

Town of Cazenovia Planning Board

Meeting Minutes

February 2, 2012

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

Members Absent: Mike Palmer, Chairman

Others Present: Wendy Reese, Esq.; John Dunkle; Roger Cook; Don Ferlow; Graham Egerton; Anne Redfern; Dennis Gregg; Vincent Taylor; JoAnne Gagliano; Andrew Ramsgard

Dale Bowers called the meeting to order at 7:30 pm.

The deadline to be on the next meeting agenda is February 15, 2012.

The next regularly scheduled meeting is March 1, 2012.

The next work session is February 23, 2012.

Dale Bowers asked if there were any corrections or comments for the January meeting minutes.

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

LAND DISTURBANCE/SITE PLAN REVIEW/SUBDIVISION

*New Venture Assets/Enders/Muraco - Site Plan Review - 2363 Route 20 E
File # 10-702 (Mike Palmer)*

No one was present to represent the application.

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

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

Dennis Gregg was present to represent the application.

D. Gregg said the reason for the delay was because he was contemplating a line change between lots 2 & 3. He stated an interested party in two parcels suggested having it connect to lot #4 so there could possibly be a road in the future for farm equipment. He stated that was the only change from what was previously submitted and was given preliminary plat approval.

D. Gregg confirmed Lot #2 would still have access from Fenner Road.

D. Ferlow said the new lot line is shifting into the woods which works better than the original and makes it much "cleaner."

Wendy Reese stated the SEQRA would need to be reaffirmed from the first time and all the conditions would have to be retained from the preliminary approval.

Motion by Jennifer Basic, seconded by Hugh Roszel to approve retaining all the conditions from the preliminary plat approval, approve the lot line change and reaffirm the SEQRA determination 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 Anne Ferguson, seconded by Tom Pratt to continue the file was carried unanimously.

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

No one present to represent the application.

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

*Albert & Michelle Crawford - Site Plan Review - 4989 East Lake Road
File # 11-801 (Tom Pratt)*

No one was present to represent the application.

The application is still before the Zoning Board of Appeals.

Motion by Tom Pratt, seconded by Anastasia Urtz to continue the file was carried unanimously.

*Neil Goldberg - Site Plan Review - 5043 & 5057 East Lake Road
File # 11-809 (Dale Bowers)*

The site plan will be reviewed upon final decision from the Zoning Board of Appeals.

*Carmen, Peter & Mary Beth - Site Plan Review - 1080 Tunnel Lane
File # 11-810 (Anastasia Urtz)*

No one was present to represent the application.

Motion by Anastasia Urtz, seconded by Jennifer Basic to continue the file was carried unanimously.

*Taylor, Vincent - Site Plan Review - 5150 Ridge Road
File # 12-811 (Hugh Roszel)*

The site plan will be reviewed upon final decision from the Zoning Board of Appeals.

RECOMMENDATIONS TO THE ZBA

*Taylor, Vincent - Area Variance - 5150 Ridge Road
File # 12-812 (Hugh Roszel)*

Vincent Taylor confirmed he wants to put a barn on his property in front of his house.

V. Taylor showed on a map the location of the house and he stated the house sits on a ridge line. He showed there are 2 drop offs; one gradual which then gets steep and another with a more gentle slope.

He stated he would need to put up a retaining wall to fit it behind the house line. He said the other option, which would probably be cheaper, would be where there is a more gentle slope (south side) but it would require more impervious surface because of a driveway to reach that area. He further stated it would be less attractive if placed on the south side.

He stated there is a line of scotch pines that are approx. 20-25' tall. He wanted to place it behind them just off the existing parking area by the garage.

He stated to fit it in the area where there is a transformer box or where the lot line is too close-he does not necessarily want to do that.

V. Taylor said he would use the building for woodworking and the other half for storing his tractor and truck.

T. Pratt wanted to see barn elevations because the other houses line up with Mr. Taylor's house.

V. Taylor stated the house two doors up has a barn that is closer to the road than his. He said the houses "wander" along the ridge line.

V. Taylor said he spoke with each of the neighbors and they are fine with it.

V. Taylor said the barn would be 10' walls with an 8'x12' pitch. He said it would be nothing higher than 20' at the peak and is lower than the tops of the trees that it would be placed next to.

T. Pratt stated he had reservations with setting it forward on the lot.

V. Taylor said it would be board and batten siding. He said the house is a cedar siding. The building would have electricity. He said he wants to keep the barn in character with the neighborhood barns.

