

Town of Cazenovia Planning Board

Meeting Minutes

September 1, 2011

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

Members Absent:

Others Present: John Langey, Esq.; John Dunkle; Roger Cook; Don Ferlow; Ann Redfern; Dennis Gregg; Timothy Moore; David Vredenburg; Shayne Sunderman; James King; Gail Woods; Charles Woods; Anthony Catsimatides; Michael Fallon; Paula Fallon; Matt O'Reilly; Marco Coronado; Terry Stearns; Judy Gianforte; Bob Frazee; Michael Frazee; Jim Frazee; Rod Ives; Tom Cooney; James Knittel; Jeff Uriniak

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

The deadline to be on the next meeting agenda is September 21, 2011.

The next regularly scheduled meeting is October 6, 2011.

The next work session is September 29, 2011.

There is a Route 20 East site visit on Saturday, September 3, 2011 at 8:00 am.

There is a 4-hour training requirement for Board members. A 3-hour training session is available at Morrisville College on September 28, 2011 6:00-9:00 pm for interested members.

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

Motion by Hugh Roszel, seconded by Tom Pratt to approve the August meeting minutes as presented was carried unanimously.

HEARINGS:

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

Tim Moore and Dennis Gregg were present to represent their application.

D. Gregg stated he included the streetscape on the map and he is going to draft some language about the road going in.

The Board stated he should update the constrained/protected areas on the map to make it clear to the owners of the two lots that the land is to be preserved.

J. Dunkle stated the applicant's engineer prepared a stormwater pollution/drainage plan. They provided J. Dunkle with a preliminary plan. He further stated he met with the applicant's engineer to go over the submitted plan. The applicant is proposing to meet new requirements by proposing conservation easement by doing the following: preservation area around the perimeter of the site; reserve a 50' corridor along the wetland area pointed out by J. Dunkle on the map; and allow some of the impervious surface to drain into the filtered areas. J. Dunkle pointed out on the map where the applicant was proposing to add a stormwater retention basin and preserve wooded areas. The retention basin will take care of peak flows and the grass swales along the roadway will take care of the water quality pollution treatment aspect.

J. Dunkle stated he thinks the applicant is "on the right track" for a stormwater plan and water quality treatment.

J. Dunkle further stated that the additional drainage practices will have to be easements or restricted on the deeds and noted on the plan once finalized.

J. Dunkle suggested that the structures and driveways be placed on the lots. He further stated the exact placement on the lots was not necessary as long as it showed it was not in constrained areas. He said showing the items on the map will aid him when calculating impervious surfaces.

J. Dunkle reminded the applicant about the "green practices." He further suggested things like: rooftop disconnects running into green areas and rain gardens. These items need to be placed on the plans.

J. Dunkle stated that D. Ferlow felt the water courses and vegetation should be replotted.

J. Dunkle stated that the private road information that was submitted shows a cross-section that conforms to Cornell Country Roads. It is for a 20' pavement gravel base with oil/stone surface and 3' shoulders.

D. Gregg stated he is still deciding whether it should be a town-dedicated road or a private road with a homeowners association.

J. Langey stated to the Board, if it remains a private road, at the time of a resolution, to approve the whole thing the Board has to waive the 5-lot maximum and allow 6 and have a finding that it will not impact safety, etc.

M. Palmer stated there are setbacks. The Board does not want to see the houses built next to one another on the lot lines. He also said the red and yellow on the 7/19/11 map are the "no build" zones. The building envelopes are as large as desired; however, they can't be in the no-build zone.

J. Dunkle stated once the drainage plan is decided upon it should be placed on the subdivision plans.

J. Dunkle confirmed to the applicant that a gravel driveway is considered impervious.

J. Langey confirmed, in regards to HOA, prior to the approval whether public/private road there will have to be a bond/reclamation.

J. Langey confirmed that a stormwater drainage district will have to be formed by the Town Board. J. Langey and the applicant's engineer will communicate in regards to this matter.

