

**Village of Cazenovia Planning Board  
Special Meeting Minutes  
September 9, 2019**

5 Present: Rich Huftalen, Chair; Adam Walburger; Stephen McEntee; Anne McDowell; and Don Raleigh.

Absent: Zach Young.

10 Others Present: James Stokes, Village Attorney; David Cox; Mira Mejibovsky; Ben Lockwood; Don Furlow; Suzanne Munger; Jerry Munger; Letty Butterworth; Bob Butterworth; Mike Conroy; Helen Byrnes; Phil Byrnes; Anne Ferguson; Paul Barton; Dianne O’Donnell; Linda Hughes; Kathleen Hudson; Alan Levinsohn; Ken Craig; Bruce Kaiser; Sally Ryan; Casey Masters; Erin Milin; Bob Ridler; Susan Smith; Bobbie Cleaveland; Margaret Bryan; Edward Braathen; Lisa  
15 Fasser; Theresa Benthall; Walter Benthall; Justin Fuchs; Jen Wong; Peter Eberst; and quite a few others who did not sign in.

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20 R. Huftalen called the meeting to order at 7:00 and introduced the Board.

R. Huftalen asked for any changes to the minutes of August 19, 2019. S. McEntee made the motion to approve the minutes as submitted. R. Huftalen seconded. The motion carried with 5 in favor, 0 opposed.

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**The Landing at Burke Meadows, Planned Development District Application, Application Review Public Hearing**

30 R. Huftalen: We are in a continued public hearing to consider the application of Housing Visions Unlimited, the project everybody here is familiar with, and it continues to be revised. I think the most efficient thing to do would be to offer the applicant an opportunity to explain some of the changes and updates. For the benefit of the Board, I know we just recently got some stuff. We won’t be taking any action tonight. We will absorb the continuing changes to the project and offer  
35 the public the opportunity to comment.

Ben Lockwood: Good evening. My name is Ben Lockwood. I’m going to say the exact same stuff I said last Tuesday if you were here. So I apologize if you were here, you are going to hear this again. Board, I apologize we were not here for the original public hearing date.

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David Cox: I was not here.

Ben Lockwood: I was also not here. So I apologize for that. We have read the minutes from what was presented from the public last month. We have taken some of that into consideration. This is  
45 still a work in progress for us. I just wanted to provide some background. Community Resources for Independent Seniors (CRIS) has been seeking Housing Visions to partner on housing for nearly 10 years for senior housing. Initially, we said “no” because our emphasis has been more city based. In the past five years, as an organization, we have begun developments in places such as the Village

50 of Richmondville, Cortland, Lockport, and the City of Oneonta. We recognized the need for  
housing in smaller rural communities and the benefits of living in these great small hubs of activity  
like Caz. My former boss and mentor lives in Cazenovia. And my senior staff member, Kelly, who  
is not here this evening, lives in Caz and sends her son to Caz schools. They love the community  
and they are very passionate about this as we are. Housing Visions was formed in 1990 as a  
55 non-profit. We have 30 years now of experience and work toward affordable housing throughout  
upstate New York and Pennsylvania. The basic thesis is we want to join the Village of Cazenovia.  
We want to add to the housing options that enable current and future residents the ability to  
participate in everything that people love about this community. It is amazing to see this number of  
people, which is the least number of people that have been in a meeting in the last several I have  
60 been to, that are passionate about this community. And I think that's one of the things that makes it  
so great. We are modifying, but I do want to provide some factual things that people have brought  
up that we've read through the previous minutes, but just make sure that these things are on the  
record and that we're all dealing with the same set of facts. There's 1.19 acres of wetlands on the  
property. Those are designated wetlands. We had Terrestrial Environmental Services (TES), Bernie  
65 Carr, delineate the wetlands. And these are Federal, not State, wetlands on the site. So it's Federal  
and it's different rules than State rules. We conducted the traffic study last week on the first day of  
school last week. I don't know if it's a complete record, but we did the counts last week. We have  
talked with the superintendent. We do not have a yea or nay, but the superintendent did voice that  
the Village is losing their school-aged population. So anything to maintain and expand students in  
70 seats will help the school to continue their really great offerings. We have not been to the Board of  
Education to seek their approval yet or anything like that. The water supply. The fire flow is much  
greater than the domestic flow. And the engineers have analyzed both options and we have as  
needed a great or greater flow for both the water and fire flow. The current tree buffers along the  
line, along the sides, we are maintaining the tree buffers along the property lines as they currently  
exist. A dry pond is a low area that is dry most of the time. It only fills up with water when it rains.  
75 After 24 hours it will be dry again. And we will provide protection via fencing and shrubbery to  
make sure it looks good. And that's one of those other things that Kelly and my staff has harped on  
that whatever we do, again, because she's driving through here all the time, we know we have to  
keep that to very, very high standards. Of the 15-acre site, 5.7 acres are being disturbed out of the  
15. So it's 5.7 acres that we are disturbing. Nuts and bolts of property management. Process of  
80 screening for apartments. We do income eligibility to make sure that, in our case, because it's  
affordable housing, that people aren't earning too much and that they have the ability to pay. So  
they can't earn too much, but they can't earn nothing because they have to pay rent. We do a sex  
offender check, a criminal background check, a credit check, and a five-year landlord reference.  
Going back five years, if you had one landlord in five years, that's one. If you've had five landlords,  
85 we're going to call all of them. And then we do a personal interview as well. The apartments will  
have on-site property management and maintenance. Those are both 40 hours a week positions.  
And then we have 24-hour after hour services, which could be anything from a clogged toilet to a  
kitchen fire, which we hope we never have. Those sorts of things, major things. So we do have  
24-hour on call there. On this particular site, there will not be a Phase II. What we're proposing is  
90 what will be there. If we go forward and we build and the housing fills up really great and we have  
stuff, we may look at another site somewhere else down the road. But right now, this is on this site.  
This is the maximum that would be developed, no more. We are listening and I will tell you this, we  
are getting less dense. We're still massaging it. It will be less than 70 units. We're still working on  
it. Between 40 and 60 is the range. And I think probably 50 would be the midpoint. But we are  
95 working through this. We don't have final numbers. What prevents the senior housing from  
becoming general population housing? We have regulatory agreements that go along with this that

run with the land and the housing. So it can't be: *Oh, we didn't fill it up with seniors, now we're just going to rent it to whoever.* It has to be either 55 or 62 plus in that housing. Incomes that people have asked on the family housing between \$26,000 and \$56,000 is the range of what we have. And then the senior housing is between approximately \$15,000 and \$36,000. And the overarching theme, again, for everyone is we want to be transparent in this. We are listening. That is why we're changing and modifying this. We want to be good neighbors. If we do this, we're going to be here for a very long time. Again, we want to be part of the community. We want to be proud of this and we want people to drive by this one day and go: *Wow, that's just a nice neighborhood.* And that's the end of the sentence. And that's what it is. Dave can provide some of the technical details that I don't know. He is the civil engineer on this. And again, we are listening. We're working through this process and I hope you'll continue to work with us. Thank you.

David Cox: I'm David Cox with Passero Associates, a civil engineer for the project. As Ben mentioned, Cazenovia has a need for senior housing as well as affordable family housing. So that's where CRIS really reached out to them. There is a need here. There are lots of other single family tracts out there in Cazenovia, but there's a real need for senior housing. This site, in particular, is a very nice site in the fact that we're able to keep almost 10 acres of it undisturbed. So lots of trees, lots of really quiet back here for the seniors that they can step out their back door and just enjoy nature and really have that connection with nature and really have this quiet area. And then the cemetery to the south is beautiful to just walk through. It's such a nice amenity. There's the Cazenovia Recreation Center for the family units within walking distance so the kids can go there and utilize that. There's the gorge trail within walking distance. That's a great trail for hiking and walking. Also, the kids can walk to school. It's super close. So it really is a nice piece of property here and it's a very diverse neighborhood. There's a cemetery. There are single family homes. There's a recreation center with ball fields. We have a school, an elementary school. There's an apartment complex. And just up here to the north, we have an industrial use with Continental Cordage. You've got a lot of different things going on here. It's a very mixed use area. It's a very diverse neighborhood you have in this area. We have really reached out to a lot of the boards and organizations in Caz. We've met and spoken with CRIS. We've met and spoken with Cazenovia Preservation Foundation (CPF). And we've met and spoken with Cazenovia Advisory Conservation Commission. We've had multiple Village Board meetings and Planning Board meetings. We continue to talk to neighbors after meetings. There's been a lot of community input so far. One of the things that we heard was the discussion of the three-story building. So here is the original three-story building. We said: *What if we made it two stories?* People were talking about the height. So we came up with a two-story alternative. One of the things we have done, also, is reduced the density in this senior building down from 40 units down to 33 units. Housing Visions is open to a three-story building that's a smaller footprint and doesn't take up as much space, not as much disturbance. Or you can go down to a two story so it's a little bigger, a little more disturbance, but it's lower in height. We're really open to either. It's really whichever way the Board or the public feels is the best route. We're open to going with either. And then on the townhomes, as far as density, here's the original project here (pointing to a rendering). We have removed the townhouse that is closest to the road, closest to Burton Street. So now those two townhomes are really far up. I did go out there and I moved the stakes that were originally staked for the first building and I relocated them to the second building. So when you're down here on Burton Street, it's kind of hard to see because they are quite far up there. But I have staked that first building here to the south out there with some wooden posts and some pink flagging. So you can see that. But reducing the overall density reduces traffic and it creates more green space, so it helps. We can make a bigger dry pond here so we can reduce drainage even further. There are a lot of benefits. One of the other

