

Brent Cross  
Village of Cayuga Heights  
Marcham Hall  
836 Hanshaw Road  
Ithaca, NY 14850



July 18, 2016

Dear Brent, Members of the Planning Board and Members of the Zoning Board,

As you know, Corners Community, Inc. is planning a new building on their property in the Village of Cayuga Heights.

Located on approximately 7.2 acres along Hanshaw Road, East Upland Road and Pleasant Grove Road in the Village of Cayuga Heights, Corners Community Center currently hosts 34 retail, restaurant and business establishments. As a shopping and service center, Corners Community Center is a critical part of the Cayuga Heights Community Corners commercial neighborhood.

The proposed project includes removal of two existing buildings, construction of a new 2 story building and associated sitework. The building will serve as a medical office and is designed to fulfill the programmatic needs of Cayuga Medical Associates while maintaining visual continuity with the surrounding architecture. The proposed sitework is designed to provide universal access to the proposed building while also establishing a main street aesthetic in Corners Community Center. The proposed project will require state environmental review, site plan review and zoning variances for lot coverage and setbacks between buildings based on the current Village of Cayuga Heights zoning regulations.

A technical drawing set, Short Environmental Assessment form, Village of Cayuga Heights permit application and Traffic Study are included in this package for your review. In addition a Stormwater Management Concept Study has been provided to Brent Cross for his technical review. In the following narrative, architectural drawings included in the submission are referenced in parentheses.

- G100 Setback Diagram
- G101 Existing Parking Diagram
- G102 Proposed Parking Diagram
- L100 Illustrated Site Plan
- A1 Axonometric View
- A2 Hanshaw Road Entrance View
- A3 Southwest Corner – Main Entry View
- A4 Pleasant Grove Entrance
- A5 Design Comparison
- A101 First Floor Plan
- A102 Second Floor Plan
- A202 Exterior Elevations
- C101 Erosion and Sediment Control Plan
- C102 Utility Plan
- L101 Demolition Plan
- L201 Layout Plan
- L301 Grading Plan
- L401 Planting Plan
- L501 Site Details
- L502 Site Details

If you have any questions or require further information, please do not hesitate to call. We are looking forward to presenting the progress on the project and answering questions at your July 25<sup>th</sup> meeting. At that meeting we are hoping to receive action on the following items: acceptance of materials & establishment of a public hearing date and Declaration of Lead Agency.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kimberly Michaels', with a long horizontal flourish extending to the right.

Kimberly Michaels  
Principal



Village of Cayuga Heights  
Zoning Board of Appeals  
Application Form

**ZBA Application Fee: \$100**

**Check All That Apply:**

**Area Variance**

**Use Variance**

**Interpretation Request**

For Office Use Only	
Date Received	_____
Cash or Check	_____
Zoning District	_____
Applicable Section(s) of Village Code:	_____
	_____

Property address: 903-909 Hanshaw Rd. Tax parcel: 10-4-1.2

Zoning Officer's determination: This property is in a Commercial District. Section 7. Building Coverage: Lot coverage exceeds 15 percent. Section 13. More Than One building on a Lot: The space between the proposed building and an existing building on the site is less than 60 feet (sum of 2 - 30' side yards)

Requested variance or interpretation: Lot coverage: There is an existing Variance for the Chemung Canal Trust branch increasing lot coverage to 7.18%. We are requesting an increase to 20.64%.

Separation distance: We are requesting a reduction of building separation from 60 ft. to 21 ft.

Reason(s) that the requested variance or interpretation should be granted:

- See attached page for the criteria that the ZBA must use.
- Use additional sheets if necessary.

See supporting narrative for a description of the reasons.

**Please attach any additional information that will help the ZBA to evaluate your appeal, such as a narrative, survey map, photos, building plans, etc.**

**By filing this application, you grant permission for Village of Cayuga Heights ZBA Members and Village Staff to enter your property for inspections related to your appeal.**

Kimberly Michaels of TWMLA for

Owner/Applicant: Corners Community Center, Inc., Timothy J. Ciaschi

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Phone number(s): (607) 277-1400 / (607) 279-3039

