



# SITE PLAN REVIEW APPLICATION MATERIALS

Ithaca Neighborhood Housing Services (INHS)  
Redevelopment of Former Cayuga Elementary School  
to Multi-Family Housing  
255 Wheat Street  
Cayuga, NY 13034

October 20, 2021

Prepared for:  
Ithaca Neighborhood Housing Services  
115 West Clinton Street  
Ithaca, NY 14850

BDA Project # 21046  
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# **TABLE OF CONTENTS**

## **PROJECT NARRATIVE**

### **FORMS**

Short Environmental Assessment Form

### **FIGURES**

1. Site Location Map
2. Municipal Separate Storm Sewer System (MS4) Jurisdiction
3. Site Soils Map
4. U.S. Fish and Wildlife Service National Wetlands Inventory
5. FEMA Floodplain Map
6. NYSOPRHP CRIS Mapper
7. NYSDEC Environmental Resource Mapper

### **ATTACHMENTS**

1. NYSOPRP Project Review Determination

### **DRAWINGS**

Site Survey Maps

C-101: Conceptual Site Plan (rendering)

C-102: Removal Plan

C-103: Site Improvement Plan

C-104: Grading and Drainage Plan

C-105: Utility Plan

C-106: Planting Plan

A-101: Conceptual Building Exterior Imagery (for information only)

# PROJECT NARRATIVE

# **PROJECT NARRATIVE**

The following information is intended as a supplement to the various application forms, drawings, and figures for the proposed project and is intended for general information and site plan review purposes only.

## **General:**

The Applicant proposes to construct a +/- 47-unit multi-family housing facility on the former Cayuga Elementary School parcel in the Village of Cayuga, Cayuga County, New York. The project includes the redevelopment of the existing elementary school building into 31 one-and-two-bedroom apartment units, and the construction of three new townhome groups with a total of 16 three-bedroom units. The project also includes selective demolition of a portion of the existing building (former gymnasium) that was deemed unsuitable for the proposed use due to geometric and structural limitations. Related site improvements include minor reconfiguration and improvements to the existing parking area, new concrete sidewalks, utility improvements, landscaping, site lighting, and stormwater management improvements. If budget permits, a exterior courtyard/gathering area may be constructed on the west side of the 31-unit apartment building.

For reference, the subject parcel information is as follows:

Address: 255 Wheat Street, Cayuga NY 13034

Tax Parcels: 119.07-1-39.1 & 119.07-1-38

Refer to Figure 1 – Site Location Map.

The Applicant also intends to subdivide the property into two parcels, one of which will generally encompass the area occupied by the buildings and parking areas; the remaining land is not currently programmed for development but may remain available for future uses. An approximate proposed subdivision boundary is depicted on the accompanying submission drawings and it is anticipated that a final plat will be filed prior to the start of construction.

## **Zoning Conformance:**

The proposed project site is located wholly within Zone “R”, in which “Multi-Family” is a permitted use with Site Plan review in accordance with the Village of Cayuga Zoning Law, Table 2-2. All lot area, parking and setback requirements are in conformance with the Zoning Law and are summarized on the “Village of Cayuga Zoning Analysis” table provided on the drawings accompanying this submission. To the best of our knowledge no variances or other deviations from the code are required or proposed as part of this application.



## **Environmental Review:**

The following is a summary of findings related to primary environmental compliance issues, please refer to Figures 1-7 accompanying this submission for additional information:

### **Stormwater Management:**

The project will disturb greater than 1-acre of land and will require coverage under the NYSDEC General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001). The project includes temporary erosion control measures as well as permanent/post-construction stormwater management practices designed in accordance with the NYSDEC Standards. In general, stormwater management practices are anticipated to include NYSDEC approved bioretention practices which consist of shallow landscaped depressions that treat stormwater runoff through filtration and infiltration. No open basins with standing water, or proprietary/non-standard practices are currently proposed for the project. Detailed design of the stormwater management practices, and the associated Stormwater Pollution Prevention Plan shall be completed prior to the application for building permit. Additional/specific information related to anticipated stormwater management practices may be provided upon request at any time during the site plan review process.

### **Soils:**

Three (3) soil types were identified within the project site from the Natural Resources Conservation Services' (NRCS) Web Soil Survey online soil data maps.

<b><u>Soil Symbol</u></b>	<b><u>Soil Name &amp; Description</u></b>	<b><u>Hydrologic Soil Group</u></b>
CeB	Cazenovia silt loam, 2% to 8% slopes	C
-	<i>The Cazenovia series are very deep and deep, moderately well drained soils formed in loamy till. They are nearly level to very steep soils on till plains.</i>	-
CeCK	Cazenovia silt loam, rolling	C
-	<i>The Cazenovia series are very deep and deep, moderately well drained soils formed in loamy till. They are nearly level to very steep soils on till plains.</i>	-
OvA	Ovid silt loam, 0% to 2% slopes	C/D
-	<i>The Ovid series consists of very deep, somewhat poorly drained soils formed in moderately fine textured, reddish colored till.</i>	-

The portion of the NRCS Web Soil Survey indicating the subject site is depicted on Figure 3 – Site Soils Map. At this time the site soil conditions are not anticipated to have an adverse

impact on the potential for development or be of concern in general. A subsurface investigation will be completed prior to detailed design of building foundation systems to validate subsurface conditions.

#### Wetlands:

According to a review of the U.S. Fish and Wildlife Service National Wetlands Inventory Map, there are no classified wetlands located on the subject property. The project site in relation to the federal wetlands is Figure 4 – U.S. Fish and Wildlife Service National Wetlands Inventory.

#### Flood Potential

The project site is identified within the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps in Panel #36011C0290E for the Village of Cayuga, located within Zone X, an area determined to be outside the 500-year flood plain. The project site in relation to FEMA designated floodplains is indicated on Figure 5 – FEMA Floodplain Map.

#### Historical and Cultural Resources

The project site in relation to historic resources and archeological sensitive areas is indicated on Figure 6 – NYSOPRHP CRIS Map. As part of the project State Environmental Quality Review (SEQR) process, a project consultation has been conducted by the NYS Office of Parks, Recreation and Historic Preservation (NYSOPRHP) and the project has been determined not to have a significant impact on historic or cultural resources. A copy of the NYSOPRHP FONSI letter is provided accompanying this submission.

#### Site Biodiversity

As shown on the NYSDEC's Environmental Resource Mapper website, the project site is located adjacent to or within an area that could potentially contain rare plants and animals including Lake Sturgeon and Sedge Wren. Locations where rare plants and animals are identified on the mapper website are generalized areas near actual, confirmed observations and collections of rare animals or plants by the New York National Heritage Program. The project site in relation to NYSDEC designated areas is indicated on Figure 7 – NYSDEC Environmental Resource Mapper. As the site does not contain, and is not contiguous to water bodies the Lake Sturgeon is not applicable to this project. A consultation is currently being conducted with the NY Natural Heritage program to confirm issues related to the potential presence of the Sage Wren – however please note that the project is occurring on an existing developed site with no significant tree clearing proposed and consequently, no issues or special measures are anticipated.

### **Permits and Approvals:**

At this time the following permits and approvals are anticipated for this project:

- Village of Cayuga Site Plan Review – In Progress
- County of Cayuga Section 239 Planning Referral (site is located within 500' of a Municipal boundary) – In Process (to be completed by Village of Cayuga)
- NYSDEC General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002) – Anticipated 2022.
- NYSOPRHP Project Review – Completed
- NY Natural Heritage Program Review – In Progress
- Village of Cayuga Building Permit – Anticipated 2022

### **Utility Infrastructure:**

Existing utility infrastructure is present at the site and is anticipated to be of sufficient capacity for the proposed development. The following is a brief description of existing utility and anticipated demand or improvements:

#### **Electric Service:**

Electric Service is provided by New York State Electric and Gas (NYSEG). Three phase overhead electric primary is located on the western side of the existing school building with an existing underground 400A, 208V 3-phase service. The existing service will be replaced with a new, larger underground service for the redeveloped school/apartment building. additional underground primary, pad mounted transformers, and associated underground services to the townhome units are also anticipated. The drawings accompanying this submission depict a potential arrangement of electric infrastructure, however detailed design and planning will be as required by NYSEG.

#### **Natural Gas:**

Electric Service is provided by New York State Electric and Gas (NYSEG). NYSEG-owned gas infrastructure exists on the eastern edge of the existing school parking lot, including a CMU equipment building and service to the building. At this time, it is not anticipated that the proposed project will require significant (if any) natural gas service upgrades and existing infrastructure may remain or be removed.

#### **Sanitary Sewer:**

Existing Village of Cayuga sanitary sewer infrastructure is located on the eastern side of the former school building. A survey is currently in progress to better locate and define the sanitary sewer configuration however at this time, it is not anticipated to be a concern for the proposed

development. New sanitary lateral exit points are anticipated from the former school building as well as from the proposed townhome buildings with the anticipated general connection strategy as depicted on the drawings accompanying this submission.

