



Phillips Lytle LLP

Via E-mail and FedEx

April 18, 2019

Ms. Jessica Giles, Chair
Village of Trumansburg Planning Board
56 East Main Street
Trumansburg, NY 14886

Re: 46 South Street Project
Site Plan and Subdivision Review Revised and Supplemental Submissions

Dear Chair Giles and Members of the Village Planning Board:

As you know, we represent Ithaca Neighborhood Housing Services (“INHS”) in connection with the proposed project at 46 South Street (“Project”), which involves the development of a residential/mixed-use/mixed-income residential project on a nineteen (19) acre parcel located at 46 South Street in the Village of Trumansburg, New York (“Village”). The Project now extends to an adjacent parcel located at 50 South Street pursuant to a purchase agreement that INHS recently reached with the Owner of that property (collectively “Site”). INHS and its co-applicant, Sundial Property Development, LLC/Claudia Brenner (collectively, “Applicants”) filed applications with the Village of Trumansburg Planning Board (“Planning Board”) for site plan approval and subdivision approval (“Applications”) on December 14, 2017, and made supplemental submissions in connection therewith on March 15, 2018, June 27, 2018, June 28, 2018, November 13, 2018, January 24, 2019, and February 21, 2019.

On behalf of Applicants, we provide this additional supplemental submission with revised site plans and preliminary plat based on the Planning Board’s feedback over the last several months and other Project updates, including the recent incorporation of 50 South Street into the Site. We also include additional supporting documentation relevant to these changes. Accordingly, attached please find supplemental information and the latest revisions of previously submitted application materials:

- Exhibit A: Revised Concept Site Plan Dated April 18, 2019
- Exhibit B: Design Engineer’s Responses to MRB’s August 22, 2018 Comments
- Exhibit C: Full Environmental Assessment Form to reflect Project changes

ATTORNEYS AT LAW

ADAM S. WALTERS, PARTNER DIRECT 716 847 7023 AWALTERS@PHILLIPSLYTLLE.COM

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As discussed with the Planning Board, the updated plans reflect detailed engineering and analysis based on previously revised conceptual updates reflecting an extensive dialogue with, and feedback from, the Planning Board. With this update, we also respond to the last set of site plan/plat comments from MRB Group, the Village's engineer for the Project. This supplemental submittal will allow MRB to perform an engineering review of the updated plans. Applicants' engineer will forward an updated drainage report with supporting calculations and documentation to the Planning Board and MRB next week. Applicants also anticipate submitting updated architectural plans before the Planning Board's May 23rd meeting.

SEQRA Updates

In addition to the above-referenced materials, we also include, attached hereto as **Exhibit C**, a hand written mark-up of Part 1 of the EAF reflecting changes in data or information associated with the Project updates. While we do not believe that any of the changes are substantive, we thought it would be helpful to set forth each and every change for the Planning Board.

As a reminder, on or about October 25, 2018, the Planning Board completed its environmental review pursuant to the State Environmental Quality Review Act ("SEQRA") and VEQR and determined that the Project will not have a significant adverse impact upon the environment and that no environmental impact statement is required (the "Negative Declaration"). The SEQRA regulations state that a negative declaration may be amended or rescinded when "substantive" changes are proposed or arise that were not previously considered. *See* 6 N.Y.C.R.R. § 617.7 (e) - (f).

As explained in the Applicants' February 21, 2019 submission to the Planning Board, the 50 South Street parcel has been incorporated into the larger Site and Project design. As a result, there are minor changes to the FEAF, which are described in detail below. As shown in **Exhibit C** and detailed below, none of the changes to the FEAF are "substantive," therefore there is no need to rescind or amend the Negative Declaration. A detailed description of the proposed changes are as follows:

- Part 1, Section A.

As shown in **Exhibit C**, the name of the Project has been changed from "46 South Street - working name" to "Crescent Way." Additionally, a brief description of the proposed action is updated to reflect the inclusion of 50 South Street. These change are not substantive.



- Part 1, Section B.

As shown in **Exhibit C**, the projected application dates are updated to reflect the current anticipated timeline for the Project. In addition, the FEAF has been updated to reflect the special use permit and area variances obtained from the Village Board of Zoning Appeals (“ZBA”). These changes are not substantive.

- Part 1, Section D1.b-d.

As shown in **Exhibit C**, the total acreage, the number of lots proposed and the proposed lot sizes are updated to reflect the inclusion of the 50 South Street lot. The 50 South Street lot has been incorporated into the Site and is numbered as lot 15. Additionally, as shown in **Exhibit C**, the total acreage to be physically disturbed will increase by a minimal amount (0.83 acres). This increase reflects additional grading at the Site by the nursery school and other minor changes to the plans. These changes are not substantive.

- Part 1, Section D1.e.

As shown in **Exhibit C**, the anticipated commencement date of phase 1 and anticipated completion date of the final phase are updated to reflect the current anticipated timeline for the Project. These changes are not substantive.

- Part 1, Section D1.g.

As shown in **Exhibit C**, the dimensions of the nursery school structure have changed (from 86' x 78' to 53' x 83'). This change is not substantive.

- Part 1, Section D1.h.

As shown in **Exhibit C**, the size of the stormwater impoundment has increased from a volume of 0.85 million gallons and surface area of 1.24 acres to a volume of 0.91 million gallons and surface area of 1.29 acres. However, the total length of the proposed impounding structure has decreased from 740 feet to 630 feet. This change is not substantive.

- Part 1, Section D2.b.

As shown in **Exhibit C**, the amount of fill in wetland A will increase from 0.02 to 0.03 acres. However, overall disturbance of wetlands remains below 1/10 of an acre. Thus, this change is not substantive.



- Part 1, Section D2.c.

As shown in **Exhibit C**, the line extension to supply water to the Project will decrease from 3,100 linear feet to 2,600 linear feet. This change is not substantive.

- Part 1, Section D2.e.

As shown in **Exhibit C**, the amount of impervious surfaces created by the Project will increase from 4.69 acres to 5.37 acres. This increase is the result of the updated layout/parking plan for the nursery school in response to concerns raised by the Planning Board and the ZBA that there was insufficient drop off/parking arrangements at the nursery school; additional sidewalks throughout the Project at the request of the Planning Board; and assumptions about lot coverage associated with the market rate for sale units. Despite this minor increase, the stormwater retention on the Site remains quite robust. In fact, the stormwater management facility has been designed to reduce runoff rates to well below existing rates. Thus, any effects of the increase in impervious surfaces will not adversely impact the stormwater management system serving the Site. Moreover, in response to encouragement from the Board, the Applicants obtained a variance from residential parking minimums for the Project's 46 Affordable Rental Residential Dwelling Units. Without this parking variance, it is worth noting that the amount of disturbance and impervious surfaces for the Project would have been significantly higher. Overall, this minor increase in impervious surfaces is not substantive.

- Part 1, Section D2.j.

As shown in **Exhibit B**, the roadway connecting to South Street is now a public right-of-way, not a private drive. This change is not substantive.

- Part 1, Section E.b.

As shown in **Exhibit B**, the land use or cover-type acreages for the Site are updated to reflect the inclusion of 50 South Street and the plan revisions. These changes are not substantive.

As shown above, no substantive changes in the Project have been made since the issuance of the Negative Declaration. Based on the extremely minor nature of the changes relative to potential adverse environmental impacts, and based on the Planning Board's comprehensive review of the Project to date, Applicants respectfully suggest that there is no need to amend or rescind the Negative Declaration.



Village of Trumansburg Planning Board
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April 18, 2019

General Municipal Law ("GML") Referral

While it may be debatable whether the site plan/plat changes are substantive enough to merit referral back to the County under GML §239-m, in the interest of erring on the side of caution, we respectfully suggest that the Planning Board refer these updates to the County for review.

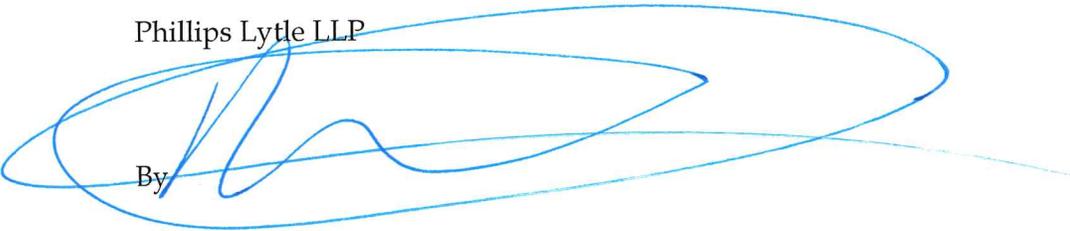
Conclusion

We understand that the Project will not be on the Planning Board's April agenda in order to give MRB the time they need to perform their engineering review of the updated plans.

We look forward to appearing before the Board again at its May 23rd meeting. In the meantime, if the Board has any questions, or needs any additional information, please do not hesitate to contact us.

Very truly yours,

Phillips Lytle LLP

By 

Adam S. Walters

Attachments

cc: Lance Brabant, CPESC, Director of Planning Services, MRB Group
Guy K. Krough, Esq., Village Attorney
Joseph L. Bowes, Director of Real Estate Development, INHS
Alena Fast, Real Estate Developer, INHS
Claudia Brenner, Architect

Doc #01-3665499.5

EXHIBIT A

ITHACA NEIGHBORHOOD HOUSING SERVICES & SUNDIAL PROPERTY DEVELOPMENT, LLC

CRESCENT WAY

46 SOUTH STREET, TRUMANSBURG, NEW YORK

PRELIMINARY SITE PLAN AND SUBDIVISION PLAN

DATE: MARCH 16, 2018

REVISED APRIL 18, 2019

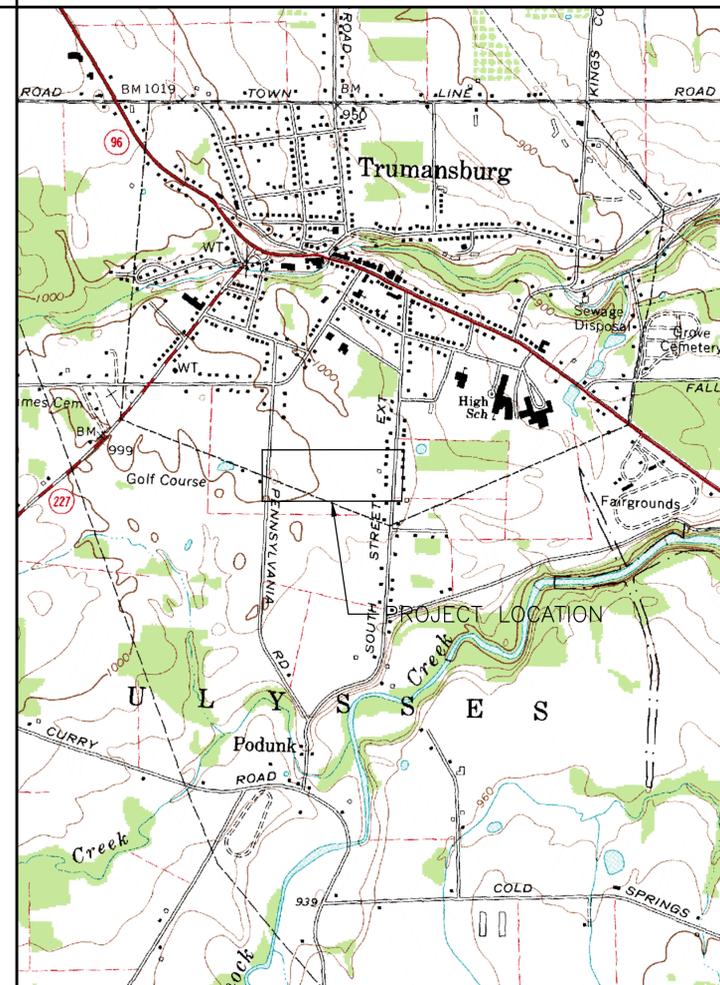
DRAWING INDEX

10F1	BOUNDARY & TOPOGRAPHIC MAP
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GENERAL NOTES

- TOPOGRAPHIC INFORMATION SHOWN IS BASED ON MAP TITLED "BOUNDARY & TOPOGRAPHIC MAP SHOWING LANDS OF SUNDIAL PROPERTY DEVELOPMENT, LLC LOCATED AT 46 SOUTH STREET" DATED 4/10/17 AND LAST REVISED 12/13/17 BY T.G. MILLER, P.C. AS WELL AS ADDITIONAL INFORMATION COLLECTED IN FIELD FOLLOWING ISSUANCE OF MAP.
- EXISTING UTILITIES SHOWN ARE IN APPROXIMATE LOCATION ONLY. VERIFY EXACT LOCATION OF ALL UTILITIES BEFORE BEGINNING CONSTRUCTION. NOTIFY DIG SAFELY NEW YORK (D.S.N.Y. 1-800-962-7962) A MINIMUM 3 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.
- ALL DIMENSIONS TO BUILDINGS OR CURBS ARE TO EXTERIOR FACE OF BUILDING FOUNDATION WALL OR FACE OF CURB. ALL DIMENSIONS ARE PERPENDICULAR OR PARALLEL TO THE LINES FROM WHICH THEY ARE DRAWN UNLESS OTHERWISE NOTED.
- DATUM OF ELEVATIONS IS APPROXIMATE U.S.G.S.
- COORDINATE ELEVATIONS OF PAVEMENTS AT BUILDING ENTRANCES WITH ARCHITECTURAL DRAWINGS OF BUILDING.
- CONFIRM NO CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED SANITARY AND STORM SEWERS PRIOR TO LAYING PIPE OR INSTALLING STRUCTURES.

VICINITY MAP



SIGNATURES

THE SIGNATURES BELOW SHALL SERVE AS RECORD OF PRELIMINARY SITE PLAN AND SUBDIVISION APPROVAL.

PLANNING BOARD CHAIR, VILLAGE OF TRUMANSBURG _____ DATE _____

VILLAGE ENGINEER, VILLAGE OF TRUMANSBURG _____ DATE _____

DEPARTMENT OF PUBLIC WORKS, SUPERVISOR, DATE VILLAGE OF TRUMANSBURG _____

TROWBRIDGE
WOLF
MICHAELS

TWMA
LANDSCAPE ARCHITECTS

1001 W. Seneca St. Ste. 101 Ithaca, NY 14850
607.277.1400 Fax 607.277.6992

HOLT ARCHITECTS

Architecture
Planning
Interior Design

619 W State Street
Ithaca NY 14850
p 607.273.7600 f 607.273.0475

T. G. MILLER P.C.

ENGINEERS AND SURVEYORS
203 NORTH AURORA STREET
P.O. BOX 777
ITHACA, NEW YORK 14851

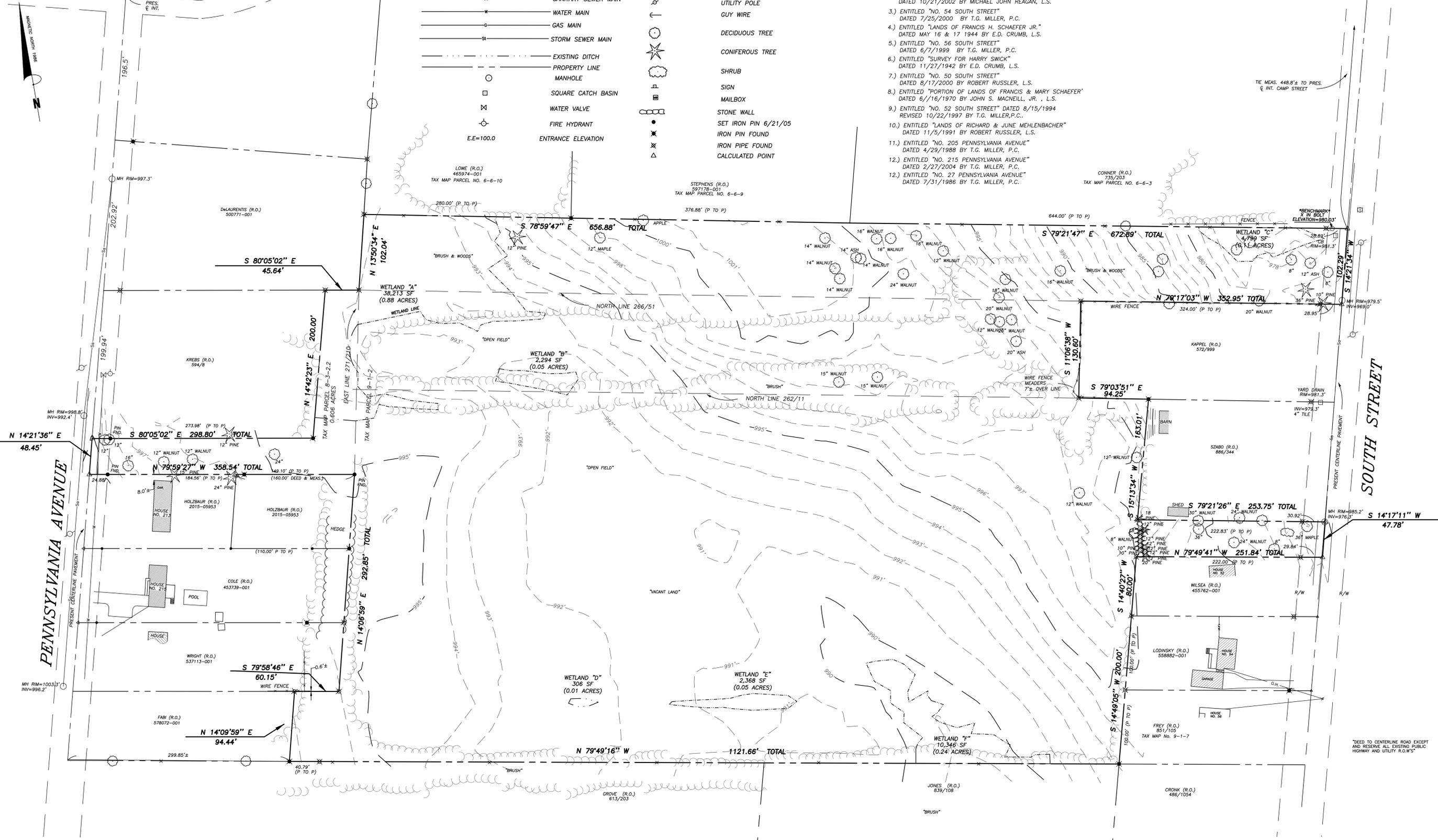
HALSEY STREET

LEGEND

- O — OVERHEAD WIRES
- S — SANITARY SEWER MAIN
- W — WATER MAIN
- G — GAS MAIN
- ST — STORM SEWER MAIN
- - - - - EXISTING DITCH
- PROPERTY LINE
- MANHOLE
- SQUARE CATCH BASIN
- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- E.E=100.0 ENTRANCE ELEVATION
- GAS VALVE
- UTILITY POLE
- GUY WIRE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- SIGN
- MAILBOX
- STONE WALL
- ⊗ SET IRON PIN 6/21/05
- IRON PIPE FOUND
- △ CALCULATED POINT

REFERENCE MAPS

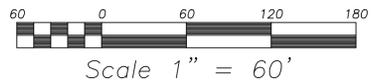
- 1.) ENTITLED "LANDS OF DOUGLAS O. DEAN" DATED 8/1/2002 BY T.G. MILLER, P.C.
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PENNSYLVANIA AVENUE

SOUTH STREET

SUNDIAL PROPERTY DEVELOPMENT, LLC
 INSTRUMENT No. 2016-12980
 TAX MAP PARCEL No. 9-1-2 & 8-3-2.2
 TOTAL AREA = 19.115 ACRES NET TO RD. R/W'S



- NOTES:**
- 1.) HORIZONTAL DATUM OF MAPPING IS MAGNETIC NORTH 1986 AND VERTICAL DATUM IS APPROXIMATE NGVD29.
 - 2.) UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS, FIELD LOCATIONS OF ABOVE GROUND STRUCTURES AND ANY MARKINGS PROVIDED BY THE UTILITY AUTHORITY. THEREFORE, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES AND/OR STRUCTURES, THE LOCATION AND EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. LOCATIONS, SIZES AND MATERIALS OF UNDERGROUND UTILITIES ARE BASED ON BEST AVAILABLE EVIDENCE AS NOTED ABOVE. VERIFY ALL UTILITIES PRIOR TO DESIGN OR CONSTRUCTION.
 - 3.) IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.
 - 4.) WETLAND DELINEATIONS SHOWN HEREON PERFORMED BY LECAIN ENVIRONMENTAL SERVICES.

THE SIGNATURES BELOW SHALL SERVE AS RECORD OF PRELIMINARY SITE PLAN APPROVAL

PLANNING BOARD CHAIR, VILLAGE OF TRUMANSBURG _____ DATE _____

VILLAGE ENGINEER, VILLAGE OF TRUMANSBURG _____ DATE _____

DEPARTMENT OF PUBLIC WORKS, SUPERVISOR, DATE _____ VILLAGE OF TRUMANSBURG _____

T. G. MILLER P.C.
 ENGINEERS AND SURVEYORS
 203 NORTH AURORA STREET
 TEL (607) 272-6477
 ITHACA, NEW YORK 14850

BOUNDARY & TOPOGRAPHIC MAP
 SHOWING LANDS OF SUNDIAL PROPERTY DEVELOPMENT, LLC
 LOCATED AT NO. 46 SOUTH STREET
 VILLAGE OF TRUMANSBURG, TOMPKINS COUNTY, NEW YORK

DATE	REVISION	BY
6/21/17	ADDED WETLAND INFORMATION	JSB
8/17/17	REVISED WETLAND INFORMATION	JSB
12/13/17	REVISED WETLAND INFORMATION	DAB

Warning
 ALTERATIONS TO THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

DARRIN A. BROCK, L.S.
 N.Y.S. LICENSE No. 050597

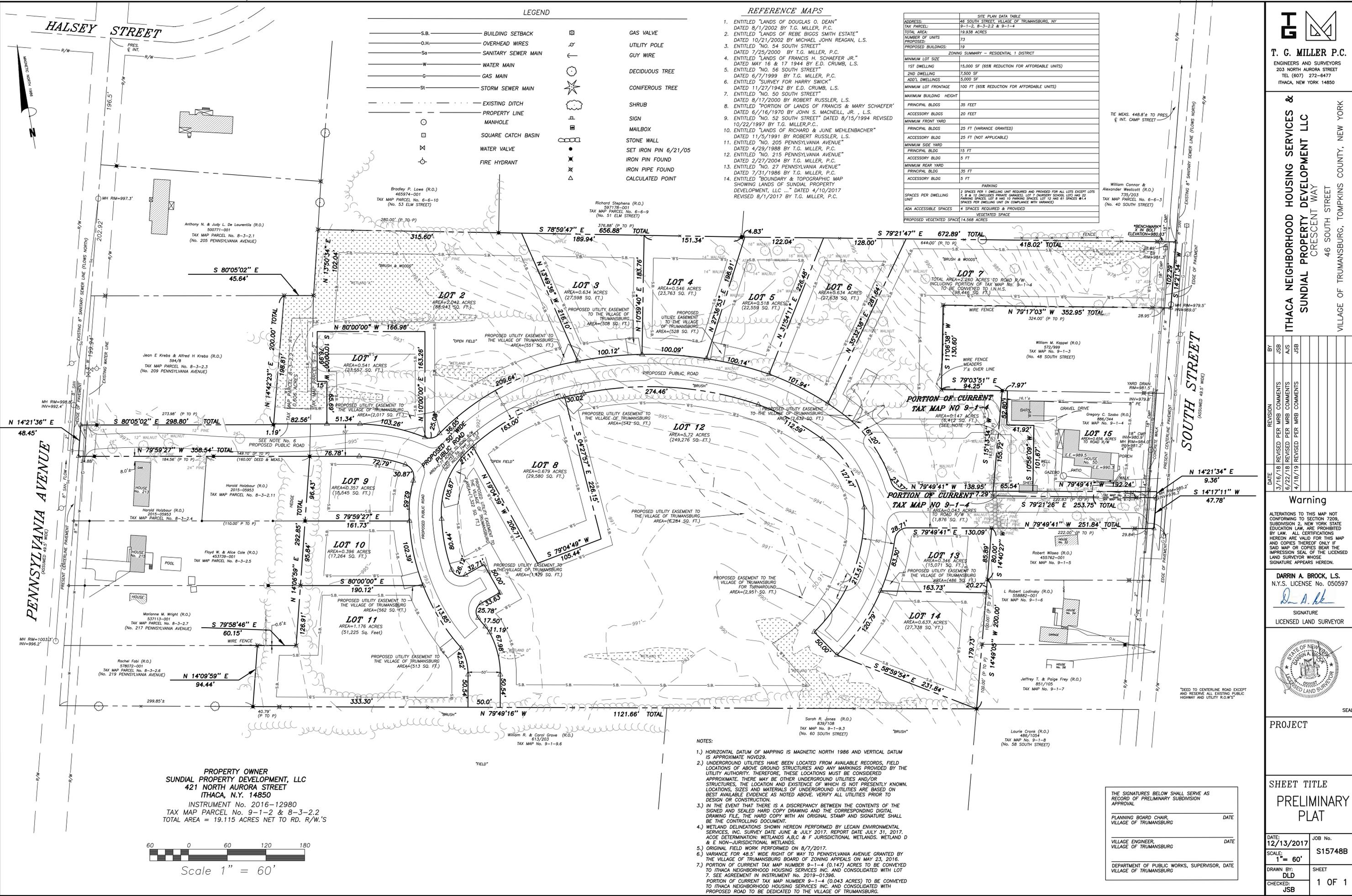
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 LICENSED LAND SURVEYOR



PROJECT

SHEET TITLE
BOUNDARY & TOPOGRAPHIC

DATE: **4/10/2017** JOB No. **S15748**
 SCALE: **1" = 60'**
 DRAWN BY: **DLD** SHEET
 CHECKED BY: **JSB** **1 OF 1**



T. G. MILLER P.C.
 ENGINEERS AND SURVEYORS
 203 NORTH AURORA STREET
 ITHACA, NEW YORK 14850

ITHACA NEIGHBORHOOD HOUSING SERVICES & SUNDIAL PROPERTY DEVELOPMENT LLC
 CRESCENT WAY
 46 SOUTH STREET
 VILLAGE OF TRUMANSBURG, TOMPKINS COUNTY, NEW YORK

DATE	REVISION	BY	JOB
3/16/18	REVISED PER MRB COMMENTS	JSB	
6/22/18	REVISED PER MRB COMMENTS	AJS	
4/16/19	REVISED PER MRB COMMENTS	JSB	

Warning
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DARRIN A. BROCK, L.S.
 N.Y.S. LICENSE No. 050597
D.A. Brock
 SIGNATURE
 LICENSED LAND SURVEYOR



PROJECT

SHEET TITLE
PRELIMINARY PLAT

DATE: 12/13/2017
 SCALE: 1" = 60'
 DRAWN BY: DLD
 CHECKED BY: JSB
 JOB No. S157488
 SHEET 1 OF 1

SITE PLAN DATA TABLE	
ADDRESS:	46 SOUTH STREET, VILLAGE OF TRUMANSBURG, NY
TAX PARCEL:	9-1-2, 8-3-2.2 & 9-1-4
TOTAL AREA:	19.938 ACRES
NUMBER OF UNITS PROPOSED:	73
PROPOSED BUILDINGS:	19
ZONING SUMMARY - RESIDENTIAL 1 DISTRICT	
MINIMUM LOT SIZE	15,000 SF (65% REDUCTION FOR AFFORDABLE UNITS)
1ST DWELLING	7,500 SF
2ND DWELLING	5,000 SF
ADD'L DWELLINGS	5,000 SF
MINIMUM LOT FRONTAGE	100 FT (65% REDUCTION FOR AFFORDABLE UNITS)
MAXIMUM BUILDING HEIGHT	35 FEET
PRINCIPAL BLDGS	20 FEET
ACCESSORY BLDG	25 FT (VARIANCE GRANTED)
MINIMUM FRONT YARD	5 FT (NOT APPLICABLE)
PRINCIPAL BLDG	15 FT
ACCESSORY BLDG	5 FT
MINIMUM REAR YARD	35 FT
PRINCIPAL BLDG	5 FT
ACCESSORY BLDG	5 FT
PARKING	
SPACES PER DWELLING UNIT	2 SPACES PER 1 DWELLING UNIT REQUIRED AND PROVIDED FOR ALL LOTS EXCEPT LOTS 7, 8 & 12 (INCLUDES PRIVATE SPACES); LOT 7 (NURSERY SCHOOL LOT) HAS 22 SPACES PER DWELLING UNIT & HAS 10 PARKING SPACES; LOT 12 HAS 81 SPACES PER DWELLING UNIT (IN COMPLIANCE WITH VARIANCE)
ADA ACCESSIBLE SPACES	4 SPACES REQUIRED & PROVIDED
PROPOSED VEGETATED SPACE	14,568 ACRES