Email address: kam@twm.la / tciaschi.ccc@live.com

# 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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Corners Community Center, Inc. Medical Office Building			
Project Location (describe, and attach a location map): Corners Community Center, 309 Hanshaw Road, Village of Cayuga Heights, NY			
Brief Description of Proposed Action: The proposed project includes removal of two existing buildings, construction of a new building and sitework. The proposed 28,000 SF Medical Office Building is designed to fulfill the programmatic needs of Cayuga Medical Associates while maintaining visual continuity with the surrounding architecture. The proposed sitework is designed to provide universal access to the proposed building while also establishing a Main Street aesthetic in Corners Community Center.			
Name of Applicant or Sponsor: Kimberly Michaels, Trowbridge Wolf Michaels Landscape Architects LLP		Telephone: (607) 277-1400	
		E-Mail: kam@twm.la	
Address: 1001 West Seneca Street, Suite 201			
City/PO: Ithaca		State: NY	Zip Code: 14850
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.		<b>NO</b>	<b>YES</b>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Village of Cayuga Heights Site Plan Review; Zoning Variance; Village of Cayuga Heights Zoning Board of Appeals; NYSDEC SPDES GP-0-15-002 Stormwater Discharges from Construction Activity; New York State Department of Health (Certificate of Need)		<b>NO</b>	<b>YES</b>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 7.2 acres			
b. Total acreage to be physically disturbed? _____ 2.3 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 7.2 acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			



<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>Permanent stormwater management practices will include a Bioretention Filter and dry Detention Basin. _____</p>	<p><b>NO</b></p> <p><input type="checkbox"/></p>	<p><b>YES</b></p> <p><input checked="" type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Kimberly Michaels</u> Date: <u>July 18, 2016</u></p> <p>Signature: _____</p>		

## PROJECT DESCRIPTION

### BUILDING

#### Project Need and Goals

In 2014 Cayuga Medical Associates (CMA) started a process to identify possible sites on the northeast side of Tompkins County for a new medical office building to co-locate consolidated Outpatient Cardiology services and an expanded Internal Medicine practice. After evaluation of several location options, CMA came to agreement with Corners Community Center, Inc. to explore in depth the option of locating a new office building on the Corners Community property. The availability of a suitable site, proximity to major streets, Route 13 and public transportation makes this site very desirable for CMA. CMA's other selection criteria included the provision of convenient and adequate parking, complementary businesses nearby and a location close to current CMA patients. In addition, CMA's and Cayuga Medical Center's long relationship with Island Health and Fitness make this a desirable location.

#### Proposed Program

The proposed tenants include a primary care (internal medicine) practice (A102) on the second floor and a cardiology outpatient practice, including cardiac diagnostic services on the first. Cardiac diagnostics includes facilities for stress tests, EKGs and nuclear imaging (A101).

The building is designed primarily to accommodate outpatient medical practices, but could be utilized in the future for other types of professional services. Below is a summary of the proposed programs.

	Building Gross Area (SF)	Lease Area (SF)	# of Providers on site*	Total Staff incl. Providers	# of Exam and Treatment Rooms	# of Patients/day
<b>First Floor Total</b> Cardiology and Cardiac Diagnostics	<b>14,100</b>	<b>10,980</b>	<b>5</b>	<b>22</b>	<b>22*</b>	<b>180</b>
<b>Second Floor Total</b> Internal Medicine Shared Staff Facilities	<b>14,100</b>	<b>12,220</b>	<b>7</b> 7 0	<b>27</b> 27 0	<b>21</b> 21 0	<b>150</b>
<b>TOTAL (including stair to roof)</b>	<b>28,000</b>	<b>23,200</b>	<b>12</b>	<b>49</b>	<b>43</b>	<b>330</b>

\*Providers include Physicians, Physician Assistants and Nurse Practitioners. Providers may be on site part time, so the number of offices included in the project does not reflect the actual number of providers on site and seeing patients at any time.

There will be no unusual mechanical, electrical or plumbing systems. There will be no piped medical gases.

#### Building Design

The design team at HOLT Architects has approached this project as an extension of the current environment of Corners Community. The existing buildings are typically 1½ to 2 stories high with roof peaks up to 34' high. Various buildings have both sloped and flat roofs. Dormers are utilized on many structures. Covered walkways or porches are utilized at most of the store fronts. Buildings are typically white painted masonry and siding, asphalt shingle roofs, with some brick and stone veneer accents. The building footprint is designed to address the programmatic needs of CMA, utilizing a flexible structure, as well as addressing the exterior aesthetic criteria noted below (A101, A102).

