

Town of Cazenovia Planning Board

Meeting Minutes

April 5, 2012

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

Members Absent: Jennifer Basic

Others Present: John Langey, Esq.; John Dunkle; Roger Cook; Don Ferlow; Graham Egerton; Anne Redfern; Dennis Gregg; Matthew Napierala; David Hazer; Penny Hazer; Matthew O'Reilly; Terry Stearns; Marco Coronado; Thomas Douglas; Camilla Knapp; Matthew Vredenburg; John Grime; Margaret Ridings; Taylor Kline; John Henneberg; Laurence Harris; James Hagan; Daniel Gaulin; Elizabeth Gaulin; Neil Rube

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

The deadline to be on the next meeting agenda is April 18, 2012.

The next regularly scheduled meeting is May 3, 2012.

The next work session is April 26, 2012.

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

Motion by Anne Ferguson, seconded by Tom Pratt to approve the March meeting minutes as presented was carried unanimously.

LAND DISTURBANCE/SITE PLAN REVIEW/SUBDIVISION

*Green & Moore Development - Subdivision (Map Filing Extension) - Fenner Road
File # 11-765 (Mike Palmer)*

Dennis Gregg was present to represent the application.

M. Palmer stated the applicant and the Town are still working on agreements. He said they are close to their 62-day deadline and everyone would benefit from extending the deadline.

J. Langey stated that 60 days (2 more meetings) would be a sufficient time frame.

D. Gregg confirmed two months should be fine.

Motion by Hugh Roszel, seconded by Anastasia Urtz to extend the deadline for two more months was carried unanimously.

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

Matt Napierala of Napierala Consulting was present to represent the application.

M. Palmer said the Board is in a position to accept the F.E.I.S. (Final Environmental Impact Statement) which starts a 10-day period for additional written comment by the public. He said, in his opinion, the document is complete.

M. Palmer offered a time for discussion if any members felt differently.

M. Palmer stated the first opportunity to vote up or down would be May.

Motion by Dale Bowers, seconded by Tom Pratt to accept the F.E.I.S. as complete was carried unanimously.

J. Langey said the next step, for him, is to mail a notice of completion to all the involved and interested agencies and publish it in the E.N.B. He said Matt Napierala is going to give him 7 copies and he will mail out copies of the F.E.I.S. to all the involved and interested agencies. He stated the F.E.I.S. should also go on the website.

M. Napierala stated he will amend as a separate tab on the F.E.I.S. He stated that way the record will show the comments and the responses.

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

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

David and Penny Hazer were present to represent their application.

R. Cook said the Hazers are requesting to operate a public stable. He said, originally, under the Town's law, they needed to go to the Zoning Board of Appeals for a special use permit. He said the property needed to be in a state certified ag district, be 15 acres and meet qualifications for U.S.D.A. soils. He said the Hazers accomplished getting their land in a state certified ag district, about a month ago. He said, in the process, and through research, under State Ag & Markets, the operation of a public stable is considered to be part of a farming operation which does not require special use permit review by municipalities. He said there is criteria that the State sets for them to operate a public stable. He said the major criteria is a minimum of 7 acres of land, at least 10 horses, and generate \$ 10,000.00 of gross income from the property. He said the State does allow for site plan review.

P. Hazer showed pictures to the Board of their property. She described the pictures to the Board which included the arena, and the overall farm. She said there were concerns from a neighbor. She took pictures from the road right-of-way so the Board could get an idea of what the neighbors could see. She further stated the neighbor's property is wrapped with spruce trees.

P. Hazer said they planted around thirty 14' spruce trees. She said the trees look nice and reduce the wind.

P. Hazer pointed out one of the barns and said it is in the Town of Cazenovia. She said a tiny part of the arena sits in the Town of Cazenovia. She said the arena is 120'x100'.

P. Hazer said, in regards to manure management, behind the arena and the Spruces are where they are composting manure and using it to amend the soils.

P. Hazer said where the berms are located, they will add arborvitaes, lilies and decorative grass to give a nice screened appearance.

P. Hazer said they currently have 4 horses and they have to meet 10 over the course of time.

M. Palmer inquired about traffic.

P. Hazer did not think the traffic would increase a lot. She said they are active with 4H at their house. She does not anticipate a huge difference. She stated, when their daughter has lessons, it will be one or two people which would mean one or two cars.

D. Hazer said the signage falls under the Ag & Markets guidelines.

P. Hazer said it would be a standard farm sign that will go on their barn. It will be their logo and made of wood. It will be consistent with their house. She confirmed no additional lighting.