J. Langey stated, when finalized, the preserved areas will have to be shown on the final tract map. He wants covenants for conservation easement and determination

on who will enforce the covenants: HOA, Planning Board or Town Board. The covenants will back-up the information on the map.

The applicant submitted the long form SEQR. The other involved agencies are the DEC and County DOT.

Motion by Tom Pratt, seconded by Anastasia Urtz, that the Planning Board will assume lead agency for purposes of the State Environmental Quality Review Act (SEQRA), and the County DOT and DEC are involved agencies and this is an unlisted action and the town attorney will send out letters of intent for the Planning Board to take lead agency was carried unanimously.

J. Langey stated he needs an estimate from the applicant regarding the construction bond. It is an agreement that the developer will build what is intended to be built and it is secured with a bond.

D. Gregg thinks he will have underground utilities.

M. Palmer opened the public hearing and asked for comment.

Bonnie Bryans, a neighbor to the proposed project, stated her opposition to the subdivision. She is opposed to the project because of the following: energy prices; she does not see the benefit to the village; the effect on the appeal/character of Cazenovia; and the spring runoff from the site among various other reasons. She submitted a copy of her letter to the Board.

Motion by Anne Ferguson, seconded by Hugh Roszel to continue the public hearing was carried unanimously.

D. Ferlow briefly discussed the letter he composed regarding "the concept of lawns."

D. Gregg thanked D. Ferlow regarding his time on the project.

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

*J. Howland Auchincloss - Line Change (1) - 3935 Rippleton Road
File # 11-782 (Anastasia Urtz)*

D. Vredenburg represented the applicant. The applicant is proposing a line change by adding some additional property to an existing lot to encompass a septic system. The lots are both owned by Mr. Auchincloss. There is a section of the lot that is quite narrow at 29' but the road frontage was maintained.

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

Motion by Dale Bowers, seconded by Jennifer Basic to close the public hearing was carried unanimously.

D. Vredenburg stated the well location will be on the final map.

Motion by Dale Bowers, seconded by Tom Pratt to approve the line change was carried unanimously.

LAND DISTURBANCE/SITE PLAN REVIEW/SUBDIVISION

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

No one was present to represent the application.

M. Palmer stated that a letter was sent to the applicant on August 5, 2011 in regards to her intentions with the application and to notify the Board by August 17, 2011 or her file would be closed at the September 1, 2011 Planning Board meeting.

The applicant did not send a response.

R. Cook stated that he spoke with the applicant and she is not going to pursue the subdivision at this time.

Motion by Hugh Roszel, seconded by Jennifer Basic to close the file was carried unanimously.

*New Venture Assets/Enders/Muraco - Site Plan Review - 2363 Route 20 E
File # 11-702 (Mike Palmer)*

No one was present to represent the application.

J. Langey stated he has not heard from the applicant in approximately 60 days.

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 (Dale Bowers)*

S. Sunderman stated he has an outbuilding on his property. He wants to detail vehicles from the structure.

J. Langey confirmed the ZBA approved the special use at their last meeting.

S. Sunderman confirmed no lighting, signage or chemicals.

Motion by Dale Bowers, seconded by Anne Ferguson 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.

*Michael & Mary Christy Roberson- Site Plan Review - 2080 Sunset Lane
File # 11-771 (Tom Pratt)*

No one present to represent the application.

The Board decided at 90 days a letter should be sent to the applicants in regards to their intentions.

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

*Brian & Linda Osborne - Site Plan Review - 4561 Ridge Road
File # 11-772 (Anastasia Urtz)*

No one was present to represent the application.

M. Palmer stated that he received a letter from the ZBA naming themselves lead agency. The Planning Board is an involved agency.

J. Langey stated the Board has to acknowledge the ZBA's request to be lead agency.

M. Palmer stated that the Planning Board already gave a positive recommendation and if they get approval from the ZBA they will be back to the Planning Board for site plan approval.

Motion by Tom Pratt, seconded by Anne Ferguson to accept that the Zoning Board of Appeals is the lead agency and the Planning Board is an involved agency was carried unanimously.

