

Village of Cayuga Heights Planning Board  
Meeting #60  
Monday, March 28, 2016  
Marcham Hall – 7:00 pm  
Minutes

Present: Planning Board Members Chair F. Cowett, G. Gillespie, D. Hay, M. McMurry, R. Segelken, and Alternate J. Leijonhufvud  
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 7:06 pm.
- Chair F. Cowett noted that Sean Cunningham resigned from the Board and thanked him for his service. He welcomed M. McMurry as a full member of the Planning Board and J. Leijonhufvud as the Board's new alternate member.
- The Board discussed when to schedule its next meeting because of the ICSD recess and decided to keep the currently scheduled date of April 25<sup>th</sup>.

Item 2 – January 25, 2016 Minutes

Motion: D. Hay

Second: M. McMurry

**RESOLUTION No. 175**  
**APPROVING MINUTES OF JANUARY 25, 2016**

**RESOLVED**, that the written, reviewed and revised minutes of the January 25, 2016 meeting are hereby approved.

**Aye votes** – Chair F. Cowett, D. Hay, M. McMurry, and R. Segelken

**Abstain** – G. Gillespie

**Opposed**- None

Item 3 – Public Comment

- No members of the public wished to comment.

#### Item 4 – Preliminary Site Plan Review – 1001 Highland Road Minor Subdivision

- Code Enforcement Officer B. Cross explained the reasons for the preliminary site plan review. The applicant, D. Lennox, has applied to subdivide his property into two lots. Several iterations have been considered. These iterations fulfill the current zoning requirement that each lot shall have a minimum frontage on a public street of 75 feet. However, these iterations fail to meet either the requirement for minimum average width of 125 feet or the requirement for minimum average depth of 150 feet. A new L-shaped subdivided lot has been proposed. Its' average width is 128 feet, but its' average depth is 113.7 feet and an area variance would be required. The original lot would now have an average width of 127.8 feet, an average depth of 150.4 feet, and coverage of 11.2% with yard depths maintained at 15 feet and would therefore be code compliant.
- M. McMurry noted that Article IX Section 24.III.2 of the Village's code reads that, in a minor subdivision, "each lot shall ... not be in conflict with any provision of the zoning law," and asked why the project qualifies as a minor subdivision if the new subdivided lot does not comply with the law.
- Attorney R. Marcus replied that the granting of a variance would bring the lot into compliance with the zoning law and permits the subdivision.
- Code Enforcement Officer B. Cross replied that minor and major subdivisions have different thresholds and that, if the Planning Board chooses to hold a public hearing, the site plan review process would be nearly the same as for a major subdivision.
- D. Hay asked D. Lennox if the L-shaped subdivided lot is what he desires or whether there is a more desirable option for him.
- D. Lennox replied that the L-shaped configuration was a compromise designed to bring the lot as close as possible to compliance with the Village's zoning law.
- Chair F. Cowett stated that some municipalities prohibit irregularly shaped lots because such lots are believed to increase the chance of conflict between neighbors and that he considered the L-shaped lot too irregular and therefore would not support the subdivision on that basis. Since a variance would be required with or without the L-shape, he proposed an alternative configuration that is less technically compliant, but eliminates the L-shape and creates a more regularly shaped lot that meets the zoning requirement for average depth, but not average width.
- D. Lennox replied that he is in favor of the alternative configuration, but noted that it reduces the size of the new lot and will therefore reduce the buildable area.
- G. Gillespie stated that the resulting lots after subdivision are in character with the immediate neighborhood in terms of lot size and that the subdivided lots would not be the smallest lots on the block. He further stated that it should be possible to build a suitable structure on the new lot.
- D. Lennox stated plans to build an approximately 2,000 SF house on the lot.

- Code Enforcement Officer B. Cross noted that, given the dimensions of the new lot, the Planning Board could make subdivision approval conditional on Board approval of a site plan showing building location and site design.
- Chair F. Cowett explained the site plan review process to D. Lennox.