- The building is designed to reduce the visual mass of the two story structure utilizing sloped roofs and lowered eave lines.
- Sloped roof forms are the predominant feature of the building exterior, including gable ends facing north and south and at the main building entrance, similar to existing adjacent buildings. (A201) Flat (ie – low slope) roofs are utilized at the covered walkway roofs, dormers and limited locations at the north and south facades. The center of the building will have a flat roof providing a concealed location for mechanical equipment.
- Window dormers have been introduced at the second floor, complementary to adjacent buildings. (A3, A4)
- A covered walkway runs along the west face of the building, extending the existing system of covered sidewalks to the new building entrance. (A1, A201)

### **Building Description**

The following materials are proposed for the building:

Exterior Building Materials:

1. Wall systems:
  - a. Walls will be a combination of fiber cement siding (prefinished), metal panels and masonry (painted or natural finish) to relate to the existing painted masonry and siding.
2. Roof systems:
  - a. Standing seam metal roofing on sloped roofs.
  - b. Single-ply roofing at low slope roof areas

Building Structure:

1. Foundations: Soil conditions allow for concrete spread footings, concrete or masonry foundation walls. The building will have no basement and will be slab on grade.
2. Floor and Roof Systems: The building structure will have a structural steel frame. Light gauge steel or wood trusses will be utilized on sloped roof sections.

▪

## **SITework**

Sitework will include site grading, developing tree-lined sections of streets with planting beds along the main drive lanes, screening along the south edge of the project, enhanced pedestrian crossing through the parking lot, concrete sidewalks with granite curbs, extension of outdoor courtyards, stormwater management, improved parking lot circulation, enlarged parking stalls, drop off, and vehicular circulation large enough to accommodate fire truck, ambulance, garbage truck and semi-truck access. The project will result in a net addition of 14 parking spaces for Corners Community Center. See attached Illustrated Site Plan (L100).

### **Circulation/Access**

Vehicular Circulation: Vehicles entering Corners Community Center currently have access to the site from a driveway along Hanshaw Road, three driveways along Upland Road and one driveway along Pleasant Grove Road. Although unauthorized, a connection between Corners Community Center and the Carriage House Apartments is used by vehicles to access the site.

From Hanshaw Road, vehicles can access the proposed medical office building by driving along Corners Community Center and may park, turn down parking aisles or loop around for drop off.

From the southern Upland Road driveway, vehicles can access the proposed medical office building by driving past Island Health & Fitness and may park, turn down parking aisles or drop-off at the main Medical Office Building Entrance.

Access from the Pleasant Grove Road driveway will be modified in the proposed plan. The existing perimeter road will terminate just north of the Fire House. Vehicles turning into Pleasant Grove will have access to parking spaces at the eastern end of Corners Community Center, but will not have access through to the rest of Corners Community Center. The existing “no left turn” sign on the property adjacent to the Chemung Canal Trust Company Drive-thru will be removed. Traffic volume will be reduced at the Pleasant Grove Road driveway.

The unauthorized driveway between Corners Community Center and the Carriage House Apartments will be closed to public traffic but made accessible for pedestrians and emergency vehicles. There are no deed or right of way conflicts with terminating this unauthorized connection.

Access for delivery trucks will not be changed in the proposed design. Proposed widths and radii for the main circulation drives are designed to allow 18-wheeler vehicle access to the site. All other turning radii & widths will be adequate to accommodate box trucks, emergency response vehicles, delivery vehicles & trash removal.

Pedestrian & Bicycle Circulation: Pedestrians currently access Corners Community Center via sidewalks on Hanshaw Road, Upland Road and Pleasant Grove Road. Cyclists access Corners Community Center via roadside bike lanes on Hanshaw Road and Pleasant Grove Road. There are two bus stops within a block of the project site (marked on map below). Both are connected to village sidewalks which provide a path of travel for pedestrians to the site.



Within Corners Community Center, pedestrians circulate along sidewalks and covered walkways adjacent to storefronts. Cyclists ride along vehicle driveways and dismount at walkways. The project will include an improved pedestrian crossing between Island Health & Fitness and the Medical Office Building. The medical office building will include secure parking for eight bicycles. See attached Illustrated Site Plan (L100) and Site Layout Plan (L201) drawings.