J. Langey stated the Planning Board will get notices of all the actions.

Motion by Jennifer Basic, seconded by Hugh Roszel to continue the file was carried unanimously.

*Cazenovia Ski Club - Site Plan Review - 5251 Rathbun Road
File # 11-774 (Dale Bowers)*

Jim King was present to represent the Cazenovia Ski Club. He stated the event will be the same as it has been the past four years. The parking, security, lighting, porta-potties will all remain the same. The event is from 2:00 pm – 11:00 pm.

Motion by Dale Bowers, 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.

*Penny & David Hazer - Site Plan Review - 5857 East Lake Road
File # 11-779 (Anne Ferguson)*

No one present to represent the application.

The application is still before the Zoning Board of Appeals.

Motion by Jennifer Basic, seconded by Hugh Roszel to continue the file was carried unanimously.

*Charles (Sam) and Gail Woods - Site Plan Review - 5211 East Lake Road
File # 11-781 (Hugh Roszel)*

C. Woods stated that the Board asked for more information. Therefore, they provided measurements in regards to how far the pond is from the lake and the overall size of the pond. He further stated it is technically a rain garden not a pond due to the size.

G. Woods stated their contractor suggested the trench start higher on the property. They also have decided to keep the soil on their property and the spoils from the French drain will be dried.

C. Woods stated they will dig the pond 2 ½ feet deeper than it currently is. The pond will be pumped dry and the spoils from the pond will remain on the property.

He will use his tractor and place the spoils up higher on the property where there is a low spot next to the driveway.

J. Dunkle stated to make sure the fill area does not migrate out to the lake and use silt fencing to hold in the recently disturbed area.

M. Palmer stated to make sure the area is seeded and mulched promptly after the work is completed.

The applicants confirmed their pond does not have an outlet directly to the lake.

M. Palmer had the applicant amend and initial the narrative and the map that they submitted with their original application. M. Palmer initialed and dated the narrative and map once amended by the applicant. As a result of the discussion, they updated their narrative to include Item #9 silt fence to extend the length of the French drain between the French drain and the lake; Item #10 hay bales will act as a containment for the spoils from pond; and Item #11 all areas will be seeded and mulched as soon as possible.

Motion by Hugh Roszel, seconded by Anne Ferguson 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.

*Martin and Steven Wells - Site Plan Review - 5007 West Lake Road
File # 11-783 (Hugh Roszel)*

No one was present to represent the applicant.

Motion by Hugh Roszel, seconded by Jennifer Basic to continue the file was carried unanimously.

*David Horowitch - Site Plan Review - 4945 East Lake Road
File # 11-785 (Tom Pratt)*

No one was present to represent the applicant.

T. Pratt stated they are still working on the design and intend to come to the next meeting.

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

*Anthony Catsimatides - Site Plan Review - 4634 Ridge Road
File # 11-786 (Mike Palmer)*

The applicant stated they have a water problem. The water runs down and into their lower level in the spring. The house sits on shale and has remained on solid ground but the dirt around the house has settled causing water issues. The applicant's contractor wants to put dirt up to the house. The applicant further stated that the previous owner put in asphalt which was sloped to the house causing additional water problems. There is also a wall that keeps pushing out every year and is getting increasing closer to his driveway.

He said there is an underground drain that runs across a portion of the property and empties out into the ditch but it has been crushed and filled-in and therefore no longer works. The water backs up and runs into the septic. He further stated the way to correct the problem is to replace the pipe. The contractor suggested putting 2 swales on the property and fix the pipe. Furthermore, he wants to remove some rock and asphalt from another area that has water problems.

The contractor wants to lower the pipe and flare it out so the water does not run into the septic.

J. Dunkle stated in reestablishing the drainage swales to check with Tim Hunt, the highway superintendent. His concern is with the water going through the channel to make sure there is an interface between the swale and the town ditch so the water does not go out on the road.

The applicant stated it will not be an issue because there are 2 culverts and the water will go underground and into gravel.

