

The following comments are presented by Mr. Ronald Bors.

Comments to Cayuga Heights Board of Trustees

8/15/16

My name is Ronald Bors. I am a former Trustee and member of the Planning Board of this village.

My wife and I have lived at 121 Texas Lane for 41 years, and thus are very familiar with the traffic density in and around Community Corners. As Cornell University has expanded, we have experienced the difficulty of navigating through the Corners area and adjacent side streets, particularly at certain times of day.

Any further increase in traffic density will make travel more difficult. Any **large** increase in traffic density will be intolerable. My concern is that this Medical Office Building will lead to a large increase in traffic density.

The proponents of this project are telling us that, based on their studies, traffic increases are not a problem. This does not make sense. Based on my analysis of their numbers for patients and staff, there will be at least 750 additional vehicles per day, entering or departing the property. That seems like a large increase to me. **I would urge this Board to consider an independent verification of their assertion.**

Secondly, the proponents are asking for several significant variances, compared to existing zoning. They are assuming that certain zoning restrictions will be relaxed, based on recommendations of the Zoning Task Force. However, none of those recommendations have been presented to the public as required, so to approve these variances is very premature.

Ronald H. Bors
121 Texas Lane
257-5640

4. Report of the Mayor

a. Planning Board Update

Mr. Fred Cowett, Chair of the Planning Board (PB) recalls that the last time he spoke to the Board about the proposed Cayuga Medical Office construction it was presented as a three story building. If it had been approved, it would have created de facto rezoning of the commercial zone in terms of building height. At that time the Board of Trustees expressed concern about building height, parking adequacy, and vehicle trips that the project would generate. When these concerns were relayed to the project design team, they revised their project design to reduce the height to two stories. The project will still require two variances. One is the distance between buildings and the other is lot coverage. They will be looking for a lot coverage variance of between 20% and 21%. Current zoning code restricts lot coverage to 15%; they were previously granted a lot coverage variance of between 17% to 18% for an existing structure. In 2015, an informal meeting took place involving Mr. Cowett, then Mayor Supron, Village Engineer Brent Cross and the developers. During that time the Zoning Review Committee (ZRC) was working on proposed changes to zoning code. It had been discussed by the ZRC that lot coverage in the commercial zone was already at 18% and an increase would bring that into compliance. It had also discussed that perhaps an increase in height would be permissible conditioned on mixed use. For example, retail on the ground floor and offices on the other floors. Some other configuration beside three floors of office space. The project was resubmitted at the PB meeting in July. An earlier traffic study submitted by the developer was revised to correct inconsistencies. The applicant's Traffic Engineer will be attending the August PB meeting and it is expected that questions on their traffic and parking calculation methodology will be asked. Their ratings for the capacity of intersections have fluctuated. They are basing a lot of what they are doing on International Traffic Engineers (ITE) modeling. The PB wants to know what assumptions are made in this modeling. There is also a Public Hearing scheduled for the August PB meeting. The PB will begin the SEQR process at its next meeting as well. If they do not feel confident that they have the information to complete the SEQR, they will suspend the process until the questions are satisfactorily answered. This has been an iterative process and will continue to be so as the Planning Board continues its work.

b. Safe Routes to School (Walkability Committee) and Lake View Cemetery Right of Way Agreement

Meloney McMurry presents information on selecting a consultant to conduct a feasibility study on the proposed improvements to sidewalks and pathways as discussed at the July Board of Trustees meeting. The contractors would be looking at construction of sidewalks on Kline Road between Highland and Cayuga Heights Road additionally construction on Cayuga Heights Road from Highgate, down Wyckoff, through Lake View Cemetery. The purpose of the feasibility study is for the Village to better understand the projects in terms of cost and logistics. One response was received a few weeks ago from Fisher Associates and another response was just received from Barton & Loguidice. Fisher's references are very strong both in experience and in integrity. The feasibility study informs the Village how much the project could cost and will consist of engineering conceptual planning, maps, surveying, and the cost estimate. This does not include preparation of the application. In order to have an application for this round of funding it may be beneficial to limit the scope. Trustee Friend has spoken with Town of Ithaca Supervisor Bill Goodman; he believes that the Town will support the Village's application. Barton & Loguidice's references were called by Trustee Friend and found them to be excellent. Both of these firms came from an approved list from the NYS DOT.