- REFERENCE MAPS**
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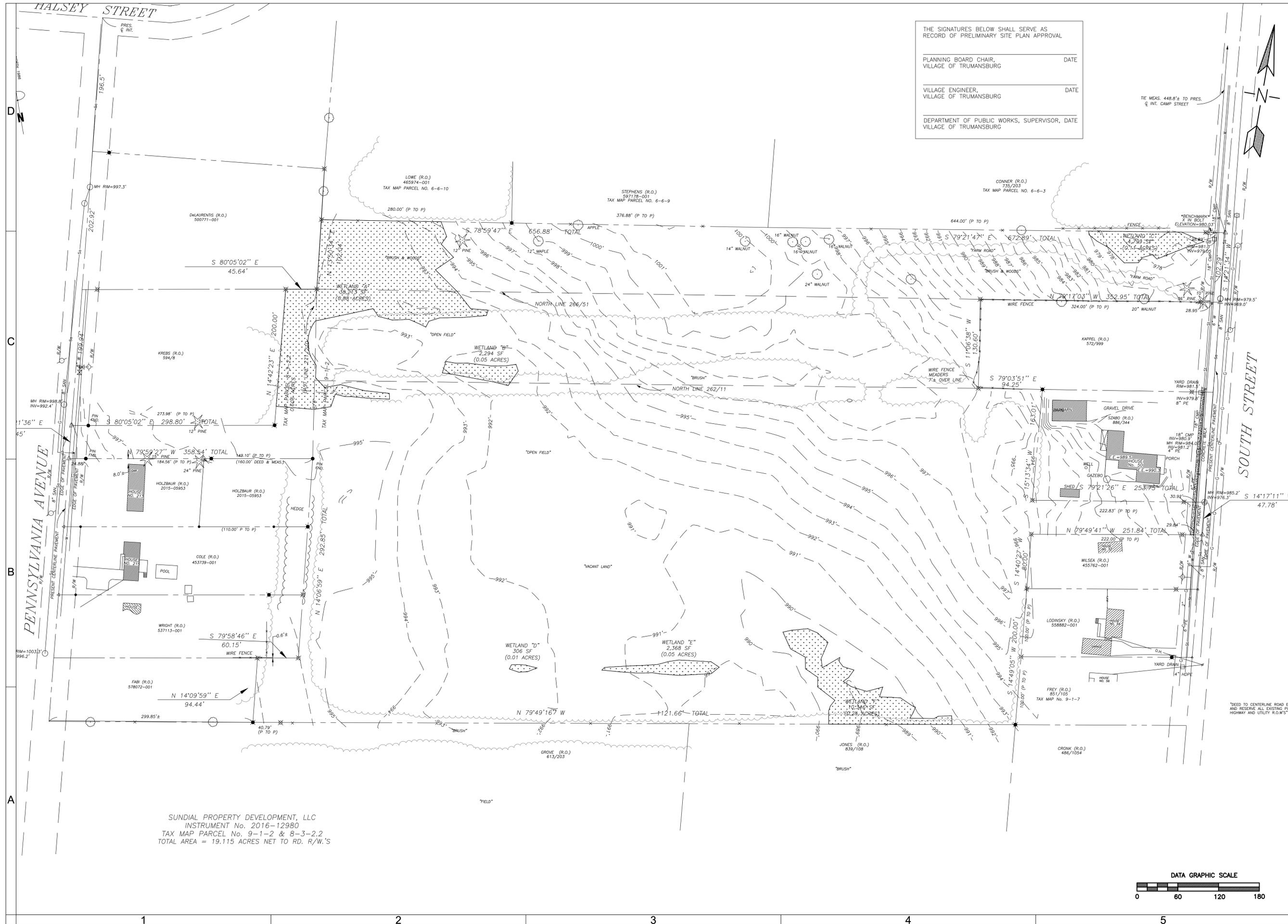
- LEGEND**
- S.B. BUILDING SETBACK
 - O.H. OVERHEAD WIRES
 - So SANITARY SEWER MAIN
 - W WATER MAIN
 - G GAS MAIN
 - Sl STORM SEWER MAIN
 - EXISTING DITCH
 - PROPERTY LINE
 - MANHOLE
 - SQUARE CATCH BASIN
 - WATER VALVE
 - FIRE HYDRANT
 - GAS VALVE
 - UTILITY POLE
 - GUY WIRE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SHRUB
 - SIGN
 - MAILBOX
 - STONE WALL
 - SET IRON PIN 6/21/05
 - IRON PIN FOUND
 - IRON PIPE FOUND
 - CALCULATED POINT

PROPERTY OWNER
SUNDIAL PROPERTY DEVELOPMENT, LLC
 421 NORTH AURORA STREET
 ITHACA, N.Y. 14850
 INSTRUMENT No. 2016-12980
 TAX MAP PARCEL No. 9-1-2 & 8-3-2.2
 TOTAL AREA = 19.115 ACRES NET TO RD. R/W'S

Scale 1" = 60'

- NOTES:**
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 - WETLAND DELINEATIONS SHOWN HEREON PERFORMED BY LECAIN ENVIRONMENTAL SERVICES, INC. SURVEY DATE JUNE & JULY 2017. REPORT DATE JULY 31, 2017. ACOE DETERMINATION: WETLANDS A,B,C & F JURISDICTIONAL WETLANDS. WETLAND D & E NON-JURISDICTIONAL WETLANDS.
 - ORIGINAL FIELD WORK PERFORMED ON 8/7/2017.
 - VARIANCE FOR 48.5' WIDE RIGHT OF WAY TO PENNSYLVANIA AVENUE GRANTED BY THE VILLAGE OF TRUMANSBURG BOARD OF ZONING APPEALS ON MAY 23, 2016.
 - PORTION OF CURRENT TAX MAP NUMBER 9-1-4 (0.147 ACRES) TO BE CONVEYED TO ITHACA NEIGHBORHOOD HOUSING SERVICES INC. AND CONSOLIDATED WITH LOT 7. SEE AGREEMENT IN INSTRUMENT No. 2019-01396.
 - PORTION OF CURRENT TAX MAP NUMBER 9-1-4 (0.043 ACRES) TO BE CONVEYED TO ITHACA NEIGHBORHOOD HOUSING SERVICES INC. AND CONSOLIDATED WITH PROPOSED ROAD TO BE DEDICATED TO THE VILLAGE OF TRUMANSBURG.

THE SIGNATURES BELOW SHALL SERVE AS RECORD OF PRELIMINARY SUBDIVISION APPROVAL	
PLANNING BOARD CHAIR, VILLAGE OF TRUMANSBURG	DATE
VILLAGE ENGINEER, VILLAGE OF TRUMANSBURG	DATE
DEPARTMENT OF PUBLIC WORKS, SUPERVISOR, DATE VILLAGE OF TRUMANSBURG	



SUNDIAL PROPERTY DEVELOPMENT, LLC
 INSTRUMENT No. 2016-12980
 TAX MAP PARCEL No. 9-1-2 & 8-3-2.2
 TOTAL AREA = 19.115 ACRES NET TO RD. R/W.'S

THE SIGNATURES BELOW SHALL SERVE AS
 RECORD OF PRELIMINARY SITE PLAN APPROVAL

PLANNING BOARD CHAIR, DATE
 VILLAGE OF TRUMANSBURG

VILLAGE ENGINEER, DATE
 VILLAGE OF TRUMANSBURG

DEPARTMENT OF PUBLIC WORKS, SUPERVISOR, DATE
 VILLAGE OF TRUMANSBURG

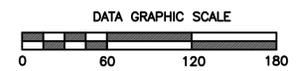
TIE MEAS. 448.8'± TO PRES.
 & INT. CAMP STREET

SOUTH STREET

PENNSYLVANIA AVENUE

D
C
B
A

1 2 3 4 5



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EXISTING
 CONDITIONS
 PLAN

C101

STORMWATER MANAGEMENT & EROSION CONTROL NOTES

SEQUENCING

1. INSTALL TRUCK TRACKING PADS AT CONSTRUCTION SITE EXITS.
2. INSTALL SEDIMENT CONTROL LOGS/SILT FENCE IN LOCATIONS SHOWN.
3. INSTALL INLET FILTERS ON EXISTING INLETS IN LOCATIONS SHOWN.
4. INSTALL TEMPORARY SEDIMENT BASIN AND ASSOCIATED DIVERSION SWALES IN LOCATIONS SHOWN.
5. BEGIN BUILDING AND PAVEMENT EARTHWORK OPERATIONS. RUNOFF FROM ANY EXPOSED SOILS TO BE DIRECTED TO SEDIMENT CONTROL LOGS/SILT FENCE.
6. INSTALL ROCK CHECK DAMS AFTER ROUGH GRADING SWALES.
7. ROUGH GRADE STORMWATER WETLAND AND INSTALL TEMPORARY SEDIMENT RISER.
8. ROUGH GRADE BIORETENTION FILTERS BUT DO NOT INSTALL PLANTING SOIL.
9. INSTALL UTILITIES.
10. INSTALL INLET PROTECTION ON NEW INLETS.
11. COMPLETE GRADING, PAVEMENTS AND BUILDINGS.
12. INSTALL BIORETENTION FILTER PLANTING SOIL AND SEDIMENT CONTROL LOGS.
13. INSTALL EROSION CONTROL BLANKET, LANDSCAPING, TOPSOIL, SEED AND MULCH.
14. REMOVE SILT AND DEBRIS FROM ALL STORM SEWERS.
15. REMOVE SEDIMENT CONTROL LOGS, SILT FENCE, ROCK CHECK DAMS AND INLET PROTECTION ONLY AFTER VEGETATION HAS REACHED 80% COVER.

GENERAL NOTES

1. SEDIMENT CONTROL LOGS/SILT FENCE TO BE INSTALLED ALONG CONTOURS, NOT CROSSING CONTOURS.
2. SURFACE RUNOFF FROM UPGRADE AREAS SHALL BE DIVERTED OR OTHERWISE PREVENTED FROM FLOWING THROUGH AREAS OF CONSTRUCTION ACTIVITY.
3. RUNOFF FROM DISTURBED AREAS SHALL NOT BE DISCHARGED OFF-SITE WITHOUT FIRST PASSING THROUGH A PROPERLY INSTALLED AND MAINTAINED SEDIMENT CONTROL STRUCTURE.
4. PERMANENT VEGETATION SHALL BE INSTALLED IMMEDIATELY FOLLOWING FINAL GRADING.
5. ALL CONTROL STRUCTURES SHALL BE PERIODICALLY INSPECTED AND MAINTAINED DURING CONSTRUCTION. SEDIMENT SHALL BE CLEANED OUT WHEN SEDIMENT REACHES 25% OF THE HEIGHT OF THE ROCK CHECK DAM, SEDIMENT CONTROL LOGS, SILT FENCE OR INLET PROTECTION FABRIC.
6. MAINTAIN TRUCK TRACKING PADS FOR DURATION OF PROJECT. TOP DRESS WITH ADDITIONAL AGGREGATE WHEN SURFACE BECOMES PACKED WITH SEDIMENT.
7. MAINTAIN INLET PROTECTION ON ALL INLETS THROUGH ALL PHASES OF THE PROJECT.
8. APPLY TEMPORARY OR PERMANENT SEED AND MULCH TO DISTURBED AREAS WITHIN 7 DAYS AFTER CLEARING.
9. PLACE SEDIMENT CONTROL LOGS/SILT FENCE AROUND TOPSOIL STOCKPILES AND TEMPORARILY SEED IF LEFT UNDISTURBED FOR GREATER THAN 7 DAYS.
10. DISPOSE OF ALL FILL IN A MANNER THAT IS CONSISTENT WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
11. IT IS ANTICIPATED THAT MORE THAN 5 ACRES WILL BE DISTURBED AT ONE TIME. INSPECTIONS TO BE PERFORMED TWICE A WEEK BY A QUALIFIED PROFESSIONAL.
12. AS INDIVIDUAL LOTS ARE DEVELOPED CONTRACTOR TO IMPLEMENT SITE SPECIFIC E&S PLANS. SEE DETAIL 9 SHEET C202.

CONSERVATION SEED MIX

- SPRING SEEDINGS**
- a) ANNUAL RYEGRASS: 0.70 LBS/1000 S.F.
 - b) SPRING OATS: 2.00 LBS/1000 S.F.
 - c) ANNUAL RYEGRASS AND SPRING OATS: 1.50 LBS/1000 S.F.
 - d) PERENNIAL RYEGRASS: 0.70 LBS/1000 S.F.
- LATE SPRING & SUMMER SEEDINGS**
- a) SEEDINGGRASS: 0.90 LBS/1000 S.F.
 - b) ANNUAL RYEGRASS: 0.70 LBS/1000 S.F.
 - c) PERENNIAL RYEGRASS: 0.70 LBS/1000 S.F.
- LATE SUMMER & FALL SEEDINGS**
- a) ANNUAL RYEGRASS (COMMON): 0.70 LBS/1000 S.F.
 - b) WINTER RYE (AROGSTOCK): 2.50 LBS/1000 S.F.
 - c) WINTER WHEAT: 2.75 LBS/1000 S.F.
 - d) PERENNIAL RYEGRASS (PENNFINE): 0.70 LBS/1000 S.F.

MULCH

- CLEAN STRAW MULCH 100 LBS (2-3 BALES)/1000 S.F.
- MULCH SHALL BE APPLIED OVER TEMPORARY OR PERMANENT SEEDING AND SHALL BE ANCHORED USING ONE OF THE FOLLOWING OPTIONS:
- A. ON SLOPES <3% DRIVE TRACKED EQUIPMENT OVER MULCH, WITH TREADS RUNNING PARALLEL TO THE CONTOUR.
 - B. USE A MULCH ANCHORING TOOL OR SQUARE SHOVEL TO CUT MULCH IN 90 THAT MULCH IS TUCKED INTO THE SOIL BY 3"
 - C. APPLY WOOD FIBER MULCH OVER STRAW MULCH AT A RATE OF 400 LBS. PER ACRE.
 - D. SECURE MULCH IN PLACE WITH BIODEGRADABLE NETTING, OR WITH PEG AND TWINE SECURED BY WOOD STAKES SPACED AT 3' INTERVALS, AND TWINE WOVEN IN A CROSS-CROSS PATTERN.

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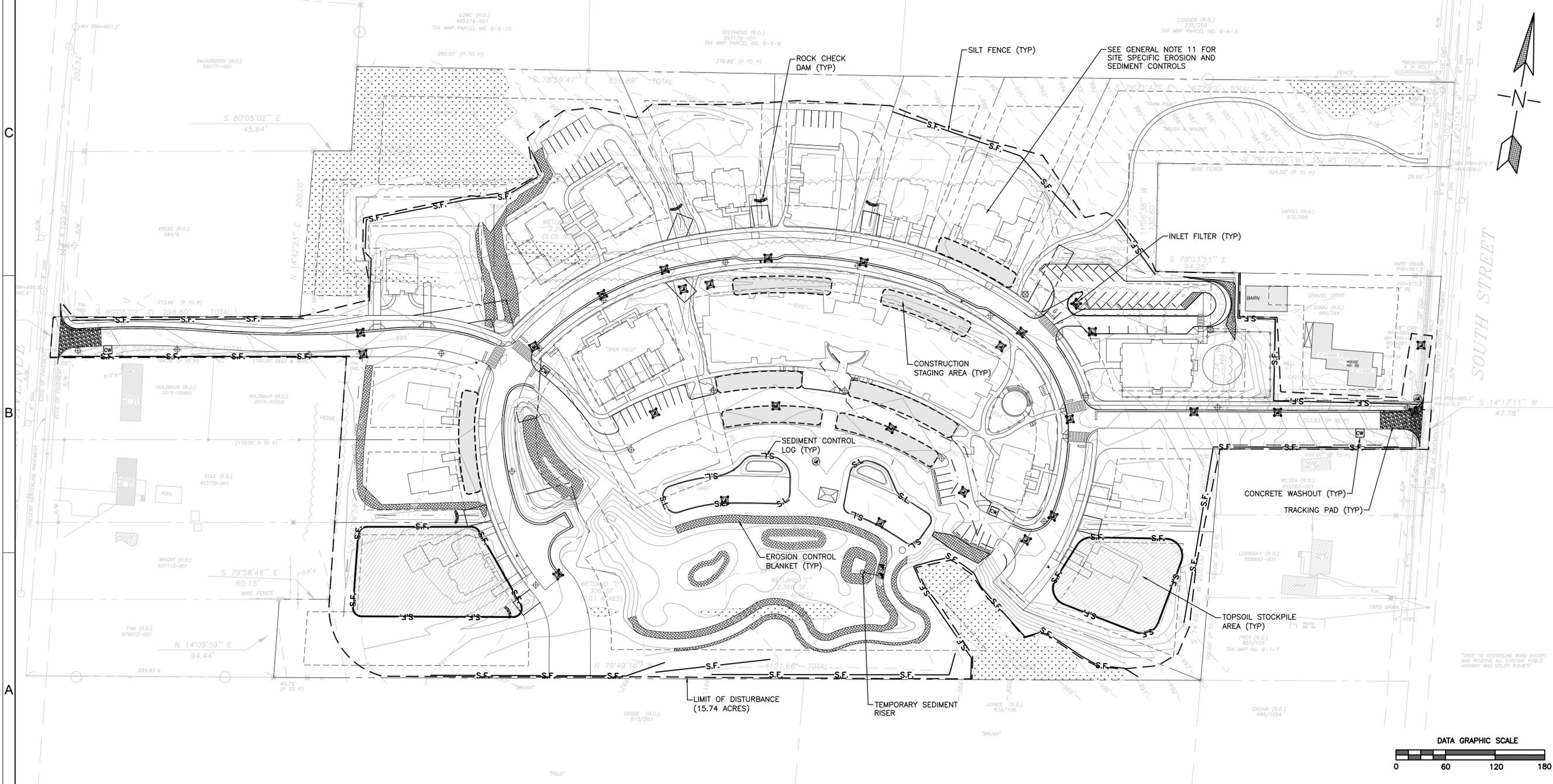
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NOTES

NOT TO SCALE



EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=60'

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CHECKED:	AJS

EROSION AND SEDIMENT CONTROL PLAN

C102

NOTE:
 1. MARKET RATE LOTS 1,3,5,6,9,10,11,13 AND 14 LIMITED TO 15% IMPERVIOUS LOT COVERAGE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT SYSTEM DESIGN CALCULATIONS.

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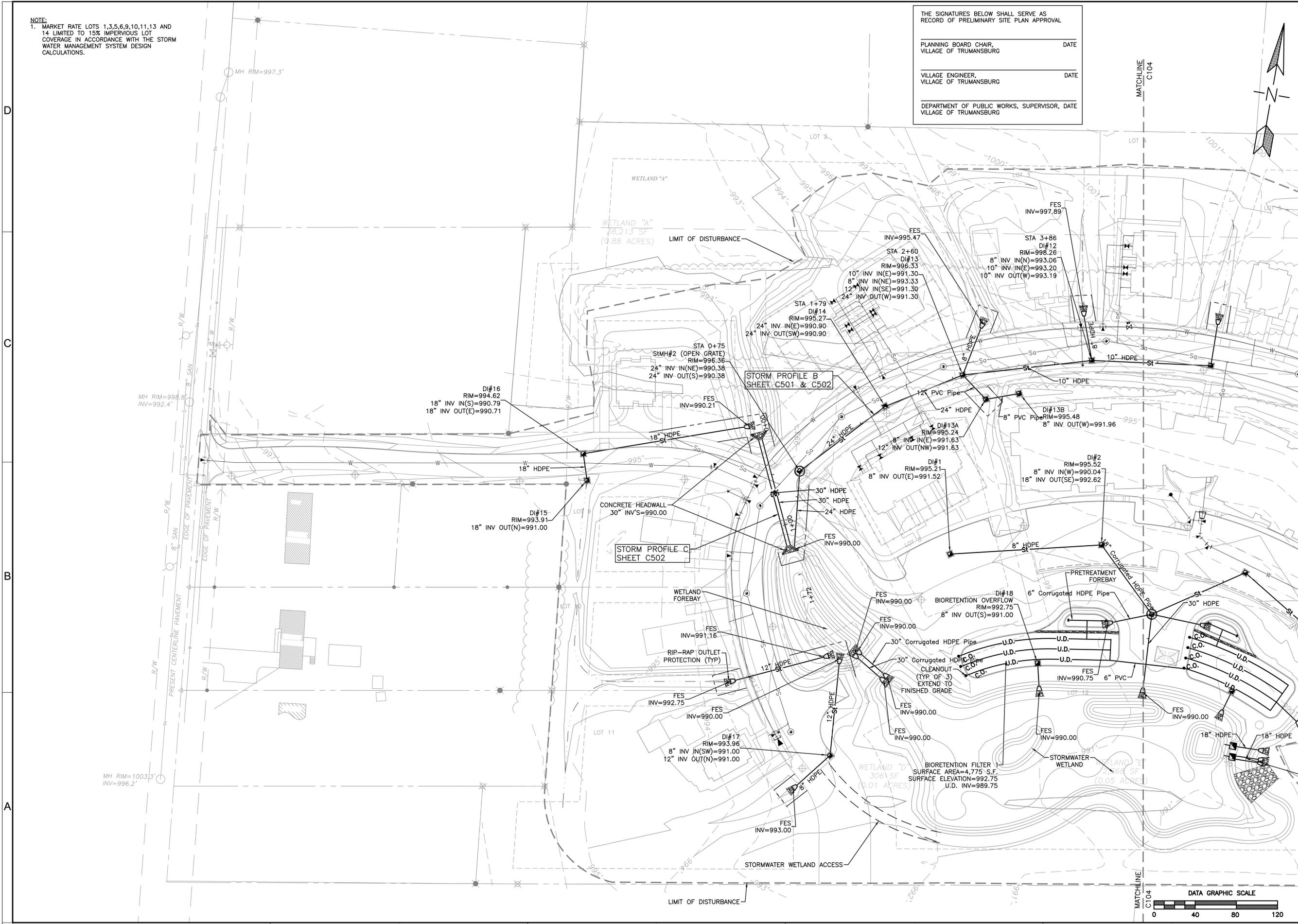
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 CHECKED: AJS

DRAINAGE PLAN

C103



NOTE:
 1. MARKET RATE LOTS 1,3,5,6,9,10,11,13 AND 14 LIMITED TO 15% IMPERVIOUS LOT COVERAGE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT SYSTEM DESIGN CALCULATIONS.



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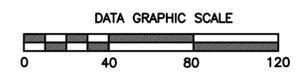
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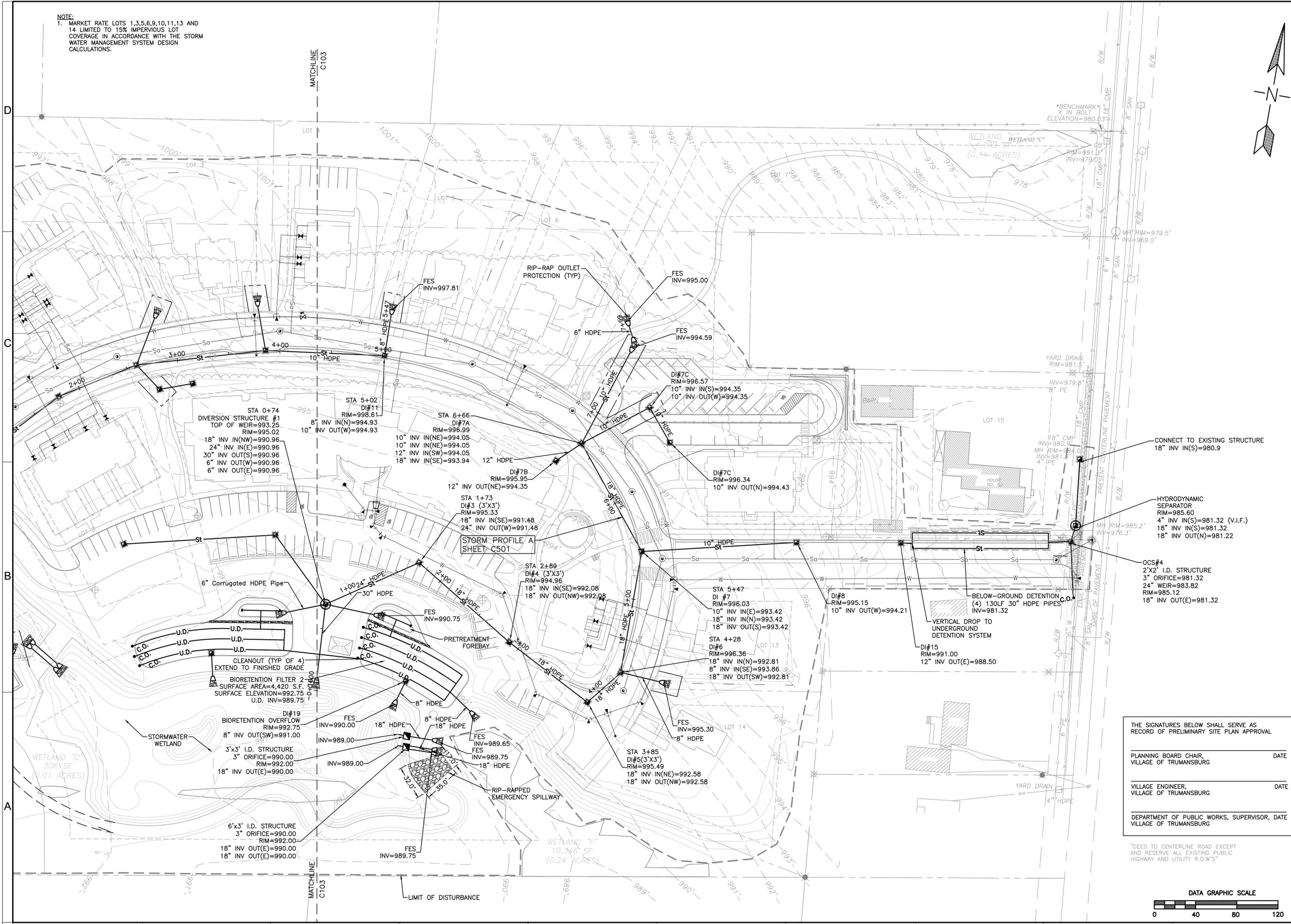
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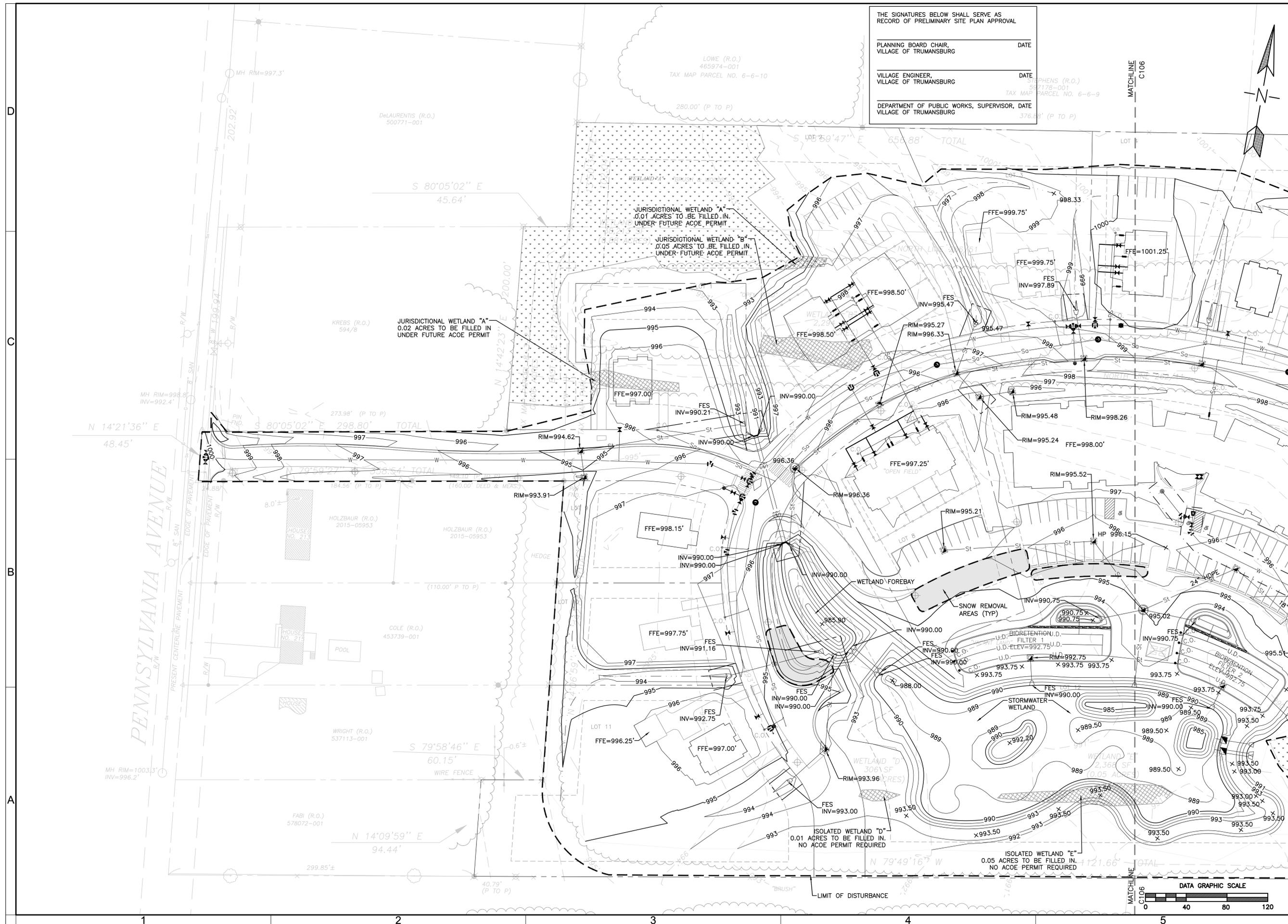
DRAINAGE PLAN

"DEED TO CENTERLINE ROAD EXCEPT AND RESERVE ALL EXISTING PUBLIC HIGHWAY AND UTILITY R.O.W.'S"