D. Hazer said there are lights on the barn to help when they move horses at night. He confirmed they will not be adding stand alone lighting at this time.

D. Hazer said he had to talk to R. Cook because the barn is not big enough and he wants to add a section.

A. Ferguson said it should be noted that the "clock starts ticking now" and that they have one year to meet the criteria.

Motion by Anne Ferguson, 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 a site plan for the property in order to conduct a commercial horse boarding/equine operation was carried unanimously.

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

Matt O'Reilly of Aspinall's Landscaping was present to represent the application.

M. Palmer stated J. Dunkle was unclear what was approved previously. He said he wants J. Dunkle to look at what was approved before and what the additions are now. He had M. O'Reilly circle on the map what was previously approved.

M. O'Reilly said the Fallon's did an addition and there were a number of patio areas along the back and when the addition was done they were pulled up. He said they basically restored their original patio areas which included a circular water feature. He pointed out an area along the back side of the property where they reused the old materials. He said they had a drainage issue along the side of the house. He said they restored the courtyard patio last year. He stated when doing the patio areas; they had gutters coming down on all the corners of the house and they extended the downspouts and have surface drains in the patio areas. He said the Fallon's had extensive rot in their basement and it is a finished basement. He said they needed to ensure that all water was collected in drainage; they ran all the surface drains and downspouts from the home and dug a large drywell. He said all the tiles were ran to that point, the same was done on the left side of the house. He said within the next year and a half the intention is to reclaim the water and use for irrigation purposes. He said the intention is to excavate out the area of the dry well they put in and line the area with rubber roofing liner, an "aquascape" product, and sand. He said it would have an overflow that would go to an additional dry well and a pump would be installed that would be pulled out during the winter. He said this would allow them to reuse the water for a water feature or water for the plantings. He said the work that was done last year was restoration of the patio and running of the drainage. He said they temporarily installed the two dry wells. M. O'Reilly confirmed from that proposal there were no net changes in impervious surfaces.

M. Palmer asked M. O'Reilly to explain the changes on the drawing.

M. O'Reilly said they have an existing walkway and existing stairs that go down to the lake. He said there is a steep hill, a terrace and then another steep hill. He said they intend to do 2 brick masonry walls to terrace it rather than have a steep, un-mowable area. He said the walkway width would be increased by 2' but it is an existing walkway. He said the existing stairs would be widened. The material is a poured concrete stairway faced with a brick façade and capped with limestone treads. He said the wall height is about 3' and it is constructed of a poured footer, cinder block, and then a brick facing on the front and capped with limestone.

M. O'Reilly said the Fallons have an existing gazebo and it did not have the proper foundation and it settled on one side. He said it cannot be walked on because the back corner is up a couple of feet from the front side. He said it was located going down towards the lake, on the hill. He said their intention is to do a one-course boulder wall about 24" in height to allow the area to have a solid foundation so there is no settling. He said they would install a standard brick paver, not a permeable one in this location, just a compacted base with polymeric sand. He said there would be a 4' apron around the gazebo area and 2 stairs to lead into the gazebo. He confirmed they are increasing the impervious surface in that location.

M. O'Reilly pointed out the existing tennis court on the drawings and said they are planning to remove the tennis court and install a formal garden. He said they will be reducing the impervious surface to get the numbers down because they have talked about potentially doing other things on the property. He said the tennis court is unused and has been let go and is a maintenance issue. M. O'Reilly said the planting area would have a pea gravel walkway. He said there is no paving, only gravel and mulched beds. M. O'Reilly said the tennis court is clay topped with a concrete sub-base and concrete surface drains.

J. Dunkle said it would be helpful to break down all the proposed new features and the existing impervious surfaces and the proposed so the tally can be seen.

M. O'Reilly showed the Board the calculations of the square footage of the different areas. He stated they did recalculate all of the impervious surfaces with the last application and came up with new numbers. He thought the impervious surface went down 4% from the last submission.

J. Dunkle said there is just the handwritten sheet and the overall tally from the Town worksheet for impervious surfaces. He thought it would be helpful to see calculations area by area.

M. O'Reilly stated they were all scaled drawings.

M. O'Reilly said the driveway portion is permeable but there are a few sections that are left as asphalt. He said he used 50% for his calculations and only credited 50%.

M. O'Reilly said the existing driveway is asphalt. He said they are proposing to reduce the impervious area and cut out the existing asphalt which has been topped and retopped. He said they are going to gain more water that they are running to the collection area.