Sanitary sewage loading is estimated using the NYSDEC Design Standards for Intermediate Sized Wastewater Treatment Systems, March 5, 2014 edition as follows (from Table B-3):

<b>Unit Type</b>	<b>Total # of Units</b>	<b>Total # of Bedrooms</b>
1 bed	13	13
2-bed	17	34
3-bed	16	48
<b>Total</b>	<b>47</b>	<b>95</b>

Per Table B-3, 110 gallons per day per bedroom

95 total bedrooms x 110 GPD = 10,450 GPD\*

While this approach is the most commonly used industry method for estimating sewage flows rates, it is often quite conservative. Based on metered water use at similar facilities with similar populations operated by the Applicant, a more realistic anticipated water use is in the range of 105 GPD per unit (average across all unit types), this would suggest an average total water use of approximately 5,000 GPD. Should the capacity of the public system be a concern, a more detailed analysis can be conducted.

#### Water Supply:

Existing Village of Cayuga water supply mains are located on the eastern portion of the site as indicated on the accompanying project drawings, including a 25' wide easement through the site. Existing infrastructure includes assumed 8" diameter water mains and a 3" diameter service to the former school building. It is anticipated that the former school building will require a new 6" or 8" combined domestic and fire protection service with appropriate backflow prevention. Townhome building services are proposed to connect to the existing main in the approximate configuration depicted on the accompanying drawings. Similar to the wastewater loadings noted above, total water service demand is estimated at approximately 5,000 gallons per day using the same methods.

#### Stormwater Drainage:

Existing stormwater runoff is generally managed by overland flow for lawn and landscaped areas and through a municipal underground storm drain system on the eastern side of the former school building. Proposed stormwater improvements are anticipated to maintain similar drainage patterns to the existing conditions and will be designed and managed in accordance

with the NYSDEC General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001). Stormwater management practices will be designed to managed water quality and water quantity and limit post-development peak runoff flow rates to no greater than pre-development conditions as required by the NYSDEC regulations. New stormwater management practices, likely consisting of bioretention basins are proposed in the townhome area of the development. These practices consist of shallow landscaped depressions with no standing water between storm events; no intensive or proprietary/non-standard stormwater management measures are proposed.

### **Site Lighting:**

Detailed site lighting design is currently in progress but is anticipated to generally consist of in-kind replacements of existing site light poles and fixtures with energy efficient fixtures, and the addition of new, appropriately scaled site lighting in the vicinity of the townhome portion development. All fixtures are anticipated to be minimalist/shoe-box style in appearance and be dark sky compliant. General locations of new and proposed site lighting are indicated on the project drawings accompanying this submission.

### **Miscellaneous Provisions:**

The following is a brief description of various site plan elements, intended to supplement information provided on the project drawings:

#### **Landscaping:**

The accompanying project drawings depict the general proposed landscaping approach for the project which includes primarily larger deciduous and coniferous trees and some shrubs. A detailed planting plan will be developed prior to construction however a generalized plant schedule with the anticipated varieties is included for reference. Please note that detailed planting plans will also be developed for proposed bioretention stormwater management practices in accordance with the NYSDEC requirements.

#### **Waste Management:**

A central trash and recycling area is depicted on the east side of the existing parking area between the apartment and townhome buildings. This area is proposed to include three 8-yard dumpsters for trash, and two 8-yard dumpsters for recycling in a combined but segmented wood fence enclosure with wood gate.

Signage:

The Applicant intends to request a sign permit for the project as outlined in the Village Zoning Law, Section 4-5. In general, the following sign types are proposed:

- Ground Sign at Site Entrance (similar to existing former school location): non-illuminated with a maximum height of 6' and no more than 10 square feet in area depicting the name of the development (TBD) and associated fair housing language.
- Building Mounted Sign: illuminated metal lettering mounted to face of apartment building with standoff pins depicting the name of the building (i.e. "Cayuga Apartments" or similar) in 12-16" high lettering.
- Wayfinding and Address Signs: Various small-scale wayfinding, building number, and address signage will be provided throughout the development to aid residents, visitors, and emergency services in navigating the site. It is not anticipated that these signs will require a sign permit.
- Parking and Code Signage: various sign panels noting reserved parking stalls, ADA compliance, fire department connections, or other code compliance related signs will be provided, it is not anticipated that these signs will require a sign permit.

At the time of application for the sign permit, details including proposed materials, dimensions, etc. will be provided for review and approval.

*End of Project Narrative*

# FORMS

# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

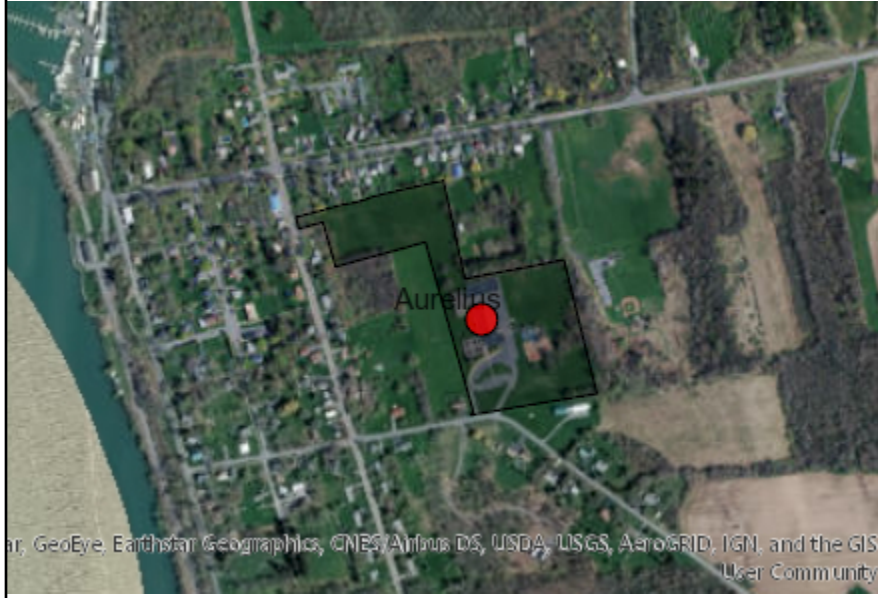
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>					
Name of Action or Project:					
Project Location (describe, and attach a location map):					
Brief Description of Proposed Action:					
Name of Applicant or Sponsor:			Telephone:		
			E-Mail:		
Address:					
City/PO:		State:	Zip Code:		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES	
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input type="checkbox"/>	<input type="checkbox"/>	
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES	
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/>	<input type="checkbox"/>	
3. a. Total acreage of the site of the proposed action?		_____ acres	<b style="color: red;">note: total acreage of proposed action includes full parcel area due to proposed subdivision. All existing and proposed improvements are located within an approximately 7-acre area.</b>		
b. Total acreage to be physically disturbed?		_____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:					
5.	Urban	Rural (non-agriculture)	Industrial	Commercial	Residential (suburban)
	<input type="checkbox"/> Forest	Agriculture	Aquatic	Other(Specify):	
	<input type="checkbox"/> Parkland				



5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <i>note: "yes" result indicated for (a) is automated from the EAF website but appears to be inaccurate based on a review of the mapping. Refer to accompanying NYSOPRHP finding letter indicating no significant impacts.</i>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span><input type="checkbox"/> Shoreline</span> <span><input type="checkbox"/> Forest</span> <span>Agricultural/grasslands</span> <span>Early mid-successional</span> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span>Wetland</span> <span><input type="checkbox"/> Urban</span> <span>Suburban</span> </div>		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px; margin-top: 10px;">           a. Will storm water discharges flow to adjacent properties?         </div> <div style="margin-left: 20px; margin-top: 10px;">           b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?         </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px;"></div>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: <div style="border-bottom: 1px solid black; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px;"></div>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: <div style="border-bottom: 1px solid black; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px;"></div>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <div style="border-bottom: 1px solid black; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px;"></div>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: _____ Date: _____</p> <p>Signature: <u><i>Paul Heil</i></u> Title: _____</p>		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Lake Sturgeon, Sedge Wren
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

# FIGURES





**PROJECT ADDRESS:**  
255 Wheat Street  
Cayuga, NY 13034

**USGS QUADRANGLE MAP:**  
CAYUGA COUNTY  
NYS DOT QUAD CODE: Q25  
USGS QUAD CODE: o42076h6

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SITE  
LOCATION  
MAP

**FIG #1**

SITE PLAN REVIEW  
FIGURES

Project No: 21046

Drawn By: AAH

Designed By: AAH

Reviewed By: JRH

**CAYUGA ELEMENTARY  
REDEVELOPMENT  
ITHACA NEIGHBORHOOD  
HOUSING SERVICES**  
115 West Clinton Street  
Ithaca, NY 14850