C104





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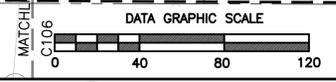
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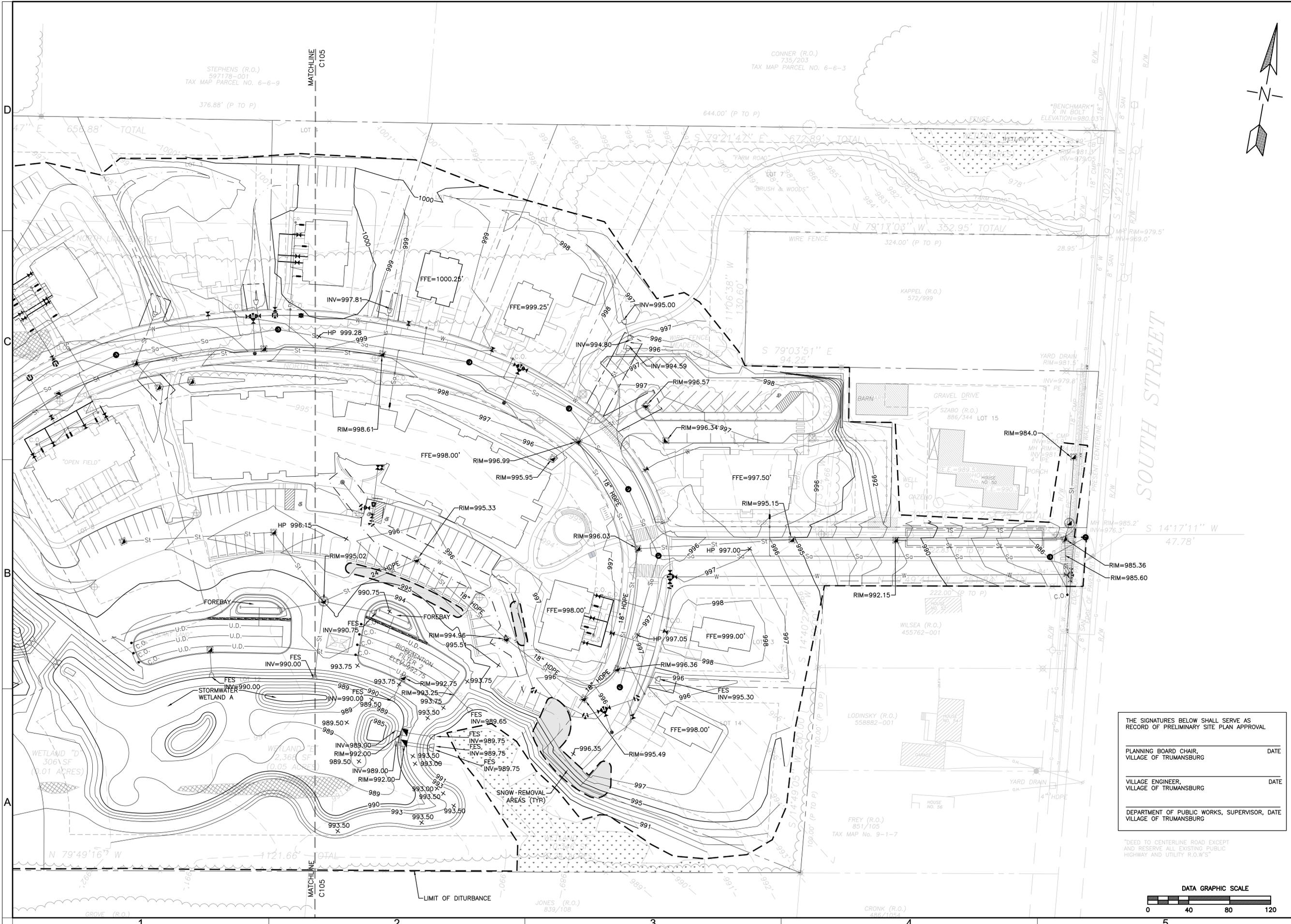
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GRADING
PLAN

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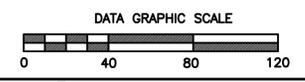
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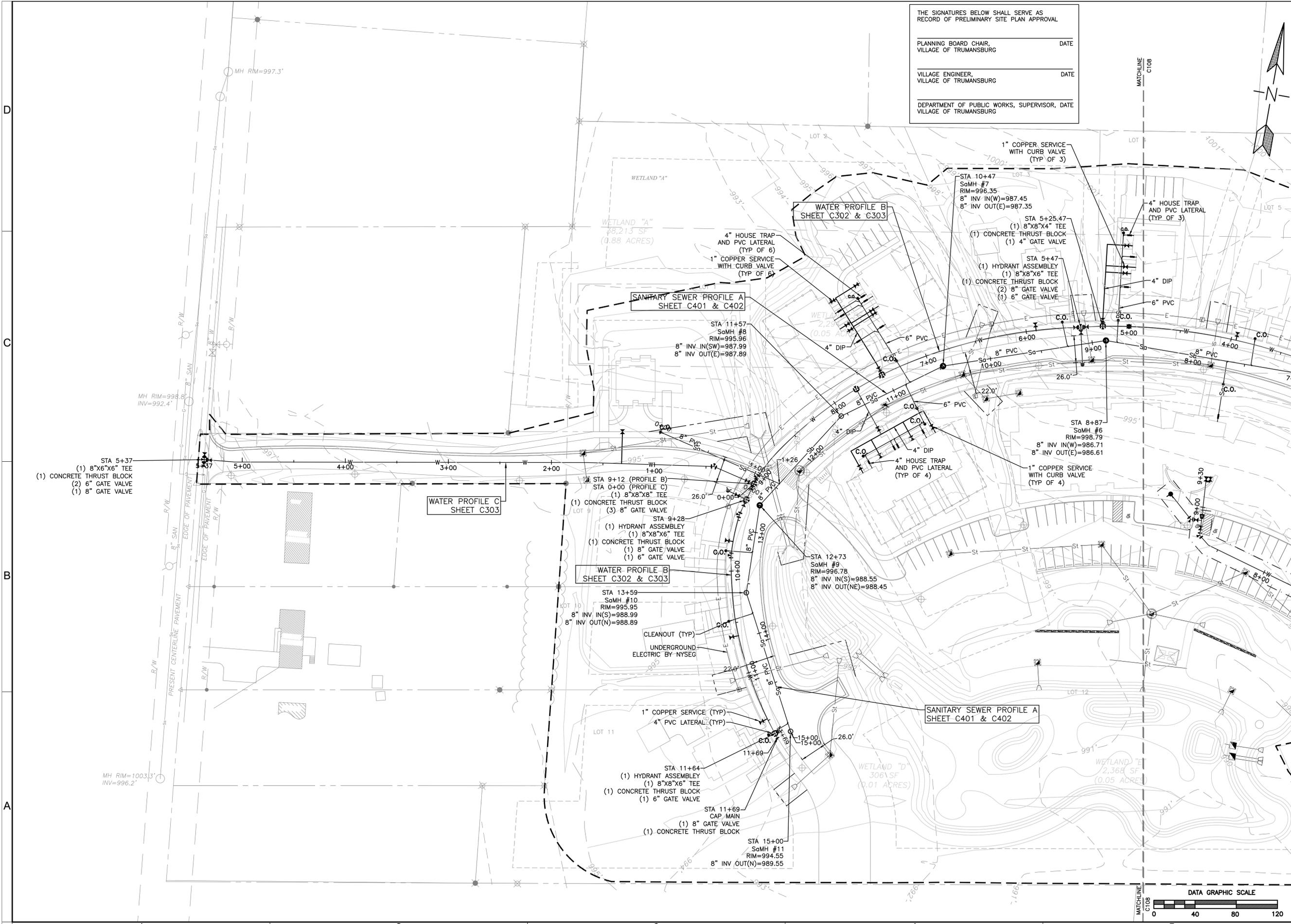
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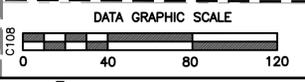
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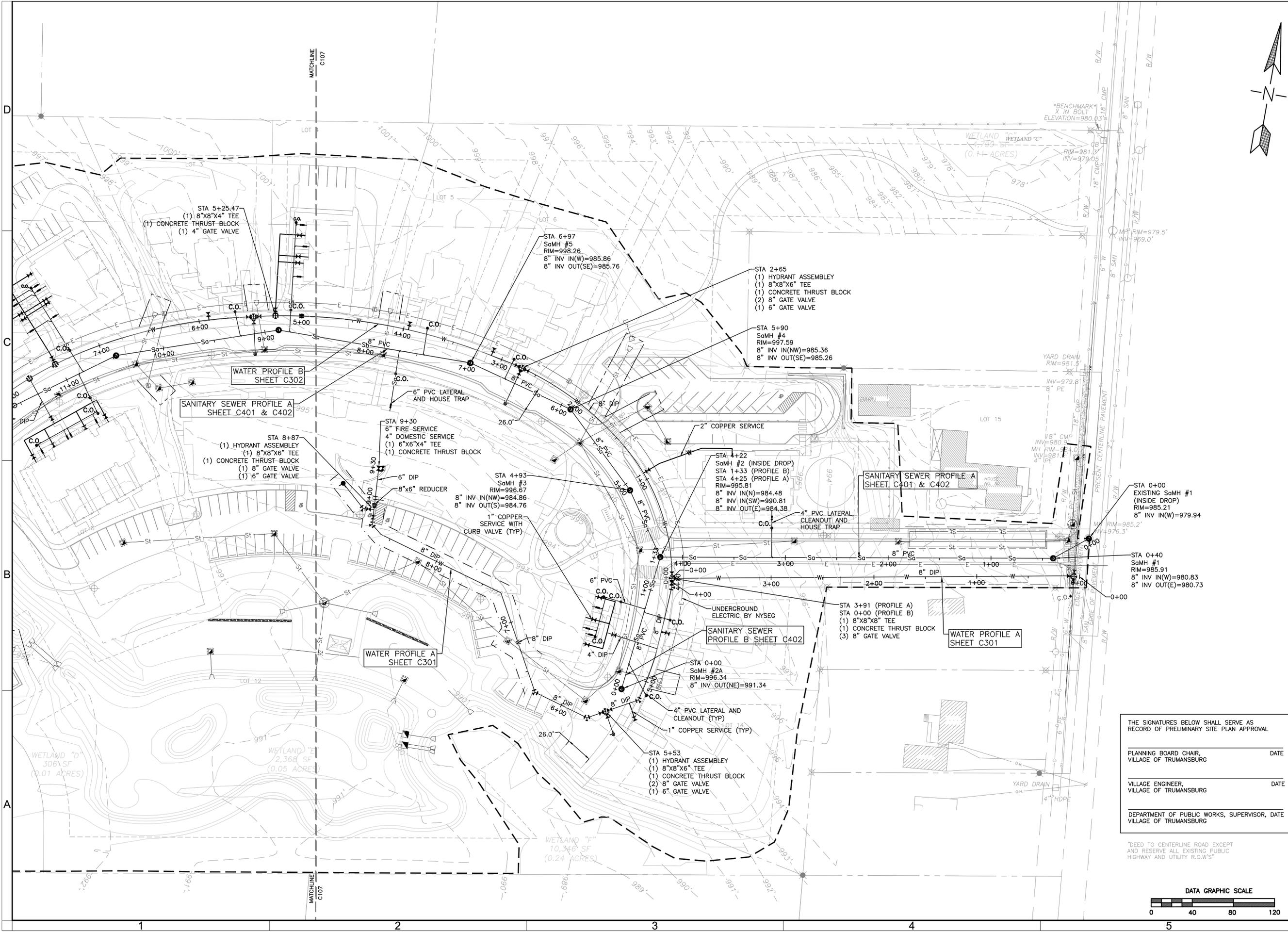
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UTILITY PLAN

C107





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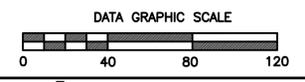
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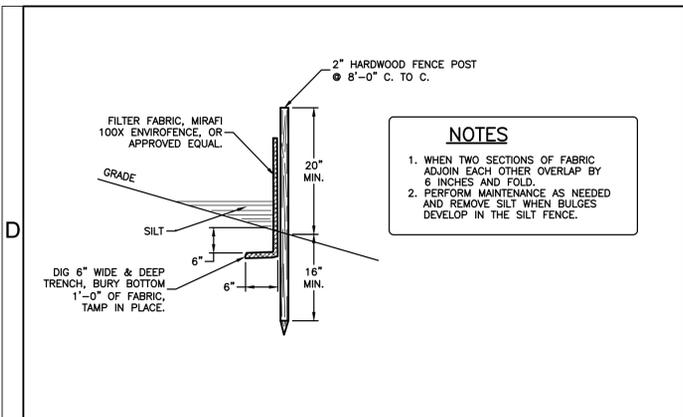
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UTILITY PLAN

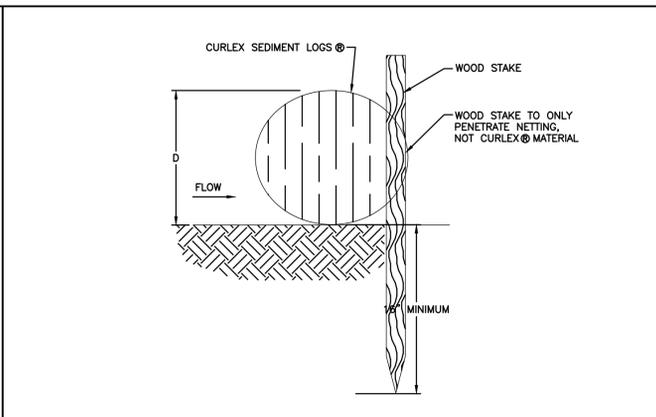
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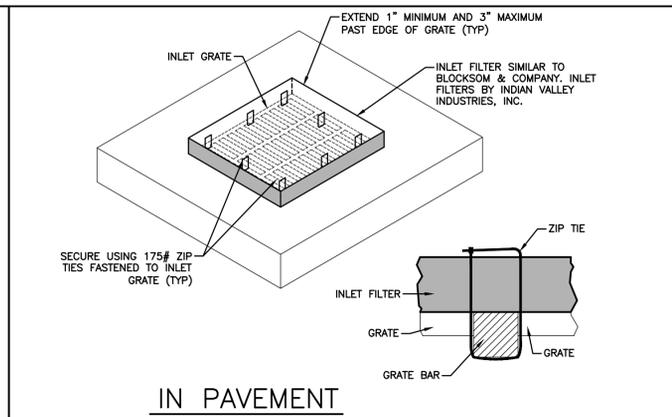
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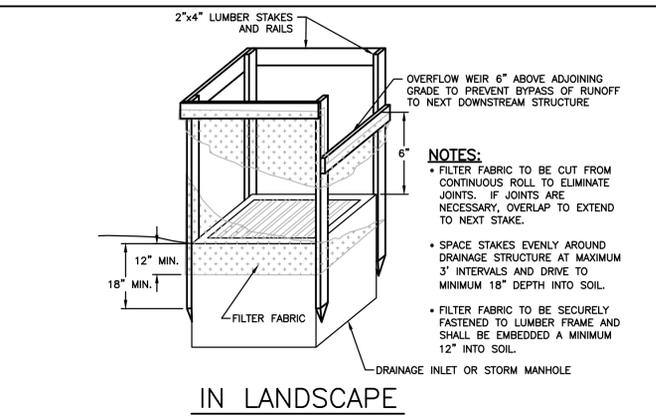
1 SILT FENCE
NOT TO SCALE



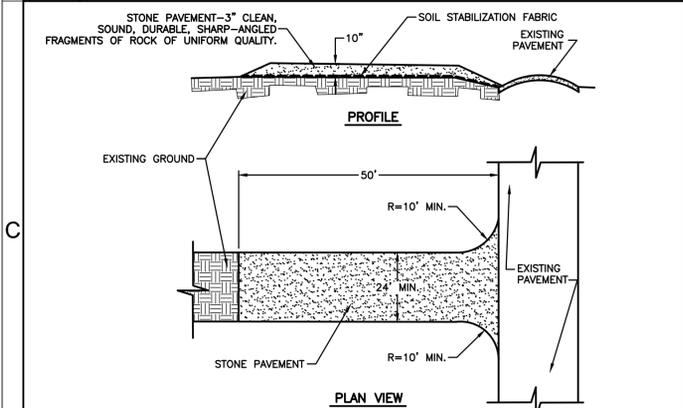
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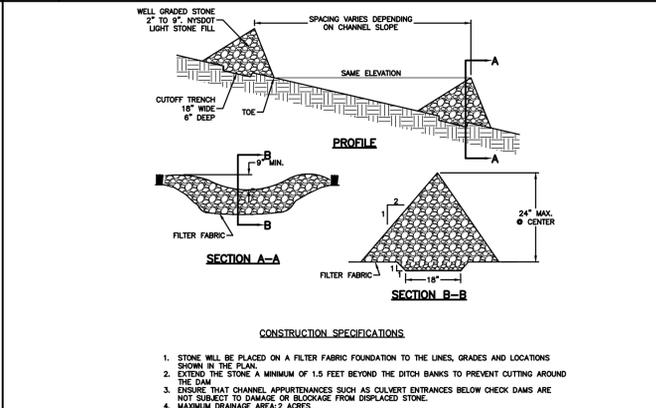
3 INLET FILTERS
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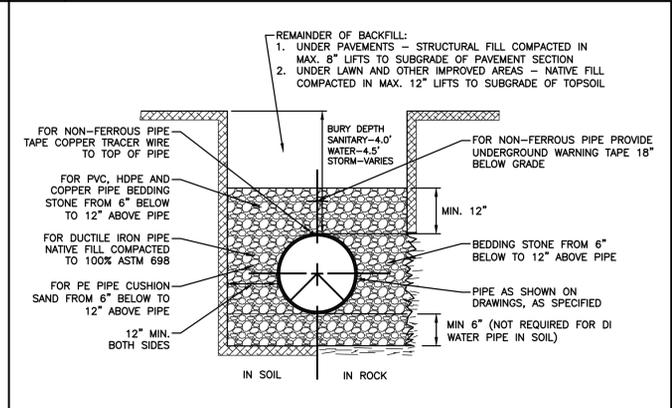
IN LANDSCAPE



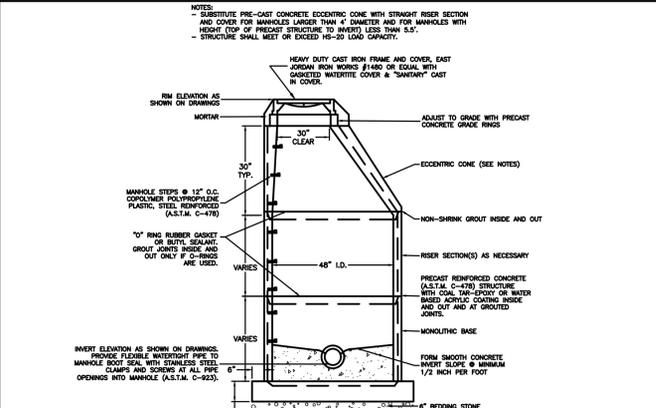
4 TRACKING PAD
NOT TO SCALE



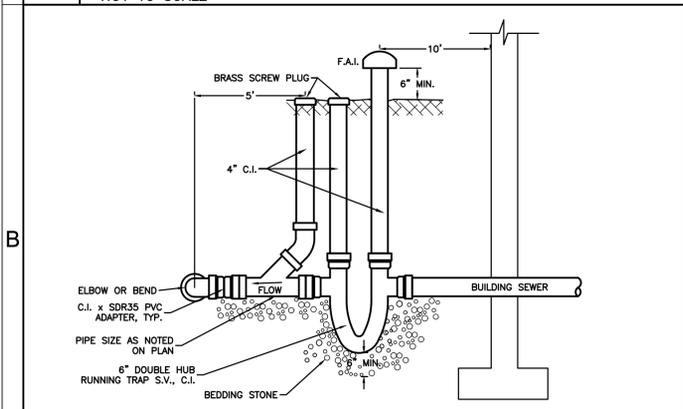
5 ROCK CHECK DAM
NOT TO SCALE



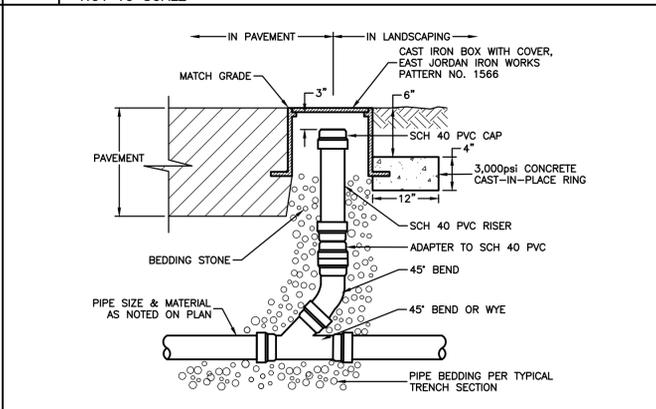
6 TRENCH
NOT TO SCALE



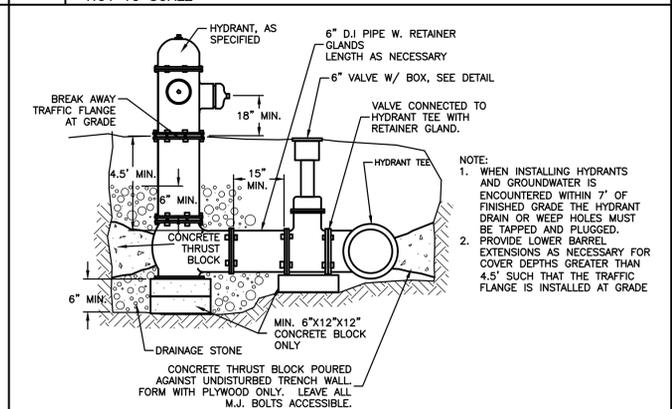
7 SANITARY MANHOLE
NOT TO SCALE



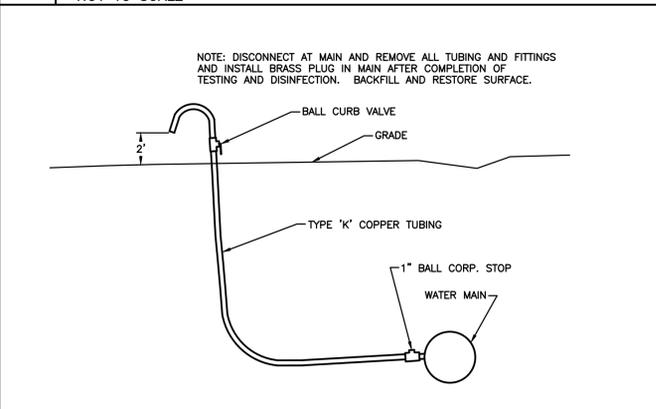
8 SANITARY TRAP
NOT TO SCALE



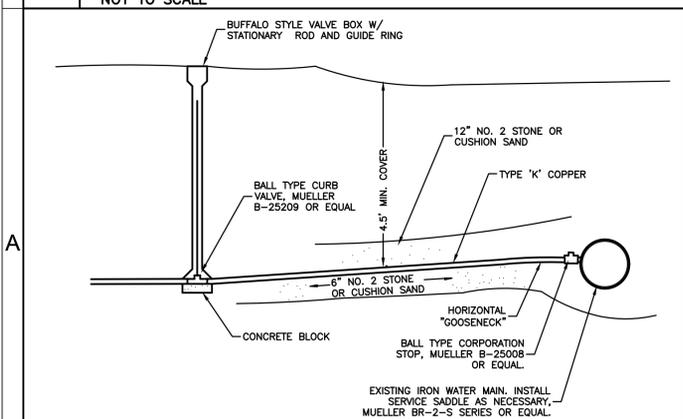
9 CLEANOUT
NOT TO SCALE



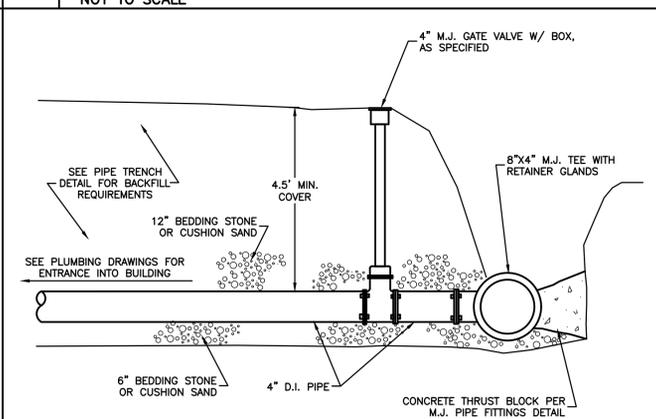
10 HYDRANT ASSEMBLY
NOT TO SCALE



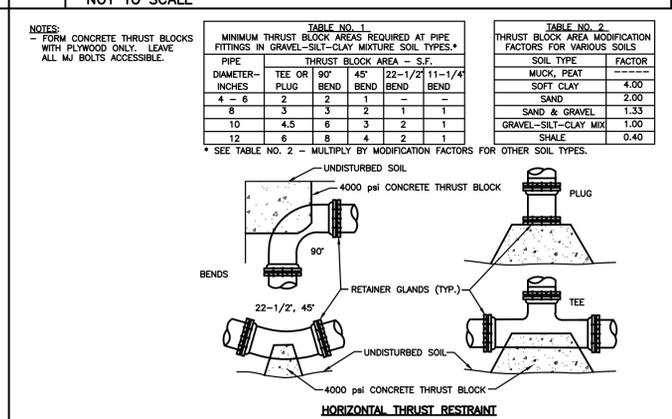
11 SAMPLING TAP
NOT TO SCALE



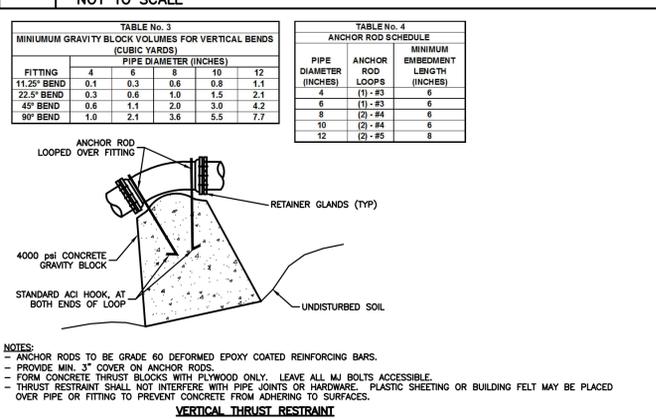
12 SERVICE COPPER
NOT TO SCALE



13 SERVICE LARGE DIAMETER
NOT TO SCALE



14 THRUST BLOCK
NOT TO SCALE



15 SAMPLING TAP
NOT TO SCALE

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TWMA
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607-277-1400 Fax 607-277-6002

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ITHACA NY 14850
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T.G. MILLER, P.C.
ENGINEERS AND SURVEYORS
203 NORTH AURORA STREET
ITHACA, NEW YORK 14850
www.tgmillerpc.com
PROJECT #E17-19
607-272-6477 tel.
607-273-6322 fax

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DETAILS

C201

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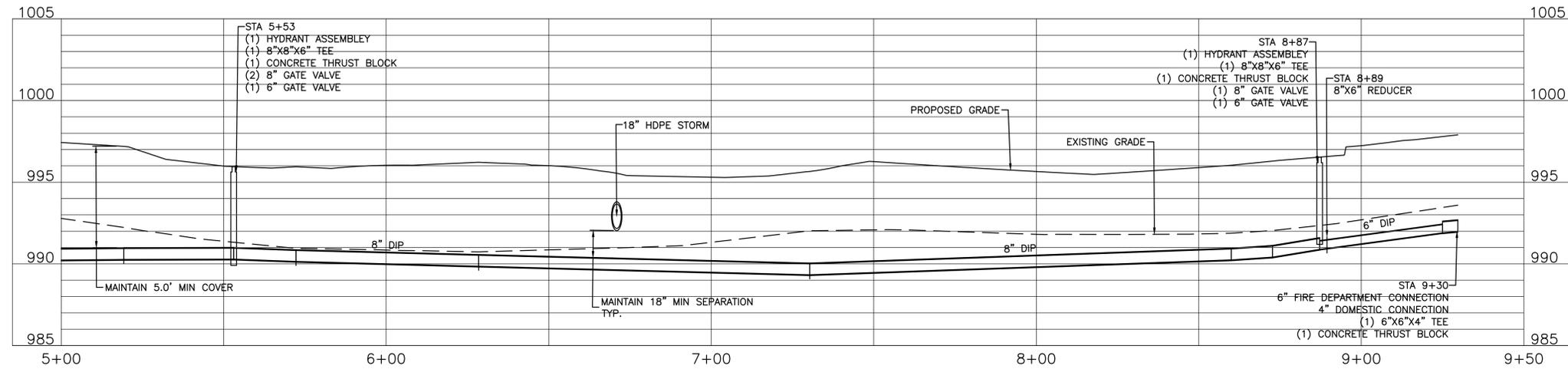
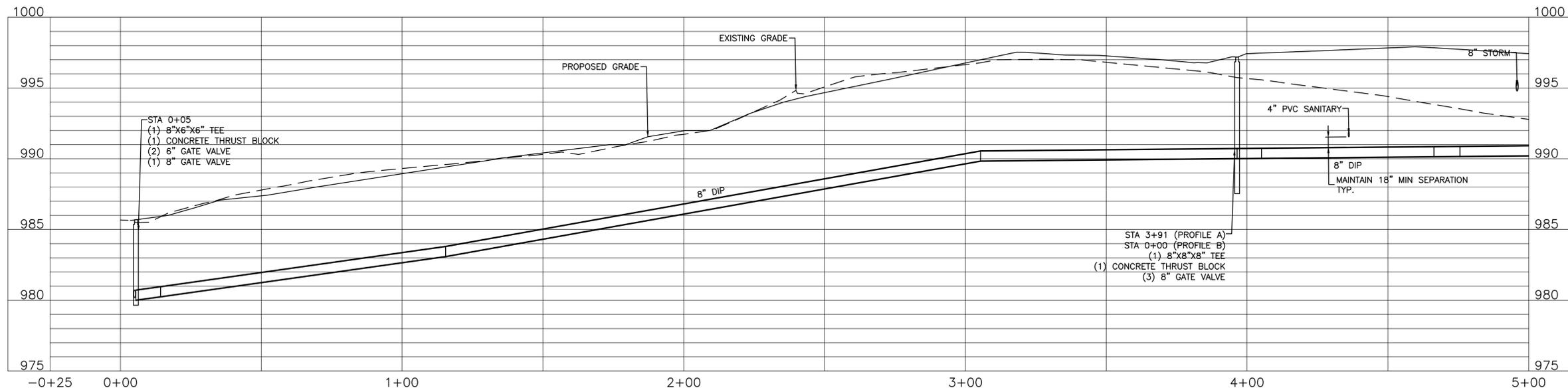
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PLANNING BOARD CHAIR, VILLAGE OF TRUMANSBURG	DATE
VILLAGE ENGINEER, VILLAGE OF TRUMANSBURG	DATE
DEPARTMENT OF PUBLIC WORKS, SUPERVISOR, DATE VILLAGE OF TRUMANSBURG	