### **Traffic**

Traffic Engineers, SRF Associates has evaluated the proposed plans & program in concert with current traffic counts. Based upon their comprehensive analysis, the results indicate that the proposed development will not have significant adverse traffic or impacts to the existing roadway network or parking impacts to the existing and proposed conditions. The following conclusions and recommendations were made by SRF based upon the results of their analyses:

1. The proposed Medical Office Building at Corners Community Center is expected to generate approximately 52(14) vehicles entering the Corners Community Center during the AM(PM) peak hours respectively and 25(56) vehicles exiting the Corners Community Center during the AM(PM) peak hours.
2. The proposed development will not result in any potentially significant adverse traffic impacts to the study area intersections.
3. No mitigation is warranted or recommended at any of the study intersections as a result of the proposed Medical Office Building development.
4. The parking analysis indicates that the proposed parking spaces will be sufficient to accommodate parking needs during the majority of the time. During the peak month of December there may be times of the day when the parking lots reach 90% capacity.

Please see the full Traffic Study (enclosed) for more detail and an intersection by intersection analysis.

### **Parking**

Corners Community Center currently contains 285 parking spaces and is not fully utilized. The proposed project will utilize the excess site parking and add 14 spaces for a total of 299 spaces. Additionally, existing spaces less than 8'-6" wide within the project area will be increased to 8'-6" wide and new spaces will be 9'-0" wide. Please see the attached Existing Parking Diagram (G101), Proposed Parking Diagram (G102) and the attached Traffic Study.

As per Village of Cayuga Heights Article IX Section 14. Garages and Parking Facilities, "Every non-residential structure, commercial, or otherwise, shall provide off-street garage or parking space sufficient to accommodate the cars of employees and the number of cars anticipated to be attracted by the facilities of such structure at any time."

Parking needs have been evaluated by SRF, Traffic Engineers, based on the existing to remain and proposed occupancy/uses on site. The parking analysis indicates that the proposed parking spaces will be sufficient to accommodate parking needs during the majority of the time. During the peak month of December there may be times of the day when the parking lots reach 90% capacity.

Please see the full Traffic Study (attached) for more detail.

### **Site Lighting**

The Corners Community Center Medical Office Building project will include pedestrian scale lights and vehicular lights. Pedestrian lights will be between 12' and 14' in height and located at crosswalks, walkways and building entrances. Vehicular lights will be between 18'-22' in height and located within the parking lot to illuminate all driveways, parking aisles and parking stalls. Lighting

will be designed to be dark sky compliant. See attached Illustrated Site Plan (L100) and Site Layout Plan (L201) drawings.

### **Snow Removal/Trash**

Snow removal is provided along the entire southern edge of Corners Community Center. Trash will be collected and removed from a double bay dumpster pad located south west of the proposed Medical Office Building. See attached Illustrated Site Plan (L100) and Site Layout Plan (L201) drawings.

### **Hazardous Materials**

Medical practices within the proposed project are not high generators of regulated waste. Small amounts of nuclear isotopes are utilized in nuclear imaging. These are handled in a specially designed room and disposed of in accordance with Nuclear Regulatory Commission regulations. Disposal of medical waste is tightly regulated by The NYS Department of Health and Department of Environmental Conservation and will be picked up, treated and disposed of by a licensed disposal company.

### **Landscaping**

Drive lanes within the project will be landscaped with hardy deciduous shade trees, ornamental trees and shrub plantings. The south edge of the project will be screened with a mixture of deciduous and evergreen trees. Stormwater practices along the south edge will be landscaped with a low mow seed mix. Free-standing Greenscreen columns adorned with showy vines will be located east of the full height windows at the medical office building waiting room. Trees along the main drive adjacent to the medical office building will be planted in structural soil with flexible porous pavement at the surface, allowing the trees to thrive while providing full access to the adjacent sidewalk from parking stalls. Hardwood bark mulch in planting beds will discourage weeds and nourish soils in planting beds. See attached Planting Plan (L401) and Detail (L501-L502) drawings.

