

Village of Cayuga Heights Planning Board  
Meeting #59  
Monday, January 25, 2016  
Marcham Hall – 7:00 pm  
Minutes

Present: Planning Board Members Chair F. Cowett, G. Gillespie, S. Cunningham,  
R. Segelken, D. Hay and Alternate M. McMurry  
Deputy Clerk Podufalski, Code Enforcement Officer B. Cross, Attorney R. Marcus  
Members of the Public

Item 1 – Meeting called to order

- Chair F. Cowett opened the meeting at 7:02 pm.

Item 2- November 23, 2015 Minutes

**Motion:** S. Cunningham

**Second:** R. Segelken

**RESOLUTION No. 174**  
**APPROVING MINUTES OF NOVEMBER 23, 2015**

**RESOLVE**, that the written, reviewed and revised minutes of the November 23, 2015  
meeting are hereby approved.

**Aye votes** – Chair F. Cowett, S. Cunningham, G. Gillespie and R. Segelken

**Absent** – D. Hay

**Opposed**- None

Item 3- Public Comment

- No members of the public wished to comment.

Item 4- Kim Michaels - Trowbridge Wolf Michaels Landscape Architects  
Informal Presentation on Proposed Corners Community Shopping Center Project

- G. Gillespie recused himself from the discussion as he is an employee of HOLT Architects. Chair F. Cowett appointed Alternate M. McMurry as a voting member for the meeting.

- Kim Michaels of Trowbridge Wolf Michaels Landscape Architects introduced herself, lead architects Paul Levesque and Tom Covell of HOLT Architects, and Corners Community Shopping Center owner Tim Ciaschi. She then provided a power point presentation including sketch drawings pertaining to a new medical office building proposed for the Corners Community shopping center and requested feedback from the Board before making a formal application to the Board for site plan approval.

