

TOWN OF ITHACA PLANNING BOARD

215 North Tioga Street
Ithaca, New York 14850

Tuesday, November 19, 2013

AGENDA

7:00 P.M.

PUBLIC HEARING: Consideration of Final Site Plan Approval and Final Subdivision Approval for the proposed Cayuga Meadows Senior Housing development (formerly Conifer Senior Living on West Hill) located to the south of West Hill Drive near the Overlook Apartments, Town of Ithaca Tax Parcel No. 24-4-5.2, Multiple Residence Zone. The proposal involves developing approximately 5.697 +/- acres of the property for a new 3-story, 68 unit senior housing facility (19,520 +/- square foot footprint) on a new road off of West Hill Drive. The project will also include new sidewalks around the facility with a connection to the existing bus shelter on West Hill Drive, new stormwater facilities, parking, a community garden, signage, outdoor lighting, and landscaping. Cornell University, Property Owner; Conifer Realty, LLC, Applicant; Jess D. Sudol, PE, Passero Associates, Agent.

2. Persons to be heard
3. Approval of Minutes: November 5, 2013.
4. Other Business
 - Report from Town Engineer on approved lot line adjustment.
5. Adjournment

Susan Ritter
Director of Planning
273-1747

NOTE: IF ANY MEMBER OF THE PLANNING BOARD IS UNABLE TO ATTEND, PLEASE NOTIFY SANDY POLCE AT 273-1747.

(A quorum of four (4) members is necessary to conduct Planning Board business.)

TOWN OF ITHACA PLANNING BOARD
NOTICE OF PUBLIC HEARINGS

Tuesday, November 19, 2013

By direction of the Chairperson of the Planning Board, NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Planning Board of the Town of Ithaca on Tuesday, November 19, 2013, at 215 North Tioga Street, Ithaca, N.Y., at the following time and on the following matter:

7:00 P.M. Consideration of Final Site Plan Approval and Final Subdivision Approval for the proposed Cayuga Meadows Senior Housing development (formerly Conifer Senior Living on West Hill) located to the south of West Hill Drive near the Overlook Apartments, Town of Ithaca Tax Parcel No. 24-4-5.2, Multiple Residence Zone. The proposal involves developing approximately 5.697 +/- acres of the property for a new 3-story, 68 unit senior housing facility (19,520 +/- square foot footprint) on a new road off of West Hill Drive. The project will also include new sidewalks around the facility with a connection to the existing bus shelter on West Hill Drive, new stormwater facilities, parking, a community garden, signage, outdoor lighting, and landscaping. Cornell University, Property Owner; Conifer Realty, LLC, Applicant; Jess D. Sudol, PE, Passero Associates, Agent.

Said Planning Board will at said times and said place hear all persons in support of such matters or objections thereto. Persons may appear by agent or in person. Individuals with visual impairments, hearing impairments or other special needs, will be provided with assistance as necessary, upon request. Persons desiring assistance must make such a request not less than 48 hours prior to the time of the public hearing.

Susan Ritter
Director of Planning
273-1747

Dated: Friday, November 8, 2013
Publish: Wednesday, November 13, 2013



October 15, 2013

Ms. Susan Ritter
Director of Planning
Town of Ithaca
215 North Tioga Street
Ithaca, NY 14850

**Re: Cayuga Meadows (Conifer West Hill) -- Trumansburg Road
Final Site Plan Approval - Letter of Intent**

Dear Ms. Ritter:

On behalf of our client, Conifer Realty, we request to be placed on the November 19, 2013 for consideration of Final Site Plan Approval for the above referenced project. Cayuga Meadows (formerly "Conifer West Hill") received Preliminary Site Plan approval in April of 2012 in conjunction with a rezoning request. Since receiving preliminary approval, the subject parcel has been rezoned to Multiple Residence, received the required variances, and received public works approval. Conifer Realty is now requesting final site plan approval so that the project can be included in the December funding submission to the State of New York. If the project is funded, it is anticipated that construction would begin the summer of 2014.

