

August 20, 2025

Village of Trumansburg Planning Board
56 East Main Street
Trumansburg, NY 14886

Re: Subdivision Application – 37 Halsey Street, Trumansburg, NY

Owners/Applicants: Noah and Jennifer Demarest

Dear Members of the Planning Board,

We are excited to submit this application for a minor subdivision at 37 Halsey Street in the Village of Trumansburg. The proposal involves subdividing two contiguous vacant lots totaling 2.0 acres into four approximately 0.5 +/- acre lots, each suitable for single-family residential development in accordance with the Village Zoning Code.

Enclosed with this letter are the following materials for your review:

- Completed Application for Subdivision
- Completed Part 1 of the Short Environmental Assessment Form (EAF)
- Subdivision Narrative
- Existing Boundary Survey
- Preliminary Subdivision Plat

The property is located within the Residential Zoning District and is served by public water and sewer with electric and internet readily available at the street. There are no anticipated environmental impacts, and no zoning variances are requested.

We respectfully request that this application be placed on the Planning Board's agenda for preliminary review at the next available meeting. Please let us know if any additional information is needed.

Sincerely,

Noah and Jennifer Demarest
34 Whig Street
Trumansburg, NY 14886

37 Halsey St Subdivision Narrative

Prepared July 2025

Noah and Jennifer Demarest who currently reside at 34 Whig Street propose a four-lot subdivision at 37 Halsey Street in the Village of Trumansburg Residential (R) Zoning District. The project site consists of two contiguous vacant parcels totaling approximately 2.0 acres.

The proposed subdivision will result in four new residential lots, each approximately 0.5+/- acres in size. Each lot will be suitable for development of a primary single-family residence, in accordance with all current zoning requirements. Accessory buildings such as garages, sheds, and Accessory Dwelling Units (ADUs) may also be constructed as permitted by Village code.

The relatively flat, grassy site sits within the southwest boundary of the Village and is served by existing public infrastructure including electric, water and sewer. There are 4 existing curb cuts along Hector St (NYS Route 227) which will serve the 4 proposed lots plus an additional curb cut at 37 Halsey St. There are no environmentally sensitive features on the site—no wetlands, streams, steep slopes, or historical designations. The surrounding context is suburban residential, with existing homes on all sides and backs up to the Trumansburg Golf Course. The proposal constitutes infill development consistent with the Village's comprehensive planning goals.

This minor subdivision is an **Unlisted Action** under SEQR/VEQR as it does not meet the criteria for a Type I or Type II Action and is not anticipated to result in any significant adverse environmental impacts. A Short Environmental Assessment Form (EAF) has been submitted for review.



Date of Application:

Subdivision Application

Proposed Subdivision Name: 37 Halsey St Subdvision

Parcel Number(s) : 8-4-1.12 and 8-4-1.31

Name of street(s) which property abuts: Halsey and Hector

Applicant's Name: Noah and Jennifer Demarest

Address: 34 Whig St City: Trumansburg

State: NY Zip: 14886 Phone #: [REDACTED]

Interest (circle one): Owner-of-record Option Holder Broker or Agent

Owner's Name: same as applicant

Address: _____ City: _____

State: _____ Zip: _____ Phone #: _____

****If Applicant is NOT Owner-of-record, please provide above information and a letter of authorization from the owner of record****

The Proposed Subdivision is a (check on of following):

Minor Subdivision (lot line adjustment, ~~no new lots being created~~) X

Minor Subdivision (1-2 new lots created) X

Minor Subdivision (3-4 new lots created) _____

Major Subdivision (5 or more new lots created) _____

How many total lots are to be created by this subdivision? 2 new lots and lot line adjustment to create 4 lots total

What is the current Zoning Classification of this property? Residential

What is (are) the current land uses of this property? vacant

Are new public streets being proposed as a part of this Subdivision? (circle one) YES NO

Are any variances being requested as a part of this Subdivision? (circle one) YES NO