145 things we heard was on parking. We wanted to make sure we had enough parking. So, even though  
we've reduced units, we still maintained the same parking so that we can provide 1.5 spaces per unit,  
which some people were bringing up there. One of the other things we did was we went out there  
and we used our greatest new technology and flew the drone over the property and created a point  
cloud. It creates like a 3-D model of the whole site. And then we turned it into a mesh, similar to  
150 what Google Earth does. We can actually determine the exact tree heights. The trees that are shown  
on here are the exact trees that are the exact height. So then when we place the building on there, we  
can really get a good view. I know you can't see this from back there, but the big senior building is  
back here. You can really only see the little tops of the roof and that's because I had to elevate it up  
pretty high to even see it. It really tucks in so far behind these trees, you're not able to see the  
155 two-story at all. But even with the three-story, you wouldn't be able to see it. You would have to  
get in an airplane or a helicopter to be able to see the roof. We also did it from street view. The big  
senior building is behind these trees. You won't be able to see it from the street until you actually  
drive up into it. Let's see, what else? Here's another view where we went up a little bit higher. I'm  
not sure how high, but maybe 80 feet or 70 feet or something like that. And the trees are pretty tall  
160 back there. A lot of them are 80, 90 feet tall and your building is only 30. It really hides it quite  
well. The other thing we did was we looked from Emick Lane. You can see how tall the trees are  
from Emick Lane and the building. The building is behind those trees as well. The building does  
not stick up above the trees. We did a night shot from Evergreen Lane, which was requested. This  
is from Evergreen Lane (showing a picture), kind of showing what it would look like during a more  
165 nighttime visual. So those were some comments and things that were brought up as part of this  
process. The other thing is I really took a hard look at density on the project. Common density for  
multifamily housing, kind of across the board, is eight units per acre. Say we did develop this per  
kind of a standard multifamily density, what would that look like? So at eight units per acre, we  
assume 2.5 beds or bedrooms per unit. So this property would equate to 120 units or 300 beds,  
170 people for the project. For this project here, we have a total of 57 units and 109 beds, so much lower  
than the kind of the average density. But then I also looked at what if it was single family? Zoning  
for this property you can have quarter-acre lots, 10,000 square feet lots. I didn't do a plan or  
anything like that, but I just rounded numbers. Say you assume 10 acres of the 15 acres is lots, five  
acres is for roads and other type of stuff. That would be 40 houses. 40 houses averages 3.5 beds per  
175 house is the standard for single family homes. So that would equate to 140 beds or people on this  
property and we have 109. So it's not out of round with the density of other uses that could go on  
the property. Like I said, and Ben mentioned, we are only developing 5.7 acres out of the 15. So we  
really are just developing a chunk, a third or so, of the property. The other thing that the Board  
asked for, and other people, was a traffic study. So we performed a traffic study. We've been  
180 waiting and waiting for school to start. School finally started up so we could do that. What we do is  
we go out there and we literally count every car that goes by and every turning movement. If they  
turned onto Evergreen Lane, I made a note that this car was heading northbound, turned right onto  
Evergreen. Or if it came out of Evergreen and took a left, I recorded that. If it went up to Clark  
Street and took a left, I recorded that. In 15-minute increments, I added up every single car that went  
185 by and exactly which way it turned. Then we have the existing conditions of how much traffic we  
have going on. Then we look at, okay, this project may not be fully operational for three years. So  
we assume a growth factor of this area of 1.5%. So assuming that just the general traffic and the  
growth of this area is 1.5% each year. So then for three years, we multiply the traffic by 1.5. So  
we're looking at 2022 now. So we have what's called a background. So we have background traffic  
190 that's higher than existing. Then what we do is we say: *How much traffic does this project  
generate? How much traffic, how many trips?* And then we add it to the background traffic. So  
now we've got our existing. We've got our three years down the road of just general growth. And

195 then with the project on top of that. We then enter that in our traffic software that analyzes all the  
turning movements, the speed, all that stuff, to analyze the specific road conditions. One other thing  
that we did too is . . . We do the 15-minute increments and then we find our peak hours. So which  
four 15-minute time periods add up to be the peak hour? So the maximum amount of traffic for that  
peak hour. What I did for this traffic study to be even more conservative is I looked at the highest  
15 minutes. Where's the most traffic for 15 minutes? And then I actually multiplied that by 4 to get  
the worst case peak hour. So it's actually like double if I had just taken a regular peak hour. It is  
200 actually much higher, but I wanted to make sure to get the complete worst case scenario when I was  
doing the traffic analysis on this. So then we put all that into our traffic software and it analyzes the  
level of service. There's A, B, C, D and F. A means that traffic is relatively good. That's the  
highest you can be. And then F if things are failing. Not good at all. So we analyze that for all  
these intersections and they all are at a level of service of A. And to kind of put some numbers into  
205 perspective, the main street right out here, Route 20, has an annual daily traffic, called ADT, of  
approximately 13,145 cars. So that's like on an average annual day or average day, there's 13,145  
cars that are traveling Route 20 here. Fenner Road has 2,333. Clark Street has 884. And Burton  
Street is estimated around 900. So just to kind of give you like Burton at 900 versus 13,000 that's  
going on the main street here. Just to kind of give you how much traffic goes on each of those  
210 streets. The other thing we looked at is intersection capacity utilization. That's kind of the  
percentage capacity of the intersections. So all of the intersections along Burton Street here that we  
studied have an intersection capacity utilization range between 15% and 30%. So that's the  
capacity. So that means, depending on which intersection, you would need to take three or six times  
more traffic before it reached 100% capacity for those intersections. Then we also looked at: *How*  
215 *much does this project increase the traffic? How much does the capacity go up for the*  
*intersections?* Out of the intersections studied, the utilization went up from, one of them was .3.  
The highest one was 1.3%. So it changed the capacity .3 to 1.3%. That's how much increase. So  
not a tremendous amount. So given that all of the intersections are still below 30% capacity  
utilization with adding the project.

220 Ben Lockwood: How many cars are there during peak? What's the count? I think that's what most  
people want to know.

David Cox: It is in the hundreds. I didn't add it up exactly, but it's around 200 or so.

225 Ben Lockwood: So our project would add two cars or four cars per hour?

David Cox: It would add around 18 during the peak.

230 Ben Lockwood: So it's about 200 cars that are going during peak. If this project is built as  
presented, 18 more cars would be added to that 200?

David Cox: Correct.

235 Mira Mejibovsky: (Whispering to David Cox) If it was single family traffic only (inaudible).

David Cox: The other thing too is that if it was single family, it would actually generate more  
traffic. Because, typically, single family homes are leaving for work during rush hour and coming  
home during the rush hour, or the peak hour. Seniors have very little traffic generated during the  
240 peak hour. They tend to go out a little bit later. They tend to not go out when it's busy. They're

like: *I have the choice. I don't want to go out when it's busy. I want to go out when it's not as busy.* Definitely this project would have less traffic impact than if it was single family.

