

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



November 18, 2016

Dear Brent and Members of the Planning Board,

Enclosed please find updated materials for the Corners Community Center Medical Office Building project under consideration for site plan approval by the Village.

The planning board requested a vehicular connection along the east side of the new Medical Office Building (MOB) to connect the lot to the northeast of the MOB to the lot south of the MOB. A 16' wide two-way driveway has been added in this area along with two quarry block walls to retain the steep grades in this location. Guardrails will be located at the top of the walls due to the grade difference in excess of 2.5'. All plan drawings from previous submissions have been updated with this change and are attached. There are no changes to the building design or parking.

To mitigate the storm water runoff generated from the new driveway impervious cover, a below grade detention basin utilizing pre-fabricated plastic chambers will be constructed. The approximate extents of the practice are shown on the Utility Plan.

In response to the request for additional sidewalks improvements, replacing the walkway to the north of the proposed building is now included in the project. The existing stone and asphalt pavement will be removed and replaced with concrete walks. An accessible ramp will be installed according to ADA standards. The project now provides a new pedestrian route through the entire site, from Pleasant Grove Road to East Upland Road. It is not feasible within the scope of the project to re-build every walkway in the shopping center. It is the intent of the owner to continue to invest in site and walkway improvements for the areas outside the project limit line over time, as income allows. Operation of the proposed project will strengthen the financial feasibility of such future improvements.

Thank you for your continued attention and review of this project. If you have any questions or require further information, please do not hesitate to call. At your November 28th meeting, we are hoping to receive action on the following items: Final Site Plan Approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Kimberly", is written over a horizontal line.

Kimberly Michaels
Principal