

Village of Cayuga Planning Board Meeting Minutes

Wednesday, January 26, 2022

Planning Board Members Present: Chairman Mark Harris, Jeff Bedell, Dolly Donnelly, Michael Ogburn

Excused: Pauline Harry (due to poor connection issues she could not connect via ZOOM)

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

Staff Present: Deputy Clerk Jen Ogburn, Code Enforcement Officer Kevin Foster

Public: Roger Mills, Mardy Barrows

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

Chairman Harris asked if everyone had reviewed the minutes from the December 22, 2021, meeting and if there were any corrections. Chairman asked for a motion to approve the minutes from December 22, 2021. **Motion made by Planning Board Member Michael Ogburn. Second made by Planning Board Member Jeff Bedell. 4/0 approved.**

At the meeting on December 22, 2021, the board approved the preliminary site plan with conditions referencing the Village Zoning Code to be addressed in order to receive final site plan approval the purpose of the meeting tonight is to establish if these conditions have been addressed for the board to issue final site plan approval.

Condition 1 – from Village of Cayuga Zoning Code 7-3.2E Grading and drainage plan, showing existing and proposed contours. Jared from Beardsley Architects + Engineers referenced drawing C-104 where the drawing is clearly showing the existing contours and the now proposed contours. The building pads will have a slope so the water will not go toward the building, but instead go away from the building and sidewalk.

Condition 2 – from Village of Cayuga Zoning Code 7-3.2M location of fire and other emergency zones, and the location of fire hydrants; and Condition 4- from Village of Cayuga Zoning Code 7-4.1J Adequacy of fire lanes and other emergency zones and the provision of fire hydrants and adequate fire flows. Jared referenced drawing C-104 to show the location of the fire hydrants on the property. As for emergency zones drawing C-103 was referenced, showing fire access roads, a wider sidewalk that would have reinforced grass so a firetruck would be able to drive down it if needed, Knox box devices at all entrances, all buildings will be equipped with a sprinkler system. Planning board member Michael Ogburn asked who was responsible for ensuring the fire access roads were clear during the winter months when the snow falls – Code Enforcement Officer Kevin Foster said it would be whoever is in charge of maintaining the property is responsible ensuring the snow is kept clear of the fire access roads. The island that will be in the middle of the parking lot will have a mountable curb that the firetrucks will be able to drive over in the event that they need to turn around in the parking lot.

Condition 3 – from Village of Cayuga Zoning Code 7-4.1E Adequacy of storm water and drainage facilities, the calculations the board received was not based off of actual soil-based testing due to the fact that the weather is playing a part in the request of wanting those results and the ground being frozen – those actual results will be provided with the SWPPP prior to the building permit being issued

for proper approval. Jared explained that the retention basin is typically 30 inches deep and are strategically landscaped depressions that use an engineered soil media to filter the water after a storm and the basin has filled up. The water will slowly discharge so the surrounding area will not flood allowing the storm drain to properly drain without being overwhelmed from the storm/rainfall. Jared also stated that all the buildings will have gutters which will help guide the water away from the building and to where it needs to go.

The Planning Board was also supplied with a map of the proposed subdivision of the lot. Village resident Mardy Barrows asked if there were plans to build anything on the empty lot that they are now going to have once they have completed the subdivision. Both Jared (Beardsley Architects + Engineers) and Chau (INHS) have said there are no plans for the vacant lot.

Mr. Barrows also voiced his concern over whether the sewer system could handle the housing units and asked how many units exactly there would be. Jared replied with 16 town homes and 31 apartments, and that he had spoken with Bob who currently runs our Wastewater Treatment Plant and said there does not seem to be any concerns over the sewer system being able to handle the housing development. Mr. Barrows questioned the water system next as that is more people being added onto the Village water and he wants to make sure that there will be no issues with loss of water pressure. Planning Board Member Michael Ogburn stated that Harold Walter who is the Highway Supervisor and oversees the Water for the Town of Aurelius as well as the Village of Cayuga is aware of the project did not appear to have any concerns.

Planning board member Michael Ogburn mentioned that since the planning board has not seen any blueprints or architectural designs for the apartments or town homes that in the Village Zoning laws there is a minimum square footage requirement of 650 sq ft for a 1-bedroom apartment, he wanted to make sure they were aware of that.

Chairman Harris asked for a motion to approve the final site plan with the condition that the 3rd party will give favorable advisement of the SWPPP prior to the building permit being issued. **Motion to approve the final site plan with the condition that the 3rd party will give favorable advisement of the SWPPP prior to the building permit being issued made by Planning Board Member Michael Ogburn. Second by Planning Board Jeff Bedell. 4/0 approved.**

Meeting adjourned at 7:04pm

Respectfully submitted by

Jen Ogburn

Deputy Clerk