****If yes, please attached a full detailed description of each variance being requested.****

*****PLEASE COMPLETE BACK SIDE OF FORM*****

Applicant's Acknowledgement

I understand that with this application I responsible for the following:

(please read and initial each item):

- Reading the Village of Trumansburg Subdivision Regulation. x
- Abiding by the Regulations set forth in the Subdivision Regulations. x
- Reading the Zoning Code regulations that apply to my proposal. x
- Obtaining and reading the Construction standards that apply to my proposal. x
- Providing a detailed written description of my proposal. x
- Providing a SITE LOCATION PLAN drawn in accordance with the Subdivision Regulations. x
- Providing a Letter of Authorization from the Owner-of-Record, if applicant is NOT the property owner. x
- Paying all required fees associated with my proposal. x
- Submitting ALL required information and fees along with this application, in order to start subdivision process x

I, the applicant, herby acknowledge that I understand and agree that any error, misstatement or misrepresentation of material fact, whether or not deliberate, that might or would otherwise cause this application to be denied, or any material alteration or change in the plans, specifications or property line location accompanying this application made subsequent to the issuance of a permit relating to this application, without the approval of the Village of Trumansburg, shall constitute sufficient ground for the immediate revocation of such permit.

I, being dully sworn according to law, hereby swear and attest that I am the lawful owner or agent for the owner of the previously described property and that the allegations, representations and statements made in the attached application are accurate and complete to the best of my knowledge.