Motion: D. Hay  
 Second: R. Segelken

**RESOLUTION No. 176  
 TO ACCEPT THE PROPOSED PROJECT AT 1001 HIGHLAND ROAD AS A MINOR  
 SUBDIVISION**

RESOLVED, that the Planning Board accepts the proposed project at 1001 Highland Road as a Minor Subdivision.

Aye votes – Chair F. Cowett, G. Gillespie, D. Hay, M. McMurry, and R. Segelken  
 Opposed- None

- The Board discussed the project in relation to the State Environmental Quality Review Act (SEQRA) and whether to categorize the project as a Type 1, Type 2, or Unlisted SEQRA action.

Motion: G. Gillespie  
 Second: M. McMurry

**RESOLUTION No. 177  
 SEQRA REVIEW OF THE PROPOSED MINOR SUBDIVISION AT 1001 HIGHLAND  
 ROAD**

RESOLVED, that the Planning Board declares itself lead agency for SEQRA review of the proposed Minor Subdivision at 1001 Highland Road which the Board categorizes as an Unlisted SEQRA action and the property owner is to complete Part 1 of the Short Environmental Assessment Form.

Aye votes – Chair F. Cowett, G. Gillespie, D. Hay, M. McMurry, and R. Segelken  
 Opposed- None

Motion: D. Hay  
Second: R. Segelken

**RESOLUTION No. 178**  
**TO HOLD A PUBLIC HEARING ON THE PROPOSED MINOR SUBDIVISION AT 1001**  
**HIGHLAND ROAD**

RESOLVE, that a public hearing will be held on April 25, 2016 at 7:10 p.m. regarding the site plan review for the proposed Minor Subdivision at 1001 Highland Road.

Aye votes – Chair F. Cowett, G. Gillespie, D. Hay, M. McMurry, and R. Segelken  
Opposed- None

Item 5 – Preliminary Site Plan Review – Corners Community Shopping Center Medical Office Building Project

- G. Gillespie recused himself from the discussion as he is an employee of HOLT Architects.
- Chair F. Cowett appointed Alternate J. Leijonhufvud as a voting member for this portion of the meeting.
- Code Enforcement Officer B. Cross discussed the Zoning Officer's Report. The project will require variances for building height, lot coverage, and distance between buildings. He will share project details with the Tompkins County Department of Planning pursuant its review under Section 239 of NYS General Municipal Law of the project's inter-community and county-wide impact. As Village Engineer, he will review and evaluate the project's stormwater plans recognizing that the project to date has submitted a preliminary layout, that a full Stormwater Management Plan (SWPPP) will be submitted in the future, and that the issuance of a building permit will be subject to the filing of a SWPPP with the NYS DEC.
- Kim Michaels of Trowbridge Wolf Michaels Landscape Architects (TWLA) re-introduced herself to the Board along with Tony Votaw of Cayuga Medical Associates (CMA), Tom Covell of HOLT Architects, David Herrick of T.G. Miller Engineers and Surveyors, and Corners Community Shopping Center owner Tim Giaschi. She provided to the Board an illustrated site plan and updated sketch drawings for the project. She also submitted to the Board letters in support of the project written by current and future tenants in the shopping center: Anna Isenberg of Lona Cakes, Eleanor McCloskey of Stokes Wagner, and Hope Rich of Hope's Way.



February 23, 2016

Dear Board of Trustees of the Village of Cayuga Heights:

The purpose of this letter is to provide you with information about LonaCakes, LLC, soon be the newest addition to Community Corners in Ithaca and the reason why this location was chosen over any other in Ithaca for the new boutique bakery.

LonaCakes was established and registered with the town of Ithaca, NY in April 2009, and well known amongst locals. Until recently, it was owned and operated by its founder, Lona Isenberg-Gutchess, specializing in artful custom-design, fondant-covered wedding and special occasion/event cakes, sculpted cakes, action cakes and replica cakes. It was operated out of a second kitchen functioning as a bakery at the owner's residence.

I closed on the LonaCakes business purchase at the beginning of last month and am making a significant investment to take the business storefront to Community Corners. Inspired by the German Kaffee & Kuchen tradition, LonaCakes Custom Cake Design and Boutique Bakery will not only continue to specialize in custom-design cakes, but also serve cake, among many other "all-things-cake" varieties, in individual portions.