245 R. Huftalen: Why did you apply a growth rate factor? And where did you draw that from? That was 1.5%?

250 David Cox: Yes. I couldn't find an actual growth rate factor for Cazenovia, so 1.5 is more of an industry standard that you can use. But in all traffic studies, you always apply growth rate factor unless they have published data that says it's declining, then you wouldn't need to. But most of the places in Upstate New York are around 1.5%.

R. Huftalen: Any other additions and additional comments?

255 David Cox: I think I'm good for right now. I'm pretty tired.

Helen Byrnes: Emick Lane. Did you address that clubhouse? I talked at the last meeting about that.

260 Ben Lockwood: It's still on the map right there. But I did send it today. I talked to our funding agency today. I said: *Can I put it in the senior building?* I'm waiting to hear back. I just sent that this morning. I'm waiting to hear back. If we can get away with less buildings, it makes it easier for our property management if they can be everywhere at once.

265 David Cox: Just to bring the Board up to speed, at that Village Board meeting, some people from the public said: *Hey, can you get rid of the clubhouse building? Is that an option?* So typically for these types of funding projects, they require a clubhouse for birthday parties or showers or community gatherings and things like that. So Ben has reached out to the investor to say: *Hey, can we put it in the senior building to eliminate that other standalone clubhouse?* We'll absolutely eliminate it if we can.

270 Sally Ryan: You said you're going to move the building back so it would not be so close to Burton Street. Does that mean there's going to be four buildings instead of five?

David Cox: There's five instead of six. We eliminated the building that was closest to Burton.

275 Kathy Hudson: Will the driveways still be right on that blind corner?

David Cox: As part of the traffic study, I looked at the site distance. I haven't done it yet, but I am going to shift that driveway farther to the north to get it farther away from that blind corner.

280 Dianne O'Donnell: I have some questions on your traffic survey. Did you do the timeframes of 7:00 to 9 a.m. and 4:00 to 6:00 p.m.?

285 David Cox: With it being so close to the school, the school really generates the peak traffic and that's when the majority of traffic is. We analyzed when school starts and when it ends and made sure to capture those times. So in the morning, I believe it was, I was counting from 7:00-8:00 or 8:30, I think. By 8:30 or 8:45, somewhere in there, it had really, really died down compared to

290 around 8:00. And then in the evening, 2:15-2:45 was the hot time for the afternoon school. I made sure to capture it starting at 2:00. And then went all the way to 3:15 or 3:30, well after it had really died back down.

Dianne O'Donnell: Did you do the timeframe of 4:00-6:00 p.m.?

295 David Cox: No, I did not.

Dianne O'Donnell: Are you limiting the traffic survey to one day?

David Cox: Yeah, typically you just need to capture the a.m. and the p.m.

300 Dianne O'Donnell: Has anyone thought about if there was a school function going on there, such as an open house at Burton Street Elementary School? This is to the Board as well. I would propose that a third party perform the traffic survey so we have unbiased results. Or is this a process where the engineer designing it does the survey?

305 R. Huftalen: I will speak to the process. The applicants fund and pay for the initial survey. They also pay for the Village Engineer to do a review of the survey. Our professional engineer from Dunn & Sgromo will look and have comments for the Board on the traffic study.

310 Dianne O'Donnell: There are other factors to take into consideration. We have the shifts at Continental Cordage. There is an afternoon shift. Will there be a traffic survey in the winter time when there are hazards on the road and snowbanks with all the traffic that goes through there at those times with any other school functions? Perhaps a school function when there's a field hockey game or a volleyball game. Also, there are community functions that go on there at night as well. So for the scope of this project and how it affects this community and Cazenovia as a whole, I understand it's typically one day, but I don't think that appropriately captures the traffic that goes through this neighborhood and how many people access Burton Street.

320 David Cox: For instance, the industrial cordage place, the amount of traffic that generates at a shift change is far less than what is generated by the school. The school really is when the mass majority of traffic takes place. During the winter months, it should be the same number of people because it's the same number of staff members, the same number of teachers, the same number of kids accessing the school. They just might be going slower because of the snow, but it doesn't really change the traffic count at all.

325 Bob Butterworth: I live on Evergreen Lane. I think she is trying to say is a lot of activities take place at the school and at the ball field. It doesn't sound like you've taken that into account. I think the ask is: *Can that be done? Take that into account? Parking is very narrow. People park on the streets during school functions, along the road during the baseball games.* So that's what's being asked. I'm not sure you answered the question.

330 Ben Lockwood: I don't think a traffic count would. The highest peak traffic is going to be . . . There's never going to be more people coming or going than when they're coming or going to school. So even during a baseball game . . . Kelly, my staffer, her son plays baseball and she's like:

335 *Yes, there's a lot of action there, but it's still less than would be coming to school in the morning rush hour. You'll never have, I don't want to say never, but that's the primary event that's always going to produce the most cars. So I don't know if we could answer.*

340 Bob Butterworth: You haven't yet. So the issue is the fact that you've got a more congested area during certain times of the day when events are taking place. All she asked was: *Did you take that into account when you did your analysis?*

David Cox: So having cars parked on the street doesn't necessarily . . . Once again, it doesn't impact the number of cars traveling on the street. It may slow down how fast cars are going.  
345 Because cars are on the street, it doesn't mean there is more traffic. It just means there's cars parked on the street where they shouldn't be. But it doesn't really impact the numbers of the traffic study.

Mike Conroy: I live at 12 Evergreen Lane. I'm a combat wounded Vietnam Vet, retired Syracuse PD. I was a school resource officer at Nottingham High School. So I know a little about schools  
350 and kids. I'm the last house on the street. The cemetery is in my backyard. The lady is right. There's all kinds of school events there. They park all the way up to my house on both sides of the street. The winter time is brutal because everybody walks their kids to school. You don't have the whole picture. Is there going to be a public comment before we get done here? Because I have three or four things I want to bring up.

355 R. Huftalen: Sure. That's what this is.

Mike Conroy: Hey, we're all neighbors here. I got no enemies. I retired from Syracuse University too. I have had a few jobs. My wife is buried right next to the house, Lynn. I'm the last house on  
360 the street. Butterworth's on the other side are on the tree line. John Colligan is next to me. I've been there since '98. We closed on the house the week of the Labor Day storm. I didn't think I was going to have a house. I retired from the Carrier Dome. I used to go odd hours. 8:00 in the morning when the kids were walking to school, and you can't get out because of the school buses. With that turn right there, that's very, very dangerous. Your national treasures are your children. And there's  
365 a lot of people that walk their kids to school. I got nothing against seniors. They're probably doing a good thing. I think it's the wrong place. Number two: Groundwater. In the spring, everybody, Bob Butterworth, myself, Colligan, our sump pumps run for a month and a half with all of the runoff out of the cemetery already. I'd hate to see it when more water comes off the hill. What it's going to be like? Between 7:00-9:00 in the morning, you ought to go spend a day down there and see all  
370 the people walking their little kids and their little babies they have to take back home, not necessarily school kids.

Bob Butterworth: You talked about some specific issues regarding water supply and you've done an evaluation. Are those reports done by a licensed engineer? Are they available to review?

375 David Cox: Yes, they were. They are not available to review, but they will be shortly.

Bob Butterworth: You didn't mention anything about the wastewater collection system.

380 David Cox: You're talking for sanitary sewer waste?

385 Bob Butterworth: That's right. And you didn't mention anything about the impact on the wastewater treatment plant. What I know about the wastewater treatment plant, there have been articles in the paper. Has anybody done an evaluation of the pipes that take all the wastewater to the wastewater treatment plant? Because now this is requiring an increase in density that may not have been planned for. Who has done those evaluations? Are there reports? Can we get copies of the reports that are final? If the capacity has to be increased, who pays for that? Everybody in this sewer district? Or do you take care of that?

390 David Cox: The wastewater treatment plant has asked for the specific loading information from this project, which we have provided to them. I have not heard back from them. But we've provided all the information they have requested, as far as that. As far as the wastewater treatment plant, the gentleman there give an update here and the big problem is infiltration in the sewers. When they get a rain event, the amount of sewage going to the wastewater treatment plant goes up by six times the amount. So if you have your base flow as one and then when it rains, it goes to six, five of it is water from rain. It's not necessarily the daily flow or the flow from the individual homes that is the problem. But there is a huge I&I (inflow and infiltration) problem, which is infiltration into the sewers.