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SITE AERIAL IMAGERY

**FIG #2**

SITE PLAN REVIEW  
FIGURES

Project No: 21046

Drawn By: AAH

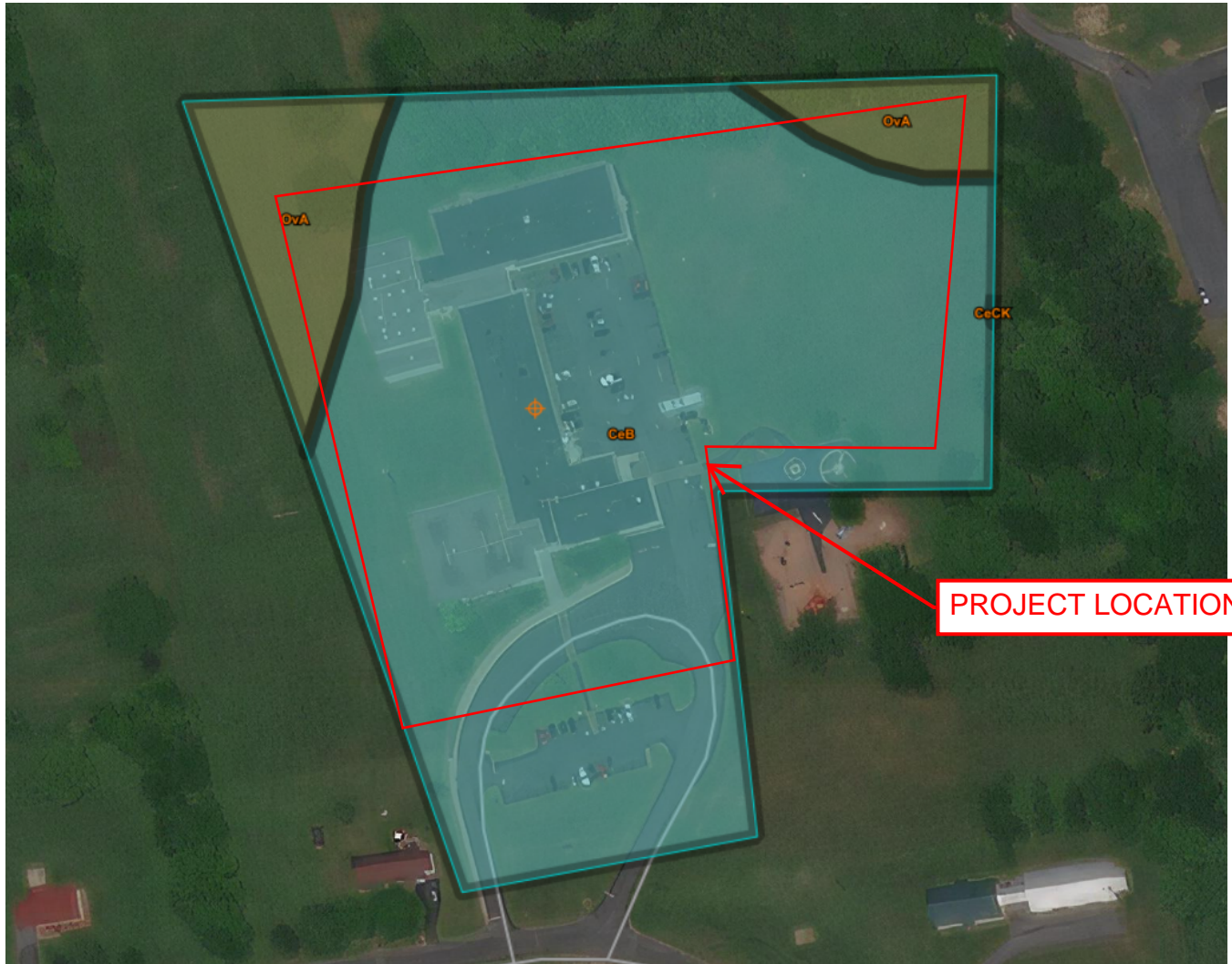
Designed By: AAH

Reviewed By: JRH

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REDEVELOPMENT  
ITHACA NEIGHBORHOOD  
HOUSING SERVICES**  
115 West Clinton Street  
Ithaca, NY 14850

  
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CeB	Cazenovia silt loam, 2 to 8 percent slopes	C
CeCK	Cazenovia silt loam, rolling	C
OvA	Ovid silt loam, 0 to 2 percent slopes	C/D

**PROJECT ADDRESS:**  
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SITE SOILS  
MAP

**FIG #3**

SITE PLAN REVIEW  
FIGURES

Project No: 21046

Drawn By: AAH









Designed By: AAH

Reviewed By: JRH

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Wetlands		
	Estuarine and Marine Deepwater	 Freshwater Emergent Wetland
	Estuarine and Marine Wetland	 Freshwater Forested/Shrub Wetland
		 Freshwater Pond
		 Lake
		 Other
		 Riverine

**PROJECT ADDRESS:**  
255 Wheat Street  
Cayuga, NY 13034

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer meta-data found on the Wetlands Mapper web site.

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U.S. FISH AND  
WILDLIFE SERVICES  
NATIONAL WETLANDS  
INVENTORY

**FIG #4**

SITE PLAN REVIEW  
FIGURES

Project No: 21046

Drawn By: AAH

Designed By: AAH

Reviewed By: JRH

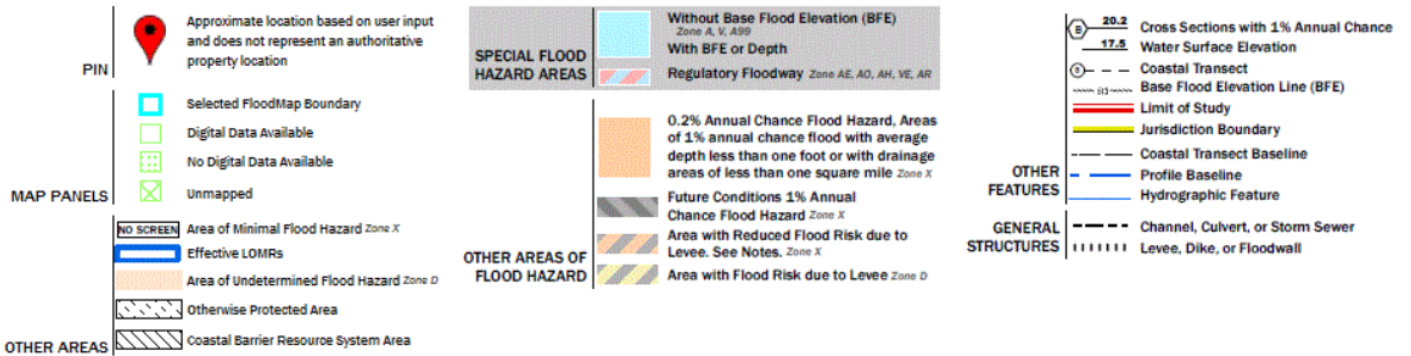
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ITHACA NEIGHBORHOOD  
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Ithaca, NY 14850

  
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USGS The National Map: Orthoimagery. Data refreshed October, 2020.



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FEMA  
FLOODPLAIN  
MAP

SITE PLAN REVIEW  
FIGURES

Project No: 21046

Drawn By: AAH

Designed By: AAH

Reviewed By: JRH

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ITHACA NEIGHBORHOOD  
HOUSING SERVICES**  
115 West Clinton Street  
Ithaca, NY 14850