WATER
PROFILES

C301



1

B

A

2

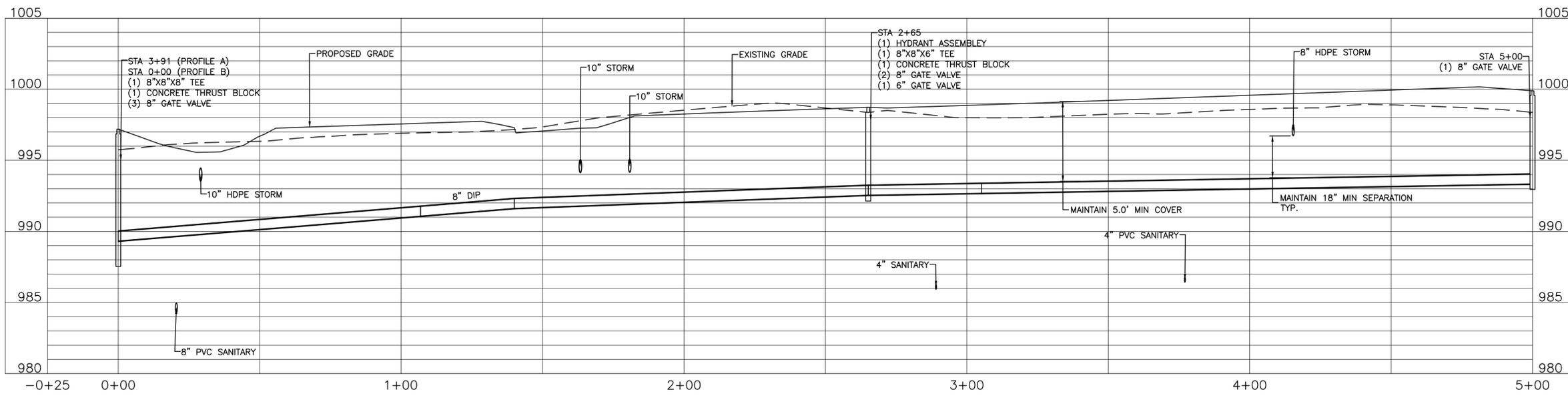
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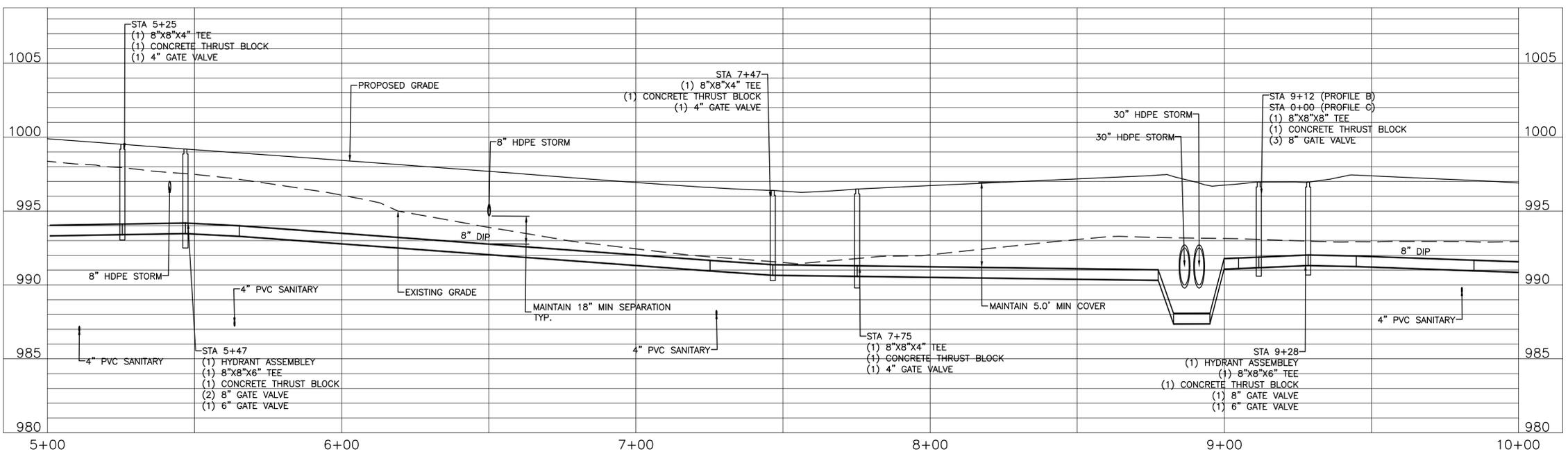
3

4

5



1 WATER PROFILE B - STA 0+00 TO STA 5+00
SCALE: 1"=20' HORZ; 1"=4' VERT



2 WATER PROFILE B - STA 5+00 TO STA 10+00
SCALE: 1"=20' HORZ; 1"=4' VERT



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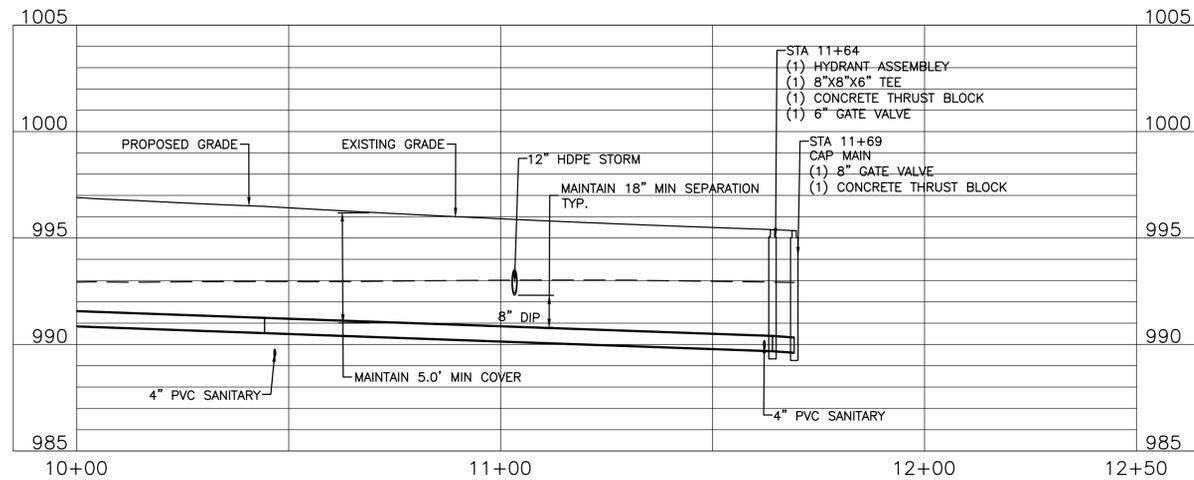
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DATE

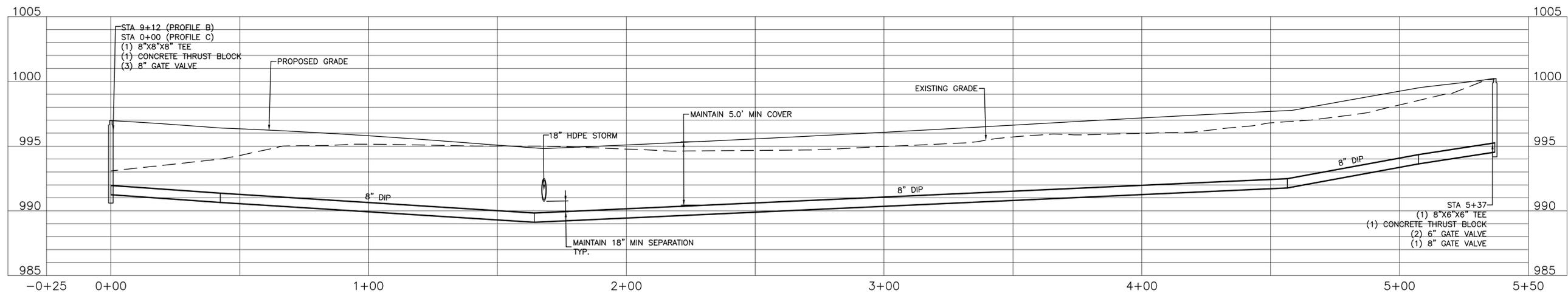
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DATE

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VILLAGE OF TRUMANSBURG

WATER PROFILES
C302



1 WATER PROFILE B - STA 10+00 TO STA 11+69
SCALE: 1"=20' HORZ; 1"=4' VERT



2 WATER PROFILE C - STA 0+00 TO STA 5+37
SCALE: 1"=20' HORZ; 1"=4' VERT



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PLANNING BOARD CHAIR,
VILLAGE OF TRUMANSBURG DATE

VILLAGE ENGINEER,
VILLAGE OF TRUMANSBURG DATE

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VILLAGE OF TRUMANSBURG

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WATER
PROFILES

C303

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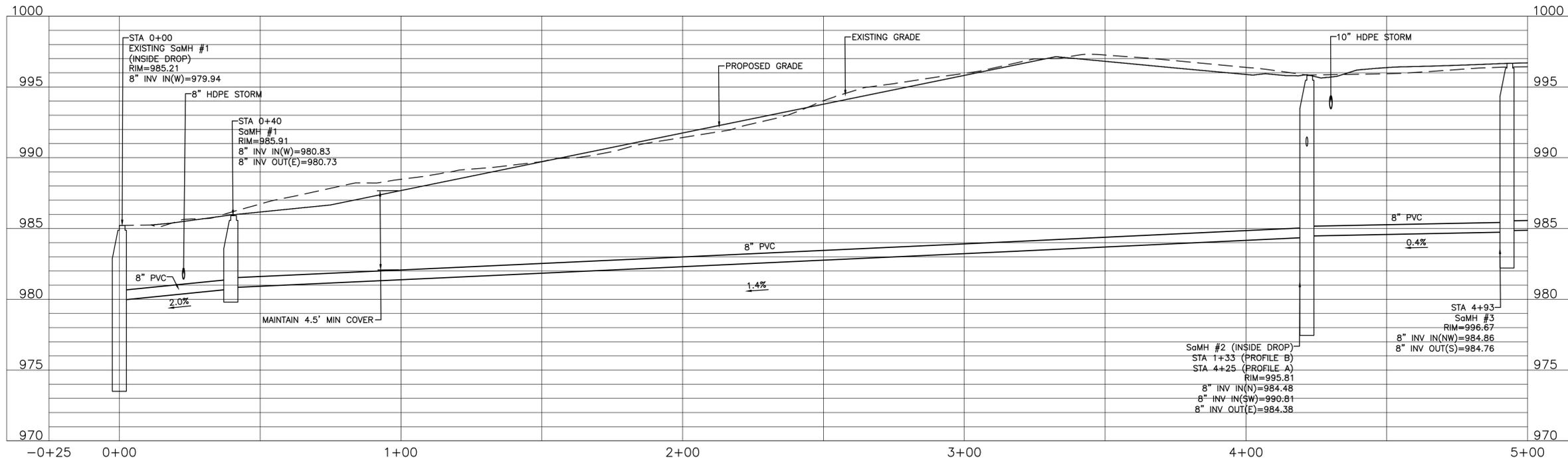
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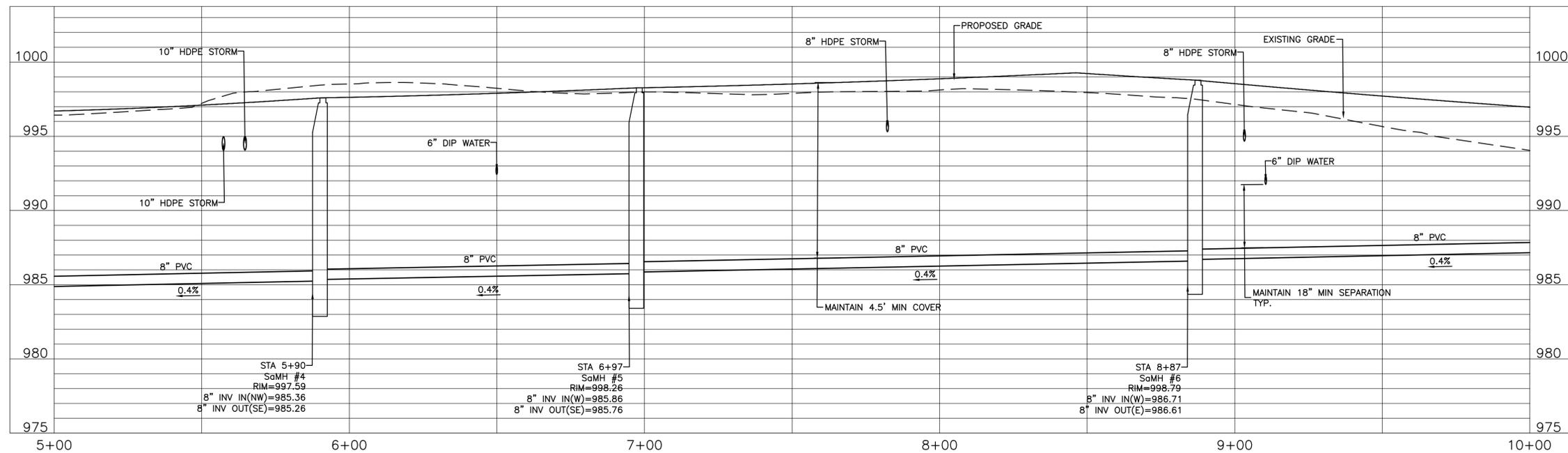
SANITARY
PROFILES

C401



1 **SANITARY PROFILE A - STA 0+00 TO STA 5+00**

SCALE: 1"=20' HORZ; 1"=4' VERT



2 **SANITARY PROFILE A - STA 5+00 TO STA 10+00**

SCALE: 1"=20' HORZ; 1"=4' VERT

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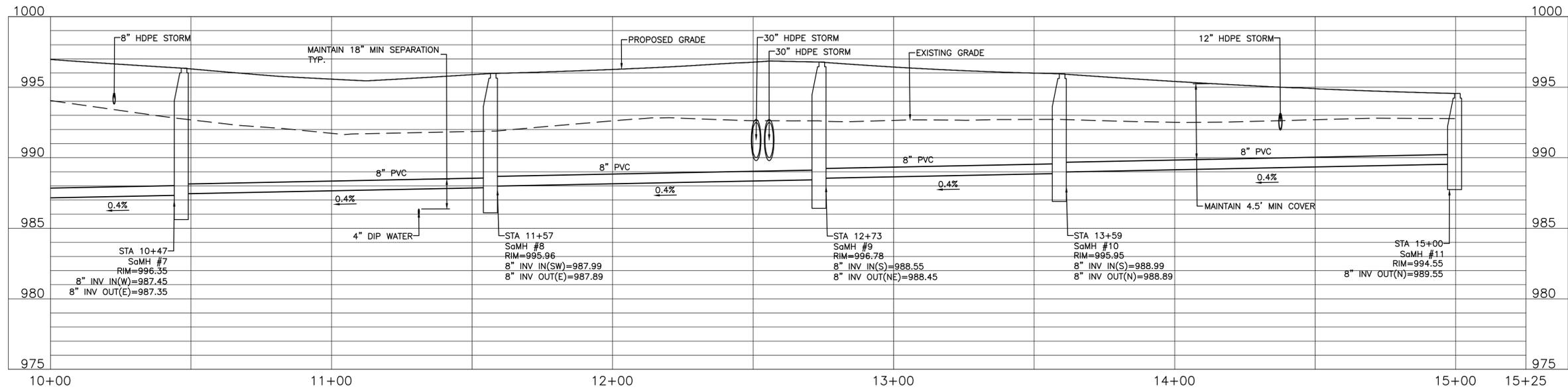
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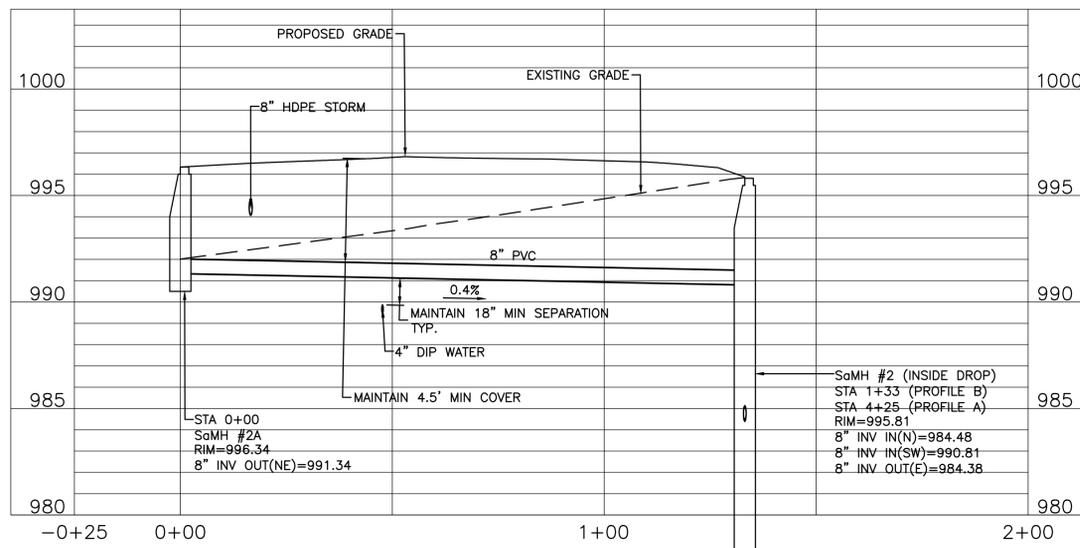
SANITARY
PROFILES

C402



1 SANITARY PROFILE A - STA 10+00 TO STA 15+03

SCALE: 1"=20' HORZ; 1"=4' VERT



2 SANITARY PROFILE B - STA 0+00 TO STA 1+33

SCALE: 1"=20' HORZ; 1"=4' VERT

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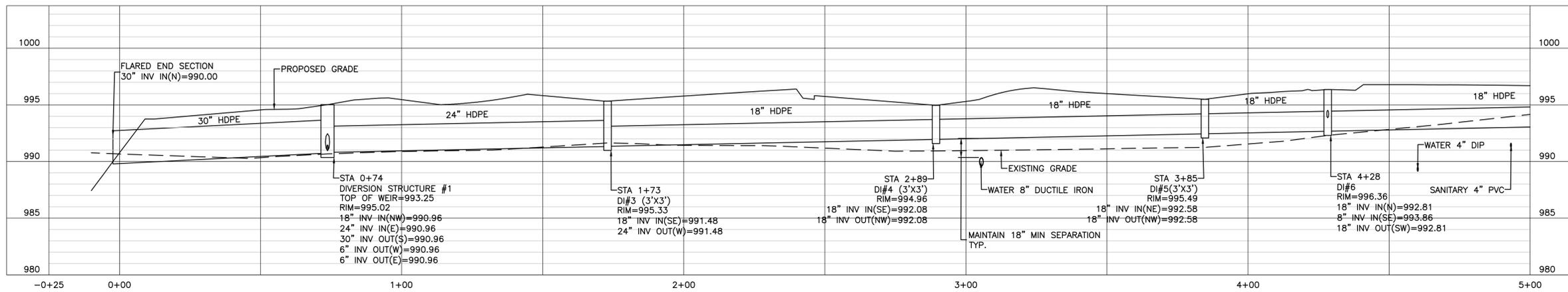
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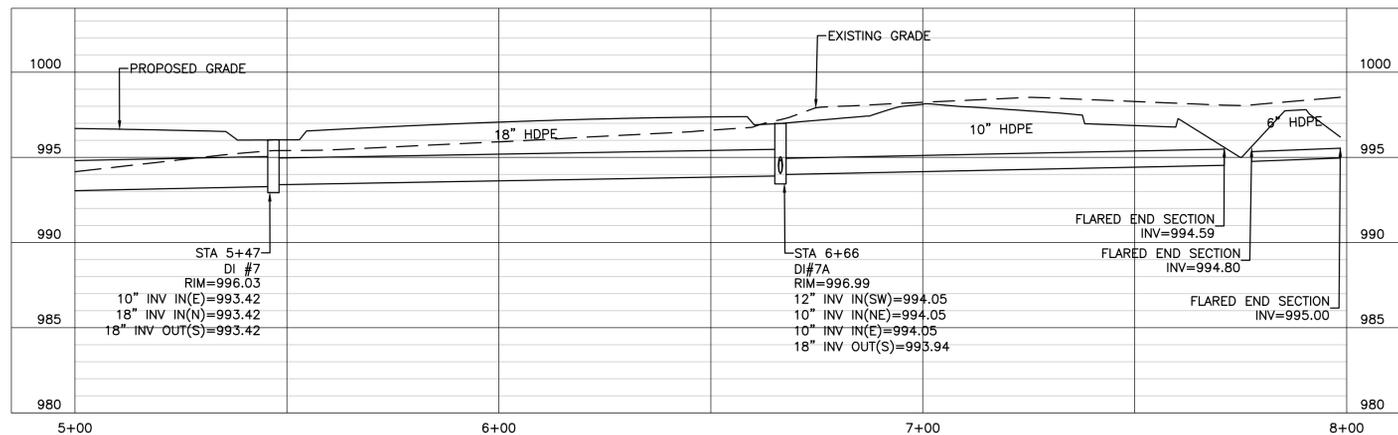
STORM
 PROFILES

C501



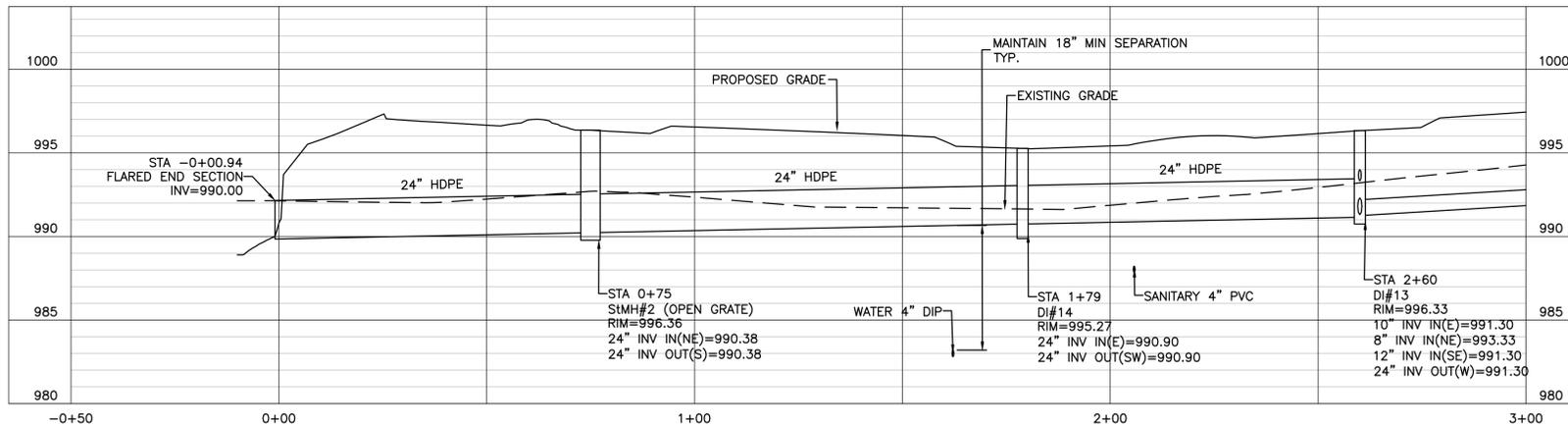
1 **STORM PROFILE A - STA 0+00 TO STA 5+00**

SCALE: 1"=20' HORZ; 1"=5' VERT



2 **STORM PROFILE A - STA 5+00 TO STA 8+00**

SCALE: 1"=20' HORZ; 1"=5' VERT



3 **STORM PROFILE B - STA 0+00 TO STA 3+00**

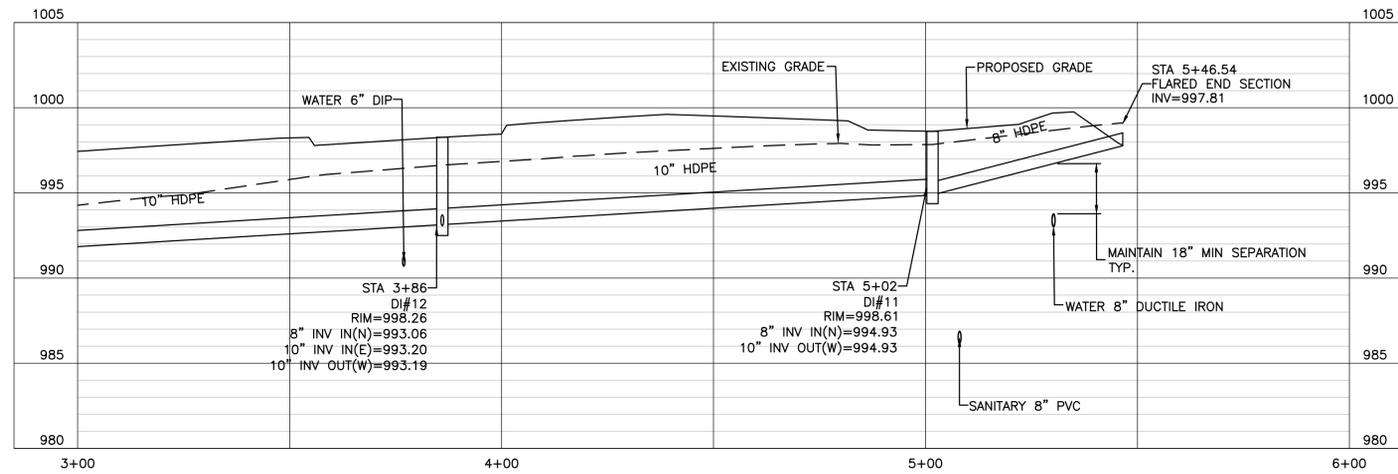
SCALE: 1"=20' HORZ; 1"=5' VERT

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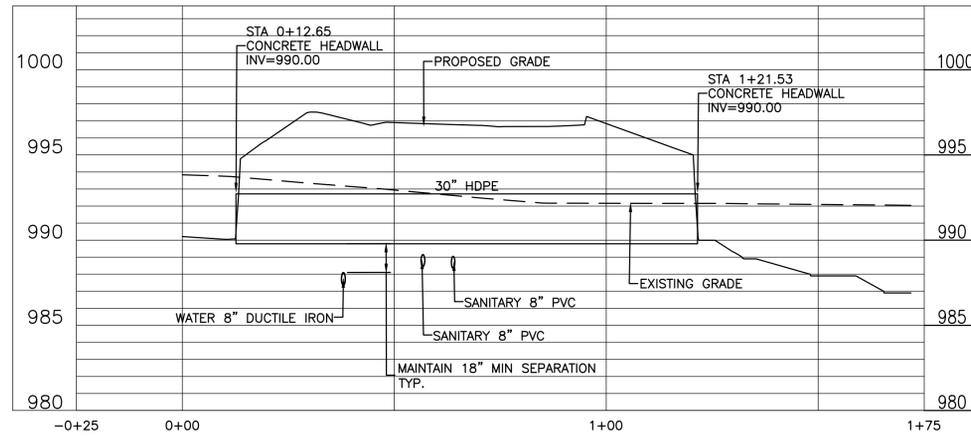
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1 **STORM PROFILE B - STA 3+00 TO STA 5+49**
SCALE: 1"=20' HORZ; 1"=5' VERT



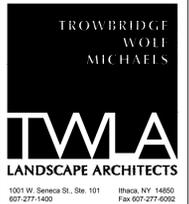
2 **STORM PROFILE C - STA 0+00 TO STA 1+10**
SCALE: 1"=20' HORZ; 1"=5' VERT

