

Town of Cazenovia Planning Board

Meeting Minutes

June 2, 2011

Members Present: Michael Palmer, Chairman; Anne Ferguson; Hugh Roszel;
Jennifer Basic; Tom Pratt

Members Absent: Anastasia Urtz; Dale Bowers;

Others Present: John Langey; John Dunkle; Roger Cook; Ann Redfern;
Graham Egerton; Pat Carmeli; Danielle Carr; Barbara Hile;
Tim Moore; Matt & Juanita Critz; Ed Jones; Al Crawford;
Tom Douglas; Steve Primo; Dennis Gregg

Mike Palmer called the meeting to order at 7:30 pm.

The deadline to be on the next meeting agenda is June 22, 2011.

The next regularly scheduled meeting is July 7, 2011.

There next work session is June 30, 2011.

Mike Palmer asked if there were any corrections or comments for the May meeting minutes.

Motion by Anne Ferguson, seconded by Hugh Roszel to approve the May meeting minutes as presented was carried unanimously.

Mike Palmer welcomed Tom Pratt as member of the Planning Board, Connie Sunderman as Planning Board Secretary.

Mike Palmer thanked Jackie Diehl, outgoing Planning Board Secretary for her time and service to the board.

HEARINGS:

*Edward Jones - (1) Line Elimination - Lane Road
File #753 (Jennifer Basic)*

Mike Palmer requested that the applicant review the application for the board. Ed Jones stated that is he looking to add 6.7 acres to an existing 18.2 acres parcel.

No one was present to speak for or against the application.

Motion by Tom Pratt, seconded by Anne Ferguson to close the public hearing was carried unanimously.

Motion by Tom Pratt, seconded by Hugh Roszel to appoint the Planning Board as Lead Agency for purposes of the State Environmental Quality Review Act (SEQRA), to affirm the matter an Unlisted Action and to make a Negative Declaration, all based upon the Board's review of the Short EAF, was carried unanimously.

LAND DISTURBANCE/SITE PLAN REVIEW/SUBDIVISION

*Edward Jones - (1) Line Change - Ballina Road and Lane Road
File #768 (Jennifer Basic)*

Mike Palmer requested that the applicant review the application for the board. Ed Jones stated that the Curtis' are looking to purchase 2.25 acres to add to their 4 acre parcel.

Motion by Tom Pratt, seconded by Hugh Roszel to move the file to a public hearing was carried unanimously.

Motion by Tom Pratt, seconded by Hugh Roszel to appoint the Planning Board as Lead Agency for purposes of the State Environmental Quality Review Act (SEQRA), to affirm the matter an Unlisted Action and to make a Negative Declaration, all based upon the Board's review of the Short EAF.

*Margaret Clark - (3) Lot Subdivision - 5089 Ridge Road
File #670 (Hugh Roszel)*

No one was present to represent the application. Mike Palmer stated that the applicant is contacting the Army Corps of Engineers.

Motion by Tom Pratt, seconded by Jennifer Basic to continue the file was carried unanimously.

*New Venture Assets/Enders/Muraco - Site Plan Review - 2363 Route 20 E
File #702 (Doug Reep)*

Mike Palmer requested that the representative for the applicant update the file for the board. Steve Primo stated that the application is to demolish the residence and barn on the property.

The applicant has provided architectural info for the home, as well as is willing to complete a "soft demolition". The applicant is also offering to document according to the HABS/HAER Standards.

There are no existing plans for the site.

The board reviewed Part 2 of the Long Form EAF. Items #11, #12 and #19 have specific issues that the board needs specifications for. The applicant will complete Part III.

The board agreed to a Special Meeting on June 16 at 6:30 to discuss Part III of the Long Form EAF.

Motion by Tom Pratt, seconded by Hugh Roszel to continue the file was carried unanimously.

*Albert & Michelle Crawford - Site Plan Review - 4989 East Lake Road
File #10-735 (Mike Palmer)*

Mike Palmer requested that the applicant review the file for the board. Albert Crawford & Danielle Carr stated that the application is a continuation of the plan that was approved in May 2011. Some of the work on the proposed plan has already been performed.

The applicant has removed a portion of the existing driveway and is looking to add new driveway surface. The application is also to remove and replace an existing deck/patio. The proposed site shows trees & shrubs being planted along the water, trees planted in the lawn, trees and ornamental landscape being planted at the home, widening of the driveway, patio rebuild and a new walkway to the front of the residence.

Existing impervious surface calculations are 22%. Proposed impervious surface calculations are 19%. The decrease is due to a smaller driveway and walkway.

The applicant used the Cornell Cooperative Extension guidelines for the proposed planting plan.

Motion by Jennifer Basic, seconded by Hugh Roszel to appoint the Planning Board as Lead Agency for purposes of the State Environmental Quality Review Act (SEQRA), to affirm the matter an Unlisted Action and to make a Negative Declaration, all based upon the Board's review of the Short EAF, to approve the patio rebuild and driveway correction was carried unanimously.

*Jesse Holmes - Major Subdivision - 1785 Route 80 - New Woodstock
File #11-747 (Mike)*

No one was present to represent the applicant.

Motion by Hugh Roszel, seconded by Tom Pratt to continue the file was carried unanimously.

*Shayne Sunderman - Site Plan Review - 2683 Ballina Road
File #11-751 (Anne Ferguson)*

No one was present to represent the applicant.

Motion by Anne Ferguson, seconded by Tom Pratt to continue the file was carried unanimously.

*Dennis Hile - Site Plan Review - 5089 Temperance Hill Road
File #11-757 (Anastasia Urtz)*

No one was present to represent the applicant.

Motion by Hugh Roszel, seconded by Tom Pratt to continue the file was carried unanimously.

