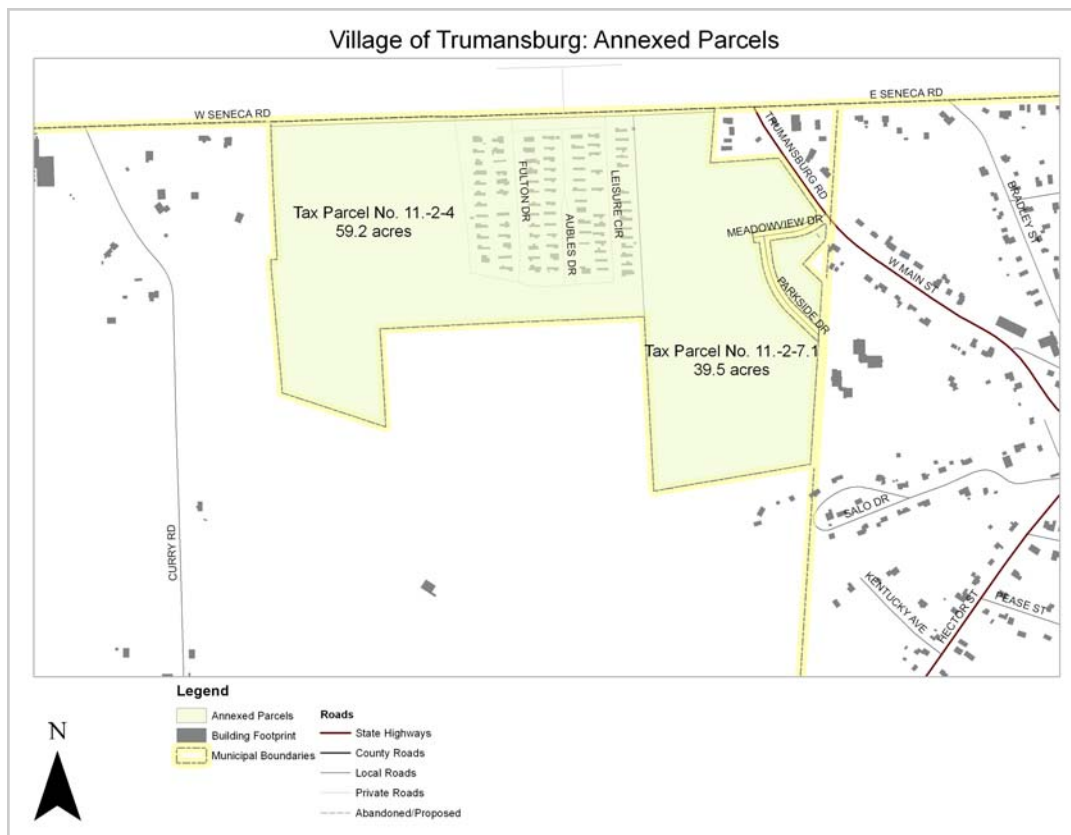


APPENDIX D: ANNEXED PARCELS TO THE VILLAGE, FEBRUARY 2008

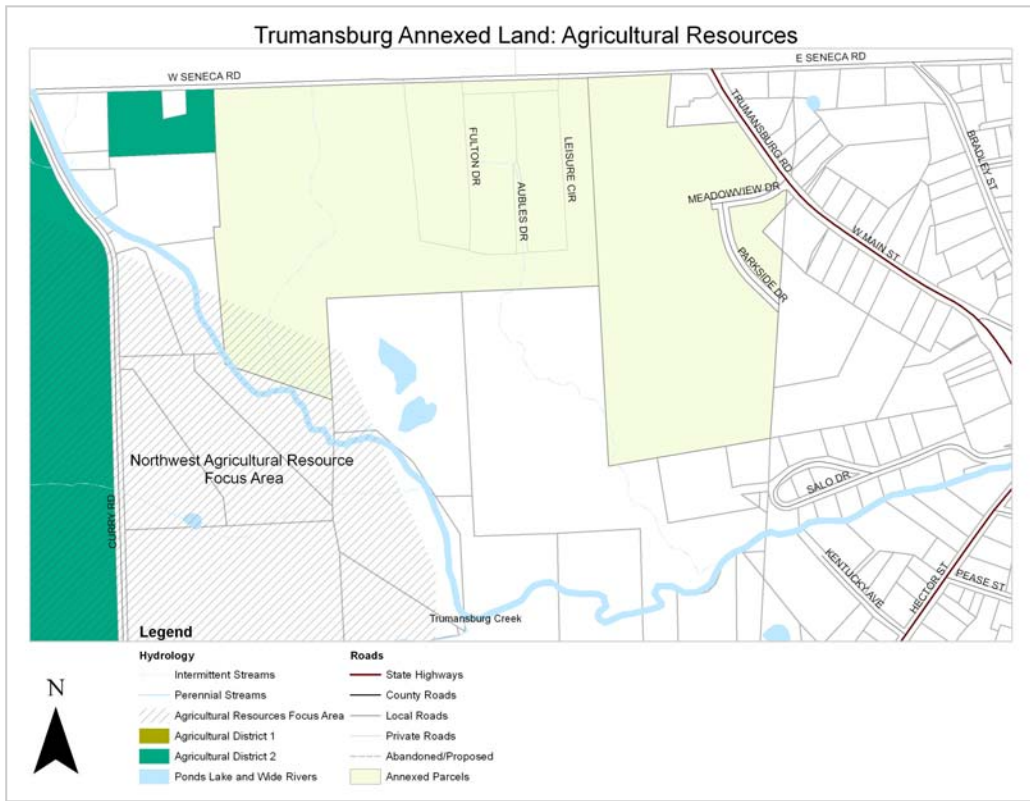
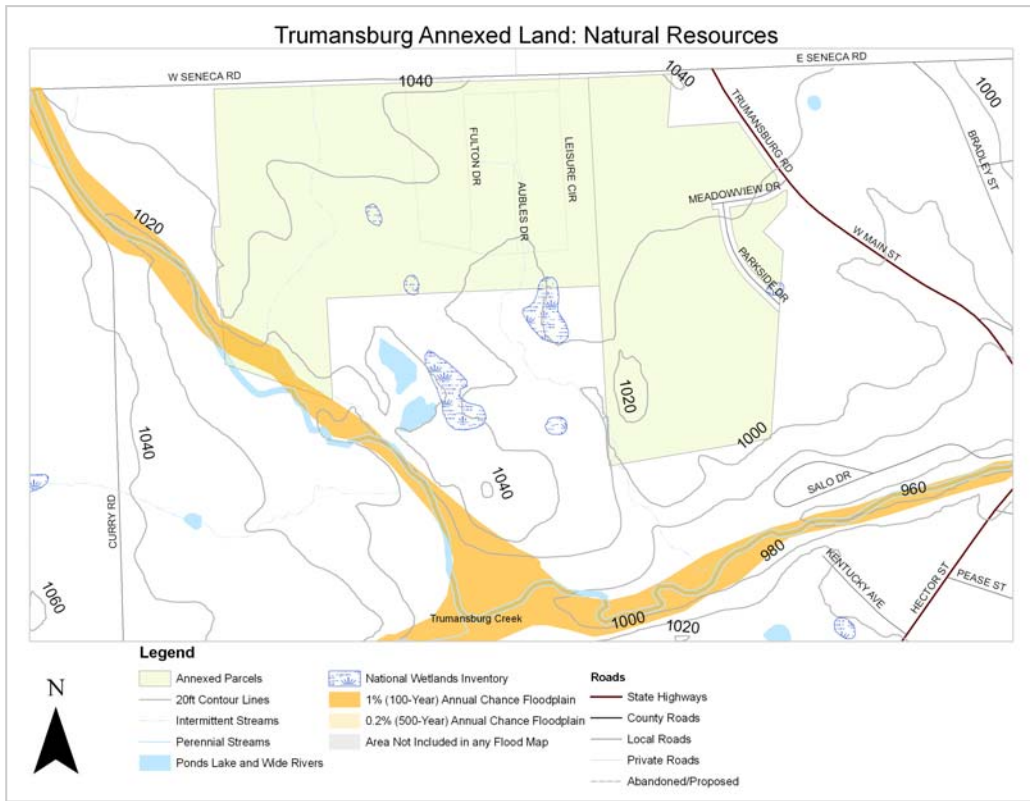


**CURRENT LAND USE**

There are two parcels that make up the annexed lands to the Village: Tax Parcel No. 11.-2-4, herein referred to as Tax Parcel No. 1, and Tax Parcel No. 11.-2-7.1, herein referred to as Tax Parcel No. 2. Tax Parcel No. 1 is 59.2 acres and contains the Leisure Living Estates Trailer Park. The remainder of the parcel is vacant land. Tax Parcel No. 2 is 39.5 acres and is vacant land. Meadowview Drive and Parkside Drive, which leads to the Trumansburg Apartments, splits the parcel into two sections.

**Natural and Agricultural Resources**

There are very few areas of concern for either parcel as related to the natural features located on them. A 100-year flood zone is located along the southern, wooded portion of Tax Parcel No. 1. There are two intermittent creeks that run through the parcel; one is a tributary of Trumansburg Creek, the other is a tributary of Boardman Creek. Also on Tax Parcel No. 1 there are two, less than ½ acre, National Wetland Inventory (NWI) wetlands. There is also a smaller portion of an NWI wetland, with the majority of the wetland located on an adjacent parcel. A small portion of



the tributary of Boardman Creek runs through the wooded southwestern corner of Tax Parcel No. 2.