The new LonaCakes Custom Cake Design and Boutique Bakery will include an on-site bakery for the custom, per-order-only business. Additionally, and inspired by the German Kaffee & Kuchen (coffee & German-style cake) tradition, the bakery will serve an invitingly elegant and distinguished, limited-service, 14-seat café at the storefront location which will sell cakes and Kuchen in individual portions, cake truffles and pops, cupcakes, cakes in a jar and cake brownies. Gimme! Coffee will also be served as a means to attract local customers and introduce the traditional Kaffee & Kuchen concept.

I am sure you are all well aware of why I am convinced that the community of the Village of Cayuga Heights is a perfect fit for our target market segment. The prospect that the Cayuga Medical Center may be opening offices at Community Corners only reinforced my decision on location and eliminated my doubts about making such a high investment to take this business storefront. I would be surprised if neighboring Community Corners businesses felt differently and am sure that the Cayuga Medical Center would be a great contribution to the surrounding community.

Sincerely,

Anna Isenberg  
Owner and Manager  
LonaCakes, LLC

**LONACAKES**  
CUSTOM CAKE DESIGN BOUTIQUE BAKERY

LonaCakes, LLC ♦ 907 Hanshaw Road, Ithaca, NY 14850 ♦ (607)220-3405 ♦ [www.lonacakes.com](http://www.lonacakes.com) ♦ [info@lonacakes.com](mailto:info@lonacakes.com)



## STOKES WAGNER

ATTORNEYS AT LAW

ATLANTA · ITHACA · LOS ANGELES · PITTSBURGH · SAN DIEGO

March 27, 2016

Dear Board of Trustees of the Village of Cayuga Heights:

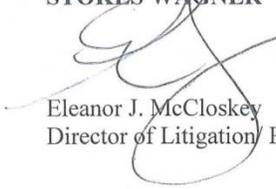
The purpose of this letter is to provide you with information about StokesWagner, ALC, and the reason why three years ago we chose the Community Corner in Ithaca for our offices, and are now moving to another location within the "Corners" as well.

Stokes Wagner, ALC, is a national lawfirm with offices in Atlanta, San Diego, Pittsburgh, Los Angeles, and our beloved Ithaca. Three years we selected the Community Corners for a new office space due to it's location, management, and and the community. We have been nothing less than pleased with our experience here. We recently selected a new space within the Corners and have invested in a substantial remodel to fit our needs for several years to come. We continue to enjoy all the things for which prougt us here to begin with.

We look forward to the growth of the Community Corners, the addition of LonaCakes, LLC, and the Cayuga Medical Center, as they are a great contribution to the surrounding community. Please feel free to contact me with any further questions or concerns.

Sincerely yours,

**STOKES WAGNER**

  
Eleanor J. McCloskey  
Director of Litigation/ Paralegal

cc.

903 Hanshaw Road · Ithaca, NY 14850

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3/1/2016

Hope Rich  
416 Klinewoods Road  
Ithaca, NY 14850

Village of Cayuga Heights  
Board of Trustees c/o The Village of Cayuga Heights  
Ithaca, NY 14850

To Whom it May Concern,

My name is Hope E. Rich and I am in the process of opening a new business in the Community Corners development. In the process of I have learned of the possibility of Cayuga Medical Center also coming to the Community Corners property. I am writing to let you know I support and look forward to this new development! I feel it will help my business thrive while also providing a service to the Cayuga Medical staff and their clients. We will be providing a fresh, healthy option for dining which will be of the highest quality. Combined with an outstanding level of customer service, it will benefit all those working within Community Corners and the surrounding community.

Thank you for your time in reading this letter. Please do not hesitate to contact me at your convenience if I can be of assistance.