J. Dunkle asked why there was a piece of pavement left for the proposed driveway.

M. O'Reilly stated that is what Dr. Fallon requested.

J. Dunkle inquired how that would be drained.

M. O'Reilly said that piece is impervious and Dr. Fallon's thought it would give a solid surface piece for plowing at the end. He explained the other areas of the driveway. He said the purpose is to catch all the water by the house and redirect. He stated Dr. Fallon wanted to do a more decorative apron at each end and he did not want to extend the permeable pavers.

M. Palmer told M. O'Reilly to spend some more time with the map and put the key together like J. Dunkle suggested. He told him to put the dimensions on the features. He wanted the driveway information identified on the map and stated if permeable or impermeable.

M. O'Reilly said there is a lot of information already there. He said it is an extensive project which is why everything is so small on the drawing. He stated all the drawings were scaled and there are multiple drawings.

M. Palmer stated to put the dimensions on the map. He explained to M. O'Reilly what the Board wanted and it would help them check the calculations; if he were to place the different dimensions for the gazebo, driveway, etc. on the map.

M. O'Reilly said there is a repair issue at the lakefront. He said there is an existing masonry wall and there was not sufficient drainage behind the wall so when it freeze-thawed; it started to collapse. He said there is an existing deck area that has separated away from the wall about 1' because it was not properly tied in. He said it is a couple feet away from the water edge.

M. O'Reilly stated his plans for the wood deck is to remove it and replace with a raised patio area. He said there is an existing patio area with an existing shed down by the lake and they want to replace with the same size shed. He said they want to replace the shed because they had a small timber wall along the left side and the shed settled and needs

repair. He said they are going to buy a small pre-built shed. He stated they would replace a small retaining wall along the front edge of the shed but not along the lakefront. He said the retaining wall will just retain the side of the shed and there is an existing timber wall. He pointed out on the drawing and area down near the water and said they want to pave the area with a raised patio.

M. O'Reilly said the patio areas stated the square footage.

M. O'Reilly confirmed the wood deck would be replaced with a flagstone. He said there will be a center drain and the water will be released into a dry well. He said it would be on a poured concrete pad with sonotubes which would prevent, if the water level got to the area, it would not erode. He said the sonotubes will be staggered 6' on center across the front to make sure it is tied in.

M. Palmer stated if there is a "blow up" of a section it would be helpful to refer that to the main drawing to make the information easier to locate.

M. Palmer said the Board wants to know how it is going to look from the lake. He further stated they area adding quite a few things, not just replacing existing.

M. O'Reilly asked for approval for the wall from the Board to prevent further buckling.

M. Palmer asked about elevations of the drawings from the lake.

M. O'Reilly said from the front there were elevations, but not from the lakeside.

M. Palmer wanted the boulder section redone, where there is a row of boulders.

M. Palmer wanted to see elevation drawings and what the wing walls would look like from the lake because it will change the appearance.

M. Palmer wanted the existing trees and shrubs identified down by the lakefront (deciduous, evergreen, etc.). He further stated the dimensions should be on the drawings, label what is impermeable and semi-impermeable, and identify the driveway.

M. Palmer said, to the applicant, where the stairs will be placed, in the back, on the hill, place 2' contours on the map down toward the water.

T. Pratt thought the trees and bushes should be drawn in, from the lake side.

A. Ferguson asked if there were plans to plant things in front of the terraced wall.

M. O'Reilly said no, not at this time.

M. O'Reilly said there is silt fence currently up in areas and he would like to get approval for lawn repair. He said they also wanted to start to address some repair issues of things that were failing. He said he would like some things approved. He stated he would like approval for the restoration parts

M. Palmer said a partial plan was approved 2 times. He said the last time they did that, they asked that the next time they come to the Board with a complete plan.

M. Palmer said his opinion was they should "stick" to that. He said it is difficult to go back and recreate, and they do not want to segment. He further stated they want to see the whole picture before construction and after construction.

A. Ferguson said regarding the planting, it can just say the location of the proposed perennial bed and does not need to have the specific type of flower.

M. Palmer said M. O'Reilly should talk to his client about doing some plantings on the lakeside of the retaining walls and the boulder wall to soften the look. He said it should be broken up with some planting and would be more attractive.

J. Dunkle commented on the drainage management areas from dry wells and infiltration to a collection system. He said it is fine as long as the owners use the water. He said a an impermeable liner goes at the bottom so no infiltration happens. He said the stormwater is collected and sits underground and the only way it is dissipated is through use.

