

Town of Cazenovia Planning Board

Meeting Minutes

August 3, 2023

Members Present: Robert Ridler, Chairman; Anne Ferguson; Dale Bowers; Thomas Clarke; Gerald Rasmussen; Mary Margaret Koppers; Roger Cook, Alternate Member; Linda Cushman, Alternate Member

Members Absent: Jerry Munger

Others Present: John Langey; John Dunkle; Darrick Marris; Chris Babiarz; Phillip Cunningham; Nolan Kokkoris

R. Ridler called the meeting to order at 7:30 P.M.

Roll was taken. Linda Cushman was asked to be a Voting Member in Jerry Munger's absence.

The next regularly scheduled meeting will be Thursday, September 7, 2023.
The next regularly scheduled work session will be Thursday, August 31, 2023.
The next deadline day will be Wednesday, August 23, 2023.

Motion by T. Clarke, seconded by A. Ferguson, to approve the July 6, 2023 meeting minutes was carried unanimously.

HEARINGS

*Marris, Darrick & Tracie — Building Envelope Change – 3834 Charles Road,
File # 23-1472 (Robert Ridler) Cazenovia*

Darrick Marris was present to represent the file.

R. Ridler said this file involves a building envelope change which requires a public hearing.

Motion by A. Ferguson, seconded by G. Rasmussen, to open the public hearing was carried unanimously.

R. Ridler asked Mr. Marris to explain the status of the application.

D. Marris said at the last meeting he had presented a sketch of the building envelope change he was hoping to receive for the construction of a garage. Since that time Michael McCully had created a survey showing the proposed building envelope on the drawing entitled *Proposed Building Envelope Amendment on Lot# Two of Wellington Heights Known as No. 3834 Charles Road, Town of Cazenovia, County of Madison, State of New York* dated 06-05-23. He said he had sent letters to neighbors within 500 feet of the property and there was a sign posted at the property alerting people regarding the proposal.

R. Ridler invited comments at this time. There was no one wishing to speak.

Motion by A. Ferguson, seconded by G. Rasmussen, to close the public hearing was carried unanimously.

Motion by T. Clarke, seconded by A. Ferguson, to approve the building envelope change as most recently submitted was carried unanimously.

*McAllister, Adam — Minor (1) Subdivision – 1875 Fabius Road, New Woodstock
File # 23 -1473 (Thomas Clarke)*

T. Clarke reported Mr. McAllister's buyer no longer wishes to purchase the property. He believed the buyer has purchased real estate elsewhere.

J. Langey asked if Mr. McAllister had formerly withdrawn the application.

He had not at this time.

T. Clarke believed Mr. McAllister had just learned of the new development.

J. Langey remarked Mr. McAllister can follow-up by submitting his intent to withdraw in writing.

T. Clarke said he would inform Mr. McAllister.

LAND DISTURBANCE/SITE PLAN REVIEW/SUBDIVISION

Dowling, Lee & Johnson-Dowling, Adrienne — Minor (1) Subdivision – 2074 Ballina Road, File # 23-1478 (Mary Margaret Koppers)

Chris Babiarz of Barclay Damon, LP was present to represent the file.

M. Koppers explained the request was to carve out a 3-acre building area that has an existing primary residence. She explained the house has been a tenant house on an agricultural piece of property.

A. Ferguson asked if the remaining lot was an existing, cultivated farm.

M. Koppers affirmed it was.

M. Koppers asked where the septic and well were located for the house on the proposed lot.

C. Babiarz said there was a well adjacent to the proposed property line, and he would ask Mr. Dowling if that well would be incorporated into the creation of the new lot or if there would be a new well, or if there would be a shared well agreement. He was unsure if the Town of Cazenovia had a preference.

M. Koppers said the Board would need to know what the situation would be before they could approve the proposal.

J. Langey agreed saying a shared well may result in future property owner issues. He said the Board would also want to know that the septic system and drain field would be contained on the property that they would service.

C. Babiarz expressed understanding and agreement.

M. Koppers said those features would need to be shown on the plat.

C. Babiarz responded, “No problem.”

J. Langey said the Board would perform the State Environmental Quality Review (SEQR) using Part II of the Short Environmental Assessment Form (SEAF) and he led the Board through that review finding there would be either small or no impacts for the listed items.