Sincerely,



Hope E. Rich

- T. Votaw explained CMA’s reasons for selecting the Corners Community Center site for a medical office building. These reasons include its neighborhood feel, a positive working environment for employees, and a location in a population center reflective of CMA’s clientele.
- K. Michaels addressed Board reactions and concerns following the informal project presentation made to the Board at the January 25, 2016 Board meeting.
  - Criticism of use of site for medical office building rather than more active, retail oriented uses: Letters from current and future tenants demonstrate that the project will encourage more active, retail oriented activities on site.
  - Questions about the provision of adequate parking: Because current Village code only states that, “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” and doesn’t provide metrics, parking need metrics associated with building type use and square footage were obtained from the City and Town of Ithaca and used to estimate parking needs; these estimates, contained in a table included in the submitted materials, correlate with the parking spaces shown in site plan drawings and demonstrate that adequate parking has been provided.
  - Closure of the driveway between the shopping center and Carriage House Apartments: Research has not found the existence of any easements, rights-of-way, or legal agreements that would preclude closure, and Village Fire Chief G. Tamborelle has not voiced any objection.
  - Increased traffic, its impact on adjacent streets and intersections, and the need for a traffic study: The letter provided by Amy Dake of SRF Associates explains that a traffic study is not warranted unless a project is expected to generate 100 or more vehicle trips per hour during peak hours and the maximum estimated number of peak hour vehicle trips (vph) generated by this project is 88.
- T. Covell discussed Board concerns about the building including its height and size.
  - Building design responds to and is consistent with the character of the commercial district and Corners Community Center.
  - There would be a coherent sequence of building height moving north to south, from 1 to 1½ stories of existing buildings to 3 stories for the proposed building.
  - Modulating building elements reduce its scale and make it appear to be a 2 story building.
  - The 50 foot building height at its southern end reflects a parapet housing air handling and chilling units and stairs to access the roof; it is less visible to the rest of the site because of its location and is roughly in scale with the buildings of Carriage House Apartments which are 2½ to 3 stories tall.
  - Building location in the middle of the shopping center renders it less visually obtrusive to neighboring residential properties more than 300 feet away.

- K. Michaels added that the building's tallest portion, which intersects the driveway entering the site from E Upland Rd and is associated with the building's entrance, is an architectural feature announcing the building's entrance to building visitors.
- Chair F. Cowett thanked K. Michaels, T. Votaw, and T. Covell for the information and noted his intention to organize Board questions by category.
- D. Hay asked how long residents of Carriage House Apartments have been using the driveway to the shopping center.
- T. Ciaschi replied that the driveway has been used for at least 15 years and possibly 30 or more.
- D. Hay wondered whether this long period of usage didn't convey some legal right for continued access.
- Attorney R. Marcus stated his opinion that there is no legal right or prescriptive right of access, noting there is an existing means of egress and entry from Carriage House Apartments to Pleasant Grove Rd irrespective of the shopping center driveway.
- The applicant has not had any communication with the owners of Carriage House Apartments to ask if they object to the closing of the shopping center driveway.
- Code Enforcement Officer B. Cross noted that, although Fire Chief G. Tamborelle has not indicated concern with the driveway closure, it is good engineering design for an apartment complex the size of Carriage House Apartments to have more than one means of emergency access.
- Attorney R. Marcus recommended to the Board that it obtain the Fire Chief's opinion about the driveway closure in writing.
- D. Hay left the meeting at 8:15.
- Chair F. Cowett referenced an informal conversation about the project and current and future Village zoning with K. Michaels, Mayor K. Supron, and Code Enforcement Officer B. Cross well in advance of the project's presentation to the Village.
- K. Michaels confirmed to the Board that she was told in this informal conversation that an increase of building height to a maximum of 45 feet was being considered as a possible change to Village zoning.
- K. Michaels also confirmed to the Board that in this informal conversation she informed Mayor K. Supron, Code Enforcement Officer B. Cross, and Chair F. Cowett of the proposed building's general location, but not the building's footprint area, gross area, or leasable area.
- The Board proceeded next to ask questions about the project by category and these questions were answered by the project applicant and design team.

### Building Size

Why is there a need for 31,000 SF of office space?

- CMA requested 31,000 SF of office space.
- Space requirements on the first and second floor are based on the needs of cardiac medicine on the first floor and internal medicine on the second floor.

