

**Village of Cayuga Heights
Special Meeting of the Planning Board
June 9, 2008**

Present: Mayor Gilmore, Trustees Antil, Bors, Collyer, Donner, and Riesman, Supt. Cross, Chief Boyce, Attorney Elena Flash

Absent: Trustee Staley

Others: John Snyder, John Snyder Architects; Joe Perry and Rose Catalano, Chemung Canal Trust Co.; Rick Manning, Rick Manning Landscape Architects, and resident Sarah Hatcher.

Mayor Gilmore called the meeting to order at 12:05 PM, explaining that the special meeting was called for Site Plan Approval of the Chemung Canal Trust Company bank building. Mayor Gilmore also stated that due to the excused absence of Clerk Manning, Attorney Elena Flash would be the minute taker for this meeting.

There were two agenda items:

1. The demolition permit was distributed to the Board for information purposes. The Mayor reported that the work is underway. Supt. Cross reported that initial site investigation has been done, but can not be completed until removal of the slab which will be completed after all debris is removed. Preliminary testing indicated no issues. Time for completion of removal of the slab is approximately one more week.
Trustee Bors asked whether the gas station had footer drains in response to public comment about drainage. Supt. Cross indicated that determination will be made when the removal is complete. Supt. Cross further explained that runoff would be handled by a stormwater management plan.
2. Final Site Plan for Chemung Canal Trust Company, Cayuga Heights branch. Architect John Snyder offered a presentation regarding a change to the plan to include stone around the building. (Refer to Sheet A200 attached to Trustee packet.) Roofing remains as previously proposed. The architect showed material samples for roofing and stone – color choices to be finalized to coordinate with other buildings in the area, including Marcham Hall. The Board discussed the length of life of the building and maintenance.

Supt. Cross and John Snyder explained the new plan regarding site lighting (see L104 attached to Trustee packet), including low lighting along signage, entry and walkway, two pole fixtures identified to be 12'high and low uplight for flag pole. Safety and winter hours concerns will be addressed with walkway lighting.

Supt. Cross reviewed the resolution. Chief Boyce discussed the safety and traffic concerns. No Left Turn will be permitted at exit onto Pleasant Grove Road. Joe Perry expressed concern about this decision as not necessary and inconvenient. Chief Boyce responded that public safety concerns regarding increased traffic are throughout the day. The Mayor also responded that safety is the primary concern. Atty. Flash commented that the location of this sign is not on the Chemung site and the Village can require this as a public safety issue.

Mayor Gilmore also commented about consideration of adding a bike path along Pleasant Grove Road if funding can be identified, other than municipal funds. Trustee Bors commented that traffic overall around Community Corners must continually be evaluated. The Board and the applicant engaged in extensive discussion of safety issues through the Community Corners area considering speed, parking, and pedestrians.

The Mayor added that the Planning Board wants to add hours for construction consistent with the demolition permit. Those hours will be added to the resolution as item 7.

Supt. Cross clarified that the Mayor and the Village Engineer will stamp and sign approved drawings and will develop a system for approval going forward.

**Motion by Trustee Bors
Seconded by Trustee Donner**

Trustees Antil, Bors, Collyer, Donner, and Riesman voted YES

**Move to pass Resolution 6355 accepting and adopting the Site Plan for the new
Chemung Canal Bank Building at 909 Hanshaw Road as follows:**

**RESOLUTION 6355 TO APPROVE SITE PLAN FOR NEW CHEMUNG CANAL
BANK BUILDING AT 909 HANSHAW ROAD**

Whereas, Corners Community Center, Inc., as owner, and Chemung Canal Trust Company, as tenant/developer (together referred to as the “Applicants”), have made an application to the Village of Cayuga Heights Planning Board for review of a site plan related to a new building to be constructed at 909 Hanshaw Road, which application includes drawings LD100, L100-L103, L104, L200, A200-L201 entitled, “Chemung Bank Building, Community Corners” prepared by John Snyder Architects, dated 5/29/08 (collectively the “Site Plan), and

Whereas, the Zoning Officer has determined that this project is subject to Site Plan Review according to Village of Cayuga Heights Article IX, Section III.A.1 and has referred the application to the Village of Cayuga Heights Planning Board for said review, and

Whereas, the Planning Board conducted a public hearing on 4/21/08 to receive comments on potential impacts of this project, which public hearing was duly advertised in the Ithaca Journal on 4/11/08, and for which a notice was mailed to all contiguous property owners on or before 4/14/08,

Whereas, the Planning Board has determined that this project is a Type II action in accordance with 6NYCRR617.5.c.7, and therefore no further review under SEQRA is required, and

Whereas, the Planning Board has determined that this project is not subject to the notification requirements set forth in General Municipal Law Sections 239-m and -n, and

Whereas, the Planning Board has carefully considered the Site Plan and all of those factors set forth in Village of Cayuga Heights Zoning Ordinance Article IX and Local Law 2 Section III.A.1, and

Now, Therefore, the Village of Cayuga Heights Planning Board hereby approves the Site Plan, subject to the following conditions, which conditions must be met prior to the issuance of the zoning permits (including the building permit and certificate of occupancy) as set forth below:

1. Installation of a sign located at the Pleasant Grove Road exit driveway from the Corners Community Center to read “NO LEFT TURN”, as approved by the Zoning Officer prior to issuance of a certificate of occupancy.
2. Submittal of final engineering design of a Stormwater Management Plan, including erosion and sedimentation control, for approval by the Village Engineer prior to issuance of a building permit.
3. Submittal of a plan to specify the location of routes for construction equipment and deliveries, for approval by the Village Engineer prior to issuance of a building permit.
4. Upon completion of demolition, the owner shall provide a final written report by an environmental consultant acceptable to the Village Engineer showing either that no environmental contamination existed at the site or that any identified contamination has been remediated in full compliance with the rules and regulations of the NYS DEC. This report shall be satisfactory to the Village Engineer in all respects prior to the issuance of a building permit.
5. All on-building and free standing signs shall conform with the sign provisions of the Village Zoning Ordinance and will be approved by the Zoning Officer prior to the issuance of a building permit. Any variation from the zoning ordinance must be approved by the Zoning Board of Appeals of the Village.
6. All building and grounds exterior lighting must be indicated by type, candle power and hours of operation and approved by the Zoning Officer, prior to installation.
7. Building construction and delivery of materials to and from the site will be limited to the hours of 7 am to 7 pm, Monday through Saturday.

Provided all matters brought forth in this resolution, and all those matters previously discussed and agreed upon by both parties such as design and material improvements to the structure, are adhered to, The Planning Board authorizes the Zoning Officer to issue a Zoning Permit pursuant to the above conditions.

**Motion by Trustee Antil
Seconded by Trustee Bors**

Adjourn the meeting of the Planning Board at 1:49 P.M.

Trustees Antil, Bors, Collyer, Donner, and Riesman voted YES