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STORM
PROFILES

C502

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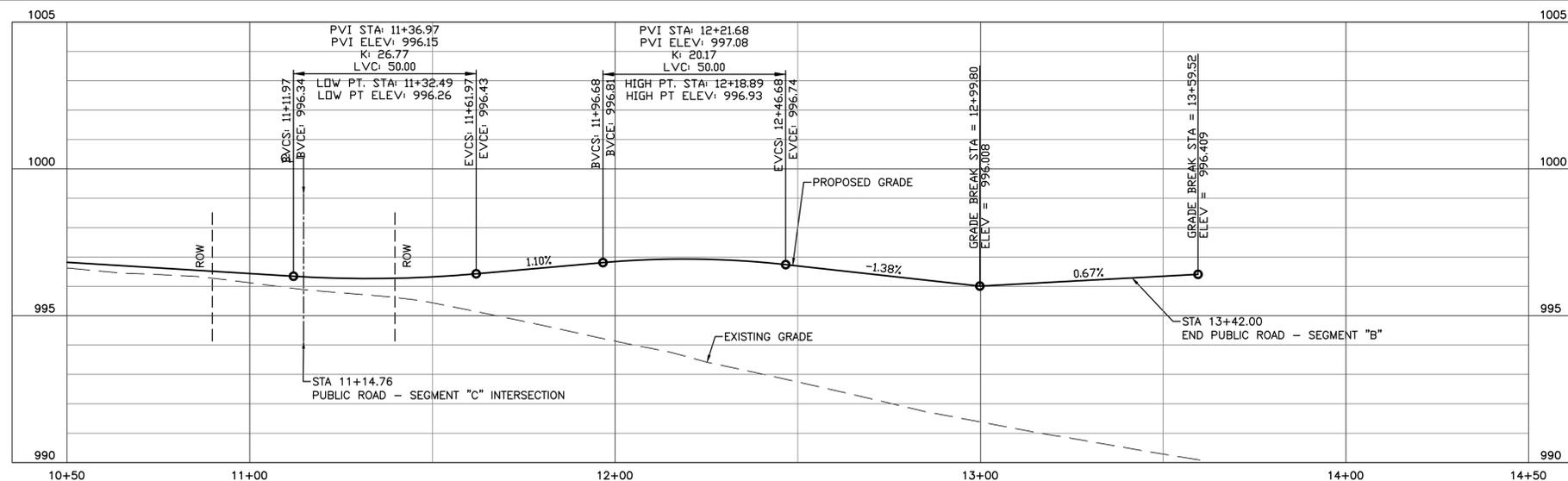
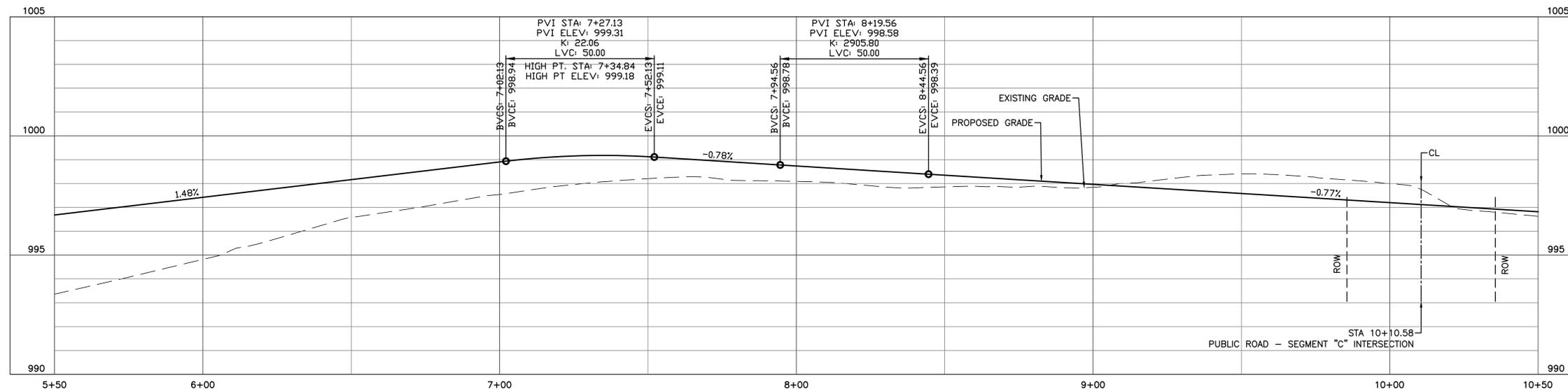
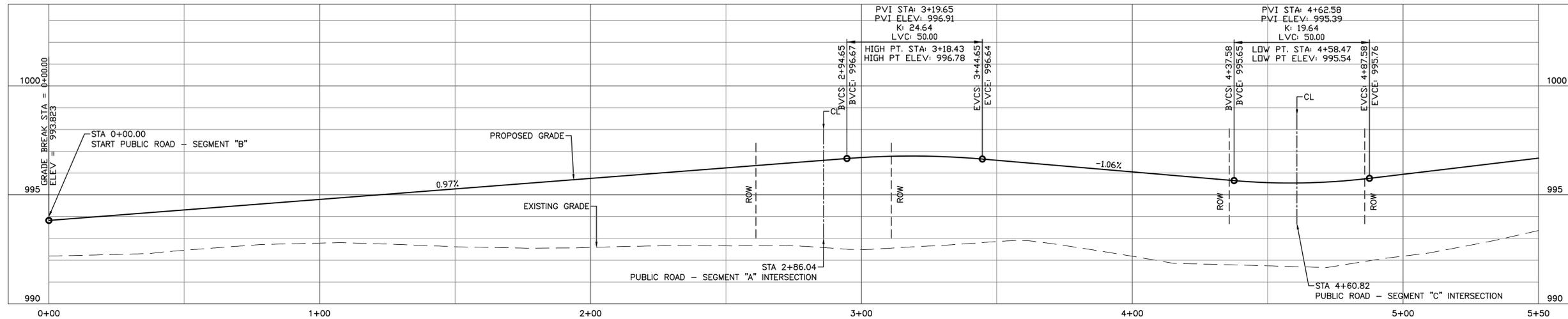
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ROAD
 PROFILES

C601



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VILLAGE ENGINEER,
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DEPARTMENT OF PUBLIC WORKS, SUPERVISOR, DATE
 VILLAGE OF TRUMANSBURG

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 1
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 2
 A
 3
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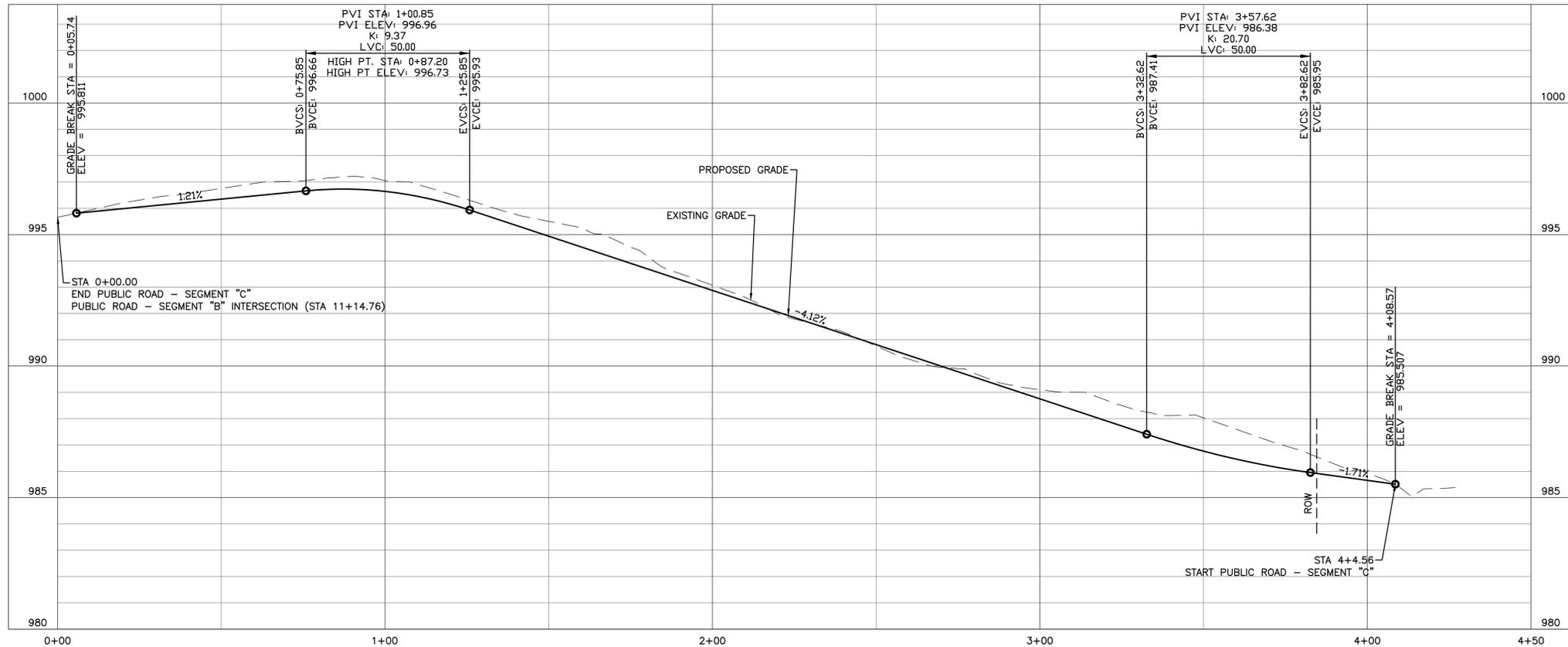
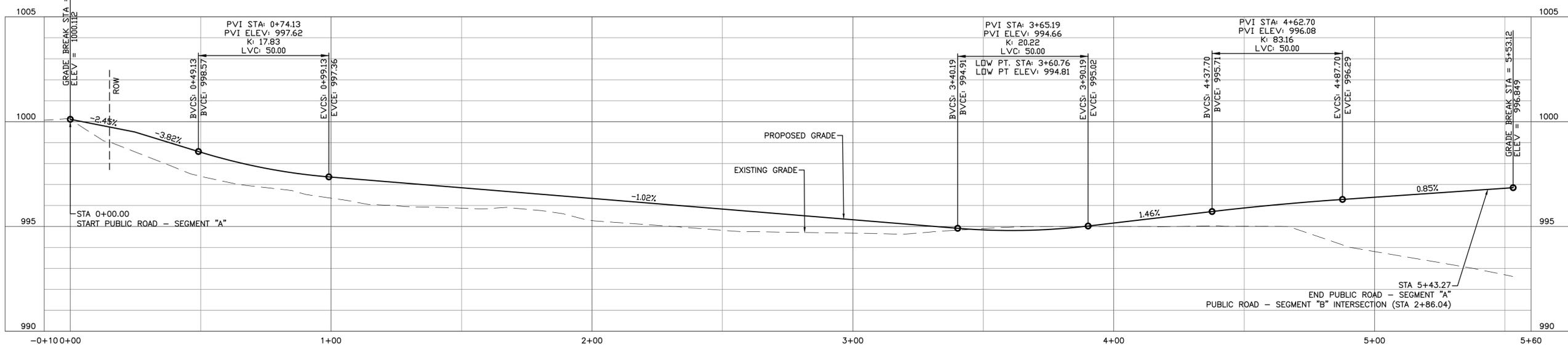
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 PROFILES

C602



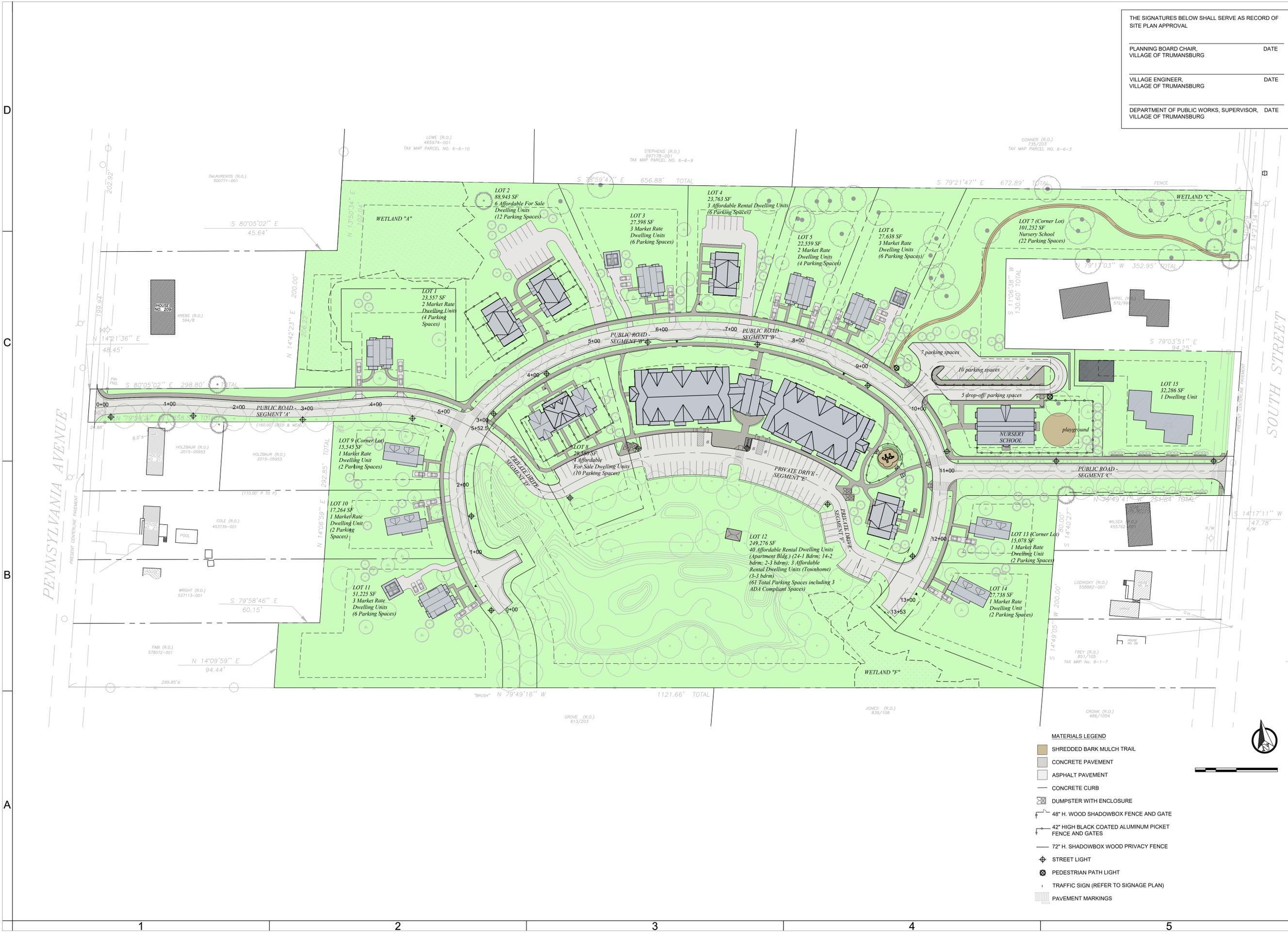
THE SIGNATURES BELOW SHALL SERVE AS
 RECORD OF PRELIMINARY SITE PLAN APPROVAL

PLANNING BOARD CHAIR, VILLAGE OF TRUMANSBURG _____ DATE _____

VILLAGE ENGINEER, VILLAGE OF TRUMANSBURG _____ DATE _____

DEPARTMENT OF PUBLIC WORKS, SUPERVISOR, DATE _____ VILLAGE OF TRUMANSBURG _____

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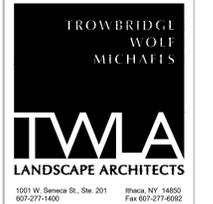


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Planning
Interior Design
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6/22/18	REVISED PER VILLAGE COMMENTS	RK

Ithaca Neighborhood Housing Services & Sundial Property Development LLC
Crescent Way
46 South Street, Trumansburg, New York

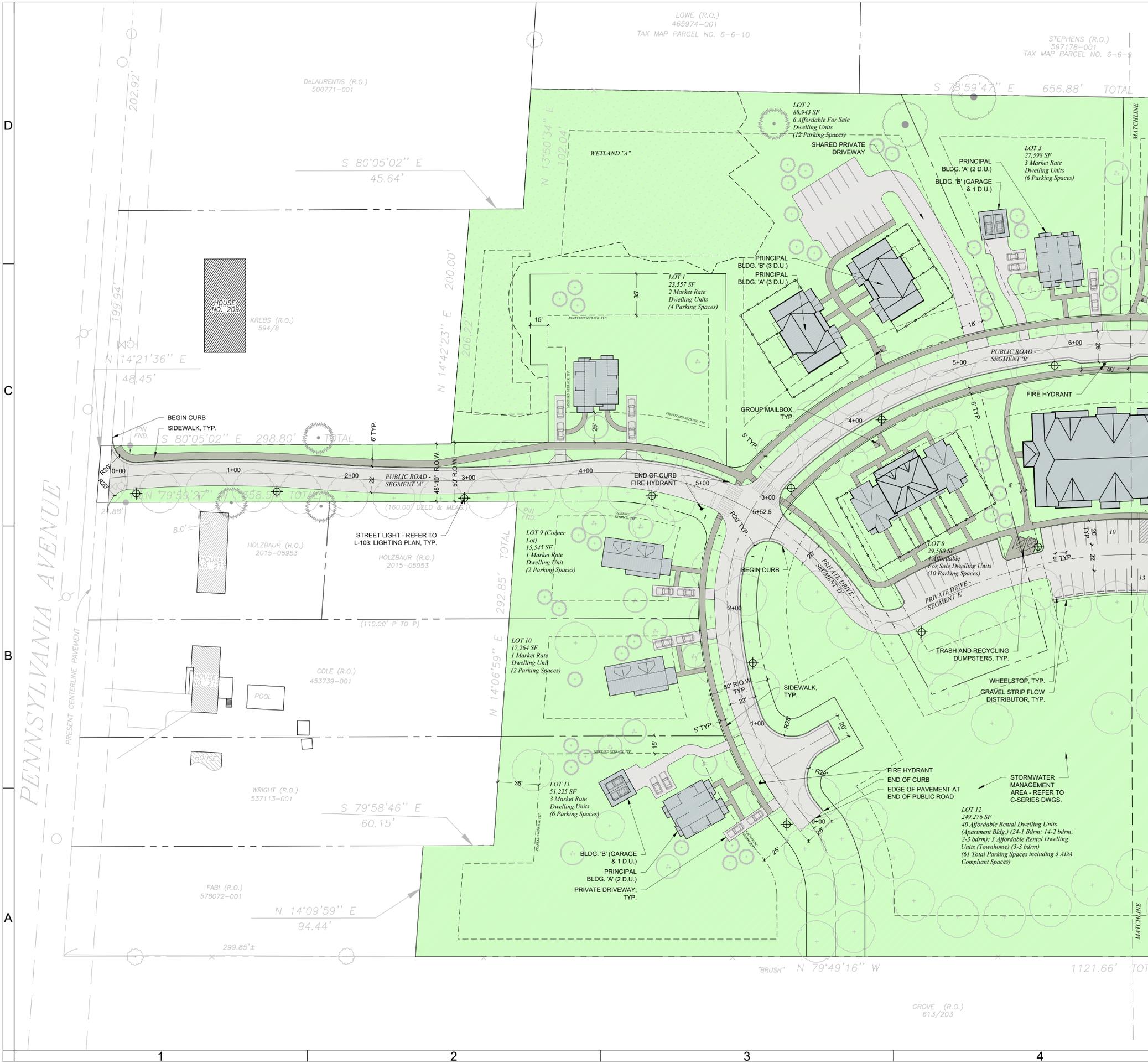
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PROJECT:	17003
DRAWN BY:	RK
CHECKED:	

OVERALL
SITE PLAN

L-100

- MATERIALS LEGEND**
- SHREDDED BARK MULCH TRAIL
 - CONCRETE PAVEMENT
 - ASPHALT PAVEMENT
 - CONCRETE CURB
 - DUMPSTER WITH ENCLOSURE
 - 48" H. WOOD SHADOWBOX FENCE AND GATE
 - 42" HIGH BLACK COATED ALUMINUM PICKET FENCE AND GATES
 - 72" H. SHADOWBOX WOOD PRIVACY FENCE
 - STREET LIGHT
 - PEDESTRIAN PATH LIGHT
 - TRAFFIC SIGN (REFER TO SIGNAGE PLAN)
 - PAVEMENT MARKINGS



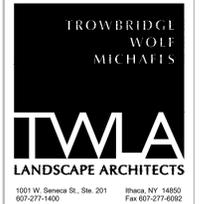


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PARCEL INFO

ADDRESS: 46 SOUTH STREET, VILLAGE OF TRUMANSBURG, NY
 TAX PARCEL: 9-1-2, 8-3-2.2 & 9-1-4
 TOTAL AREA: 19.938 ACRES
 NUMBER OF UNITS PROPOSED: 73
 PROPOSED BUILDINGS: 19

ZONING SUMMARY - RESIDENTIAL 1 DISTRICT

MINIMUM LOT SIZE	
1ST DWELLING	15,000 SF (65% REDUCTION ALLOWED FOR AFFORD. UNITS)
2ND DWELLING	7,500 SF
ADD'L DWELLINGS	5,000 SF
MINIMUM LOT FRONTAGE	100 FT (65% REDUCTION ALLOWED FOR AFFORDABLE UNITS)
MAXIMUM BLDG. HEIGHT	
PRINCIPAL BLDGS	35 FEET
ACCESSORY BLDGS	20 FEET
MINIMUM FRONT YARD	
PRINCIPAL BLDGS	25 FT (VARIANCE GRANTED)
ACCESSORY BLDG	25 FT (Not Applicable)
MINIMUM SIDE YARD	
PRINCIPAL BLDG	15 FT
ACCESSORY BLDG	5 FT
MINIMUM REAR YARD	
PRINCIPAL BLDG	35 FT
ACCESSORY BLDG	5 FT

PARKING

SPACES PER DWELLING UNIT: 2 SPACES PER 1 DWELLING UNIT REQUIRED AND PROVIDED FOR ALL LOTS EXCEPT LOTS 7, 8, & 12 (INCLUDES PRIVATE GARAGES). LOT 7 (NURSERY SCHOOL LOT) HAS 22 PARKING SPACES. LOT 8 HAS 10 PARKING SPACES. LOT 12 HAS 61 SPACES @ 1.4 SPACES PER DWELLING UNIT (IN COMPLIANCE WITH VARIANCE).

ADA SPACES: 4 SPACES REQUIRED & PROVIDED

VEGETATED SPACE

PROPOSED VEG. SPACE: 14,568 ACRES

PROJECTED CONSTRUCTION SCHEDULE

YEAR	MARKET RATE UNITS	AFFORDABLE FOR SALE UNITS	AFFORDABLE RENTAL UNITS	NURSERY SCHOOL
2020	Phase 1a - 4 UNITS	PHASE 1b - 4 UNITS (LOT 8)*	PHASE 1c - 43 UNITS (LOT 12) & 3 UNITS (LOT 4)*	PHASE 1d (LOT 7)*
2021	Phase 2a - 4 UNITS			
2022	Phase 3a - 4 UNITS			
2023	Phase 4a - 5 UNITS	PHASE 2b - 6 UNITS (LOT 2)**		

* PHASE 1b - 1d (NOVEMBER 2020 - JANUARY 2022) WILL INCLUDE ALL SITE WORK.
 ** PHASE 2b (APRIL 2023 - AUGUST 2023).

- MATERIALS LEGEND**
- SHREDDED BARK MULCH TRAIL
 - CONCRETE PAVEMENT
 - ASPHALT PAVEMENT
 - CONCRETE CURB
 - DUMPSTER WITH ENCLOSURE
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 - 72" H. SHADOWBOX WOOD PRIVACY FENCE
 - STREET LIGHT
 - PEDESTRIAN PATH LIGHT
 - TRAFFIC SIGN (REFER TO SIGNAGE PLAN)
 - PAVEMENT MARKINGS

Ithaca Neighborhood Housing Services & Sundial Property Development LLC
Crescent Way
 46 South Street, Trumansburg, New York

DATE: _____
 PROJECT: 17003
 DRAWN BY: RK
 CHECKED: _____

SITE MATERIALS PLAN - WEST

L-101

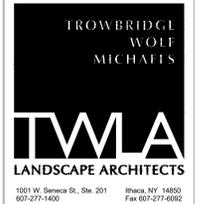


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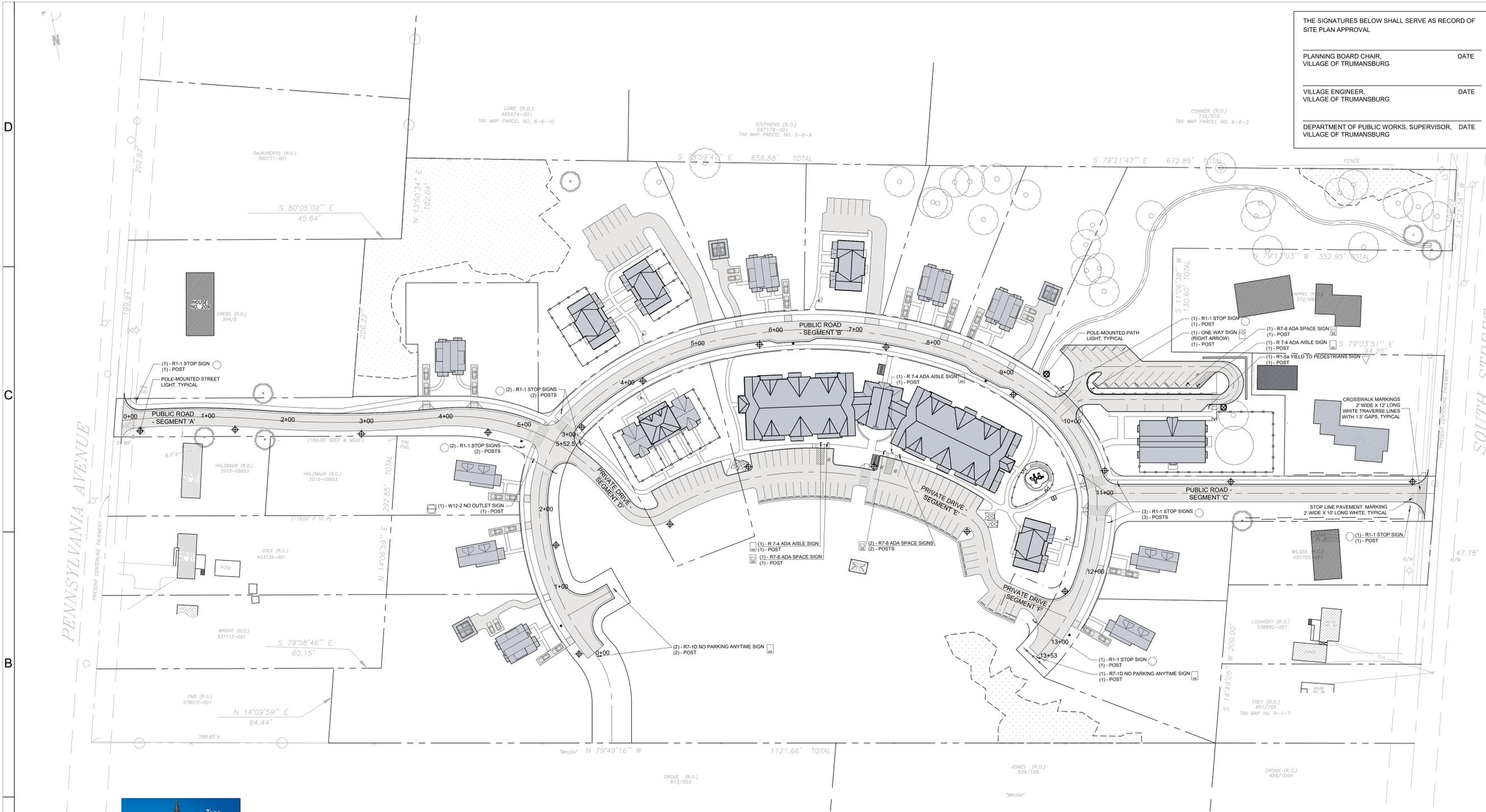
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 - CONCRETE PAVEMENT
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 - STREET LIGHT
 - PEDESTRIAN PATH LIGHT
 - TRAFFIC SIGN (REFER TO SIGNAGE PLAN)
 - PAVEMENT MARKINGS

DATE:	
PROJECT:	17003
DRAWN BY:	RK
CHECKED:	

SITE MATERIALS PLAN - EAST



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TROWBRIDGE WOLF MICHAELS
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 1001 W. Seneca St., Ste. 201 Ithaca, NY 14850
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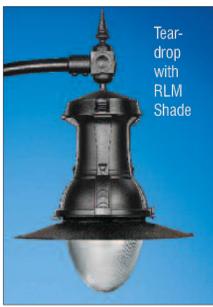
DATE:	
PROJECT:	17003
DRAWN BY:	RK
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SITE LIGHTING & SIGNAGE PLAN

DRAWING NOTES:
 1. REFER TO L-107 FOR SITE LIGHTING CUT SHEET.
 2. LOCAL STREET SPEED LIMIT SIGNS TO BE PROVIDED AND PLACED ALONG PUBLIC ROADS AS PER THE DIRECTION OF THE VILLAGE OF TRUMANSBURG DEPARTMENT OF PUBLIC WORKS.