400 Bob Butterworth: But you could put more in. You're putting more in. You will put more I&I in because there's no such thing as building a totally tight sewer in ground that has high groundwater. So you are adding to the same situation. All we're asking is: *Who pays for that if pipelines have to be increased or the treatment plant has to be modified to take the I&I?*

405 David Cox: So the one thing is that these are all brand new PVC piping, which PVC piping is a lot better than some of the old clay tiles and things that they used in the past. So this project, with brand new PVC piping, they have to do infiltration tests. They have to do air testing. So they essentially, from each manhole, with the pipes in between the manholes, they have to plug it off and pump air into it and measure if there's any . . .

410 Bob Butterworth: I've done a lot of them. I know how it's done. You'll never have a tight sewer no matter what you do. There's a certain allowance for infiltration in brand new pipes.

415 David Cox: Yes, it's a small amount, but there is an allowance.

Bob Butterworth: Your pipes might very well be lying in ground that has groundwater during dry weather maybe two feet below grade. So they're lying in that water all the time. My question was: *Who pays for increases in capacity?* My guess is everybody using the wastewater treatment plant. So that cost gets put onto other people. Who has evaluated that? All I'm looking for is your reports.

420 David Cox: The wastewater treatment plant operator is going to analyze that and also the Village Engineer.

425 Bob Butterworth: And what about the pipes? Who has done that evaluation?

David Cox: They're the ones who would look at the whole scenario.

Bob Butterworth: So before something can be built, somebody has to know the cost being passed on to others in the community because of the density increase. That's all we're asking.

- 430 Letty Butterworth: I live on Evergreen Lane. When you talk about buffers, what are they? The trees?
- David Cox: Yes.
- 435 Letty Butterworth: Well, what about fall and winter? How much of a buffer are they then?
- Mira Mejibovsky: Some of them are evergreen.
- 440 Bob Butterworth: Back to your numbers on tree height, I don't know if you've come up Evergreen Lane or not, but in what I understand is your buffer, I don't remember seeing any 80 or 90-foot trees up there.
- 445 David Cox: No, there's not a lot. There's not along Evergreen. It's back in here farther (pointing to a rendering), blocking the senior building from Burton Street is where the taller trees are. Up on top of the hill are the taller trees.
- Bob Butterworth: What about the buffer for Burton Street or Evergreen Lane?
- 450 David Cox: So Evergreen is more scraggly dense brush, which actually does better at acting as a buffer during the winter than some of the tall trees. The tall trees back here tend to have not as much foliage lower down. But the brush actually does a much better job. But the existing tree line or brush line along Evergreen, we're not proposing to change that. So we're proposing to maintain that buffer as it is today.
- 455 Bob Butterworth: When you get up to Evergreen Lane, there is very little buffer for the house that you were staking out on Saturday or Sunday. I think the question we would like to get recorded is: *Who pays for any increases in capacity for infrastructure and has anybody done an evaluation of the collecting sewer pipes going to the treatment plant?* That's what we'd like to see. That cost may
- 460 very well get passed on to the rest of the community.
- David Cox: Typically, a project that requires . . . If it was really pushing pipes to the limits and they required to be upgraded, the project would be required to . . . Obviously, this is town by town and village by village.
- 465 Bob Butterworth: I have seen it when the developer does the increases and pays for it. If you haven't done a full evaluation yet, how do we know what that's going to be?
- David Cox: So then the wastewater treatment plant operator . . . But based on the number of units and the flows for this project, it's a very small increase. For instance, feed-in sewer, depending on the slope, at a minimum slope can handle around 450 homes, single family homes. That's the capacity of an 8-inch. If you have steeper slopes, you can get up to 800-1,000 homes. That's how much an 8-inch sanitary sewer pipe can handle. With just being 53 units, it's a small percentage increase compared to the flow of this entire area.
- 475

480 Bob Butterworth: It is my understanding that some of the pipes are in bad condition. So you're already adding to something—potentially—could be adding to something that's already a problem.

David Cox: Part of that is taxes on the property go toward certain maintenance of sanitary sewers and other things like that.

485 Jerry Munger: 43 Burton Street. Could Housing Visions address again the economics of the project? I know you spoke last time about income levels versus rent structures. Can you elaborate a little more on that?

490 Ben Lockwood: I was looking at this before with your question from last week. Looking at it, the incomes for a three-bedroom apartment, you'd be looking at probably about \$900 a month for the apartment. That'd be the rent. And then they would pay their own utilities. We, as the owner, pay water and sewer. So it would be \$900. Utilities we estimate at about \$100-\$120 a month. These are very energy efficient houses. And that does include central air conditioning as part of the build. That's one of the three-bedroom units. So those would be generally speaking between \$800-\$900 a month. The two-bedroom units would be approximately \$625-\$725, again, approximate. And then 495 the one-bedroom units, which would all be the seniors, between \$425-\$625 was where we were, approximately, landing.

Jerry Munger: Can you equate those to income?

500 Ben Lockwood: So the \$900 unit, that would probably be between \$36,000-\$40,000 would be approximate. Again, this is not exact. And then on the two bedrooms, that would be probably \$30,000-\$35,000. It kind of steps down. And on the seniors, that's anywhere between \$16,000-\$36,000. It's a moving target because my economics change every time I take away units or add units. But it's probably around \$20,000-\$35,000 would be the senior apartment.

505 Jerry Munger: So if my income is \$20,000 a year and I'm interested in a single-bedroom senior housing?

Ben Lockwood: That would be approximately \$425 plus your utilities.

510 Jerry Munger: And is the \$20,000 the bottom?

Ben Lockwood: Yes.

515 Jerry Munger: If I have an income of less than \$20,000 . . .

Ben Lockwood: You are not going to be able to afford the apartment, per our calculations.

520 Sally Ryan: The senior housing, do they pay their own utilities?

Ben Lockwood: In most of our senior buildings, I believe the case will be, if anything, they would pay the electrical load, but not the heat.

525 Sally Ryan: What is the heat?

Ben Lockwood: We are still working on the system, whether we do natural gas or all electric. Again, these buildings are really, really energy efficient. So the building we just built in Oneonta, which is 40 units, all the utilities are included in that building. So really we're not that far down the road yet.

530 Anne Ferguson: Two points. One is I'm concerned that, or at least from what I read in the newspaper, if this project is approved, they will change the zoning to accommodate it. And it seems backwards to me in that we have the Comprehensive Plan that has been laid out where we would like to have certain developments built and not built. And this was not part of the Comprehensive Plan.  
535 The need for senior housing may have been, but not in this location. And I'm just concerned that the trend within the Village is that we pick a project and then we change our Comprehensive Plan. We did it for the Hampton Inn. We did it for Empire. We are doing it for the apartment buildings that are being built across the street up from Tops. And, by the way, that's my second question. There are 60 units, I'm told, from the last plan at that apartment complex. So I'm trying to figure out, you  
540 have these units here plus these units here. Is that being factored in in terms of how we are addressing this "need" that exists within the community? I think the rents are comparable. When I looked in the newspaper for apartment rents, they're right in the same range that these people are offering. So I'm trying to figure out: *Are we creating a solution for a problem that has really not been defined well?* My first point is the major concern and that is we continually change our  
545 Comprehensive Plan to fit the developer. And we should be telling the developer: *Here's our plan, work with us within the guidelines.*

Dianne O'Donnell: I just want to make a statement about the whole project. I know at the Village Board last week, you had mentioned that the Oneonta Heights project is a similar neighborhood to  
550 Cazenovia and Burton Street. According to the Daily Star in July of 2016, *Oneonta Heights was a \$15.9 million project to transform several abandoned properties and vacant lots specifically removing or rehabilitating blighted property.* I don't feel that this is similar to Burton Street.

555 Ben Lockwood: I think that is only a piece of the article.

Dianne O'Donnell: Understood. I just want to finish please. No one is disputing the wonderful things that Housing Visions has done for other communities and neighborhoods. We are disputing pushing this project on a property in a green space that cannot accommodate it. We are a quiet, thriving neighborhood. We do not need revitalization. We do need senior housing. But this is not  
560 the location for it. I don't know the difference in pricing from Burton Street for the property up near State Farm up near McDonald's. Was that even looked at? You had indicated that you had a \$4 million profit last year. Just because this property on Burton Street is cheaper. Can't you work with your investors on Route 20 and loop that in and explore it more in depth and apply that to your grant application in December? I don't feel that Burton Street is a place for this type of project.  
565

Linda Hughes: To try to force a piece of property to fit, I don't think they can make it work. I think the money spent on all these water issues and all your studies can be put out on the piece on Route 20 next to State Farm.

