

Town of Cazenovia Planning Board

Special Meeting Minutes

June 16, 2011

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

Others Present: John Langey, John Dunkle, Don Ferlow, Matt Napierala, David Muraco, Steve Primo, Ralph and Chris Tallett

Mike Palmer called the meeting to order at 6:30 pm.

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

Application filed for site plan review to demolish primary structure and barn on property that is on state and national historic register.

At last meeting, Board went through Part I and Part II of Full Environmental Assessment form. Board was comfortable with Part I but felt there were some impacts on Part II.

Impact to following areas on Part II:

1. Impact on land
2. Impact on aesthetic resources
3. Impact on historic/archaeological resources
4. Impact on growth & character of community/neighborhood

The Board wanted to look more closely at impacts for points 2-4 and the Board felt it would be important to look at Part III of the long form Environmental Assessment Form.

The SEQR handbook offers information on how a Planning Board can determine how to review Part III. Based on all available information, the Lead Agency has to determine if any of the potential impacts from Part II are significant or important.

Part III of the EAF may be used in evaluating the importance of the impacts. To answer the question of importance, the Board should consider the following factors:

1. The probability of impact occurring
2. Duration of the impact
3. Irreversibility, including permanently lost resources of value
4. Can impact be controlled
5. Regional consequence of the impact
6. Potential divergence from local needs and goals
7. Whether known objections to the property apply to impact

Once guidelines were explained the Board began to review the impacts from Part II of the EAF.

If Board answers "yes" to any of the criteria on Part II of the EAF, then applicant has to do an EIS-Environmental Impact Statement. The Board has to tell the applicant what they need to do for the EIS. The document will drill down on the project and it needs to be written, submitted, subject to public hearing, Board will have to receive it and have scoping session with applicant.

Items considered significant if one or more impacts is determined to be both large and important. If proposed action is considered to have at least one significant impact then a positive declaration must be made with appropriate notice that an EIS will be prepared.

Impact on aesthetic resources:

A letter was read by M. Palmer prepared by Don Ferlow of the CACC. In summary, the CACC feels that the community feels it is an important visual asset.

Potential impact is tear-down of historic building.

The Board had to answer the question...Is it an important and large impact of the tear down of the building?

Anastasia Urtz-Yes

Tom Pratt-Yes

Anne Ferguson-Yes

Dale Bowers-No

Jennifer Basic-Yes

Hugh Roszel-No

Mike Palmer-Yes

J. Langey provided the Board with a sample Environmental Impact Statement.

The section of Route 20 where this property is located is zoned Rural B and is in the commercial overlay district.

Impact on historic resources of town and archaeological:

Would it be important and significant impact if it comes down, from historic resources of the town? Board has to answer if historical in architecture and place- in- time events.

House and contributing structures on the site were put on historic register in 1987.

Anastasia Urtz-Yes

Tom Pratt-Yes

Anne Ferguson-Yes

Dale Bowers-Yes

Jennifer Basic-Yes

Hugh Roszel-Yes

Mike Palmer-No

Impact on growth & character of community or neighborhood:

Does the removal of the two buildings have impact on community or neighborhood and is it a large and significant impact?

The neighborhood has "The Maples" on the opposite side of the road heading east, as well as, Robert Cowherd, Caz Motel, & CAVAC. On the same side of the road heading west is McDonald's and the Stowell property.

Anastasia Urtz-Yes

Tom Pratt-No

Anne Ferguson-Yes

Dale Bowers-No

Jennifer Basic-Yes

Hugh Roszel-No

Mike Palmer-No

Steve Primo, counsel for Dave Muraco, acknowledged the Board wanted more information on historic and aesthetics. He asked the Board to consider not doing a formal scoping and EIS.

John Langey referred to a local publication, Madison County Courier, which had an article that indicated that Dave Muraco is working with Nice N Easy to develop a gas station and convenience store on the property just east of village line.

For the record, John Langey asked Dave Muraco if there were plans for a Nice N Easy. D. Muraco said there were no plans, no contract with anyone. The project is simply for the demolition.

Motion by Anastasia Urtz, seconded by Tom Pratt for a positive declaration for an Environmental Impact Statement was carried unanimously.

The Board began to review an example of a scoping document provided by John Langey.

John Langey will meet with Steve Primo to create and review a scoping document prior to the next Planning Board meeting.

The scoping document will further explain the impact items where the Board answered "yes."

Public will be able to comment on EIS (Environmental Impact Study) as well as the project itself at the public hearing.

At 7:55, a motion by Mike Palmer, seconded by Hugh Roszel to close the meeting was carried unanimously.