**CORNERS COMMUNITY CENTER, INC.**  
**MEDICAL OFFICE BUILDING**  
 SKETCH PLAN REVIEW

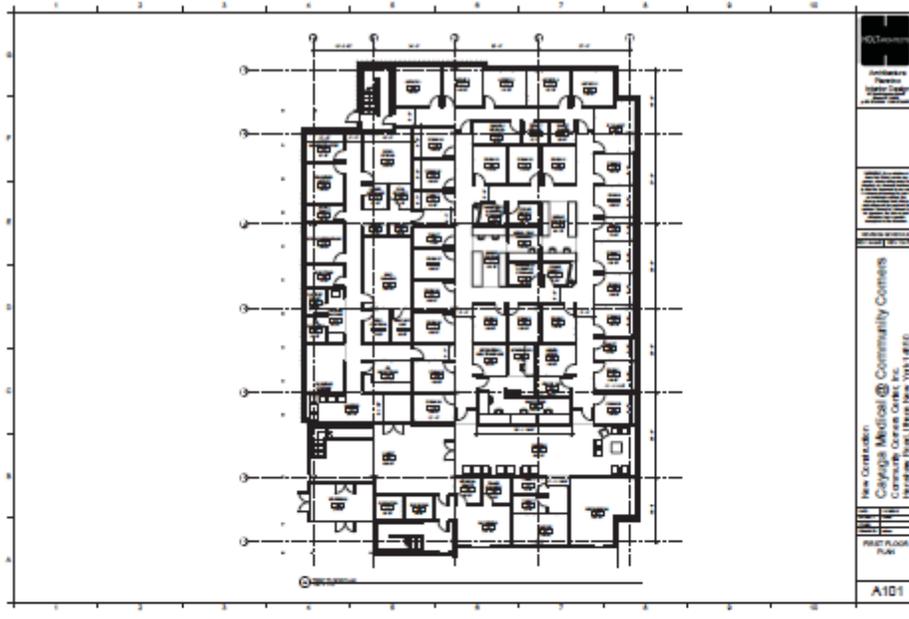




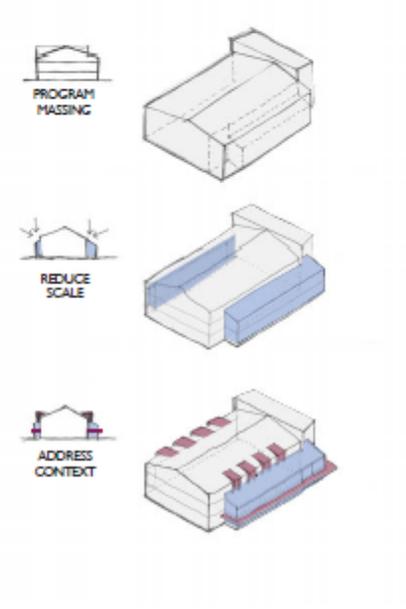
TWA Trowbridge Wolf Michaels Landscape Architects LLP ILLUSTRATIVE PLAN CORNERS COMMUNITY CENTER, INC. MEDICAL OFFICE BUILDING 1/05/2016



TWA Trowbridge Wolf Michaels Landscape Architects LLP ILLUSTRATIVE PLAN - POTENTIAL FUTURE IMPROVEMENTS CORNERS COMMUNITY CENTER, INC. MEDICAL OFFICE BUILDING 1/05/2016



TMA Trowbridge Wolf Michaels Landscape Architects LLP **FIRST FLOOR PLAN** CORNERS COMMUNITY CENTER, INC. MEDICAL OFFICE BUILDING 1/09/2016



TMA Trowbridge Wolf Michaels Landscape Architects LLP **BUILDING MASSING** CORNERS COMMUNITY CENTER, INC. MEDICAL OFFICE BUILDING 1/09/2016



Project: Planning  
 Design: 100%  
 Construction: 100%  
 Date: 10/15/16  
 Scale: 1/8" = 1'-0"  
 Drawing: EXTERIOR ELEVATIONS  
 Sheet: A202  
 New Construction  
 Cayuga Medical @ Community Corners  
 Community Corners Center, Inc.  
 Hamilton Road, Horse Neck, NY 14858

Trowbridge Wolf Michaels Landscape Architects LLP  
 EXTERIOR ELEVATIONS  
 CORNERS COMMUNITY CENTER, INC. MEDICAL OFFICE BUILDING 10/15/16



Project: Planning  
 Design: 100%  
 Construction: 100%  
 Date: 10/15/16  
 Scale: 1/8" = 1'-0"  
 Drawing: SITE ELEVATIONS  
 Sheet: A201  
 New Construction  
 Cayuga Medical @ Community Corners  
 Community Corners Center, Inc.  
 Hamilton Road, Horse Neck, NY 14858

Trowbridge Wolf Michaels Landscape Architects LLP  
 SITE ELEVATIONS  
 CORNERS COMMUNITY CENTER, INC. MEDICAL OFFICE BUILDING 10/15/16



Trowbridge Wolf Michaels  
Landscape Architects LLP

AXONOMETRIC VIEW

CORNERS COMMUNITY CENTER, INC. MEDICAL OFFICE BUILDING 1/25/2016



Trowbridge Wolf Michaels  
Landscape Architects LLP

HAVEMEY ROAD ENTRANCE VIEW

CORNERS COMMUNITY CENTER, INC. MEDICAL OFFICE BUILDING 1/25/2016



Trowbridge Wolf Michaels  
Landscape Architects LLP

SOUTHWEST CORNER / BUILDING MAIN ENTRY VIEW  
CORNERS COMMUNITY CENTER, INC. MEDICAL OFFICE BUILDING 1/09/2016



Trowbridge Wolf Michaels  
Landscape Architects LLP

PLEASANT GROVE ENTRANCE SIMULATION VIEW  
CORNERS COMMUNITY CENTER, INC. MEDICAL OFFICE BUILDING 1/09/2016



## APPROVALS NEEDED

- SWPPP approval (Brent Cross / DEC)
- Environmental Quality Review / SEQR (Planning Board)
- Zoning Variances (Zoning Board of Appeals)
- Site Plan Review (Planning Board)