570 Ben Lockwood: I can pass the hat and we can raise some money tonight if you want.

Linda Hughes: Another point is that vibrant seniors, which I am one of, if you do the piece of property on Route 20 that was suggested, you could walk to Tops, the liquor store, Walgreens, and

575 Aldi. Vibrant seniors will be walking. They are not going to walk from Burton Street to Kinney.  
They are all going to drive.

580 Letty Butterworth: I agree with everything they said. But going through a cemetery? You'd never walk through a cemetery. It's not paved. It's hills and it's stones all over. It is not a safe place for seniors to walk through.

Mike Conroy: The cemetery has graves from the Revolutionary War all the way up to Vietnam. It's not a place for a nature walk. It's up and down. There's rocks. They'd be calling 911 every two days from somebody falling in there. It's a beautiful cemetery. Let's keep it that way.

585 Suzanne Munger: I want to compliment Housing Visions for how hard you are trying to accommodate our objections. But that does not address the larger issue that I grieve. This is not the place for such a project. Virtually no one in town has come forward for it. But there was a young couple that spoke in favor of it last week. They are young people that live here in town and talked about people being in the shops. I'm thinking: *This is low income. They are not going to come into the shops and buy cutting boards. They're going to go buy groceries.* So that's a poor argument.  
590 I'm mentioning that because that's the only people I've heard speak for it. If I'm wrong, I will stand corrected. But to the Board, when you come to vote on this, I ask you to listen to your constituents. No one has been in favor of this. There's no one that's come forward from the neighborhood or from the village at large and said this is a good idea. Two years ago, someone bought the house on  
595 Farnham Street that backs up to the fire station parking lot. It's a house. She wanted to put a catering kitchen in there to provide food that she would deliver. A few neighbors came forward and said they were worried about parking. Well that's their problem because you can't park on Farnham Street. And then there were objections to food odors. And that was it. She was not allowed to do that with such a small outcry, and this was the very edge of a residential neighborhood. I realize  
600 creeping zoning and all that. But this is practically on Albany Street. So if you and the other board would turn her down based on the opinions, which I think are pretty lame, of a few residents, how could you proceed with this project when everybody in the neighborhood has said: *We don't want it.* We have over a hundred signatures on a petition. Everyone that's spoken up in the meeting from in town or the neighborhood has raised their objections. I applaud Housing Visions for trying to  
605 accommodate our objections, but I don't think it's possible. I just don't think it's possible. The traffic issue, I think there's something being missed here. The traffic to the school is mostly school buses. People do walk their children. If they drive, they go back to the Clark Street exit and they may or may not come by the front of the school. But when you have events in the evening, those people are in cars. They are not in school buses. So the traffic is very different and you have not  
610 addressed the 7:00-9:00 and the 5:00-7:00 rush hours. We want this neighborhood to work. The sewage treatment issue, Mr. Cunningham spoke a few meetings ago. I'm paraphrasing, but I got the distinct impression that our plant is old. Well, we know it's old. It's 44 years old. It's virtually at capacity or near capacity and he's expecting that the DEC (Department of Environmental Conservation) is going to come in and say: *Stop. You can't do this anymore.* And the fact that  
615 infiltration is coming in and raising the volume by six times is mostly water, that doesn't matter because it all still has to be treated. What goes to the plant has to be dealt with. They can't just filter out the groundwater and treat the sewage. So it is a load on the plant. I don't care how tall the building is—within reason. Your visuals are lovely. If this were the right place, I would be happy to have these buildings for my neighbor. But it's just too many people in a small space. And the  
620 inclusion of the low income families. It's been a little iffy why that happened. I don't think CRIS was asking for that. I'm getting the impression that maybe it makes it easier for Housing Visions to

put forward a project because you can get money easier. That is not a good enough reason to disrupt our neighborhood.

625 Ben Lockwood: So families are going to ruin the neighborhood?

Suzanne Munger: The density. The density.

Ben Lockwood: It's not what you just said.

630

Suzanne Munger: I said including that many people.

Ben Lockwood: I just want that on the record.

635 Suzanne Munger: That's not what I intended to say. Thank you for correcting me. If CRIS wants senior housing, then let's stick to senior housing. And if you're including families, low income families, for other reasons, then someone else said that seniors would prefer to live in a mixed neighborhood. We're already a mixed neighborhood. We have families there now. If they want to see kids, all they have to do is walk down to Burton Street in the morning. Many of us have  
640 questions that, I don't believe, have ever been properly addressed.

Ben Lockwood: Again, it comes from our staff who lives here, lived here, moved, then moved back. Family housing is very difficult. There's need across the board through the market studies that we did. While CRIS would want just affordable senior housing, we think a better project, quite frankly,  
645 is a mixture of families and seniors, which is still predominantly seniors. But we think opening up options in the community is not a bad thing.

Suzanne Munger: Well a few people that happen to live here think that is not reason enough. I just ask the Board to remember that there is no support for this. There is no support for this. Put it  
650 somewhere else. And I know that sounds like *not in my backyard*. Well in this case it is true. The zoning change from R-10 to PDD (Planned Development District) and I don't know how many steps there are in there, but it's huge. I agree with Anne Ferguson. I see this in towns all the time. What are zoning laws and plans for if not to be enforced? If someone can just come in and say: *We want to do something different. We want to put up a higher sign. We want to put up more lighting. We want to put up bigger density.* And the community thinks: *Oh, we need this improvement in our village, so we will just go along with it.* They will find another place. There can be another place for it. I would just ask you to remember what your constituents have said.  
655

Bruce Kaiser: I want to thank Housing Visions for putting forth their efforts. I want to thank  
660 everybody here for their comments because a lot of what has been said was on my list to talk about. And I see many faces that are here tonight that I wish were here with the Village Board of Trustees last Monday. Because a lot of what has been said by different people I think is healthy and good because it's not just a few people saying the same thing over and over again. But it's coming from different people. That being said, some of my questions have been addressed. But Mr. Lockwood,  
665 you mentioned earlier tonight that *maintaining the tree buffer as it currently exists*. That's almost a quote of what you said earlier.

Ben Lockwood: Yes.

670 Bruce Kaiser: And if that's true, then your drawings as presented are inaccurate. And I know that because I've looked very closely at them. I came down here twice, opened them up on this table, used your scale, went back to my backyard and measured to the streetlight that's going to be put next to the road where the snow removal area is going to be just north of the senior building, and there will be trees removed.

675 Ben Lockwood: There will be, absolutely, trees removed in the project.

David Cox: There will be a buffer maintained along the property line, of all property lines.

680 Bruce Kaiser: Did you not say: *Maintain the tree buffers as they currently exist?* That's what I heard.

Ben Lockwood: I'm sorry if I misunderstood. By buffer I mean the things that are on the edges of the property. But towards the middle and both of the sides . . .

685 Bruce Kaiser: Some of the buffer is going to be removed.

Unidentified Woman: Will it be replaced?

690 Ben Lockwood: I mean, if I cut a tree down because I put a road in, no, that won't be replaced. But on the sides where we don't have any development, we want to keep that. Trees are expensive to remove. We don't want to remove anything we don't have to.

Bruce Kaiser: It'd be interesting to check your measurements. Last week there was a lady in the back here, Lisa Schaffner. She made a comment as it relates to the stakes and that the stakes were not accurate and that you were going to be putting in six units in a 60-foot length, which means the units would be 10 feet wide, minus the thickness of the walls.

700 Ben Lockwood: Dave went and restaked that.

David Cox: And I checked the stakes in front and they were not 60 feet. They were 100 feet apart. So I'm not sure where the 60 feet comes from.

705 Bruce Kaiser: I didn't check them. You changed the stakes. So what's there now is what's supposed to be real as a footprint for that building?

David Cox: Right. And it's much farther up the hill.

710 Bruce Kaiser: Right. I could see the first two from the road. I didn't see the other two. I was wondering why I could only see two. So they are up farther. You mentioned that because of the blind corner that you're moving the entrance farther north.

David Cox: Right.

715 Bruce Kaiser: Again, looking at the drawings, I'm not sure that you've got that much more room to go north to put that entrance. I mean, because it's a very limited, narrow piece of piece of land. You are pushing the whole thing 80 feet north?

David Cox: Correct. Approximately.

720

Bruce Kaiser: So where the southern edge of the entrance was is now going to be 80 feet to the north of that?

