

Village of Cayuga Planning Board Meeting Minutes

Wednesday, October 27, 2021

Planning Board Members Present: Chairman Mark Harris, Michael Ogburn, Pauline Harry, Dolly Donnelly-
via ZOOM

Excused: Jeff Bedell

Presenters: INHS- Chau Pham, Lynn Truame, Beardsley Architects + Engineers – Jared Heint, Gavras
Center – James Breslin, Robert Padula

Staff Present: Deputy Clerk Jen Ogburn, Clerk Debbie Pinckney

Public: Deputy Mayor Don Wilson Jr, Trustee Chris Ryan, Mardy Barrows. See sign in sheet.

Chairman Harris opened the meeting with the Pledge to the Flag at 6:00pm.

Planning board members reviewed the minutes from the meeting on August 11, 2021. Chairman Harris asked for a motion to approve the meeting minutes from August 11, 2021. **Motion made by Planning Board Member Pauline Harry. Second made by Planning Board Member Michael Ogburn. 3/0 approved, 1 abstained.**

Board Members –

Mark Harris –	Aye
Pauline Harry–	Aye
Michael Ogburn–	Aye
Dolly Donnelly–	Abstain

Chairman Harris brought up the letter that was sent to the Village board from INHS regarding the cost to the Village to keep the elementary school gym for recreation purposes. This letter had been presented to the Village Board at their regular Board Meeting on October 13, 2021, and there was no action taken by the board.

Jared Heint from Beardsley Architect + Engineers went over the site plan with the Planning Board. Specific concerns brought up were stormwater drainage. Jared explained the plan is to put in bioretention basins specifically near the townhome area. These bioretention basins are shallow landscaped depressions that will not have standing water in between storms.

Deputy Mayor Wilson stated a concern of larger vehicles – specifically fire equipment that is 40-50ft in length to make it around the turn in the back parking lot with the curbed landscape as opposed to open parking spaces. Another concern of the Fire Department is the fire access road. The fire access road does meet NYS building code, but the concern lies with the department being able to reach the back of the building quickly. Jared said all the buildings will be equipped with sprinkler systems, but he will look into the concerns.

Deputy Mayor Wilson asked if the Gavras Center or INHS would be contracting out an ambulance service? Reason behind this as there are a substantial number of new residents being added to the Village and specifically during the daytime hours many of the Cayuga Fire Department Members are at work as the Department is a volunteer department. INHS/Gavras will look into contracting an ambulance service.

Village resident Mardy Barrows asked when the project went from a 55 and older housing unit to a lower income housing unit. James Breslin from Gavras Center said that the target participant age for the Gavras Program is mid 30's which changed the program population and funding that they were going for. INHS is a company that is mixed income housing. They strive to create high quality housing for lower or middle class. Currently they do not have a spread of what the income will be for this housing development. Village residents also stressed the concern of the quarterly water bill as it is currently \$412.76. The concern being how would each tenant/resident be billed and with the housing unit being a lower income unit would they be able to pay the water bill every quarter. INHS said that the water sewer bill would be incorporated into each tenants rent.

Mr. Barrows also asked about staffing for both INHS and Gavras as well as security. INHS will be the property manager and will have an office onsite with regular business hours, when the office is closed there will be an emergency number available if needed. Gavras employees will be onsite from early morning to 11:00pm. This has changed from the August 11, 2021, meeting. The individuals who are associated with the Gavras Program can live on their own, they hold a job, cook, may drive, etc. Although there will be no Gavras employee onsite at night one will be on call for any needs. The building will also be equipped with fobs at every door for entry, as well as intercoms for residents to buzz visitors in, management will also have an office in the front of the building, as well as cameras on site in the common areas and in parking lots.

In the future of this project INHS and Gavras will be asking for the lot to be subdivided. The reason for the subdivision is for funding and legality of what can be done with the property. By sub dividing the property into 2 lots, 1 lot with the apartments/townhomes on it and 1 lot with the vacant land on it in the future the funding does not prohibit what can be done on the vacant land.

Chairman Harris asked the Planning Board members for a motion to send letters of Intent to be Lead Agent for SEQRA for the Redevelopment of Former Cayuga Elementary School to Multi-Family Housing. **Motion made by Planning Board Member Michael Ogburn. Second made by Planning Board Member Pauline Harry. 4/0 approved.**

- Mark Harris- Aye
- Pauline Harry- Aye
- Michael Ogburn- Aye
- Dolly Donnelly- Aye
- Jeff Bedell- Excused

Motion to adjourn at 7:00pm

Motion made by Planning Board Member Pauline Harry. Second by Planning Board Member Michael Ogburn. 4/0 approved.

Next proposed meeting is on Monday, November 29, 2021.

Respectfully submitted by

Deputy Clerk Jen Ogburn