Community Corners MOB Zoning Chart

BUILDING INFORMATION AND ZONING REQUIREMENTS	CURRENT ZONING REQUIREMENTS	PROPOSED BUILDING	2014 COMPREHENSIVE PLAN RECOMMENDATIONS	POTENTIAL FUTURE ZONING REQUIREMENTS
PERMITTED USES	Business or Professional Office	Professional Office	No Change	No Change
LOT COVERAGE	15%	25.7%	Increase anticipated	25%
BUILDING HEIGHT	30 FT.	Sloped Roof: Approx. 44 FT. Stair/Mech Enclosure: Approx. 30 FT.	New height standards anticipated	45'
BUILDING AREA <small>Footprint</small>	No Requirement	13,800 SF		No Requirement
<small>Total Building Area</small>	No Requirement	39,500 SF		No Requirement
NO. OF STORIES	No Requirement	3 stories		3 stories
SETBACK <small>Side Yard</small>	35 FT.	46 FT.	New setback standards anticipated	Up to 1.5x max height (30'-60')
<small>Side and Rear Yards</small>	30 FT.	135 FT.		Up to 1.5x max height (30'-60')
PARKING	No Requirement	306 spaces provided	New standards anticipated	298 spaces anticipated

## PROPOSED SCHEDULE

Sketch Plan	January 25
Submit Preliminary Approvals Package	February 3
Declare Lead Agency/Set Public Hearing Date	February 22
Public Notice	
Public Hearing/SEQR Determination/Preliminary Approval	March 28
Zoning Variance	April 4
Submit Final Approvals Package/Supplementary Materials	April 13
Final Site Plan Approval	April 25



- K. Michaels stated the following:
  - The project proposes to (a) remove a former drive-through bank and a one story building (b) construct a new three story medical office building located primarily where the one story building currently exists (c) improve parking and vehicular and pedestrian circulation in the shopping center, and (d) create

a central axis extending south from Hanshaw Road to the proposed new building.

- The height of the proposed new three story building would be fifty (50) feet. This height is roughly equal to that of the Village's fire house when taking into account a change in elevation between the fire house and the site of the new building.
  - The footprint of the new building is larger than the footprint of the one story building to be removed.
  - The architecture of the new building, with its sloping roof and dormer windows, is intended to be harmonious with the existing architecture of the shopping center.
  - Cayuga Medical Center would be the new building's primary tenant. The first floor would be dedicated to cardiac medicine and the second floor would be dedicated to internal medicine. The type of medical care that would occur on the third floor has not yet been determined.
  - The central axis extending south from Hanshaw Road to the proposed new building would allow in the future for the narrowing of road pavement and the planting of street trees to create a Main Street feel, but this is not part of the current project.
  - T.G. Miller, Engineers and Surveyors, has been asked to develop a stormwater management plan (SWPP) for this project.
  - The project is consistent with the Village's 2014 comprehensive plan.
- D. Hay arrived.
  - The Board asked whether the sketch drawings correctly show loss of access from the middle of the shopping center to an existing driveway exiting onto Pleasant Grove Rd. K. Michaels stated that access to this driveway from the middle of the shopping center would be eliminated.
  - The Board asked about the height of the proposed new building which is mostly forty-five (45) feet except for the building's southern portion which is fifty (50 feet). P. Levesque and T. Covell explained that the additional height accommodates a stairway and building mechanicals on the roof.
  - The Board noted the proposed project would likely bring an increased number of vehicles to the shopping center, expressed concerns over the adequacy of the number of parking spaces shown in the sketch plans, and questioned how calculations were made for the number of spaces that would be needed both for the project and for the entire shopping center, including the number of doctors and patients anticipated for each floor in the proposed new building. K. Michaels stated that she would provide the Board with materials explaining the parking space calculations.
  - The Board discussed the proposed loss of access to exit onto Pleasant Grove Rd and its possible impact on fire safety. K. Michaels stated that she had spoken about this with Fire Chief G. Tamborelle and that the Fire Chief did not have a problem with the loss

of access with regard to fire safety. R. Segelken requested that input be obtained from the Village of Cayuga Heights Police Chief regarding this portion of the project proposal.