Motion by A. Ferguson, seconded by L. Cushman, to appoint the Planning Board as Lead Agency for the purposes of the SEQR, to affirm the matter an Unlisted Action and make a Negative Declaration based upon the review of the SEAF was carried unanimously.

Motion by M. Koppers, seconded by D. Bowers, to move the file to a public hearing at the next meeting, and to continue the file, was carried unanimously.

A. Ferguson reiterated that the survey should include the well and septic locations before the next meeting.

C. Babiarz expressed understanding and unanimity.

Public hearing instructions were given at this time.

*Ross, Brian & Deann – Site Plan Review – 3532 Cobblestone Drive, Cazenovia
File # 23-1479 (Jerry Munger)*

Phillip Cunningham was present to represent the file.

R. Ridler asked Mr. Cunningham to explain the proposal.

P. Cunningham said the Rosses were seeking to build a house on a lot that he had sold to them and he said he would be the General Contractor for the build.

L. Cushman elaborated the Board had questioned the location of some nearby wetlands, and she and a couple other members had visited the site and had noted the wetland would not be an issue.

A. Ferguson asked if the septic and well locations were delineated on the survey.

Referring to the drawing entitled *Ross Property Cobblestone Drive Town of Cazenovia Madison County C-101 Site Plan* by MBL Engineering, PLLC the proposed septic system and well were shown.

A. Ferguson asked the size of the lot.

It was 7.794 acres.

J. Langey said this was a Type II Action in regard to SEQR.

Motion by L. Cushman, seconded by A. Ferguson, to approve the site plan for a new home as most recently submitted was carried unanimously.

P. Cunningham asked if he could get the building permit the next day.

He was told he could pick up the application paperwork.

Cecchi, Lawrence & Kathryn – Line Change – 2181 Ten Eyck Avenue, Cazenovia with # 23-1480 (Jerry Rasmussen) 4469 Lincklaen Road owned by Megan Burns)

Nolan Kokkoris, Esq. of Bond, Schoeneck & King, Plc. was present to represent the file.

G. Rasmussen said he and Mr. Kokkoris met today on the site. He explained the Cecchi property faces Ten Eyck Avenue and the Burns property fronts on Lincklaen Road. Referring to the drawing entitled *Proposed Lot Line Adjustment on Part of Lot Nine of the Smith Tract and Park of the Town of Cazenovia Known as No's 2181 Ten Eyck Avenue, 4469 Lincklaen Road, Town of Cazenovia, County of Madison, State of New York* by Michael J. McCully dated 06-12-23, he showed a triangular piece of land that would be transferred from the Burns to the Cecchis.

A. Ferguson asked why Cecchis wanted the land.

N. Kokkoris indicated that the new lines would follow the property lines better.

J. Langey led the Board through Part II of the SEAF for the SEQR.

All findings were evaluated to have no environmental impacts.

Motion by G. Rasmussen, seconded by T. Clarke, to appoint the Planning Board as Lead Agency for the purposes of the SEQR, to affirm the matter an Unlisted Action and make a Negative Declaration based upon the review of the SEAF was carried unanimously.

Motion by G. Rasmussen, seconded by A. Ferguson, to move the file to a public hearing at the next meeting and to continue the file, was carried unanimously.

Public hearing notification instructions were given at this time.

*EBAC, LLC/ Owera Vineyards – Site Plan Review – 5276 East Lake Road, Cazenovia
File # 23-1428 (Robert Ridler)*

There was no one present to represent the file.

R. Ridler said there has been no additional information since the last meeting.

D. Bowers wanted the minutes to reflect that the Board was contemplating the operation of Owera Vineyards for weddings and events, and the Board was in the process of considering suggestions the Board would be making regarding the use of the building and those operations to be ready for that discussion in the future.

Motion by T. Clarke, seconded by G. Rasmussen, to continue the file was carried unanimously.

Motion by D. Bowers, seconded by T. Clarke, to adjourn the meeting at 7:46 P.M. was carried unanimously.

Sue Wightman, Planning Board Secretary – August 3, 2023