Since the project was approved last year there has been a slight modification to the building program. Instead of the previously approved 72 units, there will be 68 units. As a result of the modification, the building footprint is slightly smaller resulting in less lot coverage and less environmental impact. Other than the slight modification to the Building, the project is the same as approved in 2012.

The attached site plans and architectural plans have been prepared to address the conditions of preliminary approval.

In support of our application, attached please find:

- | | |
|------------------------------------|--|
| (1) Development Review Application | (3) Sets of Original Signed Site Drawings |
| (1) Application Fee \$1,000 | (25) 11x17 Copies of Site Plans |
| (1) Copy of easement descriptions | (3) Sets of Original Signed Architectural Drawings |
| | (25) 11x17 Copies of Architectural Plans |

We look forward meeting with the Board on the 19th. If you have any questions or require additional information please contact me directly. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Jess Sudol".

Jess D. Sudol, PE, CPESC, CPSWQ
Associate & Project Manager

JDS/cmb
Enclosures

cc: File
Andy Bodewes, Conifer Realty

PROPOSED PB RESOLUTION:

**Cayuga Meadows
(formerly Conifer Senior Living on West Hill)
Final subdivision and final site approval
Tax parcel 24-4-5.2
Town of Ithaca Planning Board, November 19, 2013**

WHEREAS:

1. This action is consideration of final subdivision and final site plan approval for the proposed Cayuga Meadows Senior Housing Development located off West Hill Drive, Town of Ithaca tax parcel 24-4-5.2, Medium Density Residential Zone. The proposal involves:

Subdivision of a ±4.8 acre lot and ±1 acre right-of-way from an existing ±34.7 acre lot (tax parcel 24-4-5.2).

A new three story, 68 unit independent living facility (±19,520 square foot footprint) on the new ±4.8 acre lot, fronting a new road (±1 acre right-of-way) off of West Hill Drive. The project will also include new sidewalks around the building and connecting to the existing bus shelter on West Hill Drive, new stormwater facilities, parking, a community garden, signage, outdoor lighting, and landscaping.

Cornell University, owner; Conifer Realty, LLC, applicant; Passero Associates, agent; and

2. This is an Type 1 action, for which the Town of Ithaca Planning Board, acting as lead agency in a coordinated environmental review for this project, on April 3, 2012 (preliminary subdivision and site plan approval), made a negative determination of environmental significance, after having reviewed and accepted as adequate a Full Environmental Assessment Form Part I, submitted by the applicant, a Part II prepared by Town Planning staff, and other application materials; and
3. On April 3, 2012, at a public meeting, the Town of Ithaca Planning Board granted preliminary subdivision approval and preliminary site plan approval for the proposed project, with conditions; and
4. On May 7, 2012, at a public meeting, the Town of Ithaca Town Board adopted Local Law 7 of 2012, amending Chapter 270 of the Code of the Town of Ithaca to rezone the site from Medium Density Residential (MDR) to Multiple Residence (MR), and accepted the concept and location of a public road and public utilities proposed to be dedicated to the Town; and
5. On June 18, 2012, at a public meeting, the Town of Ithaca Zoning Board approved variances from the conditions of Zoning Code sections §270.104 (minimum area per dwelling unit in an MR zone), §270.105 (building height), §270.106 (building setback) and §270.111 B (additional special requirements / recreation) for the proposed independent living facility; and
6. The Planning Board, at this public hearing, has reviewed and accepted as adequate application materials, including S-1 subdivision map (December 8, 2009, revised November 4, 2013), C 100 final overall plan (December 2011, revised October 18, 2013), C 101 final site plan, C 102 final utility plan, C 103 final grading and erosion control, C 104 final landscaping and lighting plan, C 105 final profiles, C 200/C 201/C 202 final details (December 2011, revised October 15, 2013),

prepared by Passero Associates; A4/A5: elevations (December 12, 2012), prepared by Harris A Sanders Architects; sign details (received October 16, 2013), Cayuga Meadows exterior colors (received November 6, 2013), and other application materials.