David Cox: Correct.

725

Jerry Munger: Bruce, I think if you look at where our driveway is, that is approximately where the new entrance would be.

Bruce Kaiser: One last question. Are the new drawings going to be available for people to look at here?

730

David Cox: Yes.

R. Huftalen: They have just been submitted.

735

Justin Fuchs: Emick Lane. Just a couple of questions, concerns, and comments. I don't want to beat a dead horse with the traffic study. I know you took some time out of your day to do that. But the time exactly, can you restate the times that you were there?

David Cox: So 7:00-8:30 in the morning and then from 2:00-3:30.

740

Justin Fuchs: And you did one day of that traffic study?

David Cox: Correct.

745

Justin Fuchs: And that was yourself doing the traffic study?

David Cox: Correct.

Justin Fuchs: Last Monday when we talked about the traffic study during that meeting, you said that a person from your firm would do the traffic study. Why, at that time, did you not say that you'd be the one doing it? Because that would have changed the dynamics of things during that meeting.

750

David Cox: So at that time, I was planning on having someone else do the traffic study because I'm more expensive, obviously. But then I realized that next time I came before this Board, they're going to ask about the traffic study and neighbors are going to say: *Did you see it with your own eyes? Were you there?* And I wanted to say yes.

755

Justin Fuchs: So you wanted to get some intel to bring to his meeting. I got it. I understand that and I applaud you for that. With traffic studies there are multiple different things. People have voiced their concerns about that. I think it's got to be a lot longer than one day and longer than two and a half hours. Moving on to the next subject, the groundwater. Has there been a study done on the existing groundwater two feet down, 18 feet down, on the 5.7 acres that will be disturbed on that property?

760

765

David Cox: No.

770 Justin Fuchs: And you made some comments about seniors stepping out and enjoying nature. But  
now with this development, the people that live on the south side of Emick Lane, what are they  
going to step out and see? They're not going to be able to enjoy nature. Now they're going to see  
maybe a little bit of a tree buffer and the balconies of townhomes and a clubhouse. That's my  
comment on that. If you have any rebuttal or comments. Tonight and last week you spoke about the  
walkability to the cemetery. I think somebody brought it up. Do you expect people to do nature  
775 walks through the cemetery? Is that what you're trying to get at? There's the gorge trail. There's a  
cemetery. All this stuff is near them. Is that your intention?

David Cox: I'm just saying there are amenities around this site. That's all.

780 Justin Fuchs: So a cemetery is an amenity? How does that improve the lifestyle for seniors and all  
those people living in the townhomes?

David Cox: For me, personally, Evergreen Cemetery is amazing. I've walked through it and it is  
beautiful. It is a beautiful cemetery. That's all I was saying. If I lived there, I would want to walk  
through that cemetery because it is absolutely beautiful.  
785

Justin Fuchs: Do you know where the entrance to the cemetery is? Do you know what street you  
have to enter it from? So not from whatever this street would be. You have to go around and back  
down and then up Fenner. And the gorge trail, probably some of the families from the other units  
would maybe want to walk on the gorge trail. I highly doubt it. I walk the gorge trail weekly. I  
790 highly doubt the seniors are going to be able to do that. There's some pretty rough terrain. So I just  
wanted to throw that point out there. There are people that travel from all around to walk the gorge  
trail. If this development is put somewhere else, those families can drive or walk to that trailhead  
and then walk that trail or enter it from down past Buyea's or past the Village barn there. There is  
another trailhead right there. The only other thing I have, and I brought it up last week, is when this  
795 study began on why Cazenovia needs a senior housing development, what areas, specifically, in the  
Cazenovia district were looked at? Why weren't those chosen? And is that an open study to the  
public on where we can view you, as a company: *Hey, we came to Cazenovia. This is the need. We  
looked at this property. Oh, it's too much.* Is that information public and available?

800 Ben Lockwood: We told you most of them last week. So we were looking at some outside of the  
Village, in the Town. Those are very isolated. No services, not even public utilities.

Justin Fuchs: Where exactly?

805 Ben Lockwood: By the equine center, by the golf club. There's a piece of property outside the  
Village on, shoot, Kelly's not here. We looked up there and we have looked up on Route 20.  
There's a variety of factors that went into what we looked at. Specifically, this one we thought best  
met the needs of what we are aiming to do.

810 Justin Fuchs: My closing comment for that is, again, I've said this to you guys before, and I think  
somebody mentioned over here, that has the amenities that people need. They don't need a cemetery  
to walk through. There's a brand new Walgreens up there. People own animals and there's a  
veterinary clinic right there. Tops for groceries. McDonald's. CAVAC is right across the street that

815 has 24-hour on-scene ALS support for seniors. A dental clinic, a liquor store, Aldi. So people are  
not going to leave this spot across from the elementary school to get to those places. Yes, you may  
820 have those families in those townhomes, but that's one specific group of people that's going to use  
that elementary school when there's a bus service in the Village that wherever those children are  
living with their families are going to be able to get to school. So I ask the Board to not approve the  
zoning change for this development and look elsewhere. Thanks.

825 Don Ferlow: I represent the Cazenovia Advisory Conservation Commission. And we have looked  
at this plan. We've looked at the site at some depth. We've also looked at the history of what brings  
it to the floor tonight. And in that sense, we looked at the 2001 documents from CAP. We looked  
through the Comprehensive Plan and it references seniors throughout in different locations. And  
830 then finally we come up to the Cazenovia Resources for Independent Seniors, which is CRIS, and  
they have a mission statement to provide housing for senior use. So we've got a history that  
develops the use that's being proposed. We've also physically looked at the site somewhat. It's  
15 acres. And I think you said something about 40 units that could go on it. If it was a clean site,  
835 rectangular, without a lot of constraints, I would agree with you. But this site is convoluted by its  
irregular form and has 1.19 acres of wetlands as you said. And so we sat down and we drew a  
subdivision. And that subdivision, if we considered one of the isolated wetland pockets as  
unregulated because of the Federal regulations, that you could possibly get a yield under R-10 in  
accordance with zoning, 50-foot minimum width, 125-foot depth, so on and so forth, you could  
840 possibly get 29 units. If you say you can't go into that wetland that's an isolated pocket, you're  
going to get somewhere between 24 and 25 residential structures. With the cost of construction  
these days, they will not be little tiny houses, they will be considerable. And so when you look at  
that, you need to look at the traffic that is generated from that. How many people are going to live  
there? That's one of the issues. If you deal with it in that sense that your project relates to what I  
845 could do if I bought the land and built in an R-10 zone. And very bluntly, if somebody subdivided in  
an R-10 zone, in that framework, it'd be difficult to get really good looking, nice looking lots. They  
would be there. They would work. They would function. They would be legal, I hope. And in that  
sense, it still would not be the best plan for that property bringing it forward. You have right next  
door, the majority of the north line of that property is an existing PDD zone. A few years back,  
850 maybe one or two of you might have been on the Board, but a few years back, a gentleman by the  
name of Decker came in, got it approved, then it was brought forward to something else. And now it  
is Greenleaf Station. It's a PDD zone. So if I wanted to get better economic viability out of this  
property from the standpoint of an R-10 zone, it doesn't work well. But the PDD zone allows me to  
extend it down into the property and make it a better economic and a better development type  
855 opportunity. So that's one of the issues that comes into play. Because when the Greenleaf Station  
now was first approved, there was a dead end street and it was tagged out to extend into this  
property. And that is a very important piece of continuity for the Village to have double accesses,  
multiple points of travel, and neighborhood. And this plan, which they're showing, I'm not so sure  
that it's the final solution to it, but does continue that down through the property to Burton Street.  
860 So that's the second point. Density, traffic, site distance all need to be studied, yes. But it needs to  
be looked at as to what the yield would be if this were to stay in the same zone, not talk about eight  
units per acre. Then the other thing is, you've got undersized pipes out in the street. You've got an  
open channel that leads across property. Any development of this land, whatever zone you put it in,  
should really try to accommodate a reduction in the amount of runoff. Right now there is no point  
discharge from the site, a stream or anything like that. It's more or less sheet flow and so on and so  
forth. In that regard, it needs to be accommodated in the same way so this does not change the flow,  
exacerbate the flow, and tries to reduce the amount of flow. What are the standards you are looking

at? In my mind and in the CACC's mind, is that you are looking at a two action opportunity or requirement. First is a recommendation to the Board of Trustees whether the PDD zone is appropriate. And the second is the integration of a site plan that functions well for the community.