There is significant time pressure to complete a study in order to be prepared to submit a grant application from the Transportation Alternates Program (TAP) when made available. A recommendation is made that the Board should be mindful to select a firm that is knowledgeable of the local area. It is not known if construction of any of these proposed sidewalks will have opposition. Questions remain on the Lake View Cemetery right of way (ROW) agreement and the need to have it complete prior to retaining one of the professional engineering services.

Lake View Cemetery would like to be able to open its gates during the winter months. The Village would assume snow plowing of the pathway which may involve repair in order for plowing to be effective. Police presence is also welcomed by the Cemetery Board. Police Chief Steinmetz states that his department has no difficulty taking over patrol of the Cemetery. He would require authority to be specifically stated in the ROW Agreement. It makes it easier for 9-1-1, the County Sheriff, Ithaca Police, and the Cayuga Heights Police for jurisdiction to be clearly defined. It is not foreseen that the Town of Ithaca will have an issue with a change of coverage. Susan Ritter, Director of Parks and Recreation for the Town has been brought up to date by the Walkability Committee. It will be optimal for a crosswalk to be located at the bottom of the Cemetery walkway to cross Lake Street/E. Shore Drive which is located in the Town. There is a crosswalk located nearby; it is approximately 200' to 300' from where the path meets Lake Street. Acting Mayor Salton mentions multiple other issues to be addressed before the ROW is approved.

c. Joint Youth Commission (JYC): Annual Report

The JYC serves youth in the Towns of Ithaca and Caroline and Villages of Cayuga Heights and Lansing as part of the Municipal Youth Services System and is coordinated through the office of Kristin M. Bennett, Planner for Tompkins County Youth Services. In 2015, 30 youths from the Village of Cayuga Heights were among the 290 served.

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There is a vacancy on the JYC for one additional representative from either the Town of Ithaca or the Village of Cayuga Heights. If anyone has an interest or knows of someone who has an interest or would like to learn more they can contact the Village Clerk's Office.

- d. Assistant Superintendent of Public Works: Advertising Budget (Exhibit 2017-046)
Tompkins County Personnel has advised the Village that it is beneficial to draw up a plan for recruiting candidates for this position. The plan includes a budget and identifies areas where advertising should best be targeted.

Resolution #7879

BE IT RESOLVED THAT: the Village of Cayuga Heights Board of Trustees approves expenditures for the purpose of advertising the open position of Assistant Superintendent of Public Works, not to exceed \$3,000 and instructs the Treasurer to increase the Budget in the Street Administration account (A5010.410) for the same amount to be debited from General Fund: Contingency (A1990.400).

Motion: Trustee Robinson

Second: Trustee Marshall

Ayes: Acting Mayor Salton; Trustees Biloski, Friend, Marshall, and Robinson

Nays and Abstentions: none

Motion carried

5. Report of the Trustees

No additional topics are presented.

6. Report of the Police Chief (Exhibit 2017-047a, b, c)

There is still one officer out on disability and another on 207c (Workers' Compensation). They are able to work on light duty only. The Department is one part-time officer down. Chief Steinmetz requests permission to start the hiring process to fill the opening.

Resolution #7880

BE IT RESOLVED THAT: the Village of Cayuga Heights Board of Trustees approves Chief Steinmetz's request for permission to start the hiring process to fill a non-competitive, part-time officer opening.

Motion: Trustee Salton

Second: Trustee Friend

Ayes: Acting Mayor Salton; Trustees Biloski, Friend, Marshall, and Robinson

Nays and Abstentions: none

Motion carried

The RFP to study police force consolidation is to have been released on July 29, 2016.

7. Report of Superintendent of Public Works Cross

The Public Works Committee met earlier in the week. Pricing on technologies that would allow the relining of the Triphammer Road culvert are more expensive than the effort to dig up the old one and replace it completely. That construction will take place this fall.

8. Report of the Treasurer (Exhibit 2017-048a, b, c)

There are no questions on the monthly abstract or the vouchers contained therein.

Resolution #7881

BE IT RESOLVED THAT: the Village of Cayuga Heights Board of Trustees approves Abstract #003 for FYE2017 consisting of TA vouchers 11 - 19 in the amount of \$17,072.39 and Consolidated Fund vouchers 149 - 244 in the amount of \$294,065.69 and the Treasurer is instructed to make payments thereon.

Motion: Trustee Robinson

Second: Trustee Marshall

Ayes: Acting Mayor Salton; Trustees Biloski, Friend, Marshall, and Robinson

Nays and Abstentions: none

Motion carried

9. Report of the Attorney

No additional topics to introduce.

10. Adjournment

Acting Mayor Salton adjourns the meeting at 9:55 p.m.