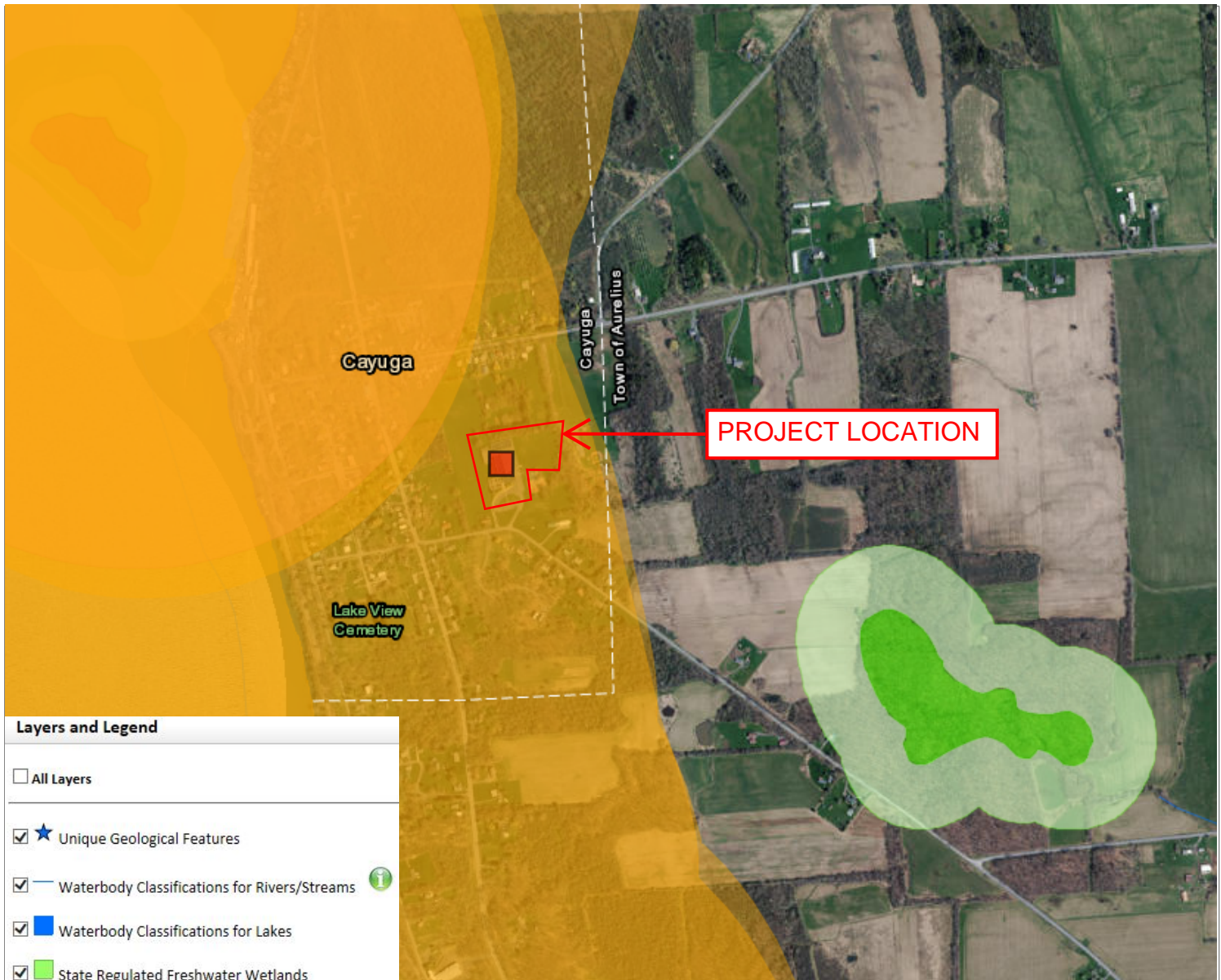
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**FIG #5**









#### Layers and Legend

☐ All Layers

☒ ★ Unique Geological Features

☒ — Waterbody Classifications for Rivers/Streams 

☒ ■ Waterbody Classifications for Lakes

☒ ■ State Regulated Freshwater Wetlands

■ State Regulated Wetland Checkzone 

☒ ■ Significant Natural Communities

■ Natural Communities Near This Location 

☒ ■ Rare Plants or Animals

#### PROJECT ADDRESS:

255 Wheat Street  
Cayuga, NY 13034

Disclaimer: This map does not show all natural resources regulated by NYS DEC, or for which permits from NYS DEC may be required. Please contact your DEC Regional office for more information.

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NYSDEC  
ENVIRONMENTAL  
RESOURCE  
MAPPER

**FIG #7**

SITE PLAN REVIEW  
FIGURES

Project No: 21046

Drawn By: AAH

Designed By: AAH

Reviewed By: JRH

**CAYUGA ELEMENTARY  
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Ithaca, NY 14850

  
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## ATTACHMENTS



## Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ERIK KULLESEID  
Commissioner

May 10, 2021

Chau Pham  
Real Estate Development Project Manager  
Ithaca Neighborhood Housing Services  
115 W. Clinton St.  
Ithaca, NY 14850

Re: NYSHCR  
Residential Redevelopment  
255 Wheat St., Cayuga, NY 13034  
21PR02915

Dear Chau Pham:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York State Environmental Conservation Law Article 8).

Based upon this review, it is the opinion of the New York SHPO that no historic properties, including archaeological and/or historic resources, will be affected by this undertaking.

If further correspondence is required regarding this project, please refer to the SHPO Project Review (PR) number noted above. If you have any questions, please contact me via email.

Sincerely,

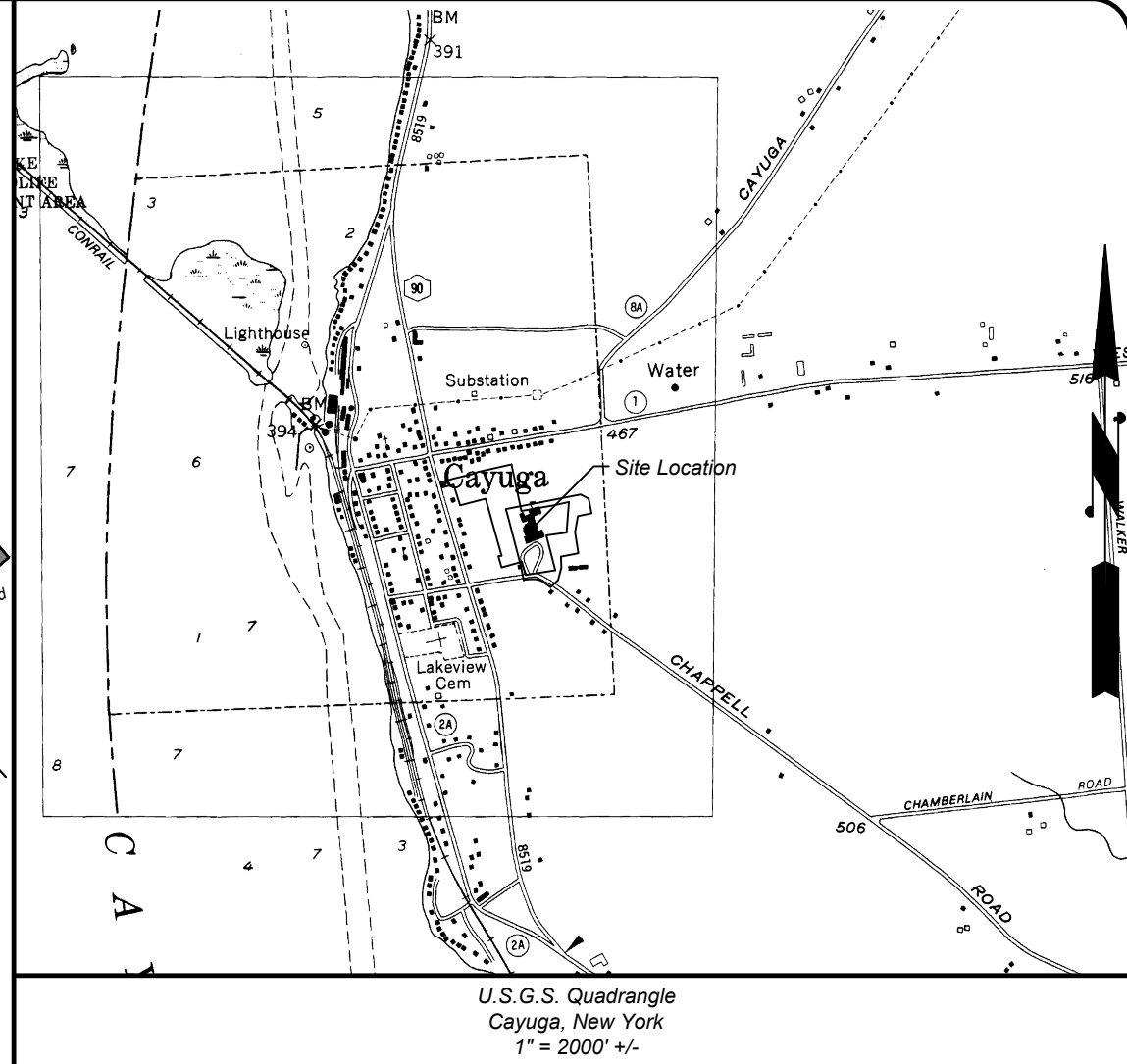
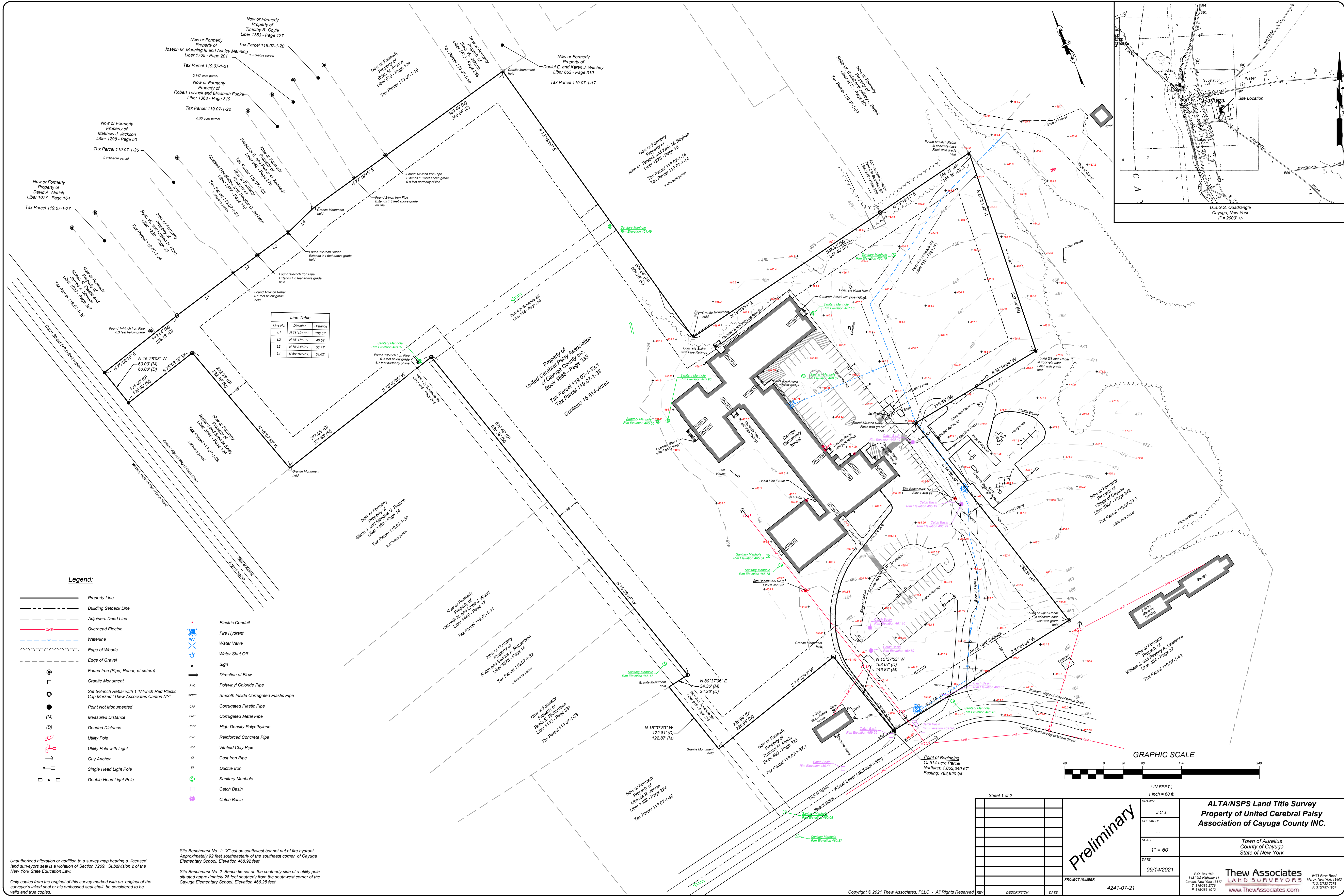
A handwritten signature in black ink, appearing to read "Tim Lloyd".