M. Palmer reiterated to the applicant that he should call Tim Hunt and Roger Cook to discuss the water as it approaches the road and how to handle it.

Motion by Jennifer Basic, 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 with the condition that prior to implementation the applicant will discuss the approach with Tim Hunt, Highway Superintendent and/or Roger Cook, the Codes Enforcement Officer on site was carried unanimously.

*Phillip & Tracie Cunningham - Lot Subdivision (2) - 3500 Cobblestone Road
File # 11-787 (Anastasia Urtz)*

No one was present to represent the applicant.

J. Basic stated the maps are still being worked on.

Motion by Anne Ferguson, seconded by Hugh Roszel to continue the file was carried unanimously.

*Michael & Paula Fallon - Site Plan Review - 5039 East Lake Road
File # 11-788 (Jennifer Basic)*

M. Fallon and P. Fallon were present to represent their application along with M. O'Reilley from Aspinall's Landscaping.

M. Fallon stated the house and property was damaged from water on the roof and ice bridges as well as from the drainage from the footing to the sill of the house.

M. Fallon stated when they did permitted renovations in the past, they had to tear up the old patios. They saved the bricks and top soil from those renovations which were intended to be reused.

The designs that are currently before the Planning Board are to redo the patios, rerun footer drains and downspouts to get them further away from the house and run the roof runoff into a future storage tank. This would be addressing the runoff on the South side of the house.

M. Fallon stated the house sits 250'-300' back from the lake. He further stated that the slope from the house to the lake is fairly gradual. He confirmed to the board that they are just seeking approval on the patios and not the landscaping.

P. Fallon stated that the fountain has deteriorated and are intending to repair them as well, exactly as they had before. There are existing pavers that would be relayed. She further stated they propose another fountain on the property which would be new and has been staked out on the property.

M. O'Reilly stated while calculating impervious surface calculations-he included portions of the asphalt driveway which would be replaced with permeable pavers in an effort to decrease impervious surface.

The Board stated that all of the existing and proposed changes need to be stated on a site map.

M. Palmer said the maps should include the septic system, distance from lake, distance from road, etc. He further stated the impervious surface calculations should be recalculated to give the Board a more precise number.

P. Fallon stated that the up-lights in trees are proposed. The Board stated that these will need to be shown on the site map, as well as, the hours that the lights would be operating.

The Board discussed approving a portion of the plan which would consist of repairing the existing patios and fountains only.

The Board had M. O'Reilly highlight on the submitted layout the three existing patios which consist of the back patio, a courtyard patio, and another patio as well

as the existing fountain areas. He also drew on the layout where the silt fence was located.

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 grant a partial approval for the reconstruction of the existing patios and existing fountain areas as highlighted on the map dated and initial 9/1/2011 was carried unanimously.

*Marco Coronado - Site Plan Review - 1812 Route 20 West
File # 11-789 (Anne Ferguson)*

Dr. Coronado stated that he would like to build an addition onto the main structure with two "green" roofs on each side.

A. Ferguson stated that the County Planning Department had a concern with the West side setbacks. She further stated that the existing buildings were not laid out on the site map.

J. Dunkle stated he took an aerial photograph and it is 589' from the structure to the lake. This puts the proposed work outside the riparian corridor which is 500'. He further stated it is located in the D zone which allows for 20% imperviousness. He said in his estimation it is somewhere between 20%-25%.

T. Stearns stated they are putting construction on three sides of two separate buildings. They are proposing to put a green roof on three sides and glass on Southside portion of the existing garage.

T. Stearns stated on the clinic they want to add on to the length of the building- there is a full basement underneath. There will be storage in 2 spaces on the clinic. A handicap ramp will also be added.

T. Stearns confirmed both renovations will be to the non-roadside of the property.

T. Stearns stated regarding storm water currently the water is just running off the roofs and onto the ground.

J. Dunkle stated that a "green" roof is a recommended storm water practice for treating water quality volume. He further stated that a "green" roof is not completely effective at reducing runoff. It is great at cleaning up the rainwater but not reducing the quantity. "Green" roofs fall more in the classification of impervious than pervious surfaces. He stated that the native soils are fairly good at absorption. J. Dunkle suggested infiltration trenches or filter strips.