*Barbara Hile - Site Plan Review - 5034 Temperance Hill Road
File #11-759 (Anastasia Urtz)*

Mike Palmer requested that the applicant review the file for the board. Barbara Hile stated that she has rental home and it is currently being rented to a minister and he is looking to have church services at the location. There are approximately 40 parishioners. Services would be on Sunday only. They currently are parking in the driveway and on the grass. There would be no additional parking needed. The minister has stated to Barbara Hile that they will be vacating the property within 6-8 weeks.

Motion by Anne Ferguson, seconded by Tom Pratt to appoint the Planning Board as Lead Agency for purposes of the State Environmental Quality Review Act (SEQRA), to affirm the matter an Unlisted Action and to make a Negative Declaration, all based upon the Board's review of the Short EAF, to approve the site plan for (6) months was carried unanimously.

*Matthew Critz - Site Plan Review - 3232 Rippleton Road
File #11-761 (Dale Bowers)*

Mike Palmer requested that the applicant review the file for the board. Matt Critz stated that he is looking to expand the Sugar House/Cider Mill for a wine tasting room that is approximately 56' x 28', extend an existing parking area and add gravel to another parking area.

There are no restrictions on the area due to the agri-tourism business that the Critz' operate.

Motion by Tom Pratt, seconded by Hugh Roszel to appoint the Planning Board as Lead Agency for purposes of the State Environmental Quality Review Act (SEQRA), to affirm the matter an Unlisted Action and to make a Negative Declaration, all based upon the Board's review of the Short EAF, to approve the site plan, contingent on the applicant providing a site plan map that is to scale with the existing buildings, proposed addition and the parking improvements was carried unanimously.

*Diehl/Ahern/Cook - Site Plan Review - 2421 State Route 13 - New Woodstock
File #11-762 (Tom Pratt)*

Mike Palmer requested that the applicant review the file for the board. Jeff Stowell, representative for the applicant stated that the application is to add an indoor riding on to an existing barn as well as create an outdoor riding arena behind the existing barn. The property is a 17 acre parcel.

The applicant needs to provide the following:

1. Building elevations for the proposed barn
2. Siding colors for the proposed barn
3. A map that identifies distances and dimensions of the proposed area/structure from the road and existing buildings.

Motion by Tom Pratt, seconded by Jennifer Basic to continue the file was carried unanimously.

*Daniel Jonas - Site Plan Review - 4937 East Lake Road
File #11-763 (Hugh Roszel)*

Mike Palmer requested that the applicant review the file for the board. Daniel Jonas stated that his boathouse received ice damage during the spring thaw. There will be no changes to the existing structure. The repairs will be to correct the issue and also to prepare so the same problems don't happen again.

Motion by Jennifer Basic, seconded by Hugh Roszel to appoint the Planning Board as Lead Agency for purposes of the State Environmental Quality Review Act (SEQRA), to affirm the matter an Unlisted Action and to make a Negative Declaration, all based upon the Board's review of the Short EAF, to approve the site plan, contingent upon the NYS DEC issuing a permit prior to Roger Cook, Codes Enforcement officer issuing a permit, was carried unanimously.

*Brian & Theresa Underwood - Site Plan Review - 3008 Overlook Terrace
File #11-764 (Tom Pratt)*

Mike Palmer requested that the applicant review the file for the board. Brian Underwood stated that there is a 7' x 20' off of the existing boathouse. The application is to remove the porch/deck and replace with pressure treated lumber and a railing. There will be no lighting.

Motion by Hugh Roszel, seconded by Tom Pratt to appoint the Planning Board as Lead Agency for purposes of the State Environmental Quality Review Act (SEQRA), to affirm the matter an Unlisted Action and to make a Negative Declaration, all based upon the Board's review of the Short EAF, to approve the site plan was carried unanimously.

*Green & Moore Development - Major Subdivision (7) - Fenner Road
File #11-765 (Mike Palmer)*

Mike Palmer requested that the applicant review the file for the board. The applicant is looking to put in a private road that would have (7) large lots on it. There would be no street lighting and/or sidewalks. The board needs to

see a map that identifies water courses, constrained areas with delineation, conservation areas, building envelopes and a table on the map that shows calculations. Madison County DOT needs to approve site distance. The applicant also needs to complete Part 1 of the Long Form EAF. The board will also walk the property.

The applicant is also looking to have a drainage district that will need to be approved to the Town Board that the Town Highway Department would maintain.

Motion by Anne Ferguson, seconded by Jennifer Basic to continue the file was carried unanimously.

*Pat Carmeli - Site Plan Review - 3428 East Road
File #11-766 (Mike Palmer)*

Mike Palmer requested that the applicant review the file for the board. The applicant is looking to have 7 chickens on a 10 acre parcel. The current zoning requires 15 acres to have chickens. There is a 12' x 8' outdoor run.

Motion by Jennifer Basic, seconded by Anne Ferguson to continue the file was carried unanimously.

RECOMMENDATIONS TO ZBA

*Pat Carmeli - Site Plan Review - 3428 East Road
File #11-766 (Mike Palmer)*

Mike Palmer requested that the applicant review the file for the board. The applicant is looking to have 7 chickens on a 10 acre parcel. The current zoning requires 15 acres to have chickens. There is a 12' x 8' outdoor run.

Motion by Jennifer Basic, seconded by Anne Ferguson to make a positive recommendation to the ZBA was carried unanimously.

INFORMAL

Leonard Riedl - Subdivision - Rippleton Cross Road

No one was present to represent the applicant.

Philip & Tracie Cunningham - Subdivision - 3500 Cobblestone Drive

No one was present to represent the applicant.

At 10:35pm, a motion by Jennifer Basic, seconded by Hugh Roszel to close the meeting was carried unanimously.

Jackie Diehl - Planning Board Secretary - June 20, 2011