J. Dunkle did recommend doing an overflow to a dry well, put did not see it on the plan.

M. O'Reilly said the storage tank will be plastic.

M. Palmer wanted to see the dry well and the holding tank location and sizes on the map.

M. O'Reilly said there is a section describing the information.

M. O'Reilly said, in regards to plantings, they are adding everything. He said there are some larger trees which are labeled out. He said there are some sugar maples, a white pine and some other trees. He said the plantings along the front are all new.

The Board thought it would be helpful to color code what is existing versus what is new.

M. O'Reilly said he can put the new in color and the existing in black and white.

M. Palmer wanted D. Ferlow to look at the planting plan before the next meeting.

D. Ferlow stated he would like to visit the lakefront.

M. O'Reilly and D. Ferlow are going to meet at the site so M. O'Reilly can explain to D. Ferlow the project.

M. O'Reilly said the gazebo will be premade.

M. Palmer said he would like an idea of what the gazebo will look like and asked the applicant to bring pictures to the next meeting.

Motion by Hugh Roszel, seconded by Anastasia Urtz to continue the file was carried unanimously.

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

Marco Coronado and Terry Stearns were present to represent their application.

M. Coronado said his mother is now living with his family and the changes have to do with mobility between the house and the green house.

T. Stearns showed the Board the information he submitted with the highlighted changes. He said he was adding 4' to the width of the original house. He stated he added an additional change the other day, to make the green house extend further over.

T. Stearns confirmed the "yellow" was approved previously and the "pink" is what he wants to add.

T. Stearns stated it is all green roof.

J. Dunkle showed T. Stearns a plan that was approved last time and asked him to review.

T. Stearns penciled in a couple of changes on the plan that J. Dunkle provided.

T. Stearns said there is a large fireplace so a green roof cannot be built in that area so he wants to put a bridge across to go to a doorway. T. Stearns stated it would be a bridge with a railing-green roof with open sides.

M. Palmer said he spoke with J. Dunkle the other night and a simple way to handle the additional impervious surface from the previous addition, in terms of percentage, would be to ask that the same percentage be added to the stormwater management.

M. Palmer said, theoretically, if there was 100' of drain tile before and 20% is being added from the previous addition, there would now be 120' of drain tile.

T. Stearns said it will be a G4 or G5 roof, so there is a lot of retainage on it. He said the roof will retain 80% of the rainfall.

J. Dunkle said it retains it for a while, but it does have to be relieved at some point.

T. Stearns said there is structure enough to handle the weight and it will be 9" of topsoil.

There was a discussion between the Board and T. Stearns regarding the impervious surface versus pervious, in regards to the green roof, and the absorption of the water.

M. Palmer inquired about the stormwater leach field and what it was designed to handle?

T. Stearns said "it was designed to handle everything that's here, if we needed it." He stated it is in an area that can be added on to very easy.

M. Palmer asked about the increase in impervious surface, from the previous plan.

T. Stearns stated he was adding 900' of green roof.

M. Palmer said the tile field should be doubled, 50'.

J. Langey said he would attach all the latest plans to the resolutions.

M. Palmer said the plan that the additional 26' is on, is date-stamped 9/29/2011. He initialed the plan.

Motion by Anastasia Urtz, 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 amended the site plan and add 50' of linear leach area was carried unanimously.

*Camilla Knapp - Line Change (1) - 3957 Route 13 South
File # 11-805 (Dale Bowers)*

Camilla Knapp was present to represent the application.

C. Knapp showed the Board the map. She said the plans had to be changed because she did not get permission to do her 6 acres. She said she is just doing a line change to the "long field" which will be now owned by Hugh Emory.

C. Knapp confirmed it is no longer a subdivision; it is just a line change.

J. Langey said a public hearing is still required.

Motion by Dale Bowers, 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 move to a public hearing was carried unanimously.

M. Palmer told C. Knapp the new map should show the changes.

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

Carmen, Peter & Mary Beth - Site Plan Review - 1080 Tunnel Lane

File # 11-810 (Anastasia Urtz)

Matthew Vredenburg was present to represent the application.

M. Vredenburg stated the previous proposed changes had been revised and reduced. He said they eliminated the work on the sea wall and the work related to the deck on the North sea wall. He said the items they want to have approved consist of plantings, replacing stairs, and replace a portion of the wood decking with a composite decking, which he pointed out on the drawing.