Tax Parcel No. 1 is not located in an Agricultural District and is adjacent to a parcel that is included in Agricultural District 2. The southern, wooded portion of Tax Parcel No. 1 is part of the Northwest Agricultural Resource Focus Area identified in the Tompkins County Comprehensive Plan.

#### ANNEXED LANDS TO THE VILLAGE

##### *20-Year Vision:*

In 2028, the annexed lands are incorporated into the Village of Trumansburg and become a natural extension of the Village. The annexed lands have provided opportunities for additional residential development, a commercial area that supports the Main Street downtown commercial core, a light industrial center which provides job creation and areas of open space that preserve the natural features of the land.

#### **Community**

The annexed lands offer multiple opportunities for positive growth within the Village. As stated in the Auble Annexation Findings, there are six items of note that will support the community as a whole. They are as follows:

- (i) enhance, grow and coordinate needed commercial areas within the Village and the adjacent area of the Town proposed for annexation,
- (ii) protect the Village's boundary from uses and/or development that could be inconsistent with and/or injurious to the Village's best interests,
- (iii) maintain and build upon the unity of purpose and community that exists in the area,
- (iv) better pursue alternative affordable housing options that are currently lacking in the Village,
- (v) enable the Village to enforce a 2003 Manufactured Home Park (MHP) Law which requires that a MHP exist within the Village, and
- (vi) provide economic development, jobs and other economic benefits to both the Village and the Town. (Auble Annexation Findings, Resolutions and Order – Approval.1. 8/21/07)

Working towards this vision, our **community goals** are:

#### **Community Goals**

1. The annexed lands are developed so as to create and maintain a strong connection between the new developments and the existing, supporting community.
2. Establish a welcoming entrance to the Village and develop a safe pedestrian access along

Seneca Road to Route 96.

3. New residential and commercial development is in keeping with traditional Village development patterns.

### **Housing**

New residential development will be a mix of single-family and multi-family units with a focus on providing quality, affordable housing. On Tax Parcel No. 1 the Village anticipates a small, limited expansion of the mobile home park to the west of the existing mobile home park. On Tax Parcel No. 2 housing development will provide for varying lot sizes, densities and economic scale. An area maintained as open space will provide a natural buffer for the housing development. Densities will be similar to those found in the Village.

Working towards this vision, our **housing goals** are:

### **Housing Goals**

1. New housing construction provides a variety of architectural styles, housing densities and housing options to meet the needs of various socio-economic situations.
2. New residential developments contain narrow, connected streets and sidewalks to provide safe connections within the neighborhood and to the downtown and adjacent neighborhoods.

### **Economic Development**

As part of the gateway to the Village on Route 96, the commercial area will provide amenities to support the new residential developments and the existing manufactured home park. All commercial development will be set back 200 feet from Route 96 so as to provide a natural, green entrance to the Village. The entrance will provide a welcoming gateway to the Village that signals to visitors and residents alike, they have entered Trumansburg. Meadowview Drive should be extended and connect with Seneca Road. Meadowview Drive will be the only access to the new commercial development and, therefore, no additional curb cuts will be needed on Route 96 or Seneca Road. The impact of development on Seneca Road is unknown at this time but traffic control measures may be needed at the intersection of Seneca Road and Route 96.

Light industrial development will create much needed job opportunities in the Village. Technology parks, business parks and light industrial manufacturing could locate in this area. There is currently no light industrial development in the Village; therefore, this would fulfill an unmet need. The wooded area on the parcel provides a natural buffer between the light industrial/commercial development and the residential area.

Working towards this vision, our **economic development goals** are to:

### **Economic Development Goals**

1. Provide opportunities for additional commercial establishments that support and enhance the existing downtown core and allow for businesses not appropriate in the downtown core.
2. Design new commercial development to promote an attractive and welcoming entrance to the Village through appropriate landscaping and setback requirements.
3. Encourage employment center and commercial uses that are inappropriate to locate near populated areas.
4. The commercial area will be built in an environmentally sensitive manner and will be primarily made up of locally owned businesses.

### **Environment**

Open, natural space and green buffers provide opportunities for recreation, trails and non-animal agriculture. Open space and green buffers allow for smooth transitions between zones and a buffer between residential areas.

Characteristics of a green buffer include a network of landscaped and/or natural areas threading through a site. Green buffers provides residents of more dense neighborhoods with a connection to the natural world as well as many environmental benefits including absorption of storm water. (Lincoln Land Institute, Visualizing Density)

Working towards this vision, our **environment goals** are:

### **Environment Goals**

1. Maintain a 100-foot buffer along the Trumansburg Creek tributary.
2. Housing will be developed in a manner that allows open space to be maintained.

### **Findings, Resolutions and Order of the Village of Trumansburg Pursuant to Article 17 of the New York State General Municipal Law**

Document is included.