Tim Lloyd, Ph.D.  
Scientist - Archaeology  
timothy.lloyd@parks.ny.gov

via e-mail only

# DRAWINGS





Line Table		
Line No.	Direction	Distance
L1	N 78°12'18" E	108.57'
L2	N 78°47'53" E	46.64'
L3	N 78°34'50" E	58.71'
L4	N 69°16'58" E	54.62'

Legend:

- Property Line

- - -

Building Setback Line

- - -

Adjoiners Deed Line

— OHE —

Overhead Electric

— W —

Waterline

~~~~~

Edge of Woods

- - -

Edge of Gravel

●

Found Iron (Pipe, Rebar, et cetera)

□

Granite Monument

○

Set 5/8-inch Rebar with 1 1/4-inch Red Plastic Cap Marked "Thew Associates Canton NY"

●

Point Not Monumented

(M)

Measured Distance

(D)

Deeded Distance

—

Utility Pole

—

Utility Pole with Light

—

Guy Anchor

—

Single Head Light Pole

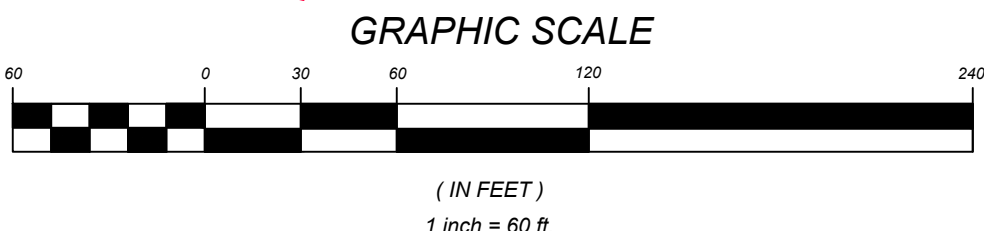
—

Double Head Light Pole
- Electric Conduit
- Fire Hydrant
- Water Valve
- Water Shut Off
- Sign
- Direction of Flow
- PVC
- Smooth Inside Corrugated Plastic Pipe
- Corrugated Plastic Pipe
- Corrugated Metal Pipe
- High-Density Polyethylene
- Reinforced Concrete Pipe
- Vitrified Clay Pipe
- Cast Iron Pipe
- Ductile Iron
- Sanitary Manhole
- Catch Basin
- Catch Basin

Site Benchmark No. 1: "X" cut on southwest bonnet nut of fire hydrant. Approximately 92 feet southeasterly of the southeast corner of Cayuga Elementary School. Elevation 468.92 feet

Site Benchmark No. 2: Bench tie set on the southerly side of a utility pole situated approximately 28 feet southerly from the southwest corner of the Cayuga Elementary School. Elevation 466.25 feet

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.  
Only copies from the original of this survey marked with an original of the surveyor's inked seal or his embossed seal shall be considered to be valid and true copies.



|                               |  |                                                                                                    |                     |                                                                                                                    |
|-------------------------------|--|----------------------------------------------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------|
| Sheet 1 of 2                  |  | <div>Preliminary</div>                                                                             | DRAWN:<br>J.C.J.    | <div>ALTA/NSPS Land Title Survey<br/>Property of United Cerebral Palsy<br/>Association of Cayuga County INC.</div> |
|                               |  |                                                                                                    | CHECKED:<br>—       |                                                                                                                    |
|                               |  |                                                                                                    | SCALE:<br>1" = 60'  |                                                                                                                    |
|                               |  |                                                                                                    | DATE:<br>09/14/2021 |                                                                                                                    |
