

Village of Cayuga Planning Board Meeting Minutes

Wednesday, August 11, 2021

Planning Board Members Present: Chairman Mark Harris, Michael Ogburn, Pauline Harry, Jeff Bedell

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

Staff Present: Deputy Clerk Jen Ogburn

Public: Mayor William Sherman, Bob Padula, Tom Walczyk and Irene Ward, Ellis Ward. See sign in sheet.

Chairman Harris opened the meeting at 6:02pm.

The meeting was held at the former Cayuga Elementary School located at 255 Wheat Street to discuss the site plan and future of the building as it has been purchased by E. John Gavras Center. The Gavras Center has partnered with INHS (Ithaca Neighborhood Housing Services) to convert the former elementary school into 31 apartments and 16 town homes totaling 47 units. There will be 9 apartments of the 31 one set aside for individuals who have developmental disabilities but are capable of living on their own. Gavras plans on having a staff member on site in 3 shifts to assist these individuals if needed.

INHS will be the property manager on site after the project is completed.

Tentatively the gym is set to be demolished and would be turned into a courtyard. Mayor Sherman asked if there was any reasoning as to why the gym was no longer included in the current site plan as it had been discussed about keeping it previously, it was said that due to the type of funding that they are seeking the gym would need to be detached from the housing project. INHS considered doing this, however the cost to keep the gym and the amount of times they estimate it to be rented based off Rec Hall rentals the cost was not beneficial. As INHS saw it there was not enough public interest to keep the gym with the additional costs.

Board member Michael Ogburn asked for clarification on if the units would be for ages 55 and up as it had once been discussed, there will be no age restrictions on any of the units – any age is welcome.

Board member Pauline Harry asked if the buildings were going to be secure and what kind of security measures there would be. At the entrances there will be intercoms for visitors to get buzzed into the building by the tenants.

The property managers office will also be located where the former elementary school office is located at the main office. Near the main office area there will also be a secure area for packages to be delivered where tenants will be able to receive them.

As for the main driveway out front it will remain the same – guests will still be able to pick up and drop off tenants at the main entrance by driving the circle where the buses use to drop off. The back parking area will change slightly as there are plans to put shrubbery in the middle area. A total of 93 parking spots between the front parking and back parking lots will be available to tenants.

Board member Pauline Harry asked if there would be additional truck traffic to the village – no additional truck traffic as there will be no loading dock. These units will be just like any other village resident.

Ellis Ward of the public asked if he could give a suggestion for a name for the building. If able to he would like Donald R. Ward Post implemented into the name of the building. The reasoning behind this request is that as a cousin of Donald R. Ward he would like to see him remembered. Donald was drafted in 1941 and grew up on Bluefield Rd and refused the agricultural exemption from the draft that he could have gotten. After serving in D-day, he was captured as a POW in the Philippines and subsequently died in combat.

Chairman Harris proposed the Village Planning Board connects with the Cayuga County Planning Board to ensure that nothing is missed.

Next step is the preliminary site plan.

Chairman Harris asks for a motion to move forward to the preliminary site plan. **Motion made by Michael Ogburn, Second by Pauline Harry. 4/0 Approved.**

Motion to adjourn made by Michael Ogburn, Second by Jeff Bedell. 4/0 Approved. Adjourned at 7:11pm

Respectfully submitted by

Deputy Clerk Jen Ogburn

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