865 The standards of the PDD are very carefully explained in the zoning code. I'm going to just hit one part of it. An application for a Planned Development District must demonstrate that the development concept proposed for the land in question is in harmony with the Comprehensive Plan and public policy decisions underlying these regulations and will achieve some or all of the following objectives. And there are seven of them. I will not read them. I'll let you read them if

870 you are not fully knowledgeable. But it's some or all. Well, if you look at the plan, and I'm not saying it's the final plan at this point in time, but if you look at their plan, you can see that they have started to develop an opportunity to have a greater choice in dwelling types for the community, for potential residents, some usable open space. He talked about development on 5.7 acres. That includes some of the stuff in and around the housing that would be left. But if you take that back

875 area behind the senior residence, you've essentially got 7.7 acres, which is about half of that site that's not going to be touched. So that could be very usable open space. Preservation of trees fits into that same category. The wetlands fit into that category. Reduction of runoff is a potential. Reduced and more efficient network of utilities. If you don't develop all the way back, the full 15 acres, it's only about half the distance so you are reducing utilities. And based upon the history,

880 there may be some benefits gained with the PDD versus the straight application of R-10. So in that sense, we have sat down and looked at this. We have come up with an idea of what we should say. I will not file it tonight because I don't think the plan is already there. And I think you would agree to that. You have reduced the number on the June plan. You haven't tied it down whether it's two stories or three stories. But that element, this two-phase thing, I think you ought to start to consider

885 that the PDD right north of the property that was put into place by this Board a few years back is quite applicable. Potentially applicable to be brought into this site no matter what is the ultimate plan. And that's where we stand.

Bruce Kaiser: We're talking about the property north that is PDD. It was made PDD by the Board

890 approximately 10-15 years ago because the plan at that time was to put in multifamily dwellings. I've seen the drawings. And then that developer failed to move forward in that and it sat vacant for a number of years. And then Mr. Mahoney purchased the land. And the property should have been turned back to residential because that's what got built. So right now, it's labeled as a PDD, but it's not a PDD. It's all residential. So maybe the Board should consider changing Greenleaf Station

895 from a PDD back to residential, which it was many years ago before it got changed to PDD for something that never got built.

Mr. Stokes: Let me just make a comment for the record. Just so everybody understands. It wasn't just because it was a mixture of housing types. The housing is clustered in that subdivision as well.

900 There are certain lands that are never going to be built upon. And that has been the case with other PDDs in the Village as well. Just so everybody's clear on the facts.

Bruce Kaiser: I guess I'm not clear. Could you speak a little bit deeper on that point, Sir.

905 Mr. Stokes: What wasn't clear?

Unidentified Woman: Is it or is it not a PDD?

Mr. Stokes: It is a PDD.

- 910 Bruce Kaiser: It is a PDD? But it was made a PDD for a purpose that never happened.
- Mr. Stokes: In part because the housing sites are clustered. There is a large portion of that, just like the one that's before you tonight, that will not be built upon and that clustering was part of the PDD  
915 concept.
- Bruce Kaiser: When you say clustering, could you define what you mean by clustering?
- Mr. Stokes: Grouping the houses close together rather than spreading them out across the entire site.  
920
- Jerry Munger: Rich, I'd like to address the Board. I would like to read some comments that I got from an article in "The New York Times" recently and it has to do with exactly what the Board is dealing with. It says: *Single family zoning is practically the Gospel in America and praised by homeowners and local governments to protect neighborhoods of tidy houses from denser  
925 development nearby. But a number of officials across the country are starting to make seemingly heretical moves. Oregon legislature is considering law that would end zoning exclusively for single family homes in most of the state. In December, the Minneapolis city council voted to end single family zoning citywide. A reckoning with single family zoning is necessary, they say, amid crises over housing, affordability, racial inequality, and climate change. But take these laws away, many homeowners fear that their property values and quality of life would suffer. The changes, opponents in Minneapolis have warned, amount to nothing less than an effort to bulldoze their neighborhoods. Today, the effect of single family zoning is far reaching: It is illegal on 75% of the residential land in many American cities to build anything other than a detached single family home. Such maps reflect the belief that denser housing can be a nuisance to single family neighborhoods just as a  
930 factory would be. That conviction is at least as old as the 1926 Supreme Court decision that upheld zoning in America. Apartments, the court warned, bring noise and traffic. They act as a parasite on single family neighborhoods until, finally, the residential character of the neighborhood and its desirability as a place of detached residences are utterly destroyed. That's a quote from the Supreme Court decision in 1926. Cities regularly upzone individual neighborhoods or properties to  
935 allow more housing options. Minneapolis's remarkable approach was to upzone every single family neighborhood at once. I suggest to you that perhaps Cazenovia should consider the same. Instead of simply a PDD on Burton Street, let's talk about Cazenovia as a whole and let's eliminate single family housing throughout the community.*
- 940
- 945 Casey Masters: Burr Street. I hesitated to speak tonight because so many of you put forth so articulately many of the points I came here to make. But to be heard just the same so that you can see just how many people are here in opposition to this project. I can see why you picked this location. I think your project is bettered by being in such a beautiful neighborhood. But I don't see how the neighborhood is bettered by the project. You might want to be good neighbors, as you said,  
950 but you can't comply that your goals here are altruistic. I mean it has to come down to financial. You build cheap housing units in a nice area it allows you to charge more. But at what cost to the neighborhood? You applied earlier, Sir, you in front there, that our school might close or otherwise be changed due to lack of school-age children. But then you also claim that there's a need for housing. You are here because the people are here, plain and simple. I would challenge you to go  
955 for a walk in the evening here and see just how many strollers there are. People are coming into town with young families, like myself and my wife, last fall. What we have here in Cazenovia is a rare and wonderful thing. Moving around with the military, I've lived in over eight states and

960 something like a dozen towns. And I have only found one Cazenovia. Now that I have found Cazenovia, I don't intend to move from Cazenovia. Any changes we make to this community really puts what we have here at risk. I'm sure that Fayetteville or Manlius used to be idyllic communities, but they make little additions here and there and change the traffic flow here and there and pretty soon it's gridlock at 5:00 p.m. instead of a place you can walk with your young children and those strollers. So the neighborhood you want to build your apartments in is already idyllic and doesn't become more idyllic because of the apartments. Thank you.

965 A. McDowell: Since you have downsized a little bit, do I have this right? 33 units for the seniors?

David Cox: Yes.

970 A. McDowell: And then there are five, six-unit townhouses?

David Cox: No, I'm sorry. There are four, six-unit townhomes.

975 Ben Lockwood: That was presented. Those are probably still going to come down a little bit.

David Cox: That is what we are currently proposing.

A. McDowell: Then I heard that the proposal is 57 units total.

980 David Cox: Correct.

A. McDowell: And I was wondering, have you changed the size of the townhouses? At the beginning I think we heard 1,000 square feet and then it went down to 800. I'm just wondering if you've changed the footprint.

985 Mira Mejibovsky: No, they didn't. There are different size units within each townhouse. So every time you heard a different number from me, that was to cover all the units. If you have two-bedroom units, they are between 800-900 square feet. Three-bedroom units are between 1,000-1,200 square feet.

990 A. McDowell: And I was wondering, if someone moved into a three-bedroom and had six kids, would you ever make any . . .

995 Ben Lockwood: That's too many people. That would be under housing, not over housing. So we couldn't house them.

1000 A. McDowell: And I was reading about the 12-inch pipe that goes from that property down and that was spoken as being not big enough, not enough drainage for that area. Are you going to pay attention to that or make any changes on that? It goes behind the Munger's property, I believe. How was that drainage? I haven't heard that addressed tonight.

1005 David Cox: So per New York State DEC law, whenever you have a development such as this that you have to analyze the existing drainage, how much run off comes off this property for a 1-year storm, 2-year storm, 10-year, 50-year, 100-year storm. You have to analyze that. Then you do your proposed design and you analyze how much runoff this will create with adding roofs, with adding

1010 parking lots and roadways and sidewalks. So there's always an increase in runoff from the property  
if you are adding in impervious. So then they say you need to create storm water management areas  
to help detain and infiltrate and slow the peak runoff. Right now, under existing conditions, there's  
no detaining. When it rains, water comes off the property and it goes. Under proposed conditions,  
1015 you have to put in stormwater management areas that can store up that water when it rains and then  
let it out slowly at a reduced rate. So our peak flows have to be less than existing. Under our  
proposal, for most storms, we're around 50% reduction. So if existing is 10, we're down at 5 peak  
flow coming off the property. And with removing the additional townhouse unit, we actually can  
make that dry pond even larger. So we can actually detain even further. But that is how we  
1015 compensate for the drainage on the site.