What is meant by the building's "flexible structure"?

- Open column bays allow flexible planning.
- Delivery of healthcare is constantly changing; flexibility is needed as requirements of providing healthcare may change.

What is CMA's commitment to leasing office space?

- CMA will sign a 10 year lease with an option for a 10 year renewal.

### Building Operations

What are the building's anticipated hours of operation? When will patients be seen?

- Approximate building hours will be from 7:00 am to 8:30 or 9:00 pm.
- Cardiac testing may open at 7:00 am.
- Most patients will be seen between 7:00 am and 5:30 or 6:00 pm.
- Appointments will be scheduled steadily throughout the day.
- There may be evening clinics.
- There will be no overnight testing.

What will the 3<sup>rd</sup> floor be used for?

- Most likely a dermatology practice.

What type of emergency care will be provided and how will emergency personnel access the building?

- There is no intention to provide urgent care, but occasional access by an ambulance needs to be planned for.
- If needed, emergency personnel would access the building near the elevator core and exit stairs, not through the main entrance or lobby.

### Estimates of providers on site

A table estimating providers and staff on site states that "Providers may be on site part time." Do the estimates of providers and staff in the table account for all providers being on site at the same time?

- The table does not assume that all providers will be on site at one time, but does account for the maximum number of providers and staff that would likely be on site at one time.
- Providers are still being recruited for the 3<sup>rd</sup> floor, so numbers for that floor are estimates, but they assume two dermatologists occupying half of the space with the rest of the space to be used for a common area, conference room, etc.

### Trash Removal

Will more dumpsters be provided in the shopping center with the addition of the building?

- No, but trash and recycling pickup can be scheduled more often and pickups could increase from the current two times a week to four times a week.
- There is sufficient turn around area for trucks to access the dumpsters.

### Lighting

Project materials state that the project will be dark sky compliant. Will building lights be turned off at night?

- Interior building lights will be turned off at night, but exterior site lighting will stay on throughout the night.

#### Hazardous Waste Disposal

If medical waste is to be picked up, treated, and disposed of by a licensed disposal company, how often will this happen, what type of vehicle will be used, and at what time of day will this occur?

- The exact details for hazardous medical waste pickup are not yet known because a contract has not been signed with a disposal company, but waste will be kept inside the building until pickup, likely by a small box truck, and be immediately taken off site.

#### Stormwater

Can a map of the shopping center's north and south watersheds be provided to the Board?

- Yes.

Has precipitation on the building roof been accounted for in stormwater calculations and how will it be handled?

- Rooftop precipitation has been accounted for and will be drained to a storm sewer.

Does the planting plan show trees being planted in the linear detention basin?

- Trees are planted in this basin. Species tolerant of having wet feet will be chosen.

Soils for the linear detention basin and dry pond can be assumed to be highly compacted.

Are there plans to remediate this soil and facilitate infiltration?

- These areas will be tilled to a depth of 6 to 12 inches and organic matter added.

What is the water table depth?

- Approximately 6'.

#### Landscaping

The first phase of "Main Street" type improvements in the shopping center are included in this project. Is there a time table for second phase improvements?

- No, there is no time table for second phase improvements.

#### Parking Lot Circulation

Project materials state that sitework will improve parking lot circulation, but plans show a narrowing of parking lot roadway from 26' to 24'. Will this narrowing constrict flow and hurt circulation?

- 24' is standard parking lot roadway width. Sitework, which includes additional islands and landscaping, will improve circulation by making more legible to drivers where to park and where to drive.

#### Parking Space Calculations

Some shopping center areas get filled more at certain times of the day than others, such as the parking spaces near Island Fitness. What is basis for the statement found in project materials that parking in the shopping center is "not fully utilized"?

- "Not fully utilized" means that there never is a time when all the parking spaces in the entire shopping center are completely filled.