LIGHTING AND SIGNAGE SCHEDULE			
QTY.	SYMBOL	TYPE	DESCRIPTION
19	⊕	STREET LIGHT	APPROX. 20' HT., HPS OR MH LAMPING, ASYMMETRICAL DISTRIBUTION
2	⊗	PATH LIGHT	APPROX. 12' HT., HPS OR MH LAMPING, SYMMETRICAL DISTRIBUTION
10	○	STOP SIGN	MUTCD R1-1 SIGN MOUNTED ON GALVANIZED POLE
1	▽	YIELD TO PEDESTRIANS SIGN	MUTCD R1-5a STANDARD SIGN MOUNTED ON GALVANIZED POLE
4/3	⊞	ADA PARKING SIGNS	MUTCD R7-8 (SPACE), R7-4 (AISLE) SIGNS MOUNTED ON GALV. POLE
1	⊞	NO OUTLET SIGN	MUTCD W12-2 STANDARD SIGN MOUNTED ON GALVANIZED POLE
3	⊞	NO PARKING ANY TIME SIGN	MUTCD R7-1D STANDARD SIGN MOUNTED ON GALVANIZED POLE
1	⊞	ONE WAY SIGN (RIGHT ARROW)	MUTCD R6-2R STANDARD SIGN MOUNTED ON GALVANIZED POLE

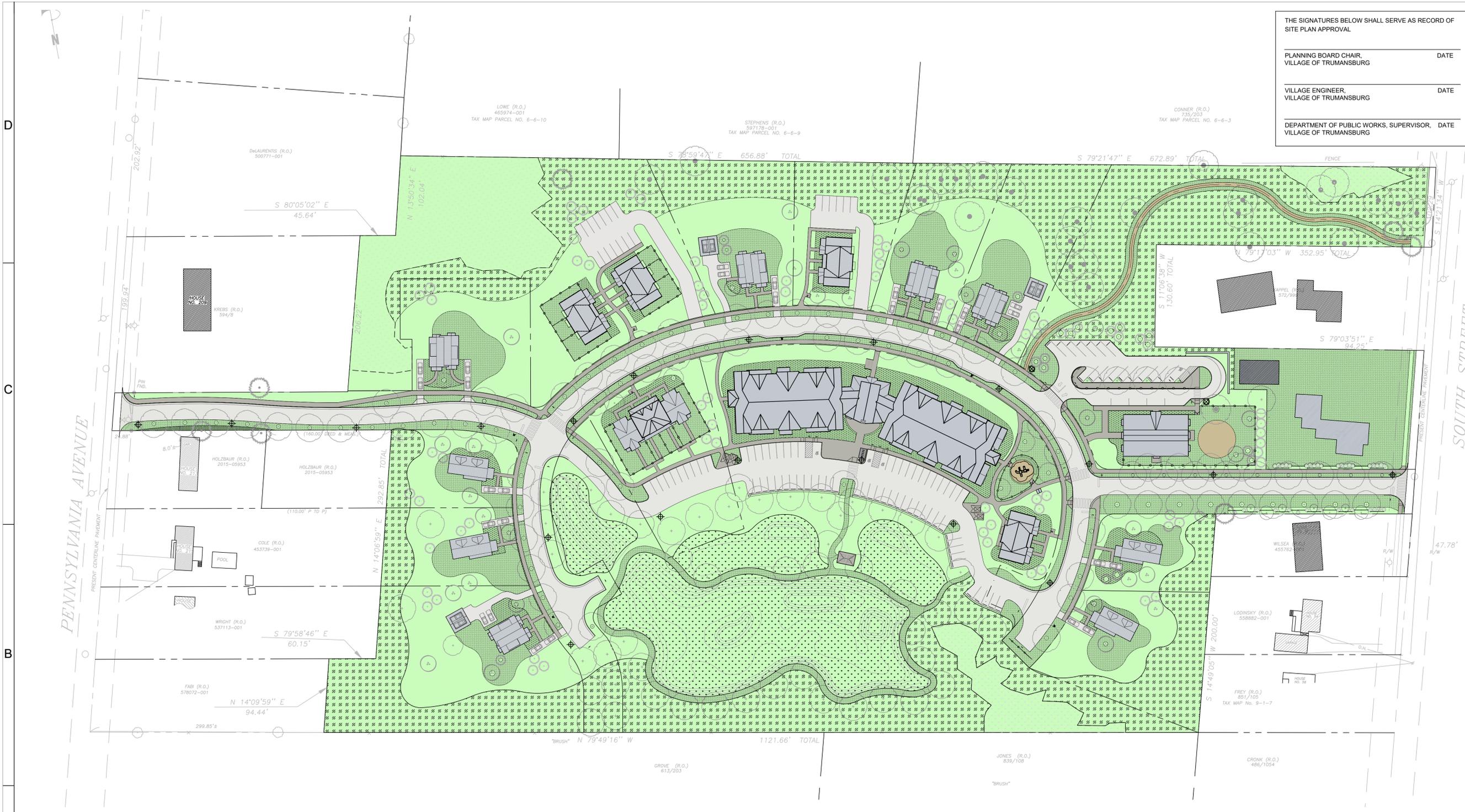
NOTE:
 1. ALL PROPOSED LIGHT FIXTURES TO BE IDA APPROVED AND ANY REPLACEMENT OF LIGHTING SHALL REMAIN DARK SKY COMPLIANT.



1914LED LIBERTYVILLE SERIES POLE-MOUNTED STREET & PATH LIGHTS
 FABRICATED BY STERNBERG LIGHTING
 LUMINAIRE MODEL: 1914LED-RLM431-1L30T3-MDL12-SV1SA (35" H x 31" W)
 TRADITIONAL ROUND TAPERED FLUTED 16 SHARP FLUTES SHAFT:
 22' HT. POLE, 20' MOUNTING HEIGHT (STREET)
 12' POLE, 10.5' MOUNTING HEIGHT (PATH)

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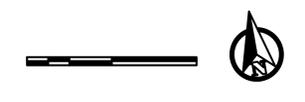
DATE:	
PROJECT:	17003
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LANDSCAPE PLAN

L-104

DRAWING NOTES:
 1. REFER TO L-105 FOR LISTS OF TYPICAL PLANT MATERIAL SPECIFIC TO ZONE.
 2. THE WOODLAND EDGE SEED MIX WITH NATURALIZED PLANTINGS AND INTER-PLANTED WITH SHADE TREES ZONE SHALL SERVE AS THE VEGETATED BUFFER FOR THE PROJECT.

- LANDSCAPE LEGEND
- EXISTING SHADE TREE (8" CALIPER OR GREATER)
 - EXISTING EVERGREEN TREE (8" CALIPER OR GREATER)
 - STREET AND SHADE TREES
 - ORNAMENTAL TREES
 - EVERGREEN TREES
 - NO-MOW LAWN SEED MIX ZONE
 - WILDFLOWER MEADOW SEED MIX ZONE
 - WOODLAND EDGE SEED MIX WITH NATURALIZED PLANTINGS AND INTER-PLANTED WITH SHADE TREES ZONE
 - STORMWATER MEADOW SEED MIX ZONE
 - FOUNDATION PLANTINGS



Native status and frequency in the Cayuga region is taken from: Wesley, F. R., S. Gardescu, and P. L. Marks. 2008. Vascular plant species of the Cayuga Region of New York State. Cornell University. Ithaca, NY. <http:

STREET AND SHADE TREES

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE WIDTH	Species native to Cayuga region?	Species frequency in Cayuga region?
Acer rubrum 'Frank Jr.'	Redpointe® Red Maple	45'	30'	Native	Common
Acer saccharum 'Ballata'	Fall Fiesta® Sugar Maple	50'	40'	Native	Common
Acer x freemanii 'Celzam'	Celebration® Freeman Maple	50'	40'	Native	Frequent
Catalpa speciosa 'Hiawatha 2'	Heartland® Catalpa	50'	25'	Non-native	Scarce
Gymnocladus dioica 'J. C. McDaniel'	Prairie Titan® Kentucky Coffee-tree	50'	40'	Non-native	Rare
Lindodendron tulipifera 'JFS-Oz'	Emerald City® Tulip Tree	55'	25'	Native	Frequent
Quercus bicolor 'JFS-KW12'	American Dream® Swamp White Oak	50'	40'	Native	Scarce
Quercus shumardii	Shumard Oak	50'	40'		
Taxodium distichum 'Prairie Sentinel'	Prairie Sentinel Pond Cypress	60'	15'		
Tilia americana 'DTR 123'	Legend® American Linden	40'	30'	Native	Common

ORNAMENTAL TREES

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE WIDTH	Species native to Cayuga region?	Species frequency in Cayuga region?
Amelanchier laevis 'JFS-Arb'	Spring Flurry® Serviceberry	28'	20'	Native	Common
Cercis canadensis 'Northern Strain'	Northern Strain Redbud	25'	25'	Non-native	Frequent
Cercis canadensis 'Royal White'	Royal White Redbud	25'	25'	Non-native	Frequent
Cornus x 'KN 30-8'	Venus® Dogwood	25'	20'	Non-native	Frequent
Crataegus crus-galli 'Cruzam'	Crusader® Hawthorn	15'	15'	Native	Frequent
Magnolia virginiana 'Northern Belle'	Northern Belle Sweetbay Magnolia	20'	20'		
Malus x zumi 'Calocarpa'	Zumi Calocarpa Crabapple	20'	24'		

EVERGREEN TREES

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE WIDTH	Species native to Cayuga region?	Species frequency in Cayuga region?
Abies concolor	White Fir	40'	20'		
Juniperus virginiana 'Idylwild'	Idylwild Juniper	15'	5'	Native	Frequent
Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	40'	20'		
Pinus strobus	Eastern White Pine	50'	25'	Native	Common

FOUNDATION PLANTINGS

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE WIDTH	Species native to Cayuga region?	Species frequency in Cayuga region?
Amelanchier canadensis 'Glenform'	Rain® Low Pillar Serviceberry	20'	15'		
Betula nigra 'Little King'	Fox Valley® Dwarf River Birch	10'	10'	Native	Rare
Calliandra x 'NCCX2'	Pearl Glam® Beautyberry	4'	4'		
Calycanthus 'Aphrodite'	Aphrodite Sweetshrub	6'	6'		
Cornus racemosa 'Huzam'	Huron™ Grey Dogwood	4'	4'	Native	Common
Cornus stolonifera 'Farrow'	Arctic Fire™ Red Twig Dogwood	4'	4'	Native	Common
Coloneaster procumbens 'Gerald'	Little Dipper® Coloneaster	1'	4'		
Diervilla lonicera 'Copper'	Copper Bush Honeysuckle	3'	3'	Native	Common
Hydrangea arborescens 'Halo'	Halo® Halo Smooth Hydrangea	4'	4'	Native	Rare
Ilex glabra 'Ilexfarlowtracy'	Strongbox™ Inkberry Holly	3'	3'		
Itea virginica 'SMNIVDFC'	Scenclandia™ Virginia Sweetpire	3'	3'		
Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	3'	6'	Native	Frequent
Myrica pensylvanica 'Morton' & 'Morton Male'	Silver Sprite™ Bayberry & pollinator	5'	6'	Native	Rare
Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	2'	2'	Native	Scarce
Physocarpus opulifolius 'SMPO1W'	Tiny Wines® Wineberry	4'	4'	Native	Scarce
Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	3'	1.5'	Native	Frequent
Solidago rugosa 'Fireworks'	Fireworks Wrinkleleaf Goldenrod	3'	3'	Native	Common

NATURALIZATION PLANTINGS

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE WIDTH	Species native to Cayuga region?	Species frequency in Cayuga region?
Aesculus parviflora	Bottlebrush buckeye	10'	10'		
Aesculus pavia	Red Buckeye	10'	10'		
Cephalanthus occidentalis 'SMCOSS'	Sugar Shack® Buttonbush	3'	3'	Native	Frequent
Ilex verticillata 'Spray' & 'FarrowMIP'	Berry Heavy® Winterberry & Mr. Poppins®	6'	6'	Native	Frequent
Lindera benzoin	Spicebush	6'	6'	Native	Frequent
Populus tremuloides 'NE Arb'	Prairie Gold® Aspen	40'	15'	Native	Common
Rhus aromatica 'Gro-Low'	Gro-Low Aromatic Sumac	2'	6'	Native	Frequent
Rhus copallina 'Morton'	Prairie Flame™ Sumac	6'	6'	Native	Rare
Rhus typhina 'Dissecta'	Cut-Leaf Staghorn Sumac	-15'	-15'	Native	Common
Sassafras albidum	Sassafras	40'	30'	Native	Frequent
Symphoricarpos albus	Snowberry	-4'	-4'	Native	Scarce

VINES

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE WIDTH	Species native to Cayuga region?	Species frequency in Cayuga region?
Celastrus scandens 'Baillum'	Autumn Revolution™ Bittersweet				Scarce
Parthenocissus quinquefolia 'Trok'	Red Wall® Virginia Creeper			Native	Common
Wisteria macrostachya 'Blue Moon'	Blue Moon Wisteria				

Native status and frequency in the Cayuga region is taken from: Wesley, F. R., S. Gardescu, and P. L. Marks. 2008. Vascular plant species of the Cayuga Region of New York State. Cornell University. Ithaca, NY. <http:

STORMWATER MEADOW SEED MIX*

BOTANICAL NAME	COMMON NAME	Species native to Cayuga region?	Species frequency in
Agrostis scabra	Bowh Bentgrass/Ticklegrass	Native	Frequent
Asclepias incarnata	Swamp Milkweed	Native	Frequent
Aster novae-angliae (Symphyotrichum novae-angliae)	New England Aster	Native	Common
Bidens aristosa	Tickseed Sunflower/Bur Marigold	Non-native	Rare
Carex lurida	Lurid Sedge	Native	Common
Carex scoparia	Blunt Broom Sedge	Native	Common
Cornus amomum	Silky Dogwood	Native	Common
Elymus riparius	Riverbank Wild Rye	Native	Frequent
Elymus virginicus	Virginia Wild Rye	Native	Frequent
Eupatorium maculatum (Eutrochium maculatum)	Spotted Joe Pye Weed	Native	Common
Eupatorium perfoliatum	Boneset	Native	Common
Festuca rubra	Creeping Red Fescue	Non-native	Frequent
Helenium autumnale	Common Sneezeweed	Native	Frequent
Panicum dichotomiflorum	Smooth Panic Grass	Native	Common
Panicum virgatum	Switch Grass	Native	Scarce
Sambucus canadensis	American Elderberry	Native	Common
Scirpus atrovirens	Green Bulrush	Native	Common
Verbena hastata	Blue Vervain	Native	Common
Viburnum dentatum	Arrow Wood Viburnum	Native	Common

New England Roadside Matrix Wet Meadow Seed Mix from New England Wetland Plants, Inc. Mix can be customized as needed to provide desired

WILDFLOWER MEADOW SEED MIX*

BOTANICAL NAME	COMMON NAME	Species native to Cayuga region?	Species frequency in
Asclepias syriaca	Common Milkweed	Native	Common
Aster laevis (Symphyotrichum laevis)	Smooth Blue Aster	Native	Frequent
Aster novae-angliae (Symphyotrichum novae-angliae)	New England Aster	Native	Common
Baptisia australis	Wild Blue False Indigo		
Chamaecrista fasciculata	Partridge Pea		
Coreopsis lanceolata	Lance Leaved Coreopsis	Non-native	Scarce
Desmodium canadense	Showy Tick Trefoil	Native	Frequent
Elymus canadensis	Canada Wild Rye	Native	Frequent
Elymus virginicus	Virginia Wild Rye	Native	Frequent
Eupatorium maculatum (Eutrochium maculatum)	Spotted Joe Pye Weed	Native	Common
Eupatorium purpureum (Eutrochium purpureum)	Purple Joe Pye Weed	Native	Frequent
Euthamia graminifolia (Solidago graminifolia)	Grass Leaved Goldenrod	Native	Common
Festuca rubra	Creeping Red Fescue	Non-native	Frequent
Helenium autumnale	Common Sneezeweed	Native	Frequent
Helopsis helianthoides	Ox Eye Sunflower	Native	Frequent
Liatris spicata	Spiked Gayfeather/Marsh Blazing Star		
Monarda fistulosa	Wild Bergamot	Native	Frequent
Penstemon digitalis	Beard Tongue	Non-native	Common
Rudbeckia hirta	Black Eyed Susan	Non-native	Common
Schizachyrium scoparium	Little Bluestem	Native	Frequent
Solidago juncea	Early Goldenrod	Native	Common
Scirpus nutans	Indian Grass	Native	Scarce
Tradescantia ohioensis	Ohio Spiderwort		
Verbena hastata	Blue Vervain	Native	Common
Zizia aurea	Golden Alexanders	Native	Frequent

New England Showy Wildflower Seed Mix from New England Wetland Plants, Inc. Mix can be customized as needed to provide desired species

WOODLAND EDGE SEED MIX*

BOTANICAL NAME	COMMON NAME	Species native to Cayuga region?	Species frequency in
Agrostis perennans	Upland Bentgrass	Native	Common
Aquilegia canadensis	Eastern Columbine	Native	Frequent
Asclepias syriaca	Common Milkweed	Native	Common
Aster cordifolius (Symphyotrichum cordifolium)	Blue Wood Aster	Native	Common
Chamaecrista fasciculata	Partridge Pea		
Desmodium canadense	Showy ticktrefoil	Native	Frequent
Elymus canadensis	Canada Wild Rye	Native	Frequent
Elymus virginicus	Virginia Wildrye	Native	Frequent
Eupatorium maculatum (Eutrochium maculatum)	Spotted Joe Pye Weed	Native	Common
Euthamia graminifolia (Solidago graminifolia)	Grass Leaved Goldenrod	Native	Common
Festuca rubra	Creeping Red Fescue	Non-native	Frequent
Geum canadense	White Avens	Native	Common
Helopsis helianthoides	Ox Eye Sunflower	Native	Frequent
Panicum clandestinum	Deer Tongue	Native	Rare
Penstemon digitalis	Beard Tongue	Non-native	Common
Solidago caesia	Blue Stem Goldenrod	Native	Common
Zizia aurea	Golden Alexanders	Native	Frequent

New England Semi-Shade Grass and Forbs Mix from New England Wetland Plants, Inc. Mix can be customized as needed to provide desired species

NO MOW LAWN SEED MIX*

BOTANICAL NAME	COMMON NAME	Species native to Cayuga region?	Species frequency in
Festuca brevipila	Hard Fescue		
Festuca ovina	Sheep Fescue	Non-native	Frequent
Festuca rubra	Red Fescue	Non-native	Frequent
Festuca rubra subs. fallax	Chewing Fescue	Non-native	Frequent
Festuca rubra var. rubra	Creeping Red Fescue	Non-native	Frequent

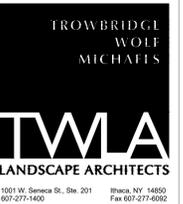
No Mow Lawn Seed Mix from Prairie Nursery, Inc. Mix can be customized as needed to provide desired species composition

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VILLAGE ENGINEER, VILLAGE OF TRUMANSBURG DATE

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DATE		
4/18/19		
3/16/18		
6/22/18		

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Crescent Way
46 South Street, Trumansburg, New York

DATE:	
PROJECT:	17003
DRAWN BY:	RK
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LANDSCAPE PLANT LISTS

DRAWING NOTES:
1. REFER TO L-104 FOR PLANTING ZONES.

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TROWBRIDGE WOLF MICHAELS

TWMA

LANDSCAPE ARCHITECTS

1001 W. Seneca St., Ste. 201 Ithaca, NY 14850
607-277-1400 Fax 607-277-6002

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6/22/18	REVISED PER VILLAGE COMMENTS	RK

Ithaca Neighborhood Housing Services & Sundial Property Development LLC

Crescent Way

46 South Street, Trumansburg, New York

DATE:	
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SITE DETAILS

L-107

Sternberg Lighting
ESTABLISHED 1928 / EMPLOYEE OWNED

188 Laramie Avenue, Ithaca, NY 14850 (607) 277-1800 www.sternberglighting.com
CONCEPTUAL ASSEMBLY ORIGINAL, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY

Customer Number: 1A1914LED, 3A2073MDL06-SV15A-HB (CASH) / 7203SRIT / 1R5F / R5B5S BK

NUMBER OF ARMS: 1A-
Number of Arms: One Arm (1A)

ARM ROADWAY FIXTURE: 1914LED
The 1914 Collection series is a traditional street light fixture which consists of a decorative black aluminum pole, elegant ball-and-socket assembly and globe assembly. It is available with hexagonal, flat glass or sea glass lens.

LIGHT SOURCE: 3A-2073MDL06-SV15A
Arms: 3A 207 Watts with MD, 06, 112 Watts with MD, 07, 131 Watts with MD, 08, 147 Watts with MD, 09, 172 Watts with MD, 10, 05 (L)

ROADWAY OPTIONS: H5-HB
Hangheight: Horizontal H5 Ball Fixer (H5-HB)

ARM CASE
The 1914 Collection features a tall, smoothly curved post with a decorative bottom section, transitioning to a ball-and-socket assembly with a large access door. It is made of heavy-duty, 304 alloy steel aluminum.

FINISH: BK
Assembly shall be powder coated to Black Smooth finish. Prior to coating, the assembly shall be thoroughly cleaned and etched to a 4-grit metal surface which includes all visible surfaces, including the interior of the access door. The assembly shall be finished with a clear protective coating to provide corrosion resistance.

Job Name: Crescent Way Customer Signature: _____ Date: 2019/04/18 Drawing: 0271600
Job Location: 46 South Street, Trumansburg, NY Date: 2019/04/18 Drawing: 0271600

8 STREET LIGHT
Scale: N.T.S.

Sternberg Lighting
ESTABLISHED 1928 / EMPLOYEE OWNED

188 Laramie Avenue, Ithaca, NY 14850 (607) 277-1800 www.sternberglighting.com
CONCEPTUAL ASSEMBLY ORIGINAL, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY

Customer Number: 1A1914LED, 3A2073MDL06-SV15A-HB (CASH) / 7203SRIT / 1R5F / R5B5S BK

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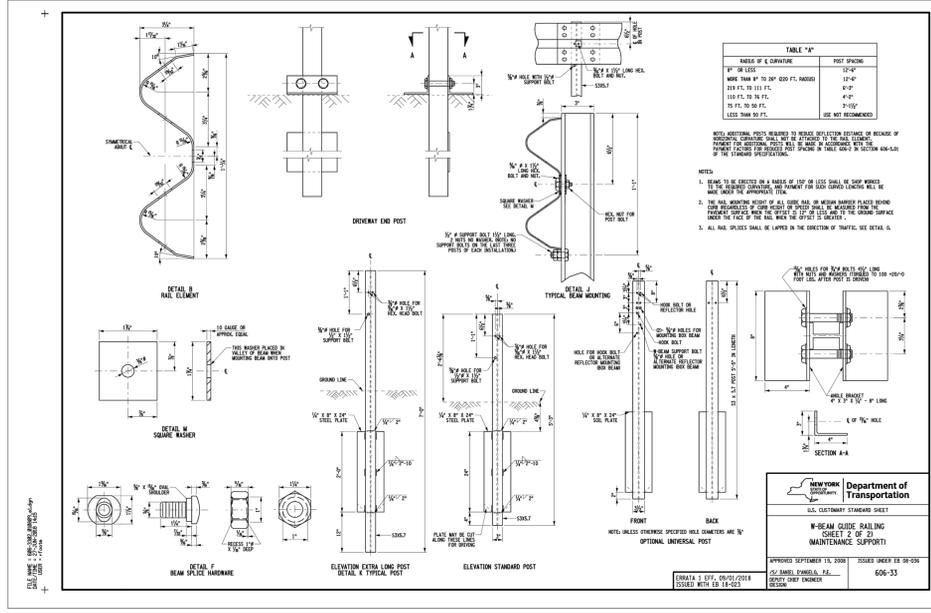
ROADWAY OPTIONS: H5-HB
Hangheight: Horizontal H5 Ball Fixer (H5-HB)

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Job Name: Crescent Way Customer Signature: _____ Date: 2019/04/18 Drawing: 0271600
Job Location: 46 South Street, Trumansburg, NY Date: 2019/04/18 Drawing: 0271600

7 GUARD RAIL
Scale: N.T.S.



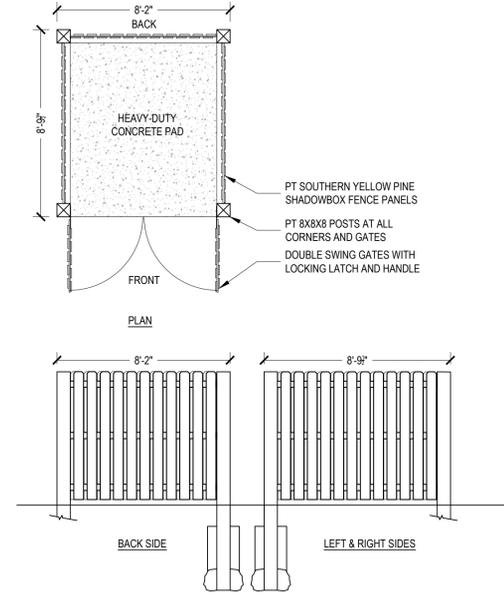
6 BICYCLE RACK
Scale: 1/4"=1'-0"



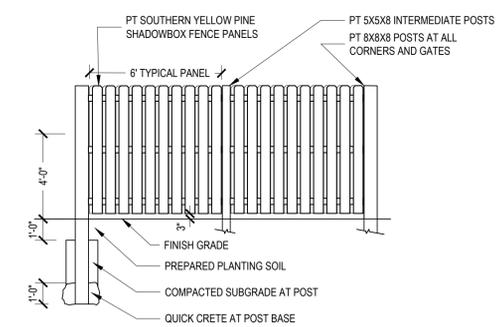
5 PLAY EQUIPMENT
Scale: N.T.S.



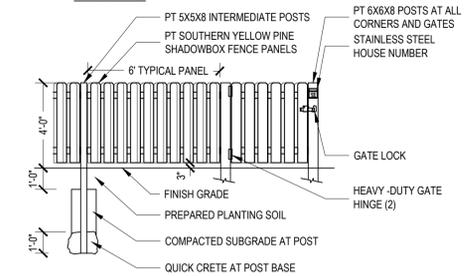
4 42" BLACK COATED ALUMINUM METAL FENCE
Scale: N.T.S.



3 72" HIGH WOOD DUMPSTER ENCLOSURE
Scale: 1/4"=1'-0"



2 72" HIGH WOOD SHADOWBOX FENCE
Scale: 1/4"=1'-0"



1 48" HIGH WOOD SHADOWBOX FENCE AND GATE
Scale: 1/4"=1'-0"

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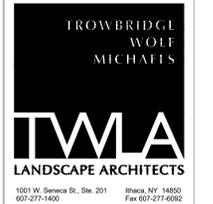
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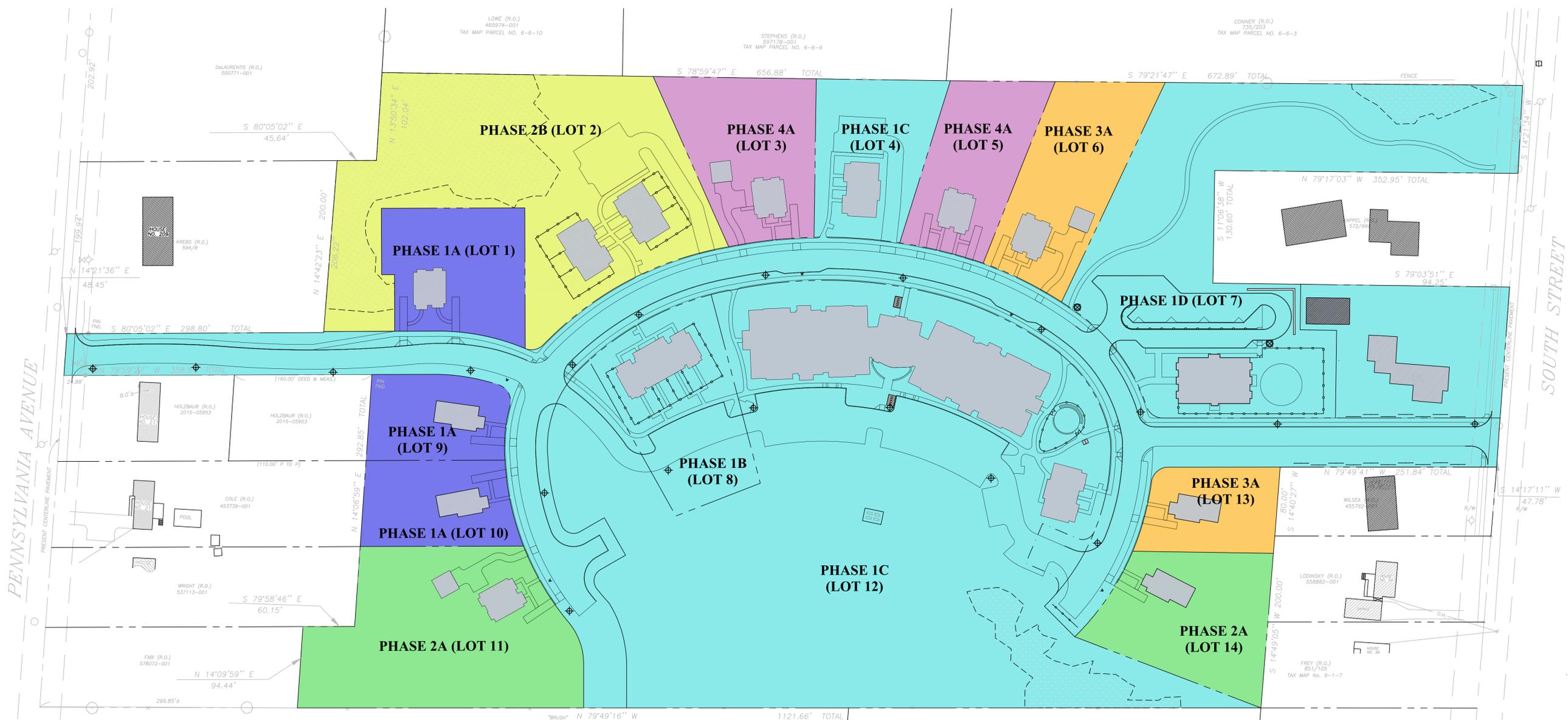
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Crescent Way
46 South Street, Trumansburg, New York

DATE:	03/28/2019
PROJECT:	17003
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PHASING
DIAGRAM

L-108



PROJECTED CONSTRUCTION SCHEDULE

YEAR	MARKET RATE UNITS	AFFORDABLE FOR SALE UNITS	AFFORDABLE RENTAL UNITS	NURSERY SCHOOL
2020	Phase 1a - 4 UNITS	PHASE 1b - 4 UNITS (LOT 8)*	PHASE 1c - 43 UNITS (LOT 12) & 3 UNITS (LOT 4)*	PHASE 1d (LOT 7)*
2021	Phase 2a - 4 UNITS			
2022	Phase 3a - 4 UNITS			
2023	Phase 4a - 5 UNITS	PHASE 2b - 6 UNITS (LOT 2)**		

* PHASE 1b - 1d (NOVEMBER 2020 - JANUARY 2022) WILL INCLUDE ALL SITE WORK.
** PHASE 2b (APRIL 2023 - AUGUST 2023).

