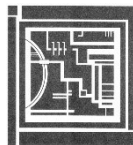


# Hamilton Square Neighborhood

## Planning Board Meeting

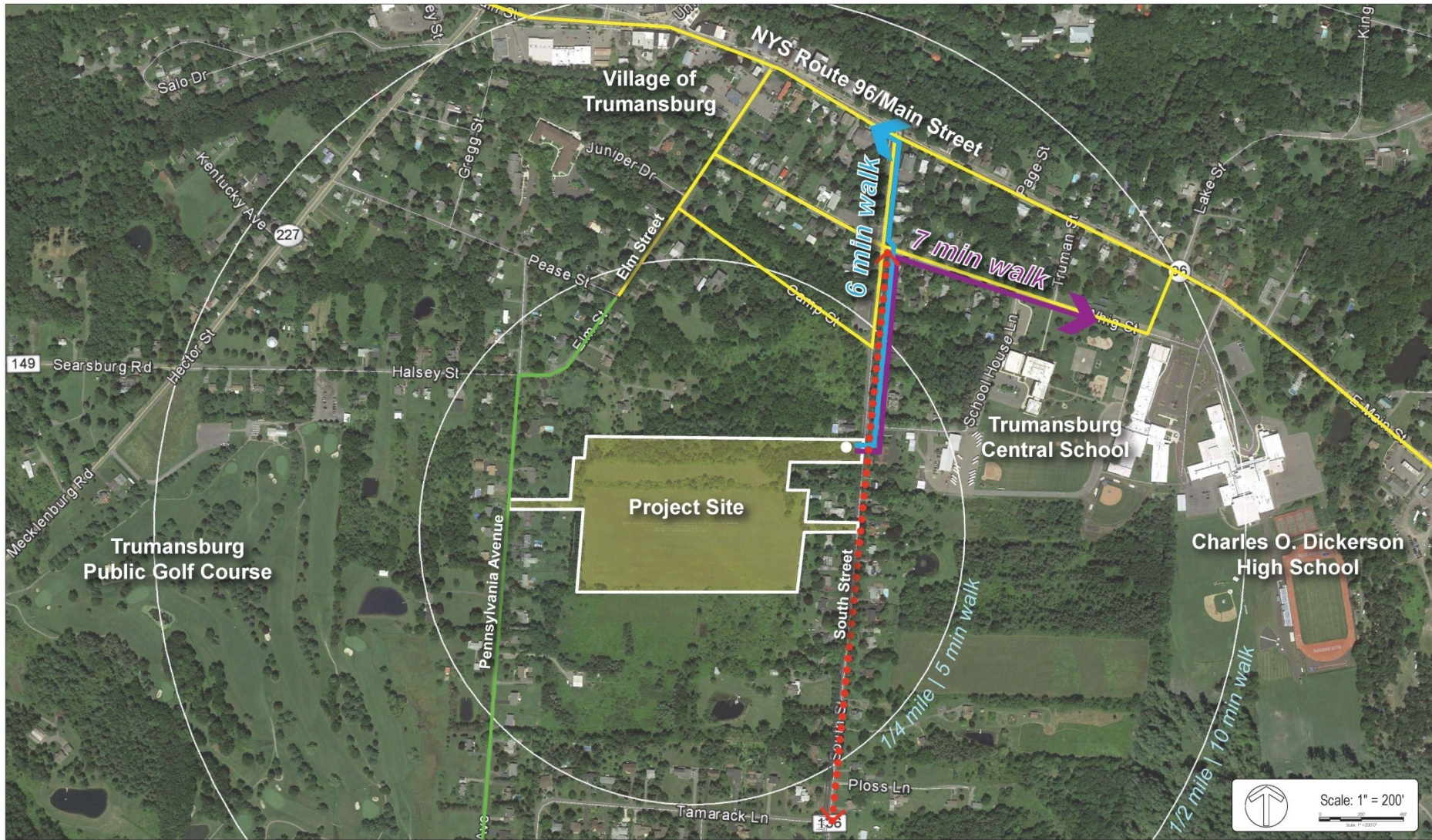
AUGUST 24, 2017



# Issues for Discussion

- Subdivision Sketch Plat submission dated August 11, 2017
  - Requested action from Planning Board: i) Confirm project is subject to Major Subdivision Review; ii) Declare intent to be lead agency for project pursuant to SEQR/VEQR
- Sketch Plat supporting materials
- Questions and Comments