The applicant suggests providing 4 parking spaces per medical provider per Town of Ithaca medical office building (MOB) metrics. Since the applicant estimates a maximum of 17 providers on site at any one time, 68 parking spaces would be required. However, the Board has identified other MOB parking metrics besides those of the Town of Ithaca. A 2007 ITE Journal article, "Parking Requirements for Medical Office Buildings," recommends 4.5 spaces per 1,000 gross square feet (GSF) of MOB which would require providing 178 parking spaces for an MOB of 39,500 GSF. The City of Ithaca requires 1 parking space per 250 square feet of net assignable MOB floor area which would require providing 125 spaces for 31,100 of leasable office space. Monroe County in a 2007 study, Statistical Analyses of Parking by Land Use, recommended 1 parking space for each 200 GSF of building space for each MOB, which would require 198 spaces for an MOB of 39,500 GSF. In light of these other metrics, how confident is the applicant that the Town of Ithaca metric will yield sufficient parking spaces for this project?

- The applicant believes that adequate parking has been provided. CMA has looked closely at programming and parking needs at their other facilities and the last thing CMA wants is its patients to have trouble finding parking.
- Applicant additionally notes that the cardiology and internal medicine practices planned for the building's first and second floors are "square footage hungry," meaning they require more square footage per patient, but do not handle as many patients as other types of practice. For example, a dermatology practice will typically see more patients than would a cardiology or internal medicine practice.

Notwithstanding the provision of 68 spaces for 17 providers, the applicant estimates maximum medical staff including providers at any one time of 72. Since the applicant also estimates 400 patients per day, does the applicant still believe that adequate parking has been provided?

- The applicant acknowledges that parking needs may have been miscalculated and will take another look at these figures.

Has adequate handicap parking been provided?

- An adequate number of handicap parking spaces have been provided based on ADA requirements and NYS code, the latter of which is based upon the total number of all parking spaces provided. Additional "priority" spaces have been provided near the building for the mobility impaired.

#### Traffic Impact

The Ithaca Journal stated in a March 28, 2015 article that a traffic study was conducted for this project. Can the applicant confirm that the letter submitted from Amy Dake of SRF Associates was for a traffic assessment and not a traffic study?

- Yes, that is correct.

Did Amy Dake visit the site pursuant to the traffic assessment?

- The applicant does not know if she did.

The 88 vph number cited in the traffic assessment for the peak PM hour reflects exiting, not entering plus exiting. Can the applicant clarify whether the correct metric is only

exiting or entering and exiting? If the latter is correct, the project exceeds the 100 vph threshold commonly cited for warranting a traffic study.

- The applicant will confirm the correct metric.

The assessment does not account for the impact on traffic of the proposed termination of access to Pleasant Grove Rd nor closure of the driveway to Carriage House Apartments. It also does not consider the impact on vehicle queueing time at adjacent intersections. The Institute of Transportation Engineers (ITE) on whose tables the assessment depends recommends collection of local data in addition to reliance on its tables and Village residents, who have many times previously expressed concerns about traffic, will likely request a study based on local data be conducted to analyze the project's impact on traffic. Given all of the above, does the applicant still believe that a traffic study is unnecessary?

- Code Enforcement Officer B. Cross cautions that a traffic study may have unintended consequences, namely that it may identify failure levels of service at intersections that would then compel the Village to address these failures.

- The applicant notes that parking calculations are going to be reviewed. If more parking is required, since the limited amount of space on site restricts the ability to add more parking, the applicant might consider reducing the building size to reduce parking needs which would in turn also reduce trip generation and possibly the need for a traffic study.