Note: Build out order of market rate for sale lots shown in diagram are only an example and may be developed in a different order.



D
C
B
A

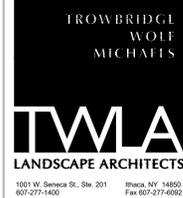
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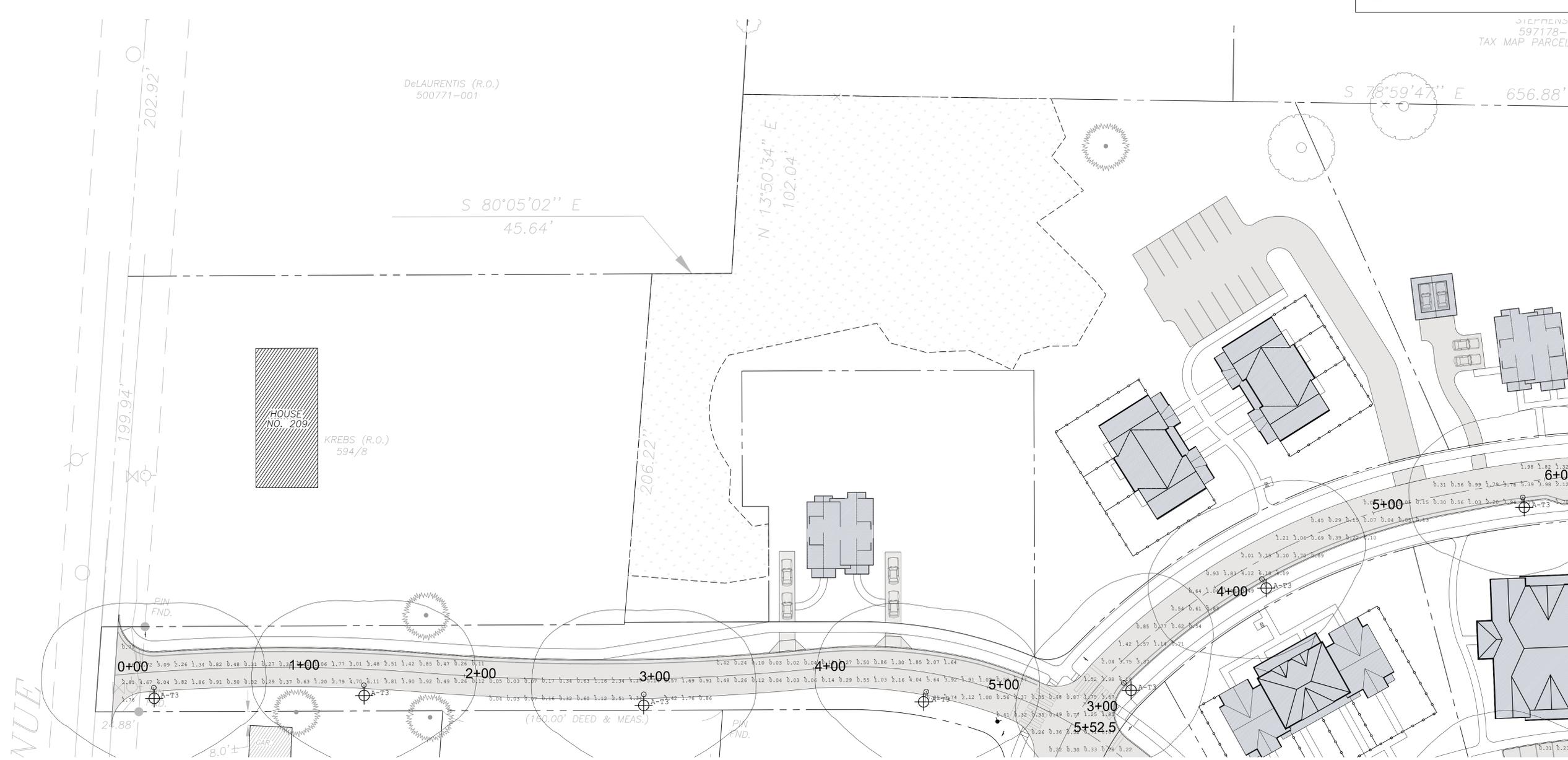
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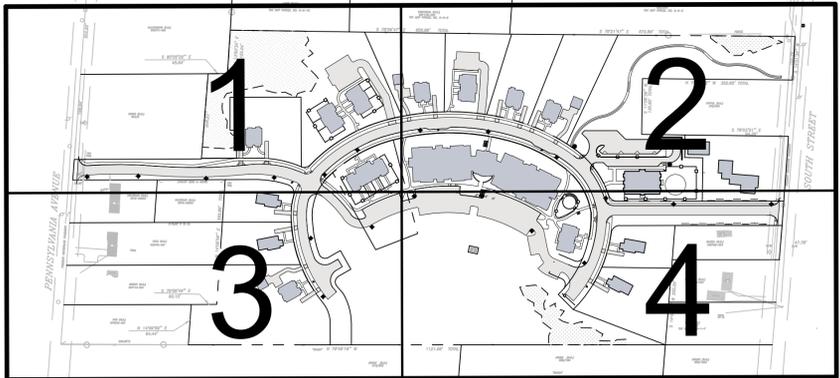
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SITE LIGHTING
PHOTOMETRICS
PLAN
ENLARGEMENT
- 1 OF 4

L-109



DRAWING NOTES:
1. REFER TO L-107 FOR SITE LIGHTING CUT SHEET.
2. BASIS-OF-DESIGN LIGHT FIXTURE IS THE THE 1914 LED LIBERTYVILLE LUMINAIRE MANUFACTURED BY STERNBERG LIGHTING.
3. ALL SITE LIGHTS ARE FULL CUT-OFF DARK SKIES COMPLAINT.



SITE LIGHTING PHOTOMETRIC PLAN ENLARGEMENT LOCATOR DIAGRAM

SITE LIGHTING PHOTOMETRICS LEGEND

- ⊕ 23 FT HIGH POLE-MOUNTED STREET LIGHT
- ⊗ 12 FT HIGH POLE-MOUNTED PEDESTRIAN PATH LIGHT



D
C
B
A

1 2 3 4 5

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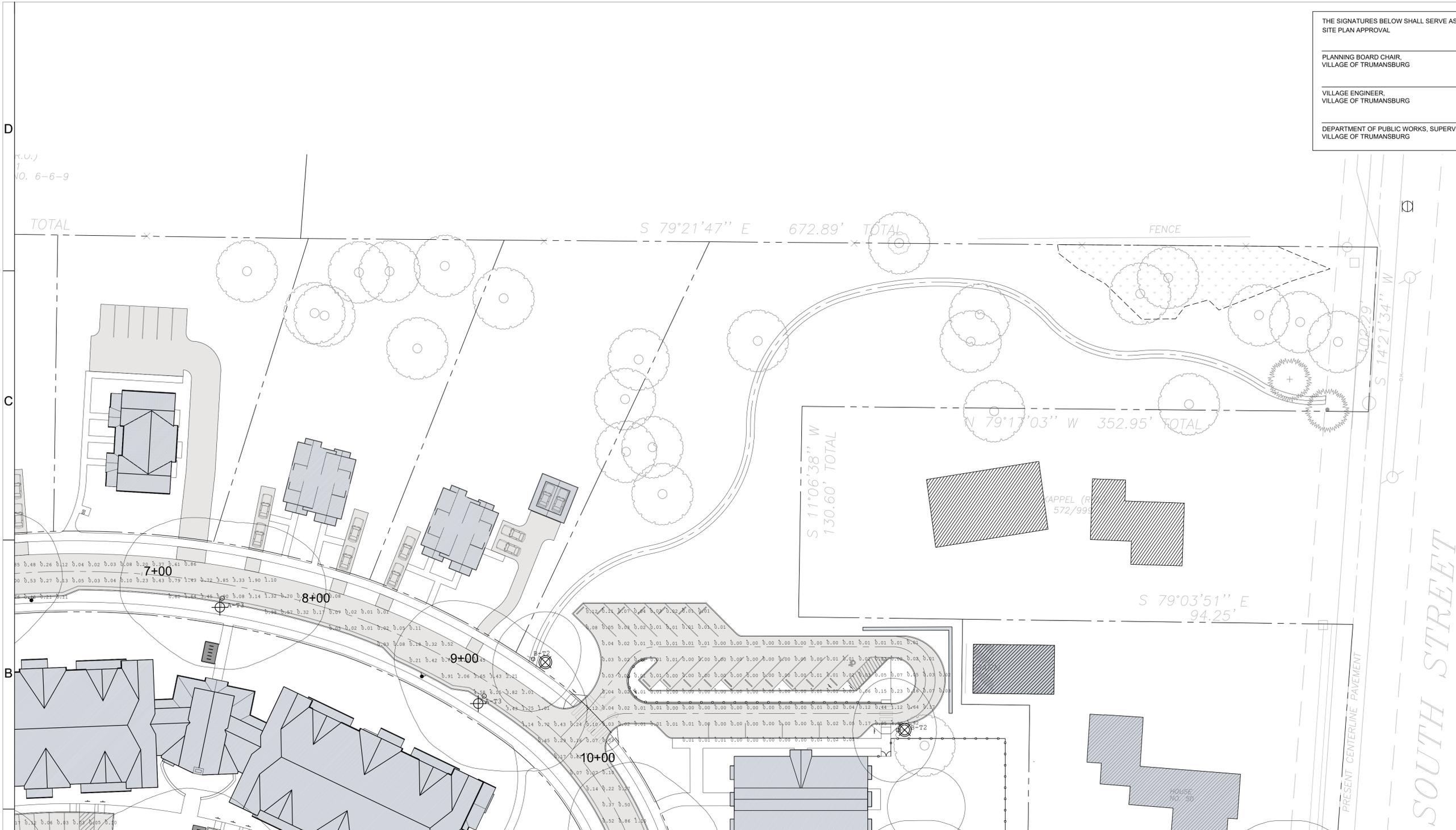
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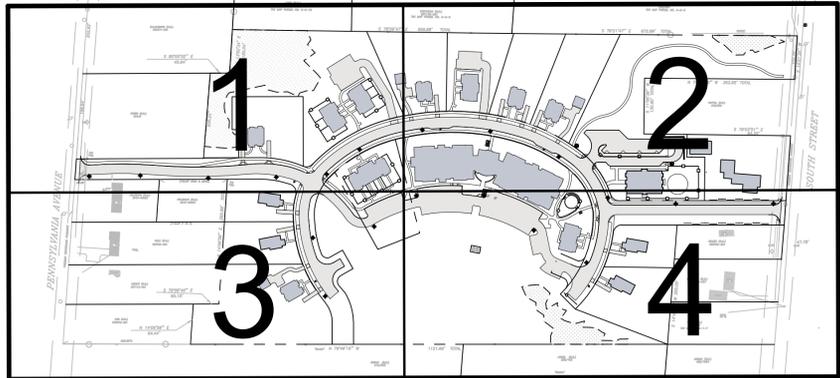
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SITE LIGHTING
PHOTOMETRICS
PLAN
ENLARGEMENT
- 2 OF 4

L-110



DRAWING NOTES:
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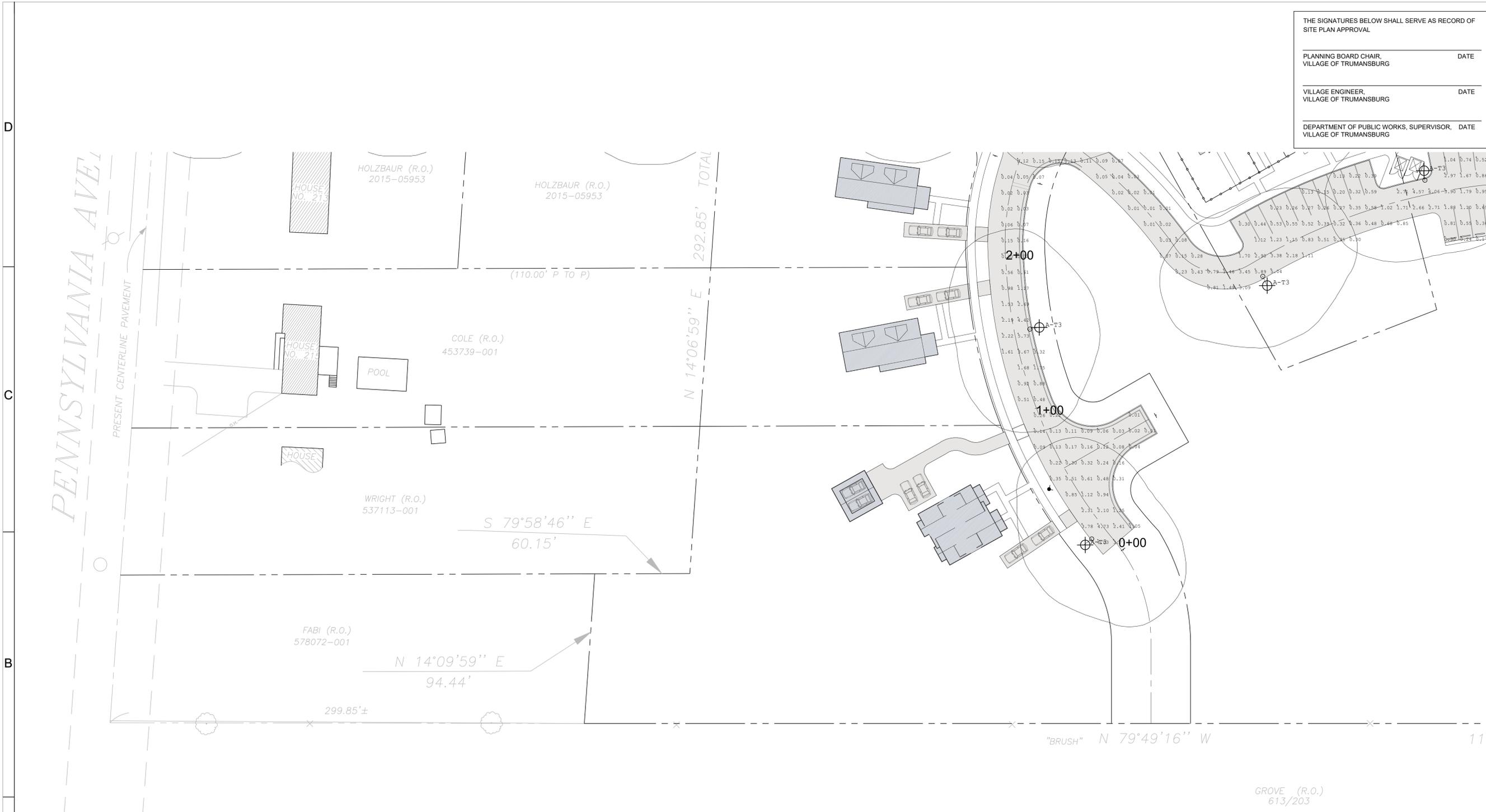


SITE LIGHTING PHOTOMETRICS LEGEND

⊕ 23 FT HIGH POLE-MOUNTED STREET LIGHT

⊗ 12 FT HIGH POLE-MOUNTED PEDESTRIAN PATH LIGHT





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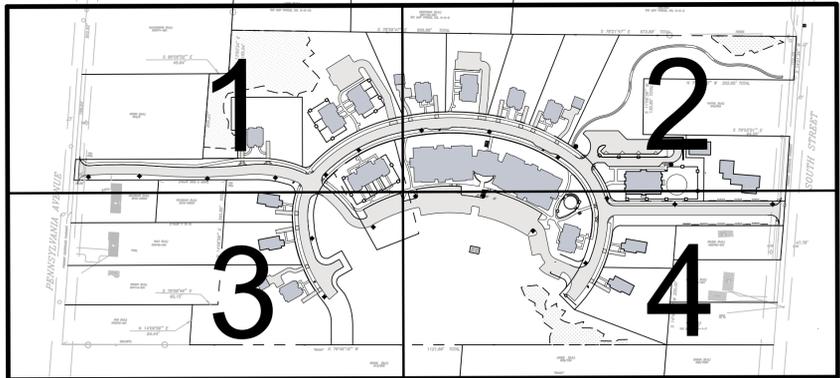
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 2. BASIS-OF-DESIGN LIGHT FIXTURE IS THE THE 1914 LED LIBERTYVILLE LUMINAIRE MANUFACTURED BY STERNBERG LIGHTING.
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SITE LIGHTING PHOTOMETRIC PLAN ENLARGEMENT LOCATOR DIAGRAM

SITE LIGHTING PHOTOMETRICS LEGEND

⊕ 23 FT HIGH POLE-MOUNTED STREET LIGHT

⊗ 12 FT HIGH POLE-MOUNTED PEDESTRIAN PATH LIGHT



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 & Sundial Property Development LLC
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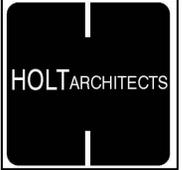
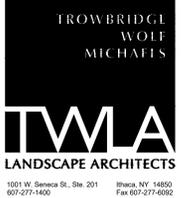
SITE LIGHTING PHOTOMETRICS PLAN ENLARGEMENT - 3 OF 4

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PLANNING BOARD CHAIR, VILLAGE OF TRUMANSBURG _____ DATE _____

VILLAGE ENGINEER, VILLAGE OF TRUMANSBURG _____ DATE _____

DEPARTMENT OF PUBLIC WORKS, SUPERVISOR, VILLAGE OF TRUMANSBURG _____ DATE _____



Architecture
Planning
Interior Design
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607-272-6477 tel.
607-273-6322 fax

NOTICE:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LANDSCAPE ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF ALTERATIONS.

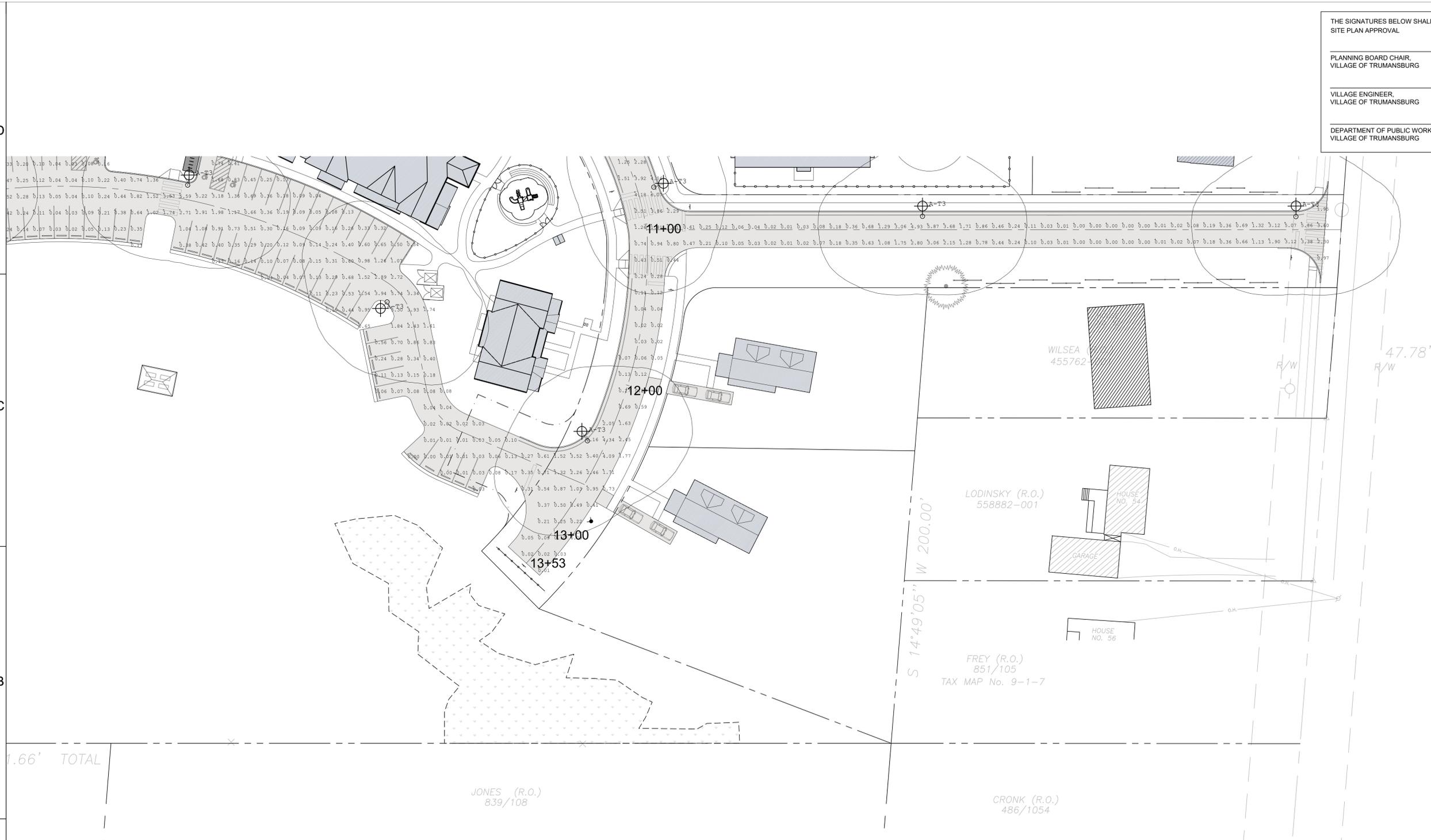
DATE	REVISION	BY
4/18/19	REVISED PER VILLAGE COMMENT	RK
3/16/18	REVISED PER VILLAGE COMMENT	RK
6/22/18	REVISED PER VILLAGE COMMENT	RK

Ithaca Neighborhood Housing Services & Sundial Property Development LLC
Crescent Way
46 South Street, Trumansburg, New York

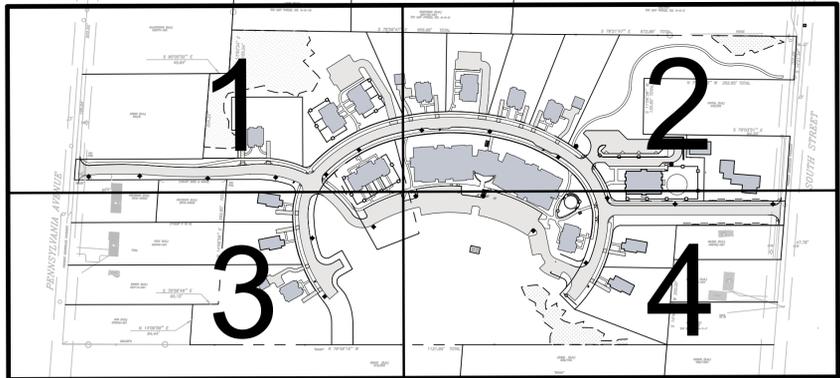
DATE:	
PROJECT:	17003
DRAWN BY:	RK
CHECKED:	

SITE LIGHTING PHOTOMETRICS PLAN ENLARGEMENT - 4 OF 4

L-112



DRAWING NOTES:
1. REFER TO L-107 FOR SITE LIGHTING CUT SHEET.
2. BASIS-OF-DESIGN LIGHT FIXTURE IS THE THE 1914 LED LIBERTYVILLE LUMINAIRE MANUFACTURED BY STERNBERG LIGHTING.
3. ALL SITE LIGHTS ARE FULL CUT-OFF DARK SKIES COMPLAINT.



SITE LIGHTING PHOTOMETRIC PLAN ENLARGEMENT LOCATOR DIAGRAM

SITE LIGHTING PHOTOMETRICS LEGEND
 23 FT HIGH POLE-MOUNTED STREET LIGHT
 12 FT HIGH POLE-MOUNTED PEDESTRIAN PATH LIGHT



D
C
B
A

1 2 3 4 5

EXHIBIT B



Phillips Lytle LLP

Memorandum

To: Lance Brabant, CPESC, Director of Planning Services
MRB Group

From: Adam S. Walters, Esq.

Date: April 17, 2019

Re: Applicants Responses to MRB Comments of August 22, 2018

Applicants' design engineers provide the following responses to your comment letter of August 22, 2018 (we have included each of your comments along with each response, in italics, for context):

PLAT, EXISTING CONDITIONS, & SITE MATERIALS PLAN

1. Please note that all dedicated roadways are to be designed to meet Village standards and provided with concrete curbing. If an alternative design is proposed, then approval from the Village Department of Public Works Supervisor is required.

Applicants' Response: Approval was received from the Village Department of Public Works Supervisor by email dated February 8, 2019 (Attached) for 22' wide paved public roads with widenings to 26' at hydrants. The public roadways will have curbing on one side, (2) 10' travel lanes, and a 2' striped shoulder off the curb-line. The approved pavement section includes 1.5 inches of Type 7F Top Course Asphalt, 3 inches of Type 3 Binder Course Asphalt and 15" of Subbase material to be compacted in 3 lifts.

2. The "Optional Future Road Extension" is to be labeled as a "50' wide Public Right-of-Way" to the Village of Trumansburg.

Applicants' Response: The Plat was revised to show this as a Public Right-of-Way.

3. The Subdivision Plat is to be revised to provide a cross access easement to all lots over the Lot 12 "Private Road" to South Street. It is also our understanding that a maintenance agreement will be provided as part of the Final Plan review process.

Applicants' Response: The Private Road has been deleted and a Public Road is now proposed so this comment is no longer applicable.

4. The proposed guard rail provided at the retaining wall at the terminus point of the Village Road is to be labeled on the plans. A detail should also be provided.

Applicants' Response: The road was shifted northeast away from the wetlands to eliminate the retaining wall and allow for a graded slope. A guard rail is still proposed and has been detailed on sheet L-107: Site Details.

5. With the exception of the access aisle provided at the proposed nursery school (Lot 8), none of the access aisles provided for accessible parking spaces meet the New York State required 8' width. The accessible parking space aisle widths will need to be revised accordingly.

Applicants' Response: The ADA parking space access aisle serving the nursery school is 8' x 21'. The ADA access aisles on lot 12 are 9' x 20'.

6. The number of driveways off the Village dedicated roadway should be reduced where possible. Lots 2, 3, 4, 5, 6, and 11 should all consider using shared driveways.

Applicants' Response: Driveway layout has been redesigned and consolidated on lots 2, 3, 4, & 6.

7. The site plans should be updated to depict a trail connection to the sidewalk along South Street with a note stating that further detail will be provided as part of Final Plan submission.

Applicants' Response: The design now provides a 5' wide dedicated public sidewalk along the north side of the proposed public road segment 'C'.

8. The Site Data Table on the Preliminary Plat should be updated to provide the total green space amount being proposed.

Applicants' Response: The Tables on the Site Plan were both updated to provide the total vegetated space amount being proposed.

GRADING, EROSION AND SEDIMENT CONTROL, & DRAINAGE PLANS

9. It is our understanding that the project will be developed in phases, therefore a phasing plan defining the proposed phase boundaries and associated acreage of each phase should be included with the Preliminary Plan set and the sequencing adjusted accordingly. This will be further defined as part of final plan review.

Applicants' Response: A proposed project construction schedule and phasing plan has been provided - see sheet L-108: Phasing Diagram.

10. The plans should be revised to label all outlet control structures with the inverts for the 3" inlet pipes. As part of the final review process, details of the individual "OCS" are to be provided.

Applicants' Response: The Grading and Drainage Plans have been updated to show the 3" inlet pipe inverts and the details were updated accordingly.

11. The cleanouts should be shown in the bioretention cross section detail.

Applicants' Response: Cleanouts were added to the detail.

12. There is a discrepancy between the bioretention detail which depicts a 6" freeboard, however, the grading plans do not reflect this. Please clarify.

Applicants' Response: The Grading Plan now shows 6" of freeboard.

13. There is a discrepancy between the elevation of the underdrain as shown on the bioretention detail (sheet C202) and the underdrain invert elevations labeled on the Drainage Plan. Please clarify. Also the section view of the bioretention filter detail should be updated to label the soil media and the proposed stone bedding. The slope dimension of the stone around the underdrain should also be provided.

Applicants' Response: Elevations of underdrains were coordinated between the detail and the Drainage Plan. Soil media and stone bedding are labeled on the detail. We are not clear on the slope dimension comment as the collection pipes are flat as noted on the detail.

14. A rim elevation should be provided for the filter overflow structure.

Applicants' Response: An additional filter overflow structure was added and both structures were redesigned to direct discharge to the Stormwater Wetland. Rims have been noted.

15. Have other options in lieu of the proposed 10' x 2.7' box culvert (C103) been considered? This is a large atypical structure that would require future maintenance by the Village. Water depth upstream during the 100-year storm is only about 0.8 feet. Would dual circular culverts work? Also, can the length be shortened? Downstream of the culvert two 18" culverts are proposed. Will these impact flows thru the box culvert? Also, the proposed easements for the box culvert should be adjusted. A detail of the box culvert is to be provided and further evaluated as part of final review.

Applicants' Response: The box culvert has been replaced with (2) 30" culvert pipes and the length adjusted to accommodate the revised layout and grading.

16. Additional elevations should be provided for the contours in the large proposed stormwater wetland. Currently some of the proposed contours, including some which do not tie into an existing contour, do not have labels.

Applicants' Response: Additional contour tags were added to the Grading Plan.

17. The enlarged plans of the spillways, including grading, spot elevations, and labels, are to be provided as part of the preliminary plan set.

Applicants' Response: Detail 4/C202 was added showing an embankment section and spillway profile.

18. In the area of buildings B and C, is the proposed sidewalk flush with the parking lot? If so, wheel stops should be provided. What about on the south side of building A? We would recommend a raised sidewalk with curbing except where adjacent to accessible parking spaces.

Applicants' Response: Raised curbs have been provided along the north side of Lots 8 & 12. The nursery school parking lot on Lot 7 is also curbed. Wheel stops are provided in locations where head in parking is not bound by raised curbing.