Owner or Owner's Agent Signature

8/20/25
Date

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

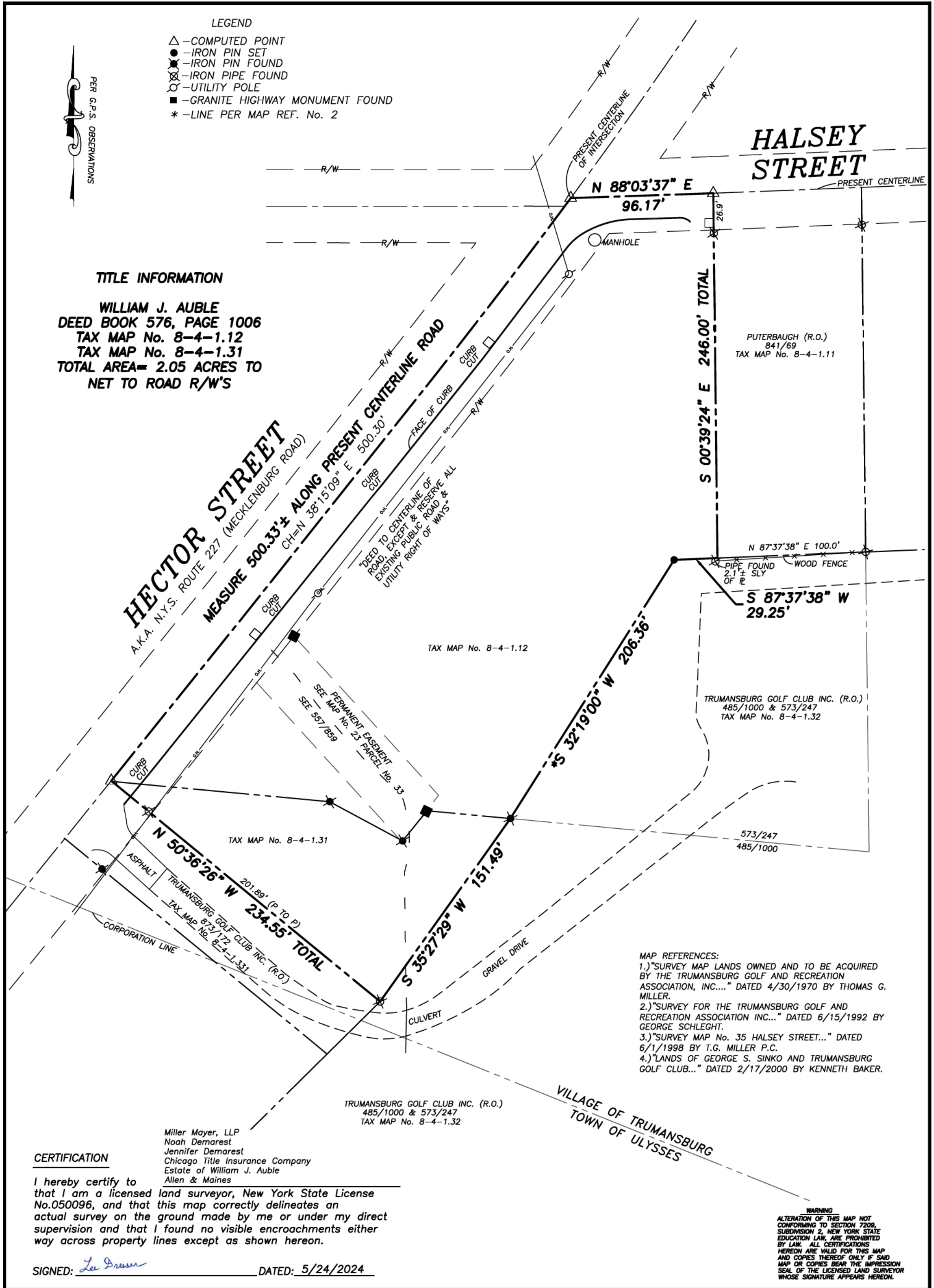
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 37 Halsey St Subdivision			
Project Location (describe, and attach a location map): Southeast corner of Halsey and Hector St			
Brief Description of Proposed Action: Subdivision of 2 existing lots into 4 lots for residential uses. Total area is about 2 acres with each resulting lot about 0.50 acres.			
Name of Applicant or Sponsor: Noah and Jennifer Demarest		Telephone: 607.262.0305	
		E-Mail: noah@streamcolab.com	
Address: 34 Whig St			
City/PO: Trumansburg		State: NY	Zip Code: 14886
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building Permits for individual homes		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2+/- acres	
b. Total acreage to be physically disturbed?		<2* acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2+/- acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Golf Course <input checked="" type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
Homes will be designed to NYS Stretch Code and/or DOE Zero Energy Ready program standards.	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
Storm water will be contained on each of the proposed 4 lots to the greatest extents practicable with over land runoff following the existing natural drainage swale to the south which feeds the existing golf course pond and is used for irrigation.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Noah and Jennifer Demarest</u> Date: <u>8/20/25</u> Signature: <u></u> Title: <u>Owners</u>		



TG

M

T.G. MILLER, P.C.

ENGINEERS AND SURVEYORS
605 WEST STATE STREET, SUITE A
ITHACA, NEW YORK 14850
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607-272-6477

TITLE:

SURVEY MAP

SHOWING LANDS OF

WILLIAM J. AUBLE

LOCATED ON HALSEY STREET & HECTOR STREET

VILLAGE OF TRUMANSBURG, TOMPKINS COUNTY, NEW YORK

DATE:

5/24/2024

SCALE:

1"=60'