M. Vredenburg confirmed there is dirt underneath the decking. He confirmed the spacing in the deck will allow the water to go through and leach in the ground. He said the stairs are currently impervious and he said they are proposing to make them have the same spacing as the deck. He said there is an increase in total square footage, but if it is considered a semi pervious material it is less. He said the stairs are going from 3' to 5'.

M. Vredenburg said, at the work session last week, he was asked by the Planning Board to add a few items. He said he added silt fence running along the low end of the work area and he included a silt fence detail. He said he revised the plan to remove the items that are no longer part of the approval. He stated he added a note that the contractor should contact the Code Enforcement Officer and arrange for an inspection of the site after the silt fence has been installed and before the work has been started.

M. Vredenburg submitted a new plan and the detail at the meeting.

M. Vredenburg said they are putting in ground cover underneath everything, Pachysandra, Sweet spire, Spirea and a single row of Pom grass.

Motion by Anne Ferguson, 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 plantings, the replacement of the stairs from 3' to 5', replacement of the wood decking with composite decking with the condition that the silt fence detail, as provided, will be inspected prior to construction was carried unanimously.

*John Grime - Minor Subdivision (1) - 2443 Ballina Road
File # 12-814 (Tom Pratt)*

John Grime was present to represent his application.

J. Grime confirmed he submitted a new plan to divide his property through conservation subdivision.

T. Pratt said J. Grime walked the land with D. Ferlow and noted on the map the characteristics of the property which relate to conservation subdivision. He further stated this gives relief from the frontage on the road, which is now 232' on the front of the subdivision he is taking off.

T. Pratt inquired about a deep hole and perc test.

J. Grime stated they were done that afternoon.

R. Cook said on the final map, the surveyor will locate those places and will show it on the map.

T. Pratt asked about a building envelope to suggest where the house will go on the new lot.

R. Cook said he discussed this with J. Grime earlier in the day and it will be on the new map for next month.

J. Grime said the new house may be slightly in front of the current house. He confirmed it will be in the general area and they want to be set back from the road.

R. Cook said the location of the house is somewhat dictated by where the septic will go.

M. Palmer said the building envelope would not be a true envelope, but just a set back line. He further stated no building the road side of the line. He reiterated, the soil test & deep hole test results need to be on the map.

Motion by Tom Pratt, seconded by Anastasia Urtz 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 move to a public hearing was carried unanimously.

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

*John Grime - Site Plan Review - 2443 Ballina Road
File # 12-815 (Tom Pratt)*

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

*Margaret Ridings - Minor Subdivision (1) - Delphi Road
File # 12-816 (Hugh Roszel)*

Margaret Ridings was present to represent her application.

Hugh Roszel stated two items were missing. He said the possible driveway location and a deep hole & perc test was needed.

M. Palmer said the driveway needs to demonstrate sight distance.

H. Roszel said there needs to be 250' of visibility left and right.

M. Palmer stated the "authority" of the road has to approve the location. He said she could ask the County highway to come out and look at the location of the driveway, if they approve it and give a letter. He said the surveyor could also measure it out and verify sight distance.

M. Palmer said a perc and deep test need to be done and the deep hole test needed to be witnessed by R. Cook. He said they need to be located on the map along with the results.

The Board confirmed this was not a conservation subdivision.

Motion by Hugh Roszel, seconded by Anastasia Urtz 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 move to a public hearing was carried unanimously.

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

*Verizon Wireless - Site Plan Review - 2787 Kiley Road
File # 12-818 (Anastasia Urtz)*

Taylor Kline of Verizon Wireless was present to represent the application.

T. Kline said they are going to swap out 6 of the 12 antennas and add 6 lines on the tower.

M. Palmer inquired if the total profile of the tower would be smaller or larger than it is now?

T. Kline said it would be the same. He said the outside antennas would not be touched. He stated there are 3 sectors and they are swapping out the two inside antennas of the 4 and they would be smaller.

M. Palmer stated he is before the Board to get approval to reduce the size of some of the apparatus on the tower.

J. Langey said he will reference all the drawings in the resolutions and that is what the Board is approving the plans the applicant submitted.

Motion by Hugh Roszel, seconded by Anastasia Urtz 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.

*John Henneberg - Site Plan Review - 2001 Delphi Road
File # 12-820 (Hugh Roszel)*

John Henneberg was present to represent his application.