IT IS RESOLVED:

1. That the Town of Ithaca Planning Board grants final subdivision approval for the proposed Cayuga Meadows Senior Housing Development subdivision, as described in the materials referenced above, subject to the following conditions:
 - a. Submission for signing by the Chairperson of the Planning Board of an original or mylar copy and three dark-lined prints of the final subdivision plat, before filing with the Tompkins County Clerk's Office, and submission of a receipt of filing to the Town of Ithaca Planning Department; and
 - b. Evidence of necessary approval by the Tompkins County Health Department on the final plat, before the plat is signed by the Planning Board Chair.

IT IS FURTHER RESOLVED:

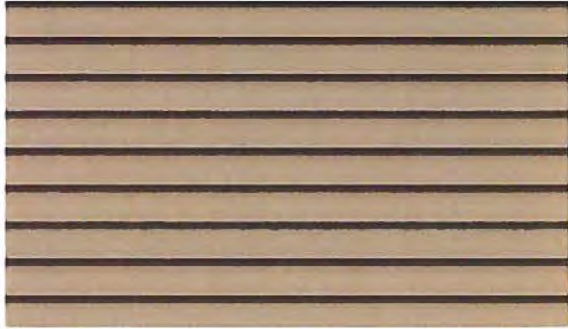
1. That the Town of Ithaca Planning Board grants final site plan approval for the proposed Cayuga Meadows Senior Housing Development, as described in the materials referenced above, subject to the following conditions:
 - a. Submission of one original set of final site plan drawings, signed and sealed by the registered land surveyor, engineer, architect or landscape architect who prepared the site plan materials, before application for any building permits; and
 - b. Submission of revised final site plan drawings showing the following, before application for any building permits.
 - Correct number of dwelling units (68), where the number of dwelling units is indicated.
 - Revised planting schedule that indicates all flowering ornamental trees to be planted will have a diameter at breast height of at least 2.5 inches.
 - Revised location of the proposed freestanding sign, conforming to Town sign regulations.
 - Elevations of the dumpster enclosure, the design of which must conform to Local Law 7 of 2012 (rezoning from MDR to MR, development standards for the site).
 - Location, type, and specifications of all freestanding and building-mounted light fixtures, which must conform to the Town lighting law; and
 - c. Submission of documentation of all necessary approvals from county and state agencies before application for any building permits; and
 - d. Submission of and entry into a stormwater "Operation, Maintenance, and Reporting Agreement" between Conifer Realty and the Town of Ithaca, to include easements or other mechanisms to assure the Town of Ithaca access to all stormwater facilities, satisfactory to the Attorney for the Town and the Town of Ithaca Public Works Department, before application for any building permits; and

- e. Submission of and entry into a stormwater “Operation, Maintenance, and Reporting Agreement” between Cornell University and the Town of Ithaca, to include easements or other mechanisms to assure the Town of Ithaca access to all stormwater facilities, satisfactory to the Attorney for the Town and the Town of Ithaca Public Works Department, before application for any building permits; and
- f. Submission of final sanitary sewer and water main easements for review and approval by the Attorney for the Town and the Town of Ithaca Public Works Department, and filing of those approved easements with the Tompkins County Clerk’s Office, before application for any building permits; and
- g. Submission of a truck hauling plan detailing the removal of excavated and waste material, including the delivery route during construction, showing use of State highways to the greatest extent practicable, and with no truck convoys traveling into the City of Ithaca on weekdays from 7:30 AM to 9:00 AM and 3:30 PM to 5:00 PM, for review and approval by the Town of Ithaca Public Works Department, before any work begins on the site.

Cayuga Meadows Exterior Colors

Siding: Certainteed Restoration Classic "Savannah Wicker" 4.5" Dutch Lap

<http://www.certainteed.com/products/vinyl-siding/horizontal-siding/343727>



Shakes: Certainteed Cedar Impressions "Cypress Spruce" Double 7" Straight Edge Perfection Shingle

<http://www.certainteed.com/products/vinyl-siding/shake---shingle-siding/310282#>



Shingles: Timberline HD Architectural Shingles "Weathered Wood"

http://www.gaf.com/Roofing/Residential/Products/Shingles/Timberline/High_Definition



Doors: Painted to match shakes

Trim: White