REVISED

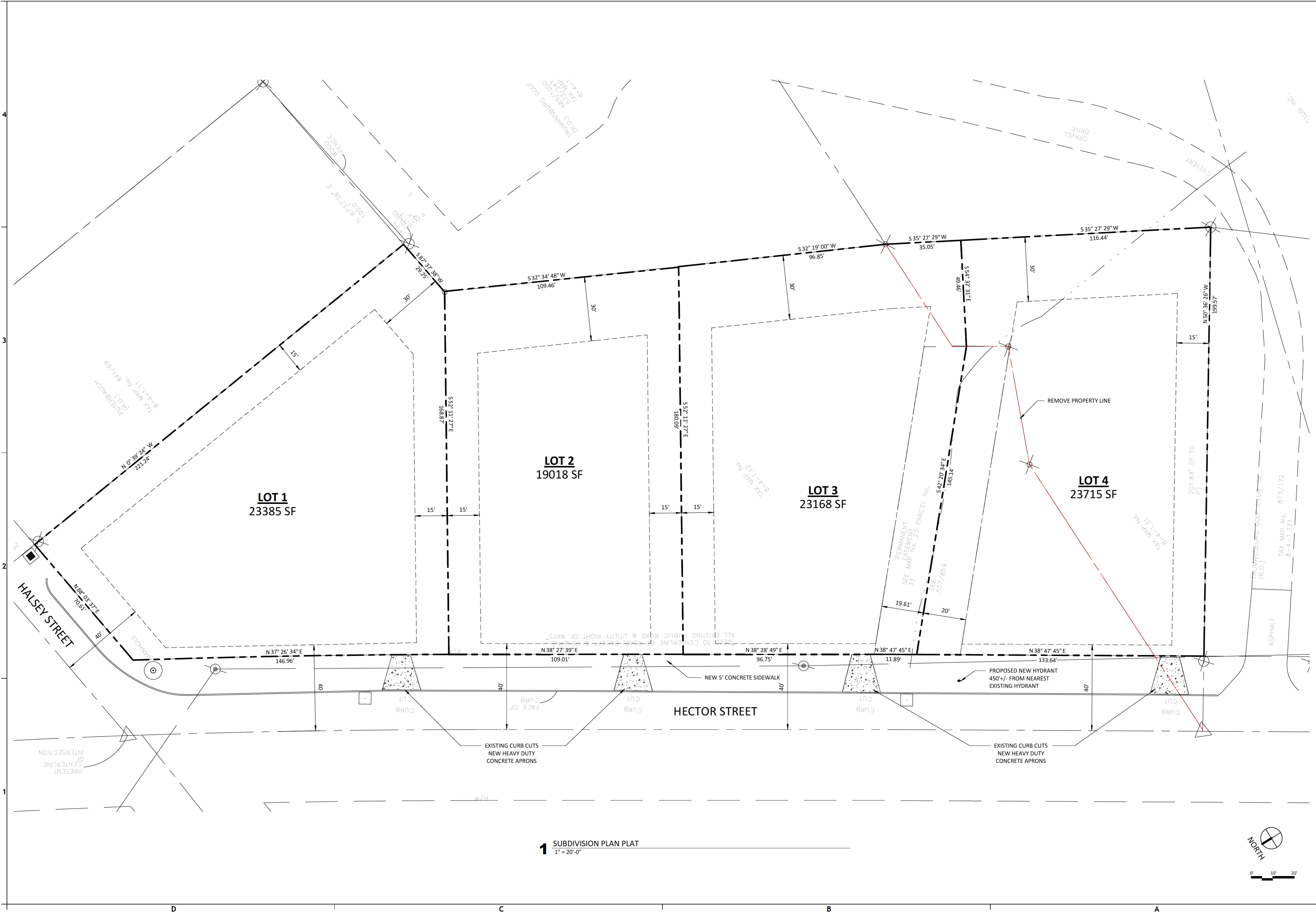
STATE OF NEW YORK

LEE DRESSER

050096

LICENSED LAND SURVEYOR

G:\MV\Drive\PROJECTS\UNASSIGNED\37 Halsey St\01 DRAWINGS\01.02 REVIT (NOT CENTRAL FILES)\37 Halsey St Subdivision - 4 lots.rvt
8/20/2025 8:51:21 AM



STREAM
COLLABORATIVE

STREAM Collaborative
architecture + landscape
architecture dpc

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Ithaca, New York 14850
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37 HALSEY ST SUBDIVISION

JENNIFER & NOAH DEMAREST

VILLAGE OF TRUMANSBURG, NY

SUBDIVISION REVIEW

REVISIONS	
A	DESCRIPTION

Project #
Date AUGUST 20, 2025

SUBDIVISION REVIEW

DRAFT SUBDIVISION PLAT

L001
1" = 20'-0"