### **Site Materials**

The Corners Community Center Medical Office building project will utilize high quality site materials to create safe and long lasting improvement to the Corners Community Center. A new heavy duty concrete walk will provide pedestrian access across the Corners Community Center parking lot between Island Health & Fitness and the Medical Office Building. The concrete walkway adjacent to the medical office building will provide pedestrian access to Corners Community Center. Flexible porous pavement will provide access between parking stalls and the walkway along the main drive. A heavy duty concrete pad will support the trash dumpsters. 6" granite curbs will protect pedestrians and define parking areas within the project area. Seating benches will provide respite at the main medical office building entrance and at the breakout space north west of the building. Unit pavers will create a unique ground surface at the breakout space north west of the medical office building. Heavy duty unit pavers will provide a safety-enhancing visual indicator at the main entrance to the medical office building. See attached Detail drawings (L501-L502).

## **STORMWATER MANAGEMENT**

### **Existing Conditions**

The existing site cover is predominantly impervious with 69% of the site consisting of buildings, pavements or walkways. The property contains two watersheds. The majority of the property is located in the northern watershed and will largely remain unchanged. Runoff from several buildings and parking lots sheet drains westward towards East Upland Road and is collected by an existing on-site storm sewer. Ultimately, all runoff from the northern watershed enters the Village's storm system on East Upland Road. The southern watershed consists mainly of parking and the former bank drive through and either sheet drains southward or is collected by an existing on-site storm sewer. Runoff from the southern watershed is collected by an off-site drainage swale and conveyed southwards.

### **Proposed Improvements**

The proposed re-development of the site will maintain these drainage patterns and will increase impervious cover from 69% to 70%. The footprint of new impervious surfaces will increase by 0.09 acres. The project is a previously developed site in an urban area and meets the State's definition of a "Redevelopment Project". As such, water quality treatment is required for 25% of the existing, disturbed impervious area and 100% of the new impervious area.

To address the water quality volume requirements, a bioretention filter will be installed in the southwest corner of the site. The filter will receive runoff from some of the adjacent parking lot by means of sheet flow and a diversion structure will be installed to direct water quality storm events to the filter practice from larger portions of the parking lot while bypassing larger storm events to the Village's storm sewer on East Upland Road. To mitigate stormwater runoff rates, a linear detention basin will be constructed along the southern property line to capture runoff before it enters the off-site swale. Please refer to the attached drawing (C101).

## SITE UTILITIES

Utilities serving the site include municipal water and sanitary sewer, storm sewer, natural gas, electric and telephone. The existing 6" municipal water main will have to be re-routed around the south end of the proposed building. A new 6" combined service will provide domestic and fire supply to the building.

There are two existing sanitary sewers located on the site. This project will not utilize the line routed beneath the Becker-Wells Agency tenant space and the project will remove the line that currently connects to the former Tompkins Trust Company Bank drive through. A new lateral will be extended from the existing main on East Upland Road. A new manhole will be required at the connection point on East Upland Road, and an 8" main will be extended onto the property to facilitate future connections and will terminate at a new manhole located on the site. The new building lateral will be 6" in diameter and connect to the proposed on-site manhole.

Standard storm sewer improvements will consist of drain basins to support the site grading and will direct runoff towards the proposed bioretention filter, proposed linear detention basin, and existing storm sewer located on East Upland Road. Existing drainage patterns will be maintained.

Electric, gas and telephone will be extended to the new building from various locations on the site. An existing overhead utility pole will have to be relocated as a result of the parking lot reconfiguration and the surrounding building services will have to be re-feed from the new pole. Please refer to the attached drawing (C102).

## ZONING VARIANCE REQUEST

Corners Community Center is seeking an area variance for lot coverage and a variance for the required separation of buildings:

### Article IX, Section 7. Building Coverage

Current zoning regulations allow up to 15% lot coverage for commercial districts. There is an existing variance for the Chemung Canal Trust branch allowing lot coverage for the existing conditions (approximately 17.18%). We request a variance to allow the lot coverage to increase to 20.64%. This increase is based on the demolition of two buildings in addition to the construction of the new building. The current lot coverage requirement is very limiting to the development of an underutilized area of the site. Lot coverage and the desired building gross and lease area have been balanced with parking requirements to result in the proposed building.

### PROPOSED LOT COVERAGE SUMMARY

	Building Area in SF*	Lot Size in SF (7.19 Acres)	Lot Coverage
Existing Conditions – Total Site	53,797	313,197	17.18%
One Story Office to be Demolished	(3,099)		
One Story Bank to be Demolished	(1,577)		
Proposed Medical Office Bldg.**	15,500		
<b>Proposed Total Site</b>	<b>64,621</b>	<b>313,197</b>	<b>20.64%</b>

\* Includes Eaves and Canopies greater than three ft.