A. McDowell: And what about that pipe that was spoken of as being insufficient or old?

1020 David Cox: It's not old. It's just undersized for the current drainage area. So what we're doing to  
help that is we're reducing the amount of peak flow that's traveling through that pipe.

A. McDowell: Do I understand this right? If this project goes through, there will be less of a water  
problem than already exists for all the neighbors—for Evergreen Lane, for Burton Street, for . . .

1025 David Cox: In the immediate area. Wherever drainage currently goes, that's where it would help.  
Drainage really doesn't flow toward Emick Lane. So there's not going to be any impact on it  
because current drainage doesn't go there. So wherever current drainage from this property goes,  
that's where we can help.

1030 Kathy Hudson: So if I'm a house that's directly south of this property, you're telling me that my  
yard is going to be not wet anymore all the time because of the drainage you guys are going to put  
in? Because I feel like with all the impervious stuff that you're going to put in with the streets and  
stuff like that, that's not going to allow that to go into the ground. It's going to come down my way  
just by gravity.

1035 David Cox: No. We have drainage swales and grading to direct water to keep it from going off the  
property. So we have to keep the drainage on the property. We can't let it flow into your lot or  
other people's properties. So I can't speak that you are going to have a dry yard.

1040 Kathy Hudson: We already have a gully or a trench that runs beyond our fence toward where the  
property line would be for where you guys are talking about building it. It always fills. It comes  
from the runoff from there. You get the runoff for Evergreen, but that's a hill and that happens.

1045 David Cox: So all of this runoff from Evergreen Cemetery, we can't do anything about that. That is  
what it is. But any drainage that would come from this proposed property onto your property now,  
that will be reduced.

1050 Dianne O'Donnell: I know we have been here a long time. I just want to make a comment  
regarding the retention pond that's really going to be in my backyard and that of my neighbors. And  
you're talking about expanding it. There were some concerns from Manlius residents in the August  
edition of the "Cazenovia Republican" about how the villagers do not want more water retention

ponds. They have major problems in neighborhoods, embankments leaking and collapsing, clogging output, mosquito and disease threat, and lack of maintenance. Would those concerns be duly addressed by this project? And is 40 hours a week of maintenance going to be able to handle that?

David Cox: Housing Visions has their maintenance property staff to be able to maintain the entire property. As far as the dry pond, it has been designed that it is not holding water so it's not breeding mosquitoes and having a lot of those issues that a pond that has water in it all the time has.

Kathy Hudson: Is that guaranteed in the location where you have it? Where you have it near my neighbor's yard, she has a little stream that comes down whenever we have heavy rains. What about when everything melts in the winter? That whole area back where you have the retention pond is sopped. And if you're saying it's going to drain in 24 hours, I find that highly doubtful.

David Cox: So there's a pipe down here in this corner where water kind of ponds and it's in that brush area that's not the right elevation. So the surrounding area is actually lower than that pipe elevation. So water has to pond up before it can actually make it into the pipe. And with all the brush and everything around it, it doesn't have a clear path of flow into that pipe. So we would not have those issues. And when we put this dry pond in, it would help that issue.

Justin Fuchs: On the water issue again. A very, very quick point. I know we want to get out of here. She asked about the pipe and I don't think we really got a clear answer for that. But compounding on that, a question that I posed earlier, was the groundwater study. You said that you did studies and did the DEC and that has been sent forward, did that include drilling down in certain areas to check whether or not there's groundwater? For instance, in my yard I just put in a flagpole and two feet down, voila, there's water. It's like a mine. So has that study been done on this piece of property going in certain quadrants of that area, drilling down 5, 10, 15, 20 feet to check on that groundwater? Because when you disturb that, that water is going to go somewhere and it's going to add to your total that you have now.

David Cox: No, we have not done any geotechnical studies.

A. McDowell: I would agree with that. I am familiar with that area and the water table is very, very high. You can go down two feet and you're going to hit water. Any disturbance in dirt there and our cellars are going to get it. I'm not kidding.

R. Huftalen: I believe what John Dunkle requested that. Part of the stormwater management plan will require testing and drilling. Is that correct?

David Cox: Perc. He required infiltration tests. But that's a little different.

Helen Byrnes: At the Village Board meeting, I believe you said that for storage that you are thinking about putting basements in the townhouses. Are you still considering that?

Ben Lockwood: It's under consideration because we know that storage has been brought up. We run enough property. My office overlooks some of our properties. I know what it looks like when people have crap outside their houses.

Helen Byrnes: But you said you might do basements for storage?

Ben Lockwood: This is Mira. She's our architect.

1105 Mira Mejibovsky: The current plan includes storage above ground on the first floor and second floor. We are not doing basements.

David Cox: But basements are not out of the question.

1110 Ben Lockwood: They are not out of the question, but it's currently designed with storage.

Mira Mejibovsky: But there is a way to design it without a basement.

1115 David Cox: We haven't decided if we will have basements. But if we don't have basements, we will provide adequate storage within the first or second floors.

Helen Byrnes: For the bikes and stuff like that. But then the townhouse is 800 square feet. Within there . . .

1120 Ben Lockwood: 800 is the living space and then there would be additional. We are a highly regulated industry, so when we talk, sometimes we get it confused. There would be additional storage above and beyond that 800 square feet. Would it be as big as a full basement? No. But again, our interests are to make sure that people can store everything.

1125 Helen Byrnes: In the townhouse, you said the dimensions, but does that include the patio?

Mira Mejibovsky: The patio is additional.

1130 A. McDowell: I have just one more question about the groundwater. If you do dig down and find that the water table is very high in that area, will that change your construction plans or your drainage plans?

David Cox: It really doesn't matter. It just changes our foundation drainage and how we waterproof and whatever. We can deal with that. Many, many jobs have that.

1135 D. Raleigh: On the senior housing, I know it was suggested to have garage units. I didn't see anything on this current plan.

1140 Ben Lockwood: It's under consideration, but it's an expense that, again, we're an affordable [housing organization], so if I can't do my funding, I can't build a garage and pay for it. So then I'd have to charge my residents. And that's when I would really have to look at the numbers. What's the cost to build the garage? Can I put a loan on it, essentially, and then would seniors be willing to pay me whatever that number arrives at? And I don't know if the number is \$50. Is it \$100? Is it \$200? I wouldn't think \$200 a month because we've all seen mini storage for that.

1145 A. McDowell: I just have one more thing. I wrote down that there are going to be 57 units and then I wrote down 109 beds. What is that? Is that 109 people?

1150 David Cox: Beds is the closest thing you can kind of relate to people, for the most part. So if you want to talk population, you usually talk beds as opposed to units because you could have 40 four-bedroom units versus 40 one-bedroom units. And that's a drastically different population density. So that's why beds kind of makes it an apples to apples comparison.

A. McDowell: So you've almost cut that in half? Because wasn't it going to be about 200 people?

1155 David Cox: It was going to be on 157 or so.

Ben Lockwood: We eliminated the four-bedroom units and then we also, obviously, cut down some of the single units.

1160 R. Huftalen: Is there any further public comment? If there is no further public comment, I'll make a motion to close the public hearing.

A. McDowell: Second.

1165 Mr. Stokes: If they are going to submit an amended plan, you might want to keep it open. I assume you are submitting a revised plan.

Ben Lockwood: I think we probably have one more iteration.

1170 R. Huftalen: Okay. In that case, I'll continue the public hearing to our next regularly scheduled Planning Board meeting. Thanks to everybody for their comments tonight. And thanks to the applicant and we look forward to further updates. Have a good evening.

1175 Helen Byrnes: What would be the next meeting date? October . . . ?

R. Huftalen: October 14<sup>th</sup>. The second Monday in October. Is there any other business for the Board? Hearing none, I will make a motion to adjourn the meeting.

1180 S. McEntee: I second.

The motion carried with 5 in favor, 0 opposed. The meeting was adjourned at 8:46 p.m.

Respectfully submitted,

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Marlene A. Westcott  
Recording Secretary