- The Board noted that the sketch drawings show access between the shopping center and Carriage House Apartments has been eliminated and access to the apartments is reduced to a single driveway adjoining Pleasant Grove Road. Code Enforcement Officer B. Cross stated that there is no legally recognized right-of-way providing vehicular access between the shopping center and Carriage House Apartments.
- S. Cunningham questioned whether the increased building height associated with this project, which would require a zoning variance by the Village's Zoning Board of Appeals, would facilitate requests for similar expansion elsewhere in the shopping center. Code Enforcement Officer B. Cross and Attorney R. Marcus explained that any zoning variance associated with this project would not set a precedent for future requests. Any such requests would need to be considered on a case by case basis. T. Ciaschi stated that he has no current plans to increase the height of adjacent shopping center buildings.
- The Board requested K. Michaels to provide the following information: (a) the footprint area of the existing one story building to be removed (b) the footprint area of the proposed new three story building (c) the floor area of each floor of the proposed new building and the total floor area of the entire building (d) a plan showing the location, number, and dimensions of all parking spaces, existing and proposed, in the entire shopping center, and (e) a plan showing the location and dimensions of existing and proposed yards, and any yard and setback variances requested. K. Michaels agreed to provide this information.
- The Board discussed whether a SEQR Long Form or Short Form should be used in conducting a SEQR review for this project.
- M. McMurry asked whether a traffic study was part of SEQR and whether a traffic study had been conducted. K. Michaels stated that she had contacted Amy Dake from SRF Associates, Transportation Engineering and Planning Consultants, who has performed traffic studies in Tompkins County. K. Michaels further stated that she received a letter from Amy Dake stating that in her opinion the proposed project would not have enough of an impact on traffic to warrant a full traffic study. The Board requested a copy of this letter and K. Michaels agreed to provide it.
- Attorney R. Marcus informed the Board that the NYS Department of Environmental Conservation (DEC) strongly recommends that municipal Boards acting as lead agencies in a SEQR review use the SEQR Short Form and that the Short Form is sufficient in most cases. He offered a perspective between the Short Form and Long Form.
- Attorney R. Marcus disclosed to the Board that he has had a working relationship with Trowbridge Wolf Michaels Landscape Architects and HOLT Architects. He has no working relationship with the property owner. He asked if any Board members

objected to his providing counsel regarding the proposed project. No members of the Board objected.

- Chair F. Cowett noted that the Village's 2014 comprehensive plan recommends the "redevelopment of the Community Corners area as a dynamic mixed-use commercial and cultural center," and questioned whether this project is consistent with this recommendation. Attorney R. Marcus reminded the Board that the professional offices contemplated in this project are a permitted use in the Village's Commercial Zone under current zoning.
- S. Cunningham asked T. Ciaschi whether he had considered providing retail space on the proposed new building's first floor. T. Ciaschi replied that providing such retail space might be a good idea, but he does not have any plans to pursue this and intends to proceed with the project as currently proposed. He further described the process by which he was approached by Cayuga Medical Center to locate the proposed new building in the shopping center.
- Chair F. Cowett asked whether the proposed parking and vehicular circulation layout, including a roundabout located at the building's entrance, were adequate to handle both emergency medical vehicles and truck deliveries. K. Michaels stated that the parking and vehicular circulation layout provided adequate access to emergency medical vehicles and that the turning radii associated with the roundabout could accommodate delivery and fire trucks.

#### Item 5- Other Business

- S. Cunningham informed the Board that he is moving out of state, his term on the Board expires in March of this year, and he will not seek to be reappointed. Chair F. Cowett thanked S. Cunningham for his many years of service.
- Deputy Clerk Podufalski informed the Board that she will be on maternity leave starting in February and will therefore not be in attendance for the February, March, or April meetings. Clerk Mangione will attend the meetings in her place to record the minutes.

#### Item 6 – Adjourn

Meeting adjourned at 8:35 pm.