| PROJECT NUMBER:<br>4241-07-21 |  | TOWN OF AURELIUS<br>COUNTY OF CAYUGA<br>STATE OF NEW YORK                                          |                     |                                                                                                                    |
| DESCRIPTION                   |  | F.O. Box 463<br>6431 US Highway 11<br>Canton, New York 13617<br>T: 315/386-2776<br>F: 315/386-1012 |                     |                                                                                                                    |
| DATE                          |  | www.ThewAssociates.com                                                                             |                     |                                                                                                                    |



consultant or key plan

Cayuga Elementary Redevelopment  
ITHACA NEIGHBORHOOD HOUSING SERVICES

255 Wheat Street, Cayuga, NY 13034

WARNING  
Any alterations to this document not  
conforming to section 7307, New York  
State Education Law are strictly prohibited.

PRELIMINARY SITE PLAN  
REVIEW SUBMISSION  
10.20.2021

Project Number: 21046

Drawn By: JLB  
Designed By: JRH  
Reviewed By: -

|     |                      |    |      |
|-----|----------------------|----|------|
| 0   | Issued to Bidders    | by | date |
| no. | revision description |    |      |

CIVIL

CONCEPTUAL SITE PLAN

C-101



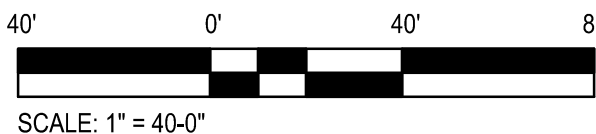
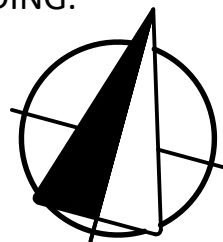
VILLAGE OF CAYUGA ZONING ANALYSIS

ADDRESS: 255 WHEAT STREET, CAYUGA NY  
TAX PARCELS: 119.07-1-39.1 & 119.07-1-38

| ZONE                    | RESIDENTIAL                              |                                              |
|-------------------------|------------------------------------------|----------------------------------------------|
| PERMITTED USES INCLUDE: | "MULTI-FAMILY" (WITH SITE PLAN REVIEW)   |                                              |
| DENSITY CONTROL:        | REQUIRED                                 | PROVIDED                                     |
| MINIMUM LOT SIZE        | 10,000 SF                                | 315,005 SF*                                  |
| MINIMUM LOT WIDTH       | 80'                                      | 320' +/- AT WHEAT ST.                        |
| SETBACK REQUIREMENTS:   |                                          | (NEAREST SETBACK NOTED)                      |
| FRONT                   | 40' MIN, 60' MAX                         | 285' (EX SCHOOL BUILDING)**                  |
| SIDE                    | 10'                                      | 35' AT TOWNHOME #2                           |
| REAR                    | 35'                                      | 30' AT EX FORMER SCHOOL                      |
| MAXIMUM LOT COVERAGE    | 60%                                      | 16%*                                         |
| BUILDING HEIGHT         | 35'                                      | FORMER SCHOOL: 21' +/-<br>TOWNHOMES: 26' +/- |
| OFF-STREET PARKING      | 1 SPACE X 47 UNITS<br>47 SPACES REQUIRED | 78 SPACES                                    |

