposed Site Plan

## Hamilton Square Neighborhood

46 South Street, Village of Trumansburg, New York



# 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



Pennsylvania Avenue

South Street



Precedent Image

2-STORY MULTIFAMILY BUILDING,  
TYPICAL



Precedent Image

SINGLE FAMILY BUILDING,  
TYPICAL