19. The perpendicular accessible parking space on the north side of building A does not appear to be compliant with ADA's location requirements as there are closer spaces to the building that would also not require the person to cross a vehicular lane. In addition, where accessible parallel parking is provided, the sidewalk area should be widened to accommodate deployment of a wheelchair ramp or the pavement area should be widened to allow for additional space outside of vehicular lanes. Marked access aisles are required to be provided for the full length of accessible parking spaces.

Applicants' Response: Parking lots have been reconfigured and redesigned with required ADA compliant spaces located nearest the building entrances that they serve.

20. There is a leader on sheet C105 labeled "Pennsylvania Avenue Road Alignment" identifying proposed Road A. Please clarify.

Applicants' Response: The note has been removed.

21. All end section elevations should be labeled on the grading plan.

Applicants' Response: Flared End Section inverts have been added.

22. Due to the close proximity of the outlet from STMH 1 to the outlet control structure of the stormwater management facility, a forebay should be provided at the outlet of STMH 1 for the larger storm events to prevent short circuiting the facility. Also this is a requirement of the NYSDEC Stormwater Design Manual.

Applicants' Response: A forebay has been added and grading modified to show a longer flow path for storm events between the outlet from the diversion structure to the outlet structure.

UTILITY PLANS AND UTILITY PROFILES

23. The Village requires that all public utilities, as much as possible, are to be located within the Village right-of-way outside of pavement areas. The plans should be revised to relocate the sanitary sewer and watermain outside of the pavement areas as much as possible. Any variation from this, will require the approval from the Village Supervisor of Department of Public Works. Additionally, sanitary manholes #3, 7, and 12 could likely be eliminated from the layout, especially if the watermain is moved outside the pavement area.

Applicants' Response: Approval was received from the Village Department of Public Works Supervisor by email dated October 25, 2018 (Attached) for relocation of the water mains outside the roadways where possible within the Public Roadways. Sanitary is allowed to be in the pavement within Public Roads.

24. Hydraulic calculations including the proposed peak and fire flow demands are to be included as part of preliminary plan review. Sanitary sewer calculations including the peak and average daily flows are to be provided as well.

Applicants' Response: An Engineer's Report including the above requested calculations will be submitted to MRB with the revised Preliminary Stormwater Calculations on 4-25-19.

LANDSCAPING PLAN, SITE LIGHTING & SIGNAGE PLANS & MISCELLANEOUS DETAILS

25. The provided photometrics plan should be enlarged and included with the Preliminary Plan set.

Applicants' Response: Photometric enlargement plans are now shown on sheets L-109 through L-112.

26. It was our understanding that the manufacturer cut sheets for the proposed lighting was to be provided with the current submission; however we were unable to find the cut sheets in the submitted materials.

Applicants' Response: Refer to cut sheet of light included on sheet L-103: Site Lighting and Signage Plan.

27. The existing tree symbols are difficult to distinguish from the proposed. The line weight of the proposed also makes it difficult to see some of the proposed trees in certain hatched areas.

Applicants' Response: The existing tree symbol has been changed for graphic clarity.

SWPPP AND DRAINAGE REPORT

Applicants' Note: The revised Preliminary Stormwater Calculations will be submitted to MRB on under separate cover shortly.

28. Per the plans, the spillways taper from 32' in width to 17' in width for SWMF A and to 23' in width for SWMF B. The width used in the calculations should be the width at the peak elevation.

Applicants' Response: Stormwater Wetland B was deleted as we have enough capacity in Stormwater Wetland A to provide mitigation. The emergency spillway for Wetland A is 32' in length and 13' wide per Detail 4/C202. This spillway will not be engaged by the 100-year storm. The spillway geometry in the calculations will match the details.

29. A drainage area map supporting the WQv calculations is to be provided as part of preliminary plan review. Also as required by the NYS Stormwater Management Design Manual (SWDM), the WQv for the project are to include both the onsite area and any offsite areas which drain into the project area.

Applicants' Response: A drainage area map supporting the calculations will be included the revised Preliminary Stormwater Calculations. The calculations include both onsite and offsite areas.

30. The connection or disconnection of building C to the storm sewer system should be resolved as part of the preliminary review and the calculations updated accordingly.

Applicants' Response: Building C was moved to Lot 8. Rooftop drainage will be connected.

31. We agree that the tree mapping as it relates to WQv calculations may be provided as part of final, however please note that the WQv calculations and/or number and locations of trees may need to be adjusted based on our findings once the mapping is provided.

Applicants' Response: The revised Preliminary Stormwater Calculations will include a map showing the trees used for the WQv credit.

32. The calculations to establish the weir height of CB 1 and 2 and to justify the 6" pipe is adequate is to be provided as part of preliminary review.

Applicants' Response: The revised Preliminary Stormwater Calculations will include the requested calculations.

33. The calculations labeled "Site Water Quality Volume Recalculated after Accounting for Tree Plantings" should be "Site Water Quality Volume Recalculated after Rooftop Disconnection and Accounting for Tree Plantings", as this calculation appears to be inclusive of both.

Applicants' Response: The calculations will be re-labeled and clarified in the revised Preliminary Stormwater Calculations.

34. The pipes should terminate into a forebay outside of the bioretention areas.

Applicants' Response: Forebays and respective volumes have been added to the bioretention filers.

35. The summary for pond 13P is to include the surface area and storage at elevation 992 as part of preliminary review.

Applicants' Response: The summary for all pond calculations will include the requested surface areas and storage volumes at respective elevations. The pond calculations will be included in the revised Preliminary Stormwater Calculations.

FINAL COMMENTS

36. All comments marked as final from our previous letter dated April 18, 2018, are to be addressed during review of the final plans submissions.

Applicants' Response: Noted

From: Dustin VanDerzee <DPWsuper@trumansburg-ny.gov>
Sent: Friday, February 8, 2019 7:59 PM
To: Andrew Sciarabba
Cc: Sowinski, Collin; Ryan Kovac; Brabant, Lance; Alena Fast; Joe Bowes <jbowes@ithacanhs.org> (jbowes@ithacanhs.org); Adam S. Walters
Subject: Re: Info for our 1:30 call

That all looks good to me, thanks.

Dustin VanDerzee, DPW Supervisor

Village of Trumansburg

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On Feb 8, 2019, at 7:21 PM, Andrew Sciarabba <ajs@tgmillerpc.com> wrote:

Collin and Dustin,

Thanks for working around sick kids and bad weather to hold the conference call today. We discussed the public road width and pavement cross section.

To recap the call for those who did not participate:

We will maintain the previously designed total roadway width of 22' for all public roads, with widening to 26' at hydrant locations as per code. The roadway will have two, ten foot wide travel lanes with a painted stripe curb offset of 2'.

The roadway cross section will change from:

1" Type 7 Top

3" Type 3 Binder
12" Subbase

to

1.5" Type 7F Top
3" Type 3 Binder
15" Subbase in 3 lifts per MRB section

Collin and Dustin - please let me know if I correctly captured the decisions made during the meeting.

Thanks and enjoy the weekend!

Andy

Andrew J. Sciarabba, P.E.
Principal

T.G. MILLER, P.C. *Engineers and Surveyors*

203 N. Aurora Street, Ithaca, NY 14850

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ajs@tgmillerpc.com

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From: Sowinski, Collin <CSowinski@mrbgroup.com>

Sent: Wednesday, February 6, 2019 11:04 AM

To: Andrew Sciarabba <ajs@tgmillerpc.com>; Ryan Kovac <rk@twm.la>

Cc: Dustin VanDerzee <DPWsuper@trumansburg-ny.gov>; Brabant, Lance <Lance.Brabant@mrbgroup.com>; Alena Fast <afast@ithacanhs.org>; Joe Bowes <jbowes@ithacanhs.org> (jbowes@ithacanhs.org) <jbowes@ithacanhs.org>

Subject: RE: Info for our 1:30 call

I certainly can. Will you all be calling in from a single location?

Collin Sowinski, EIT
<image001.jpg>

From: Andrew Sciarabba <ajs@tgmillerpc.com>

Sent: Wednesday, February 06, 2019 10:52 AM

To: Ryan Kovac <rk@twm.la>

Cc: Dustin VanDerzee <DPWsuper@trumansburg-ny.gov>; Brabant, Lance <Lance.Brabant@mrbgroup.com>; Sowinski, Collin <CSowinski@mrbgroup.com>; Alena Fast <afast@ithacanhs.org>; Joe Bowes <jbowes@ithacanhs.org>

(jbowes@ithacanhs.org) <jbowes@ithacanhs.org>

Subject: RE: Info for our 1:30 call

Sounds like 2:30 would work for everyone.

Collin – Will you resend call in information?

Thanks

Andy

Andrew J. Sciarabba, P.E.

Principal

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ajs@tgmillerpc.com

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From: Ryan Kovac <rk@twm.la>

Sent: Wednesday, February 6, 2019 10:33 AM

To: Andrew Sciarabba <ajs@tgmillerpc.com>

Cc: Dustin VanDerzee <DPWsuper@trumansburg-ny.gov>; brabant13

<Lance.Brabant@mrbgroup.com>; Sowinski, Collin <CSowinski@mrbgroup.com>; Alena

Fast <afast@ithacanhs.org>; Joe Bowes <jbowes@ithacanhs.org>

(jbowes@ithacanhs.org) <jbowes@ithacanhs.org>

Subject: Re: Info for our 1:30 call

Yes, except for between 11-12.

On Wed, Feb 6, 2019, 9:17 AM Andrew Sciarabba <ajs@tgmillerpc.com> wrote:

Alena and Ryan. Are you available Friday?

Thx

Andy

Andrew J. Sciarabba, P.E.

Principal

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From: Dustin VanDerzee <DPWsuper@trumansburg-ny.gov>
Sent: Wednesday, February 6, 2019 9:08 AM
To: Andrew Sciarabba <ajs@tgmillerpc.com>
Cc: Brabant, Lance <Lance.Brabant@mrbgroup.com>; Sowinski, Collin <CSowinski@mrbgroup.com>; Ryan Kovac <rk@twm.la>; Alena Fast <afast@ithacanhs.org>; Joe Bowes <jbowes@ithacanhs.org> (jbowes@ithacanhs.org) <jbowes@ithacanhs.org>
Subject: Re: Info for our 1:30 call

I have a water training class all day tomorrow but I am free on Friday.

Dustin VanDerzee, DPW Supervisor

Village of Trumansburg

[56 East Main Street](#)

[Trumansburg NY, 14886](#)

[\(607\)-387-6501](#)

www.trumansburg-ny.gov

On Feb 6, 2019, at 8:33 AM, Andrew Sciarabba <ajs@tgmillerpc.com> wrote:

The only conflict I have this week is Friday morning between 8 and 10:30.

Andy

Andrew J. Sciarabba, P.E.

Principal

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From: Brabant, Lance <Lance.Brabant@mrbgroup.com>

Sent: Wednesday, February 6, 2019 8:12 AM

To: Andrew Sciarabba <ajs@tgmillerpc.com>

Cc: Dustin VanDerzee <DPWsuper@trumansburg-ny.gov>; Sowinski, Collin <CSowinski@mrbgroup.com>; Ryan Kovac <rk@twm.la>; Alena Fast <afast@ithacanhs.org>; Joe Bowes <jbowes@ithacanhs.org> (jbowes@ithacanhs.org) <jbowes@ithacanhs.org>

Subject: RE: Info for our 1:30 call

We are available for a phone conference this week to discuss Village roadway specifications. Need to confirm Dustin's availability. Thursday will be the hardest day for me.

On Feb 6, 2019 7:37 AM, Andrew Sciarabba <ajs@tgmillerpc.com> wrote:

Morning Lance. Any chance of a meeting this week?

Andy

Andrew J. Sciarabba, P.E.

Principal

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From: Brabant, Lance <Lance.Brabant@mrbgroup.com>

Sent: Friday, February 1, 2019 6:42 PM

To: Andrew Sciarabba <ajs@tgmillerpc.com>; Dustin VanDerzee <DPWsuper@trumansburg-ny.gov>

Cc: Sowinski, Collin <CSowinski@mrbgroup.com>; Ryan Kovac <rk@twm.la>; Alena Fast <afast@ithacanhs.org>; Joe Bowes <jbowes@ithacanhs.org> (jbowes@ithacanhs.org) <jbowes@ithacanhs.org>

Subject: RE: Info for our 1:30 call

We'll follow up next with you all as well. Have a great weekend!

Lance Brabant, CPESC

Director of Planning Services



From: Andrew Sciarabba <ajs@tgmillerpc.com>
Sent: Friday, February 01, 2019 4:32 PM
To: Brabant, Lance <Lance.Brabant@mrbgroup.com>; Dustin VanDerzee <DPWsuper@trumansburg-ny.gov>
Cc: Sowinski, Collin <CSowinski@mrbgroup.com>; Ryan Kovac <rk@twm.la>; Alena Fast <afast@ithacanhs.org>; Joe Bowes <jbowes@ithacanhs.org> (jbowes@ithacanhs.org) <jbowes@ithacanhs.org>
Subject: RE: Info for our 1:30 call

Hey all. Hope we are out of the frozen woods. Next week looks warmer so I was hoping we could reschedule the meeting.

Dustin, let us know your availability.

Thanks

Andy

Andrew J. Sciarabba, P.E.

Principal

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ajs@tgmillerpc.com

www.tgmillerpc.com

From: Brabant, Lance <Lance.Brabant@mrbgroup.com>
Sent: Wednesday, January 30, 2019 1:05 PM
To: Dustin VanDerzee <DPWsuper@trumansburg-ny.gov>; Andrew Sciarabba <ajs@tgmillerpc.com>
Cc: Sowinski, Collin <CSowinski@mrbgroup.com>; Ryan Kovac <rk@twm.la>; Alena Fast <afast@ithacanhs.org>; Joe Bowes <jbowes@ithacanhs.org> (jbowes@ithacanhs.org) <jbowes@ithacanhs.org>
Subject: RE: Info for our 1:30 call

Okay. Understood. Please let us know a day and time that works for you and we will reschedule this. Thank you.

Lance Brabant, CPESC

Director of Planning Services



From: Dustin VanDerzee <DPWsuper@trumansburg-ny.gov>
Sent: Wednesday, January 30, 2019 1:04 PM
To: Andrew Sciarabba <ajs@tgmillerpc.com>
Cc: Sowinski, Collin <CSowinski@mrbgroup.com>; Brabant, Lance <Lance.Brabant@mrbgroup.com>; Ryan Kovac <rk@twm.la>; Alena Fast <afast@ithacanhs.org>; Joe Bowes <jbowes@ithacanhs.org> (jbowes@ithacanhs.org) <jbowes@ithacanhs.org>
Subject: Re: Info for our 1:30 call

Andy, I'm not going to be available for the call. It's been snowing in town here for the last hour so we will be out plowing streets.

Dustin VanDerzee, DPW Supervisor

Village of Trumansburg

[56 East Main Street](#)

[Trumansburg NY, 14886](#)

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www.trumansburg-ny.gov

On Jan 30, 2019, at 12:59 PM, Andrew Sciarabba
<ajs@tgmillerpc.com> wrote:

Collin,

See the two attached exhibits.

Andy

Andrew J. Sciarabba, P.E.

Principal

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ajs@tgmillerpc.com

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From: Sowinski, Collin <CSowinski@mrbgroup.com>
Sent: Wednesday, January 30, 2019 12:58 PM
To: Andrew Sciarabba <ajs@tgmillerpc.com>;
Brabant, Lance <Lance.Brabant@mrbgroup.com>;
Dustin VanDerzee <dpwsuper@trumansburg-ny.gov>
Cc: 'Ryan Kovac' <rk@twm.la>; Alena Fast
<afast@ithacanhs.org>; 'Joe Bowes
<jbowes@ithacanhs.org> (jbowes@ithacanhs.org)'
<jbowes@ithacanhs.org>
Subject: RE: Info for our 1:30 call

Andy,

What sections of chapter 2 will you likely be referencing? I ask so that I can print out select sections rather than printing out the whole chapter if possible.

Collin Sowinski, EIT

<image001.jpg>

From: Andrew Sciarabba <ajs@tgmillerpc.com>
Sent: Wednesday, January 30, 2019 12:53 PM
To: Brabant, Lance <Lance.Brabant@mrbgroup.com>;
Sowinski, Collin <CSowinski@mrbgroup.com>; Dustin
VanDerzee <dpwsuper@trumansburg-ny.gov>
Cc: 'Ryan Kovac' <rk@twm.la>; Alena Fast

<afast@ithacanhs.org>; 'Joe Bowes
<jbowes@ithacanhs.org> (jbowes@ithacanhs.org)'
<jbowes@ithacanhs.org>
Subject: Info for our 1:30 call

Warm afternoon folks!

In assessing the recommended roadway cross-section provided by the MRB Group for possible application to the 46 South Street project, we have referred to the NYSDOT Chapter 2 of the Highway Design Manual for further guidance as to best practices and state level standards.

As part of the discussion please find a link to this document for your reference:

https://www.dot.ny.gov/divisions/engineering/design/dqab/hdm/hdm-repository/chapt_02.pdf

Thanks

Andy

Andrew J. Sciarabba, P.E.

Principal

T.G. MILLER, P.C. *Engineers and Surveyors*

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<Exhibit2-8.pdf>

<Exhibit2-7.pdf>

From: Dustin VanDerzee <DPWsuper@trumansburg-ny.gov>
Sent: Thursday, October 25, 2018 5:39 PM
To: Andrew Sciarabba
Subject: Fwd: 46 S Street Mtg with Village DPW

Sorry Andy, I thought I had hit respond to everyone, apparently I only sent this email to Shaun.

Dustin VanDerzee, DPW Supervisor

[Village of Trumansburg](#)

[56 East Main Street](#)

[Trumansburg NY, 14886](#)

[\(607\)-387-6501](#)

www.trumansburg-ny.gov



Begin forwarded message:

From: Dustin VanDerzee <DPWsuper@trumansburg-ny.gov>
Date: October 10, 2018 at 9:30:22 AM EDT
To: "Logue, Shaun" <SLogue@mrbgroup.com>
Subject: Re: 46 S Street Mtg with Village DPW

Hi Shaun,

We are all set with the curbing the way it is. I discussed it first thing this morning with everyone.

Dustin VanDerzee, DPW Supervisor

[Village of Trumansburg](#)

[56 East Main Street](#)

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On Oct 10, 2018, at 9:20 AM, Logue, Shaun
<SLogue@mrbgroup.com> wrote:

<image002.gif>

Hello Dustin:

Have you had an opportunity to discuss with staff regarding the curbing?

I've updated Lance on our discussion and once we have heard back from you, we can discuss the appropriate cross-section for the roadway.

Thanks,

Shaun Logue

<image003.jpg>

From: Andrew Sciarabba <ajs@tgmillerpc.com>

Sent: Tuesday, October 09, 2018 10:44 AM

To: Alena Fast <afast@ithacanhs.org>; 'Joe Bowes

<jbowes@ithacanhs.org> (jbowes@ithacanhs.org)'

<jbowes@ithacanhs.org>; Adam S. Walters

<AWalters@phillipslytle.com>; Peter Trowbridge <pjt@twm.la>; 'Ryan

Kovac' <rk@twm.la>; Brabant, Lance <Lance.Brabant@mrbgroup.com>;

Logue, Shaun <SLogue@mrbgroup.com>; Dustin VanDerzee

<dpwsuper@trumansburg-ny.gov>

Subject: 46 S Street Mtg with Village DPW

Dustin and Shaun,

Thanks for meeting this morning. Here is a summary of what was discussed.

1. Per the MRB review letter dated August 22, 2018 – Comment #1 –
“Please note that all dedicated roadways are to be designed to meet Village standards and provided with concrete curbing. If an alternative design is proposed, then approval from the Village Department of Public Works Supervisor is required.”
 - a. There are many references to curbing in the Article 4 of the Village Subdivision Regulations but the regulations are not implicit in the requirement for curbing. The typical roadway cross section in Section 490.2 does not show curbs and many Village roadways have no curbing or curbing on one side of the roadway only.
 - b. The project proposes curbing on one side of all roads to be dedicated to the Village as the road surfaces are sloped to the curb line and not crowned. Stormwater inlets are located along this curb line to collect runoff and direct it to the stormwater management facilities.
 - c. Dustin indicated curbing on one side may be acceptable but wanted to confirm with other Village staff. He will confirm if curbing is required on both sides of the roadway.
2. Per the MRB review letter dated August 22, 2018 – Comment #23 –
“The Village requires that all public-utilities, as much as possible, are to be located within the Village right-of-way outside of pavement areas. The plans should be revised to relocate the sanitary sewer and water main outside of the pavement areas as much as possible. Any variation from this, will require the approval from the Village Supervisor of Department of Public Works.”
 - a. Utility Plans C107 and C108 were reviewed and the preferences from the Supervisor were:
 - i. Water should be moved outside of roadways where possible.
 - ii. Sanitary is allowed to be in the roadway.
 - iii. NYSEG gas and electric should be on the opposite side of the ROW from all water mains.
 - b. TGM will move the water main outside of the pavement as shown on the attached utility plan markups dated 10/9/18. Some hydrants may need to move to the opposite side of the roadway. Water main locations in the private lots and the Penn Ave roadway are acceptable as shown.
3. Dustin and MRB will review and comment on the proposed asphalt cross section shown on the L Drawings.

Dustin and Shaun,

Please confirm that I documented our conversations correctly.

Thanks

Andy

Andrew J. Sciarabba, P.E.

Principal

T.G. MILLER, P.C. *Engineers and Surveyors*

203 N. Aurora Street, Ithaca, NY 14850

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EXHIBIT C

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: 46 South Street Crescent Way		
Project Location (describe, and attach a general location map): 46 South Street, Trumansburg, NY 14886		
Brief Description of Proposed Action (include purpose or need): Subdivision of 19.115 acre parcel into 14 parcels to include single family homes, multifamily townhomes, and an apartment building in a mix of rental and for-sale units. Construction of a nursery school to be owned by Trumansburg Community Nursery School. Development of new street right-of-way to be deeded to the Village of Trumansburg. and Existing Tax Map # 9.-1-4 (50 South Street) = 0.823 Acres into 15		
Name of Applicant/Sponsor: Ithaca Neighborhood Housing Services	Telephone: 607-277-4500	E-Mail: jbowes@ithacanhs.org
Address: 115 West Clinton Street		
City/PO: Ithaca	State: NY	Zip Code: 14850
Project Contact (if not same as sponsor; give name and title/role): Same as Sponsor	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Sundial Property Development, LLC	Telephone:	E-Mail: cbrenner@claudiabrennerdesign.com
Address: 421 N. Aurora Street		
City/PO: Ithaca	State: NY	Zip Code: 14850

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Section 567-j of the NY Real Property Tax Law	Projected February 2019 September 2020
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board: SEQR/VEQR; Subdivision, & Site Plan Review	SEQR/VEQR, Subdivision, Site Plan Review: 12/15/17
c. City Council, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Potential Special Use Permit for Community Room Nurses School, Parking & Area	TBD; Dependent on Zoning Determination Variances Granted March, 2019
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Village of Trumansburg Water Dept for new service	Projected application date: February 2019 June 2020
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Tompkins County Community Development Funds	Projected application date: June 2019 August 2019
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		June 2020
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC: SWPPP SHPO, NYS HCR, NYS HTFC	NYSDEC: Projected February 2019 SHPO: 2/2017, NYS HCR/HTFC 12/19
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	U.S. Army Corps of Engineers	Projected application date: February 2019 June 2020
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s): _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s): _____ _____	

C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Residential 1
- b. Is the use permitted or allowed by a special or conditional use permit? Yes No
- c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

- a. In what school district is the project site located? Trumansburg Central School District
- b. What police or other public protection forces serve the project site?
Tompkins County Sheriff's Department, Village of Trumansburg Police
- c. Which fire protection and emergency medical services serve the project site?
Village of Trumansburg Fire Department, Village of Trumansburg EMS
- d. What parks serve the project site?
Playground area located at Trumansburg Central School within 1/2 mile. Taughannock State Park located within three miles.

D. Project Details

D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential
- b. a. Total acreage of the site of the proposed action? 19.938 acres
b. Total acreage to be physically disturbed? 15.74 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 19.938 acres
- c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____
- d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
New street right-of-way; single and multi family residential
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? 15 15,078 SF 249,276 SF
iv. Minimum and maximum proposed lot sizes? Minimum 45,054 Maximum 834,469 SF
- e. Will proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
• Total number of phases anticipated 4
• Anticipated commencement date of phase 1 (including demolition) 11 month 2019 year 2020
• Anticipated completion date of final phase 11 month 2020 year 2024
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____
The roadway must be installed for each phase to begin. The rental portion, nursery school, and some of the affordable for sale homes would be developed in one phase. The for sale portion will be developed in smaller phases as lots sell and financing is secured.

f. Does the project include new residential uses? Yes No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	<u>4</u>	<u>1</u>	<u>2</u>	<u>44</u>
At completion of all phases	<u>4</u>	<u>12</u>	<u>5</u>	<u>52</u>

g. Does the proposed action include new non-residential construction (including expansions)? Yes No

If Yes,

- i. Total number of structures 1
- ii. Dimensions (in feet) of largest proposed structure: 24 height; 53 width; and 83 length
- iii. Approximate extent of building space to be heated or cooled: 4,500 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No

If Yes,

- i. Purpose of the impoundment: Temporary storage of stormwater runoff
- ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Surface water from new development
- iii. If other than water, identify the type of impounded/contained liquids and their source. _____
- iv. Approximate size of the proposed impoundment. Volume: 0.91 million gallons; surface area: 1.29 acres
- v. Dimensions of the proposed dam or impounding structure: 3.5' max height; 240' total length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth Fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
If yes, describe. _____

- v. What is the total area to be dredged or excavated? _____ acres
- vi. What is the maximum area to be worked at any one time? _____ acres
- vii. What would be the maximum depth of excavation or dredging? _____ feet
- viii. Will the excavation require blasting? Yes No
- ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Jurisdictional wetlands A and B and isolated wetlands D and E as shown on the Boundary and Topographic Map.
The USACE review of the jurisdictional status of all site wetlands has been completed.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Jurisdictional wetland A - Fill in 0.02 acres. Jurisdictional wetland B - Fill in 0.05 acres. Total fill of jurisdictional wetlands = 0.07 acres.
Isolated wetland D - Fill in 0.01 acres. Isolated wetland E - Fill in 0.05 acres. Total fill of isolated wetlands = 0.06 acres. 0.03 0.08

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: Sediments to be removed prior to filling activities.

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____
No mitigation necessary for filling isolated wetlands or filling less than 0.10 acres of jurisdictional wetlands. ACOE permits to be obtained.

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: 16,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: Village of Trumansburg
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: 2,600
The extension of approximately 2,600 LF of 8" ductile iron water main.
- Source(s) of supply for the district: Village Wells

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____
N/A

vi. If water supply will be from wells (public or private), maximum pumping capacity: 1360 gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: 16,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: Village of Trumansburg
- Name of district: Village of Trumansburg
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will line extension within an existing district be necessary to serve the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Extensions of gravity sewers from the site to South Street.

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

None

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or ~~4.69~~ acres (impervious surface) 5.37
 _____ Square feet or ~~19.11~~ acres (parcel size) 19.938

ii. Describe types of new point sources. Ditches, pipes, swales and curbs

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site stormwater management facilities

• If to surface waters, identify receiving water bodies or wetlands: _____

N/A

• Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

- i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of 12:00 to 1:00.
- ii. For commercial activities only, projected number of semi-trailer truck trips/day: N/A
- iii. Parking spaces: Existing 0 Proposed 154 Net increase/decrease 154
- iv. Does the proposed action include any shared use parking? Yes No
- v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
Refer to attached Traffic Impact Study. Creation of a new public right-of-way connecting to Pennsylvania Avenue. Creation of a new private drive connecting to South Street. Creation of a new horseshoe shaped interior public right-of-way. public right-of-way

- vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
- vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
- viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

- i. Estimate annual electricity demand during operation of the proposed action: _____
- ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
- iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00-7:00
- Saturday: 8:30-5:00
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 8:00-5:00 Nursery School
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
During construction: typical noise associated with construction activities of this type. Construction within normal operating hours.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
Describe: _____

n.. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Refer to project lighting plan.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

- i. Check all uses that occur on, adjoining and near the project site.
 - Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 - Forest Agriculture Aquatic Other (specify): _____
- ii. If mix of uses, generally describe:

The surrounding properties are primarily suburban residential in use. Directly adjacent is a vacant field.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0 0.22	4.69 5.37	+4.69 +5.15
• Forested	5.52	2.68	-2.84
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	12.26	7.15 6.70	-5.11 -5.56
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	1.34	1.27 1.26	-0.07 -0.08
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn - no mow	0.00 0.60	0.00 3.93	+3.33

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities:
Trumansburg Central Schools

e. Does the project site contain an existing dam? Yes No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
 iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >25 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:	Rhinebeck silt loam	47.1 %
	Howard gravelly loam	33.2 %
	Ovid and Lansing silt loams	19.7 %

d. What is the average depth to the water table on the project site? Average: _____ 0-17 feet

e. Drainage status of project site soils: Well Drained: _____ 33 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ 67 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 95 % of site
 10-15%: _____ 4 % of site
 15% or greater: _____ 1 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Wetlands A-F: ACOE completed jurisdiction determination Approximate Size 1.34 acres
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No

If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Refer to flora and fauna report. _____

n. Does the project site contain a designated significant natural community? Yes No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:
• Currently: _____ acres
• Following completion of project as proposed: _____ acres
• Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
Refer to the attached rare Flora and Fauna Survey.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): USDA Forest Service Productivity Index PI=10/11

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
If Yes:
i. Nature of the natural landmark: Biological Community Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Cayuga Lake Scenic Byway</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Scenic byway around Cayuga Lake</u>	
<i>iii.</i> Distance between project and resource: _____ <u>2</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Ithaca Neighborhood Housing Services Date 9/4/2018

Signature  Title Director of Real Estate Development