# Context Plan



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

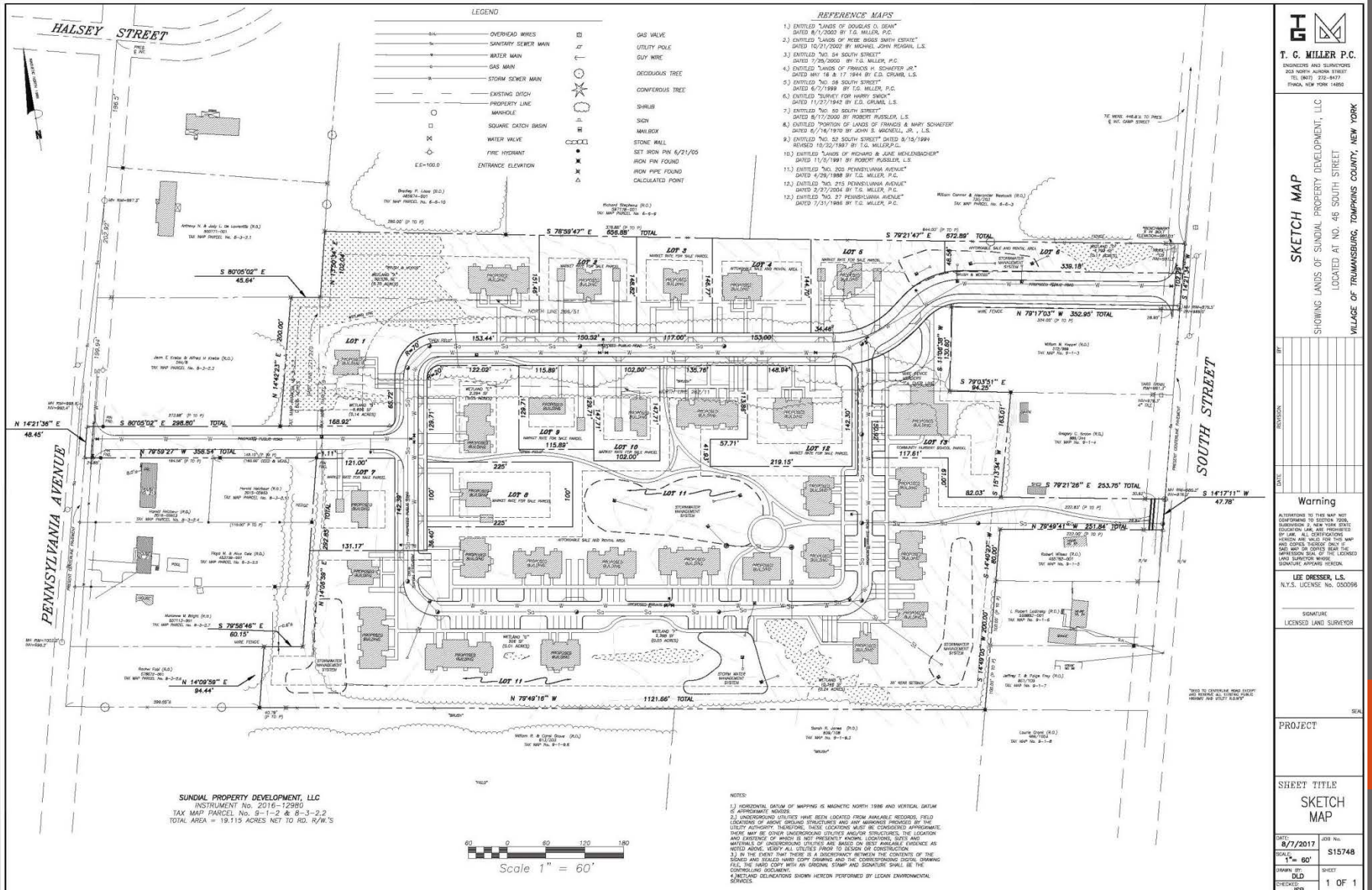
- Existing Sidewalks
- Planned Sidewalks