NOTE: DRAWING IS PRELIMINARY AND BASED ON A PRELIMINARY SURVEY AND AERIAL  
IMAGERY AND TAX MAP INFORMATION ONLY. ALL "PROVIDED" DIMENSIONS ARE  
APPROXIMATE

\* LOT AREA BASED ON PROPOSED SUBDIVISION BOUNDARY INDICATED ON PLAN  
\*\* EXISTING NONCONFORMING SETBACK AT EXISTING FORMER SCHOOL BUILDING.



A CONCEPTUAL SITE PLAN  
SCALE: 1" = 40'-0"





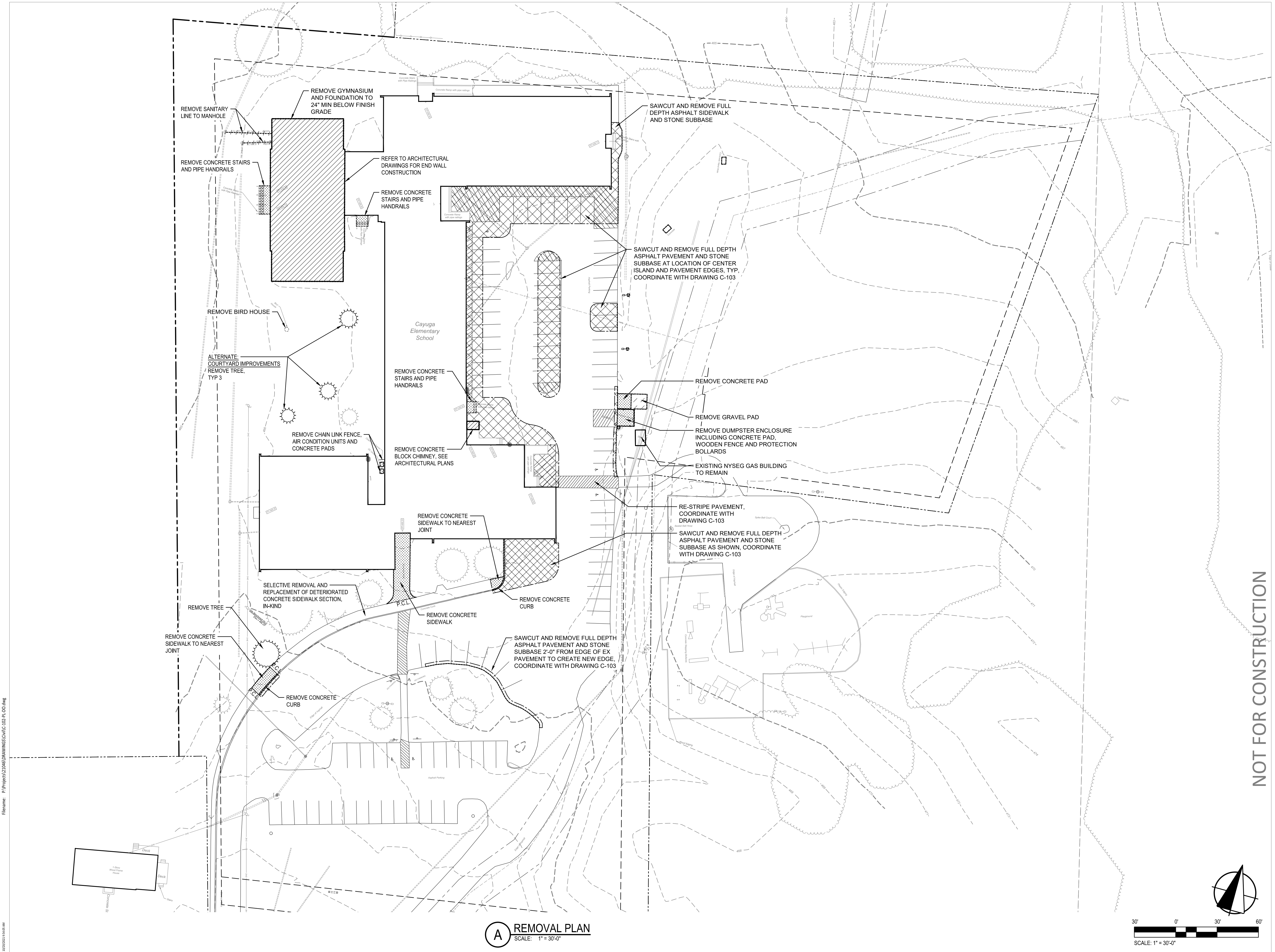
**Cayuga Elementary Redevelopment**  
**ITHACA NEIGHBORHOOD HOUSING SERVICES**  
255 Wheat Street, Cayuga, NY 13034

Drawn By: JLB  
Designed By: JRH  
Reviewed By: -

## REMOVAL PLAN

# C-102

Beardsley Design Associates Architecture, Engineering, Landscape Architecture, D.P.C. © 2021





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**Cayuga Elementary Redevelopment**  
**ITHACA NEIGHBORHOOD HOUSING SERVICES**

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**REVIEW SUBMISSION**  
**10.20.2021**

Project Number: 21046

Drawn By: JLB  
Designed By: JRH  
Reviewed By: -

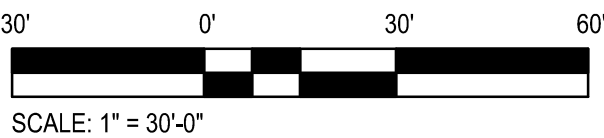
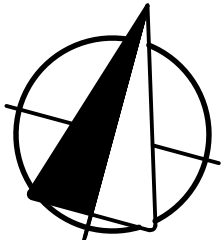
|     |                      |    |      |
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| no. | revision description |    |      |

CIVIL

**SITE IMPROVEMENT PLAN**

**C-103**

NOT FOR CONSTRUCTION



**A SITE IMPROVEMENT PLAN**  
SCALE: 1" = 30'-0"

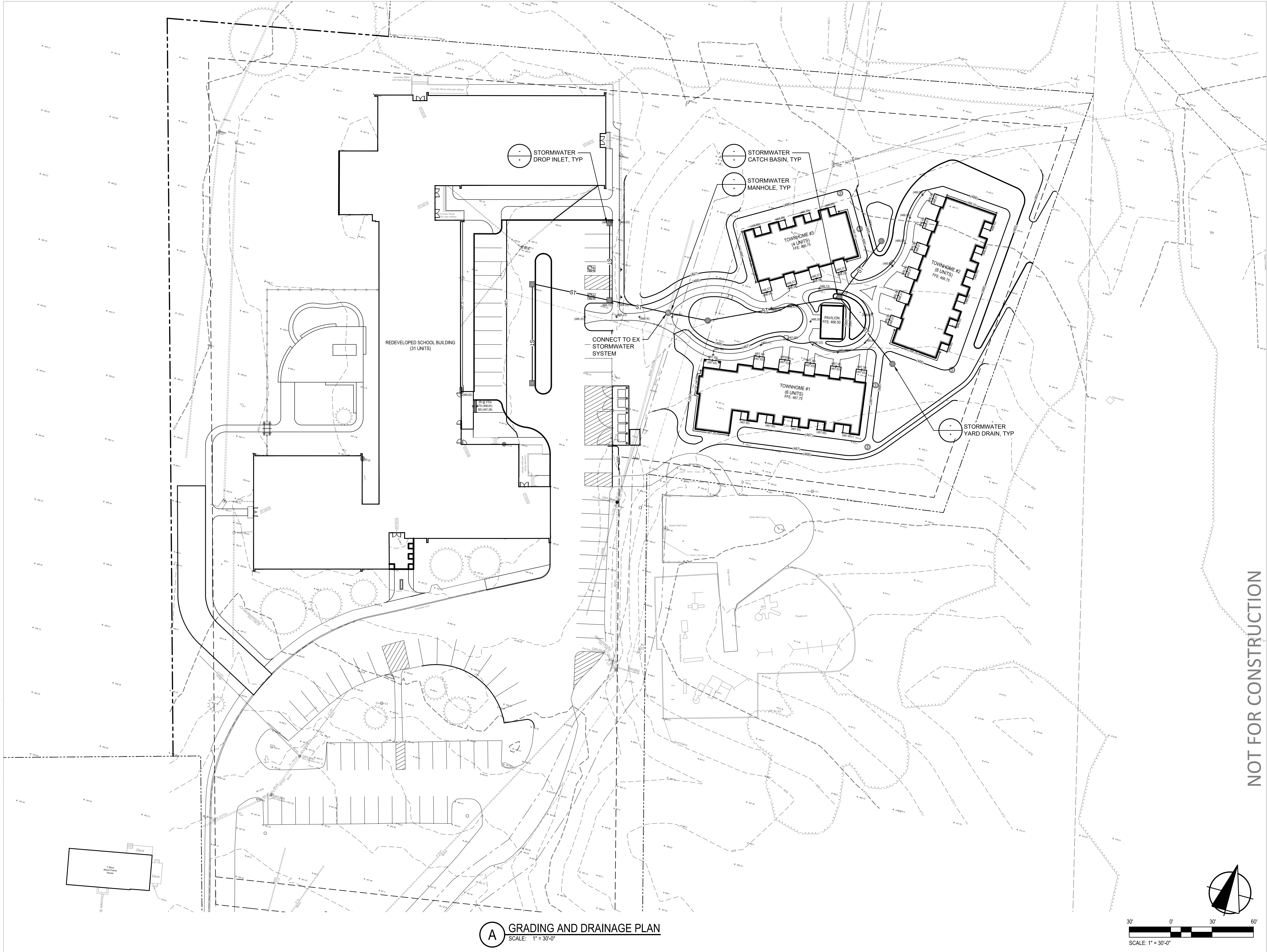
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10/20/2021 9:45:41 AM



Filename: P:\Project\12145\DRAWINGS\Civil\104-PL-GR.dwg

10/20/2021 9:42:52 AM



**A GRADING AND DRAINAGE PLAN**  
SCALE: 1" = 30'-0"



**AUBURN**  
64 South Street  
Auburn, NY 13021  
315-253-7301

**MALONE**  
320 West Main Street  
Malone, NY 12953  
315-463-1565

**SYRACUSE**  
5789 Widewaters Pkwy  
Dewitt, NY 13214  
315-472-6980

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**PRELIMINARY SITE PLAN  
REVIEW SUBMISSION  
10.20.2021**

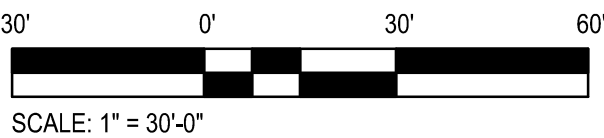
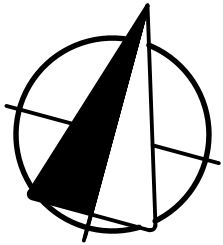
Project Number: 21046

Drawn By: JLB  
Designed By: JRH  
Reviewed By: -

| no. | revision description | by | date |
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CIVIL

**GRADING AND DRAINAGE  
PLAN**

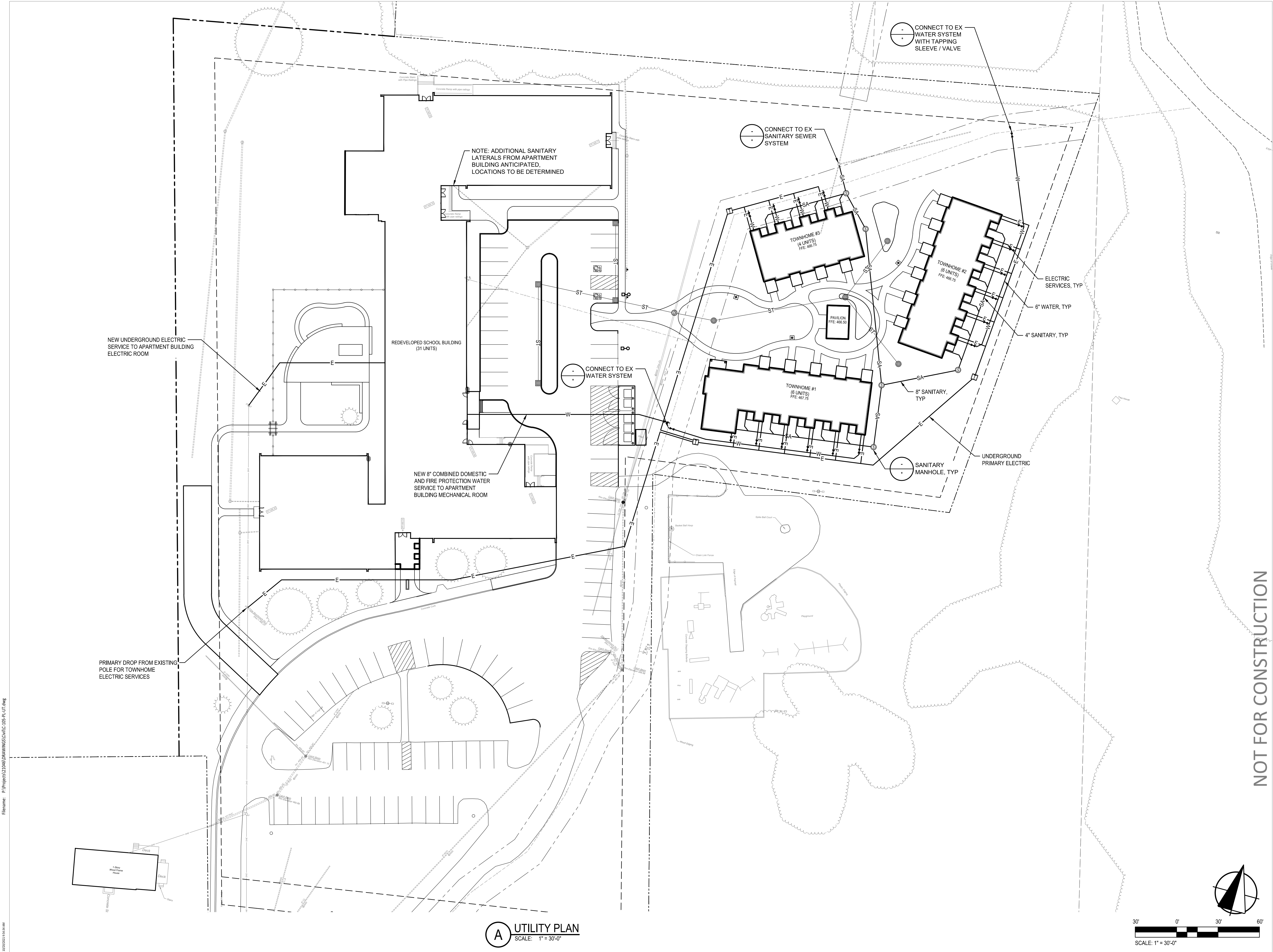


**C-104**

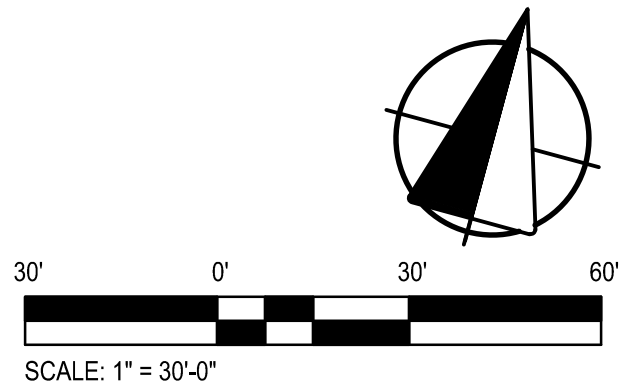


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**A** UTILITY PLAN  
SCALE: 1" = 30'-0"



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**PRELIMINARY SITE PLAN  
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10.20.2021**

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Drawn By: JLB  
Designed By: JRH  
Reviewed By: -

| no. | revision description | by | date |
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UTILITY PLAN

**C-105**



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10.20.2021**

Project Number: 21046

Drawn By: JLB  
Designed By: JRH  
Reviewed By: -

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CIVIL  
**PLANTING PLAN**

**Cayuga Elementary Redevelopment  
ITHACA NEIGHBORHOOD HOUSING SERVICES**

255 Wheat Street, Cayuga, NY 13034

NOT FOR CONSTRUCTION