M. Palmer suggested to the applicant to use a bigger site map and draw the existing and proposed structures on the garage and the clinic. The maps should also show the cross-section of the proposed drainage bed. He further stated to show on the map the distance of the clinic addition to the lot line to make sure it meets setback requirements.

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

*Cazenovia Preservation Foundation - Site Plan Review - Route 13 North
File # 11-790 (Jennifer Basic)*

J. Gianforte was present to represent the Cazenovia Preservation Foundation.

J. Basic stated that the County Planning Department commented on the fact that the chips should be made for reuse.

J. Gianforte stated that the chips will be brought to the sewer plant.

She stated that the rock wall will be higher than the grade and they intend to fabric and seed the disturbed areas immediately which will help the silt from getting in the stream. She further stated that Madison County Soil and Water Conservation District is giving them a general permit and no DEC permit is required. She said it can be done under the general permit because the linear area of disturbance is less than 75'. The project has to be completed by 9/30/2011 because then it becomes a trout stream. She said that extra precaution will be taken not to muddy the stream during construction. Rocks will go in first and the

first two courses will consist of large, rectangular blocks. The rocks will be set with a machine. They have been granted permission by the sewer district to access the site at that point. She further stated that the machine cannot be in the water so they will use rocks as a platform to move the machine.

She also stated that part of the reason the tree came down is because there is an old stone culvert that goes underneath the trail from railroad days and the upper end is buried in years of silt. They intend to dig and try to locate the buried end of the culvert.

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 was carried unanimously.

At approximately 9:30 pm, Jennifer Basic left the meeting.

*Cazenovia Equipment - Site Plan Review - Route 20 East
File # 11-791 (Tom Pratt)*

R. Ives of Napierala Consulting stated they were the civil engineers for the Frazees and introduced the people present involved with the project: Bob Frazee, Mike Frazee, Jim Frazee, Jim Knittel of Dalpos Architects & Integrators, Tom Cooney and Jeff Uriniak (GC) of Patriot Enterprises.

R. Ives displayed large site plans on an easel and described them to the Board. He said the building would be +/- 25,000 sq. ft. The show room and sales area will be approximately 12,800 sq. ft. There will be a total of 65 parking spaces: 24 parking spaces will be provided at the front on pavement which will consist of 8 in the front of the building and 16 on the side. The balance of parking spaces will be out back in the gravel area.

He stated in regards to the display areas that the ZBA asked them to cloud areas to make it easier for R. Cook in regards to code enforcing. Therefore, they clouded on the map areas up front and along the side for display areas for farm and lawn equipment. He stated there are five stone pads for the prominent displays up front. The landscape will be along the front of the five pads. There will be vegetation which will help block the stone pads and focus on the equipment. The backside will be broken up with some smaller islands, also. In the back, some larger trees will be planted to screen the gravel area which is where the equipment to be repaired will be stored.

R. Ives stated the whole building is staked out and the Board can get a better feel of the setting at the site visit on Saturday. He stated the building is 213' off the center line of the West bound lane of Route 20.

R. Ives stated the access to the building will be solely on Remington Park Drive and it will not be accessed from Route 20. He also said that Remington Park Drive is part of the property and there is an easement.

R. Ives confirmed to the Board that they will own Remington Park Drive.

R. Ives stated that up front parking will be for the general public and therefore the driveway is a little narrower. The driveway in the back is wider for tractor-trailers.

R. Ives stated that the road is built to town specs and in back they intend to maintain the vegetation.

He also stated in an area near the front and at the frontage area the vegetation will have to be removed for grading to get a reasonable slope. They will replant the "right of way" with a seed mix.

He stated they met with J. Dunkle on 8/31/2011 in regards to storm water. They are proposing grass filter strips off of the parking lot and the storage area out back; a swale that runs from the high point downwards; and retention basins that the swales will run into to accommodate a green infrastructure.