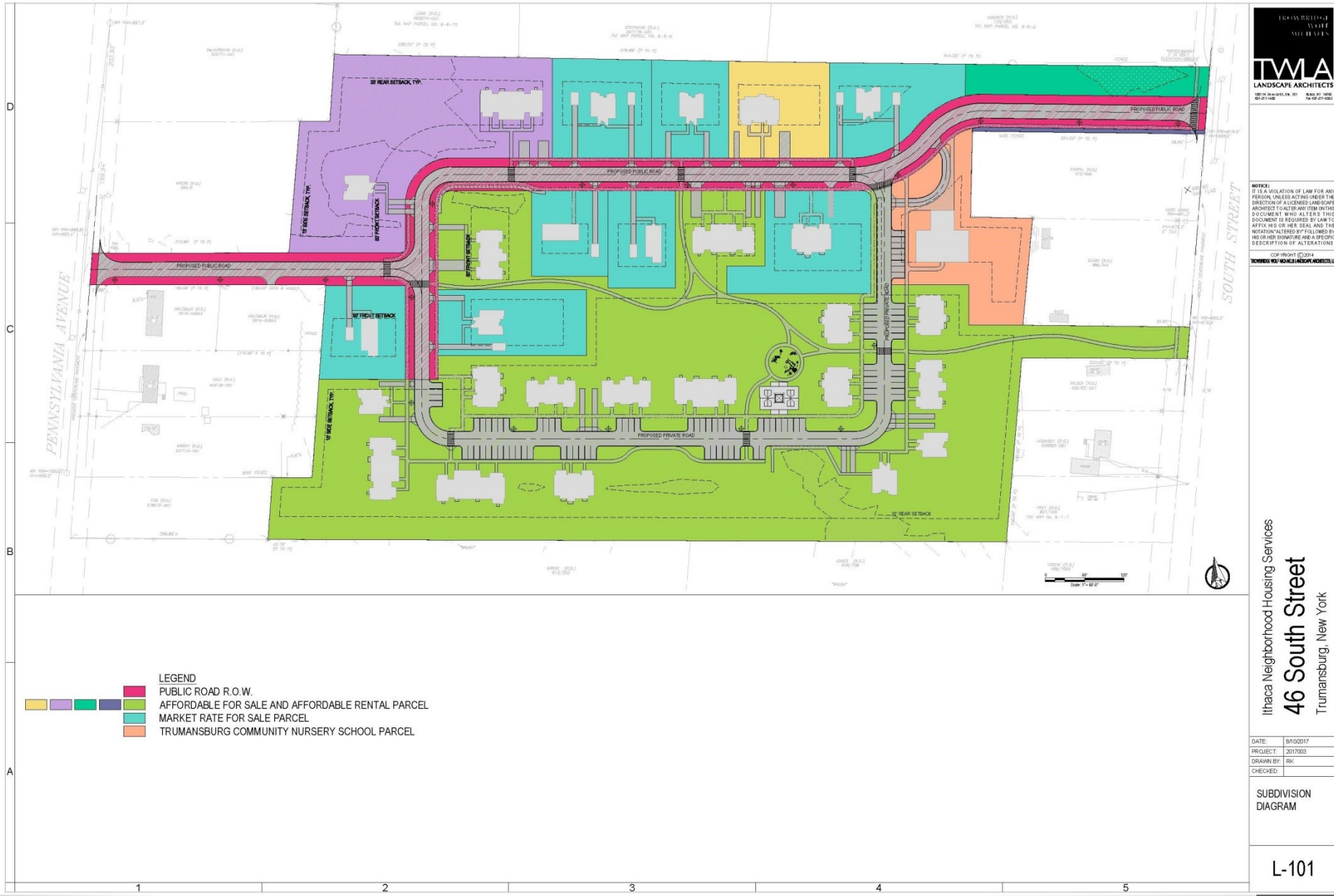
# Project Description

- 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, a 2,400 square foot community building that would include a community room, kitchenette, laundry facilities, management and maintenance office as well as a 4,500 square foot nursery school to be operated by the Trumansburg Community Nursery School – a 501c3 non-profit organization.

# Subdivision Sketch Plat



# Current Subdivision Plan



# Current Site Plan Concept



Proposed Site Plan

## Hamilton Square Neighborhood

46 South Street, Village of Trumansburg, New York



# Distribution of Unit Types



Proposed Site Plan

## Hamilton Square Neighborhood

46 South Street, Village of Trumansburg, New York

Dwelling Unit Type	Qty.
For Sale (Market Rate)	14
For Sale (INHS)	11
Rental (INHS)	47
Community Center / Nursery School	1/1
Parking Ratio to Dwelling Unit	2:1



# Sketch Plat Supporting Material

- Exhibit A: Subdivision Sketch Plat
- Exhibit B: Aerial Map
- Exhibit C: Part I of the Full Environmental Assessment Form
- Exhibit D: Estimate of the Number of Units, Residents and Children
- Exhibit E: Narrative Description of Compliance with Local Planning Documents
- Exhibit F: Community Engagement and Outreach Materials
- Exhibit G: Community Letters of Support
- Exhibit H: Traffic Impact Study
- Exhibit I: Wetland Delineation
- Exhibit J: Flora/Fauna Survey
- Exhibit K: Letter of “No Impact” from the State Historic Preservation Office
- Exhibit L: Phase I/Phase II Environmental Site Assessments Summaries
- Exhibit M: Soil Borings and Geotechnical Report
- Exhibit N: Letters of No Impact- Water/Sewer/DPW/Fire/EMS/Schools

# Community Outreach Events, August 2017

- August 19: Open house at newest INHS townhomes at 206/208 Hancock Street in Ithaca. 7 Trumansburg residents attended.
- August 17: Community meeting to learn about the traffic impact analysis, presented by Steve Ferranti of SRF & Associates. Approximately 75 people in attendance.
- August 8: Small group listening sessions. 4 Trumansburg residents attended.
- August 3: Presented at Trumansburg Rotary Club

# Questions and Comments