NOTE: FOR PRELIMINARY SITE PLAN SUBMISSION, THE FOLLOWING GENERAL PLANT PALETTE PROVIDED ALONG WITH GENERALIZED LAYOUT OF PLANT TYPES AS INDICATED. SPECIFIC PLANTING PLAN WILL BE PROVIDED FOR SUBSEQUENT SUBMISSIONS.

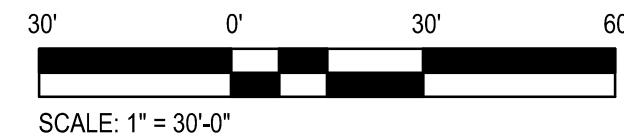
| PLANTING SCHEDULE |                                            |                                |         |            |          |            |
|-------------------|--------------------------------------------|--------------------------------|---------|------------|----------|------------|
| KEY               | BOTANICAL NAME                             | COMMON NAME                    | ROOT    | SIZE       | SPACING  | NOTES      |
| DECIDUOUS TREES   |                                            |                                |         |            |          |            |
| AC                | AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' | AUTUMN BRILLIANCE SERVICEBERRY | B & B   | 8-10' HT   | AS SHOWN | MULTI-STEM |
| AR                | ACER RUBRUM 'OCTOBER GLORY'                | OCTOBER GLORY RED MAPLE        | B & B   | 2 1/2" CAL | AS SHOWN | -          |
| CC                | CERCIS CANADENSIS                          | EASTERN REDBUD                 | B & B   | 2" CAL     | AS SHOWN | -          |
| PA                | PRUNUS 'ACCOLADE'                          | ACCOLADE FLOWERING CHERRY      | B & B   | 2" CAL     | AS SHOWN | -          |
| EVERGREEN TREE    |                                            |                                |         |            |          |            |
| PG                | PICEA GLAUCA                               | WHITE SPRUCE                   | B & B   | 7-8' HT    | AS SHOWN | -          |
| SHRUBS            |                                            |                                |         |            |          |            |
| CS                | CORNUS SERICEA 'CARDINAL'                  | CARDINAL RED TWIG DOGWOOD      | B & B   | 3-4' HT    | AS SHOWN | -          |
| HP                | HYDRENGEA PANICULATA 'FIRE LIGHT'          | FIRE LIGHT PANICLE HYDRENGEA   | #3 CONT | 3' HT      | AS SHOWN | -          |
| IG                | ILEX GLABRA 'SHAMROCK'                     | SHAMROCK COMPACT INKBERRY      | B & B   | 2' HT      | AS SHOWN | DWARF FORM |
| TO                | THUJA OCCIDENTALIS 'NIGRA'                 | DARK AMERICAN ARBORVITAE       | B & B   | 5-6' HT    | AS SHOWN | -          |

**PLANTING LEGEND**

- DECIDUOUS TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB

**SYMBOLS**

- B & B - BALLED & BURLAPPED
- CAL - CALIPER
- CONT - CONTAINER
- HT - HEIGHT
- OC - ON CENTER

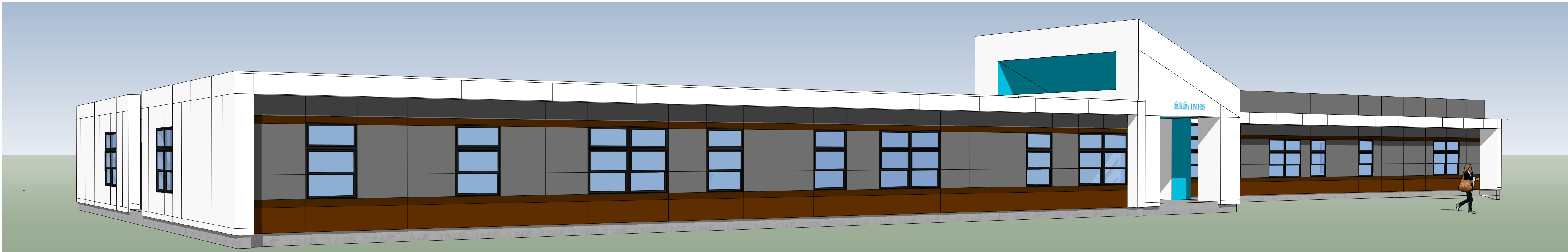


**A PLANTING PLAN**  
SCALE: 1" = 30'-0"





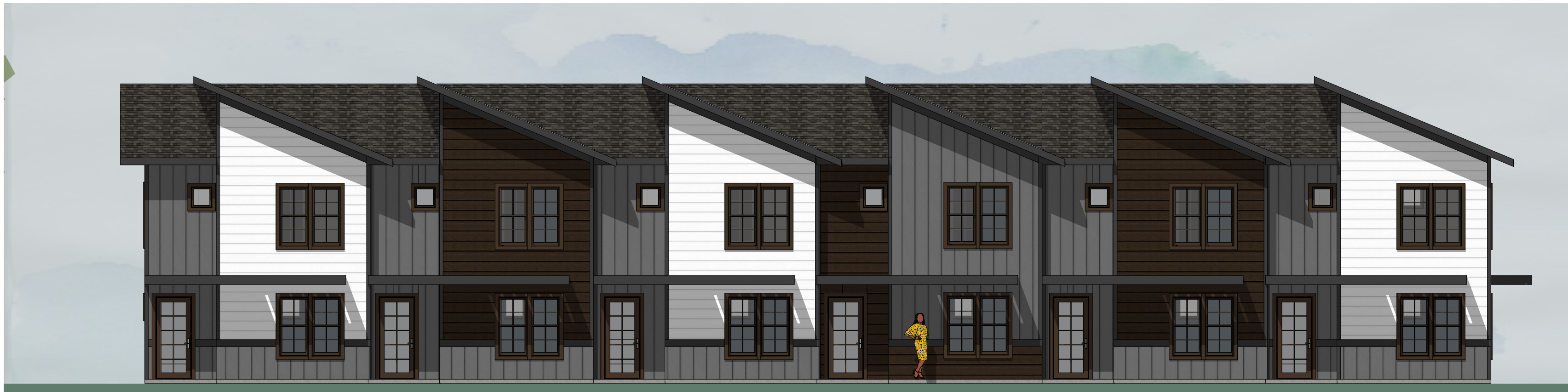
31 UNIT APARTMENT BUILDING - SOUTH AND EAST ELEVATIONS



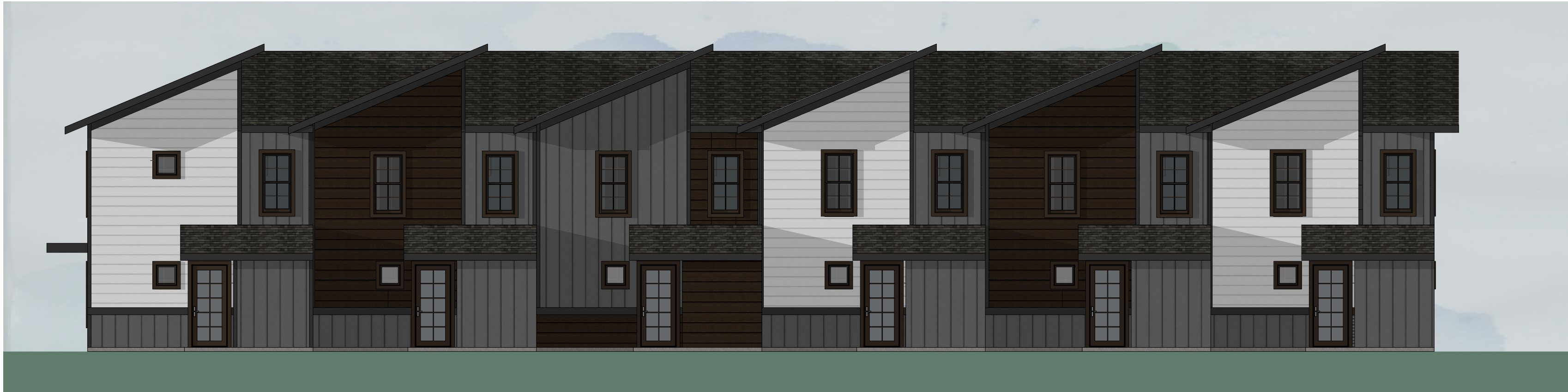
31 UNIT APARTMENT BUILDING - SOUTH ELEVATION



APARTMENT BUILDING FRONT ENTRY



TYPICAL TOWNHOME GROUP - FRONT ELEVATION



TYPICAL TOWNHOME GROUP - REAR ELEVATION

NOTE: CONCEPTUAL ARCHITECTURAL IMAGERY IS PRELIMINARY AND PROVIDED FOR INFORMATION ONLY

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CIVIL  
CONCEPTUAL  
ARCHITECTURAL  
IMAGERY

**A-101**