R. Ives stated they are keeping the existing tree line down toward the Northern point. They have to remove the front part for building visibility and storm water reasons.

D. Ferlow stated he walked the site including the row of trees and described the trees that were present. He stated some of the trees will have to come down in certain areas. However, he said there is a band of vegetation and a grove of trees outside the development area that needs to be evaluated because there are some decent trees. He feels the trees should be looked at more closely and the ornamental trees could be blended with the current vegetation to give a more rural feel.

The applicants expressed they want the building to be visible and not blocked.

M. Palmer stated to the applicants the existing trees that are healthy will enhance the look of the building and not detract from it. Furthermore, the stormwater cannot discharge in that area because it will eventually kill the trees. He also said the trees are important to the community and the Board.

J. Dunkle stated there is an alternative to the "green" area on the West side. He suggested a filter strip which would allow sheet draining into that area. He stated preserving the trees can also work from a storm water perspective. He mentioned with the green infrastructure practices there are deed restrictions that do apply.

J. Knittel stated to the Board they want to keep some trees: the ones in the back will serve as screen for the back of the site.

M. Palmer stated that when some of the "scrub" trees are cleaned out it will clean up the area and will make it so you will be able to see the building when you are heading east and it will be attractive.

B. Frazee asked for the assistance of D. Ferlow to walk the site and identify the trees that are worth keeping.

J. Dunkle stated that Stearns & Wheler's well should be located to see the distance from the proposed well. Also, he stated he would like to see the numbers for the projected water use.

B. Frazee stated the intention is to keep the surrounding area crop land and only disturb 1 or 2 acres.

The applicants stated the best equipment will be displayed up front and there will be other lines in addition to John Deere on display.

R. Ives confirmed there will be 5 display areas up front. They will be 20'x30' and have a stone base. The area behind the displays will be utilized for more general displays.

M. Palmer expressed concern about the equipment that gets stored outback and the need to minimize the visual impact from Route 20 and suggested vegetative screening.

J. Knittel stated that the trees in the back on the west side will help with screening for that purpose.

R. Ives pointed out an area on the map that will have spruces and maples as groupings. He further stated that the screening from the front will have 3-4' high shrubs/grasses.

M. Palmer stated in regards to the display areas it is important to put parameters on the size.

B. Frazee stated the display areas will be up front with the 5 areas of "featured" displays and the area behind the display areas, as well as, along the side of the building.

The Board suggested to the applicants to change the linear look of the display areas to break up the straight line. Some of the display areas could be placed on angles.

The Board expressed concerns with the displays and discussed ways to display the equipment to give a rural feel and not such a regimented look.

J. Knittel said the building is T-shaped. The service bays will be out behind. Their intention is to have trees to buffer the service areas. They are still debating on the construction of the building which is a very open warehouse-feel. The front

will be retail displays and front parts/service counter. The building will have a stone base and custom horizontal siding on three sides to give a rural feel. There will be two signs on the building which will be on the tower area.

J. Knittel said the desire is to build a building without a flat roof line. The roof on the canopy and entrance will be dark green. The remaining roof will be a conventional metal roof. There will be windows on the west side of the building to break up the elevation.

R. Ives stated he would like a public hearing to get the public's input and asked for a special meeting prior to the next months meeting.

The Board agreed a public hearing during the next month meeting would be a better time to have the public hearing. They feel they would get a bigger public response at the normal meeting date.