R. Cook stated the very front part of his property is in the lake watershed. He further said the new zoning states that accessory buildings cannot be placed in front of the front face of the house.

V. Taylor said the lot is just under 15 acres.

R. Cook said the septic is down over the bank.

Motion by Hugh Roszel, seconded by Anastasia Urtz to make a positive recommendation to the Zoning Board of Appeals was carried as follows:

Mike Palmer:	Absent
Jennifer Basic:	Yes
Dale Bowers:	Yes
Anne Ferguson:	Yes
Tom Pratt:	No
Hugh Roszel:	Yes
Anastasia Urtz:	Yes

D. Bowers stated the applicant should bring information on the barn to the next meeting; lighting, siding, elevations, and photos.

*Neil Goldberg - Area Variances - 5043 & 5057 East Lake Road
File # 12-813 (Dale Bowers)*

JoAnne Gagliano of EDR Companies and Andy Ramsgard of Ramsgard Architectural Design were present to represent the application.

J. Gagliano stated they applied for a variance for two features of the plan and they have an existing variance for one feature of the plan. She said the existing variance is a line that is 72' off the lakefront. She said it was originally for the structure and they have not changed that. The structure is still within the setback from the original variance. She said they originally came for a 72' and then they came back later because they changed the plan. She said they were able to concise it and get a second variance to allow them to come to the line she pointed out on the map. She said they are able to stay in this line and as she understands they have the variance as long as they comply and do not push the structure forward of the line.

R. Cook stated the pool was removed from the last plan that the Board looked at. He said the pool is now back. He said he wanted the applicant to run it by the Board to acknowledge it is there and double-check impervious surface calculations and reaffirm what was originally going to be done.

J. Gagliano said the pool is not in that setback. She said the pool was never allowed to break the 100' setback and it was only the retaining walls that retain the pool.

J. Gagliano stated the second is the garage which is existing and will remain and is within 4' of the property line. She said they need to get a variance even though it is an existing structure.

J. Gagliano pointed out on the plans a gazebo-type, ornamental garden structure. She said it is an open-air structure. She said they want relief on the secondary accessory building because the other structure will be the first accessory building.

J. Gagliano said the lots would be connected and be one parcel.

R. Cook confirmed the garage is existing but they need a variance because they are expanding an existing building; the garage itself is okay. He further stated the garage is also in front of the house.

A. Ramsgard said they are keeping the foundation and wall. They are putting a skin on the exterior to match the other structures.

J. Gagliano confirmed they are building the guest house. She also confirmed the Green's house is being removed reducing the impervious surface.

J. Gagliano said the total site area is a little more than 3 acres. She said it was a non-conforming lot because the frontage was too narrow and now it is a conforming lot.

D. Bowers said the guest house is going to be 2 bedrooms and each will have its own bathroom and there will be a guest area.

Andy Ramsgard said it will be stucco to match the house and a base course of stone.

J. Gagliano said the guests will only park at the guest house. She said the main house has an additional area for parking, besides the circle.

D. Bowers stated the benefit is that they remove one driveway and use the "better" driveway. He stated the garage structure will be modified significantly. He wanted the Board to know it is the foundation that will probably be saved and almost everything else will be removed. He feels it is a better plan to leave that structure where it is located and use that driveway.

Andy Ramsgard stated there is a small topography change, which brings the driveway in so they can change the elevation and make the grading smoother in the back lawn. He said it is basically for a visual connection between the two buildings as you come in, so it will appear as one connecting property.

J. Gagliano stated the gazebo is strictly ornamental.

Motion by Anne Ferguson, seconded by Jennifer Basic to make a positive recommendation to the Zoning Board of Appeals for the garage/guest house structure was carried unanimously.

Motion by Anne Ferguson, seconded by Jennifer Basic to make a positive recommendation to the Zoning Board of Appeals for the gazebo was carried as follows:

Mike Palmer:	Absent
Jennifer Basic:	Yes
Dale Bowers:	Yes
Anne Ferguson:	Yes
Tom Pratt:	No
Hugh Roszel:	Yes
Anastasia Urtz:	Yes

Motion by Dale Bowers, seconded by Anne Ferguson to continue the file was carried unanimously.

At 8:04 p.m., motion by Jennifer Basic, seconded by Hugh Roszel to close the meeting was carried unanimously.

Connie Sunderman - Planning Board Secretary - February 5, 2012