\*\*14,100 SF bldg. + 1,400 SF Canopy = 15,500 SF

### **Article IX, Section 5. Height Of Buildings**

The building has been redesigned to be two stories in height and will comply with the thirty foot building height limit. No variance is required for building height.

- The proposed building will have a floor to floor height of 13'-6" from first to second floor and 13'-6" from second floor to top of roof structure. Parapets at flat roof sections will be below thirty feet above first floor.
- The sloped roof design allows the eaves at second floor to be lower than 13'-6". The average height of the eave and peak of the roofs will be thirty feet above first floor. See the building elevations for more details about these heights. (A201)

### **Article IX, Section 13. More Than One Building On A Lot**

The project will not modify front yard setbacks for the Corners Community Center and exceeds requirements for side yard setbacks. However, the 21' space between the medical office building and the building immediately north will require a variance as per Article IX Section 13 More Than One Building On A Lot, "When there is more than one principal building on a lot in any district, the space between such buildings must be at least equal to the sum of the side yards required by such buildings or the sum of the rear and the front yards as the case may be." This would require a 60 ft. separation between the proposed new building and the existing 2 story building directly to the north. See attached Setback Diagram (G100).

Corners Community Center currently consists of two groupings of buildings on the east and west sides of the site. The groupings are separated by a distance exceeding the requirement. Within each grouping, none of the buildings are spaced in accordance with current requirements. The one story building that will be demolished for this project is approximately 6' from the adjacent building. The proposed 21' spacing is in keeping with the character of the other structures on the site.

### **Cause of difficulty**

While it may appear that the difficulties faced by this project were self-created, the program, design approach and building scope were developed with full understanding that the requirements of the existing Zoning Code would be exceeded. It has been the understanding of the owner and design team that revisions to the zoning requirements for the Commercial District, which would allow increased density and height consistent with the 2014 Comprehensive Plan, have been in the process of being drafted and reviewed by the Village. This work is not complete and the resulting modifications are not yet known.

The property owner is ready now to develop a portion of the site and has a substantial, respected tenant prepared to lease the proposed building. Without a revision to the Zoning Ordinance in place, the owner and design team are proposing variances that we believe are consistent with the intent of the comprehensive Plan, appropriate for the site and will hopefully be consistent with the future revisions to the Zoning Ordinances.

### **Character of the neighborhood or detriment to nearby properties**

The proposed medical office building will be located in the middle of the site, with direct view from the street blocked at many points around the perimeter of the site. It will be a minimum of 220' from the nearest public street (Pleasant Grove Rd) and significantly exceeds the minimum setbacks: 47' from the Fire Station property line to the east and 125' from the property line of the Carriage House Apartments to the south and approximately 340' to the property line closest to the nearest single

family residences, which are located on East Upland Rd. At its highest point, it will be more than 12' below the elevation of the roof of adjacent Fire Station on Pleasant Grove Road.

The proposed building will be placed at a location that will have a minimum effect on nearby properties. The major design components – sloped roofs, window dormers and the lower scale two-story building mass – help to maintain the scale and feel of the Corners Community Center. Refer the perspective views on A2, A3 and A4.

The proposed 21' spacing between the new building and the adjacent building to the north is similar in character the other buildings on the site.

A portion of the main north/south driveway leading from Hanshaw Road to the building site will be upgraded with sidewalks, islands and landscaping to create the feel of a “Main Street” on the site.

#### **Alternative means of achieving project goals**

The project goals for the Owner and Cayuga Medical Associates are:

- Provide adequate leasable area (approximately 23,200 SF) in a location close to CMA's patient population.
- Co-locate primary care and specialty services in a new environment designed to be responsive to the latest thinking on Patient Focused Care and new and changing regulatory requirements.
- Improve the environment of Corners Community Center.

Cayuga Medical Associates considered four sites in the northeast area and determined that Community Corners is the best location for its new facility.

#### **Is requested variance substantial?**

The requested variances do exceed the current requirements. We recommend that the requested variances are consistent with past development on the site and with the 2014 Comprehensive Plan.

#### **Effect or impact of variance on the physical or environmental conditions in the neighborhood:**

The physical upgrades to the property that will be completed as a part of this project will be an enhancement to the surrounding area.