Motion by Dale Bowers, seconded by Hugh Roszel to move the file to a public hearing was carried as follows:

Mike Palmer: Yes
Jennifer Basic: Absent
Dale Bowers: Yes
Anne Ferguson: Yes
Tom Pratt: Yes
Hugh Roszel: Yes
Anastasia Urtz: Yes

Motion by Hugh Roszel, seconded by Tom Pratt, that the Planning Board will assume lead agency for purposes of the State Environmental Quality Review Act (SEQRA), the Zoning Board of Appeals and DEC are involved agencies and the DOT is an interested agency and this is an unlisted action and the town attorney will send out letters of intent for the Planning Board to take lead agency was carried as follows:

Mike Palmer: Yes
Jennifer Basic: Absent
Dale Bowers: Yes
Anne Ferguson: Yes
Tom Pratt: Yes

Hugh Roszel: Yes
Anastasia Urtz: Yes

RECOMMENDATIONS TO ZBA

*Martin & Steven Wells - Area Variance - 5007 West Lake Road
File # 11-784 (Hugh Roszel)*

Motion by Hugh Roszel, seconded by Anastasia Urtz to continue the file was carried as follows:

Mike Palmer: Yes
Jennifer Basic: Absent
Dale Bowers: Yes
Anne Ferguson: Yes
Tom Pratt: Yes
Hugh Roszel: Yes
Anastasia Urtz: Yes

*Cazenovia Equipment - Special Use Permit - Route 20 East
File # 11-792 (Tom Pratt)*

M. Palmer reiterated to the Board that they are making a recommendation to the ZBA on a special use permit. He further stated that they are looking only at the concept of a retail operation in that location on Route 20. The Town Board will be amending the zoning in that location that will allow for outside and inside storage of an operation for tractor sales and repair. The amended zoning will allow for this use.

Motion by Hugh Roszel, seconded by Dale Bowers to make a positive recommendation to the ZBA was carried as follows:

Mike Palmer: Yes
Jennifer Basic: Absent

Dale Bowers: Yes
Anne Ferguson: Yes
Tom Pratt: Yes
Hugh Roszel: Yes
Anastasia Urtz: Yes

*Cazenovia Equipment - Area Variance - Route 20 East
File # 11-793*

R. Ives handed out information on the sign layout to the Board. The proposed sign is 13'h x 7' w. He stated that code is 15' off the property line and therefore that is where the sign will be placed. The sign will be one sign with two-sides. The sign will be like the one that is at the Nelson site (lit the same way). However, the proposed sign will be a monument sign not a pylon like at the Nelson location. The outline, the logo, the deer, the banding around it, and the individual letters will be lit.

R. Ives stated that the Frazees, as authorized dealers, have John Deere requirements that they have to go by.

J. Knittel stated that the base of the sign would probably be stone that would match part of the building.

The Board expressed concern with the size of the sign since 24 sq. ft. is the allowable size. The Board told the applicants the square footage is for the whole sign including the base not just the sign area which would make the proposed sign 91 sq. ft.

R. Cook read the zoning for signs to the Board and the applicants.

M. Palmer stated that the applicants should rethink the sign and keep it similar scale and scope to other signs in the general vicinity. The Board agreed with M. Palmer.

M. Palmer further suggested doing sketches of signs, and stated he would like to see lights shining up on the sign and not have it backlit.

B. Frazee stated he will contact John Deere and see what other options are available for a sign.

The applicants stated they want to continue and not receive a recommendation until they rethink the sign.

INFORMAL

Leonard Riedl - Subdivision - Rippleton Cross Road

No one was present to represent the applicant.

Motion by Anne Ferguson, seconded by Anastasia Urtz to continue the file was carried as follows:

Mike Palmer: Yes
Jennifer Basic: Absent
Dale Bowers: Yes
Anne Ferguson: Yes
Tom Pratt: Yes
Hugh Roszel: Yes
Anastasia Urtz: Yes

Goldberg/Green - Site Plan Review - 5043 East lake Road

No one was present to represent the applicant.

Motion by Dale Bowers, seconded by Anastasia Urtz to continue the file was carried as follows:

Mike Palmer: Yes

Jennifer Basic: Absent

Dale Bowers: Yes

Anne Ferguson: Yes

Tom Pratt: Yes

Hugh Roszel: Yes

Anastasia Urtz: Yes

At 10:52 pm, a motion by Dale Bowers, seconded by Hugh Roszel to close the meeting was carried unanimously.

Connie Sunderman - Planning Board Secretary - September 11, 2011