- A discussion then followed regarding bus stops, sidewalks, and pedestrian and bicycle access to the site.
- J. Leijonhufvud questioned how the proposed plan addressed pedestrian and bicycle connectivity and access. Reducing the number of vehicles on Village streets by creating a more pedestrian and bicycle friendly environment is a goal of the Village's comprehensive plan. The proposed closure of vehicle access to the shopping center from Pleasant Grove Rd and Carriage House Apartments would make access to the site more difficult for pedestrians and bicyclists and potentially increase the number of vehicles driving to the site.
- R. Segelken stated the importance of clear way-finding and direct access from bus stops on Pleasant Grove and Triphammer Rds to the proposed building. He stressed the need for sidewalk improvements and clearly defined crosswalks throughout the shopping center.
- K. Michaels replied that sidewalk improvements throughout the shopping center are outside the project's scope, but agreed that crosswalks could be made more visible at shopping center driveway exits as part of the project.
- Code Enforcement Officer B. Cross restated his support for maintaining emergency vehicle access via the Carriage House Apartments driveway, even though Village Fire Chief G. Tamborelle has not voiced any objection to the driveway closure.
- Chair F. Cowett suggested that emergency vehicle access could be maintained and pedestrian and bicycle access also provided if removable or collapsible bollards were

installed at the end of the driveway between the shopping center and Carriage House Apartments.

- A discussion then followed regarding whether, in light of the possibility that the project's design might change during the next month, a public hearing should be scheduled for the April 25th meeting.
- Attorney R. Marcus stated that in his opinion setting a date for a public hearing might be appropriate if design changes were anticipated to be minor, but if design changes proved to be significant, such as a change to building size, setting a date for a public hearing at this time would not be appropriate.
- K. Michaels noted that, if the Board requires the applicant to conduct a traffic study, a traffic study is expensive and she doesn't want the applicant to pay for one if the Board has already made up its mind to vote against the project.
- Chair F. Cowett replied that it is not fair to ask the Board at this time how it intends to vote on the project and does not want other Board members to answer this question, but stated for the applicant his current opinion of the project. He believes the building is too large, insufficient parking has been provided, and the impact of increased traffic created by the project is unknown. He also pointed out that while the project does attempt to address the objective in the Village's comprehensive plan to revitalize the Community Corners area and may be consistent with changes in zoning also called for in the plan, it is not consistent with plan objectives for mixed use development in the Community Corners area and the provision of everyday neighborhood retail services which zoning changes were meant to encourage.
- M. McMurry asked if the applicant had considered adding a retail element to proposed building's ground floor to make the project more compatible with the Comprehensive Plan's goal of mixed use development for the Community Corners area.
- T. Ciaschi replied that there was not market demand for such a use.
- Code Enforcement Officer B. Cross asked the applicant if the project would still be viable at two stories.
- T. Votaw replied that reducing the building from three to two stories would not kill the project, that dispensing with the building's third floor would be a better option than reducing the building's footprint because the dermatology practices projected to occupy the third floor could be relocated to offices somewhere else and cardiac medicine would need the entire area planned for the first floor.
- K. Michaels asked the Board not to schedule a public hearing for the April meeting. In the interim between this meeting and the April meeting, the applicant will rethink the project, review the project's parking calculations, and get a draft scope of a traffic study from SRF Associates for the Board to review. She asked which intersections would be included in a study.

- Chair F. Cowett replied that the intersection of Pleasant Grove and Hanshaw Roads and the intersection of Triphammer, Hanshaw, and E Upland Roads would be included.
- The Board decided not to schedule a public hearing for its April 25th meeting and to hold off on formally requesting a traffic study from the applicant at this time.
- The Board discussed the project in relation to the State Environmental Quality Review Act (SEQRA) and decided to categorize the project as an Unlisted SEQRA action, but not to schedule a date for its SEQRA review of the project.

Motion: R. Segelken

Second: J. Leijonhufvud

**RESOLUTION No. 179  
TO ACCEPT PROPOSED MEDICAL OFFICE BUILDING PROJECT AT CORNERS  
COMMUNITY SHOPPING CENTER AS AN UNLISTED SEQR ACTION**

RESOLVED, that the Planning Board declares itself lead agency for SEQR review of the proposed Medical Office Building project at Corners Community Shopping Center which the Board categorizes as an Unlisted SEQR action.

Aye votes – Chair F. Cowett, J. Leijonhufvud, M. McMurry, and R. Segelken  
Opposed- None

Item 6- Other Business

- G. Gillespie rejoined the Board and reported on a meeting of the Community Advisory Committee to Cornell's Housing Master Plan.

Item 7 – Adjourn

- Meeting adjourned at 10:36 pm.