J. Henneberg stated he is a home brewer, who brews his own beer. He wants to expand and make it into a business. He said he currently brews in a small barn on his parent's

property. He said he is growing hops and expanding greatly and he is planting 60 hop plants shortly and wants to expand the number each year. He stated the hop field is being placed where the trees were from an old Christmas tree farm. He stated he has started to clear cut small section to replace with hops. He said it will be very small to start and there will be no retail sales, and no additional traffic coming in. He said being a micro brewery; he will be able to self-distribute the kegs. He said there will be no on-premise consumption of alcohol. He said in the future he would like to do tours to show the hop fields, etc.

A. Ferguson inquired if there were County requirements in terms of health?

J. Henneberg stated his first stop was to the Town of Cazenovia Planning Board and then he has to go to the Health Department to get their approval. He said he has spoke with them and they have provided him with all the regulations that he needs to be aware of.

J. Langey and R. Cook said they dealt with Ag & Markets on this application.

J. Henneberg said no new structures; he is just trying to use the empty space and make it into a workable farm again.

J. Henneberg said 700 hops equals 1 acre. He said he hopes to expand by 1,000 each year. He said there are approximately 10 acres of old Christmas trees and confirmed the trees have overgrown their marketability.

J. Henneberg said approx. a half of a pound of hops equals a keg. He said each plant produces approx. 2 $\frac{1}{2}$ pounds of hops, seasonally. He said they grow after the last thaw, and they are harvested in late summer/early fall. He confirmed he will plant different varieties and buy some also.

J. Langey stated the conditions would be no retail sales and no on-site consumption.

J. Henneberg said it makes sense for no on-site consumption. He said he knows he would have to come back if he wanted to change that because he would have to get permits with Madison County and N.Y.S.

Motion by Hugh Roszel, seconded by Anastasia Urtz 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 of no retail sales and no on-site consumption was carried unanimously.

*Larry & Ann Harris - Site Plan Review - 2070 Sunset Lane
File # 12-822 (Anne Ferguson)*

James Hagan, architect, and Larry Harris were present to represent the application.

J. Hagan said he submitted plans and an application. He said the property is a small, seasonal camp and the property is 49' wide and 67' deep. He said there are camps on both sides and there is 16' right-of-way that is part of Sunset Lane in front of the camp. He stated the camp currently has an open living space, 2 small bedrooms, a small kitchen and a tiny bathroom. He stated there is a wood deck across the back of the house on the lakeside. He said there are quite a few mature trees around the property. The camp is a rustic Adirondack style.

J. Hagan said the applicants do not want to disturb the site but they would like to take the roof off and have it go straight up and put a second story on. He said there would be 2 bedrooms upstairs. He said it would open up living space on the first floor and allow the kitchen could be moved from the back of the house to the center, along the side of the new stairway. He said the bathroom size could be increased and a little storage pantry. He said the little mechanical room where the electric service comes in would remain. He said they want to do a second level deck over the existing footprint of the first level deck which would be done with spaced wooden boards. He said, the front from Sunset Lane, they would modify the roof line to raise it up with reverse gables to break up the mass on the front. He said they are doing a salt box effect with the roof line. He thought the height was approx. 20'. He confirmed they are not close to the 35'.

J. Hagan said, from the lakeside, there would be a stone wall that runs along the lake front. He said the deck elevation is about 4'-5' above the wall. He further stated they are substantially revising the window patterns on the exterior. He said they want to stay with the rustic Adirondack theme, wood siding with green trim. He said they are trying to do minimal destruction to the site and the adjacent properties.

M. Palmer asked about the foundation.

J. Hagan said it is currently on peers and he is unsure of the composition. He stated he can get under the house from the rear partially. He said the easiest way to attack is work from the inside down. He said some of the subflooring would be taken out and work between the joists.

J. Hagan said they will be rebuilding exterior walls. He said the camp is about 600 sq. ft. and they will be adding about 400 sq. ft.

T. Pratt inquired about how they will handle the stormwater coming off the roof.

J. Hagan said it is the same roof area, and they would not be adding any water.

M. Palmer asked if they can get the water in the ground? He stated even though they are not adding impervious surface, they want to improve on the stormwater. He said if the Board can help every single piece of property around the lake improve their stormwater management system, they can improve the quality of the lake water.

J. Hagan explained the layout of the property and the limited space. He said maybe they could do a couple of small dry well areas.

M. Palmer said it is better to filter than sheet drain.

J. Hagan also suggested doing some gutters.

M. Palmer stated the Town is spending a lot of money on treating the lake and it is not too much to ask a landowner when they are doing major modifications to their property to try to mitigate some of the stormwater coming off the property.

J. Hagan inquired about French drains under the stone paths.

J. Dunkle said tree plantings are a recognized technique to reduce stormwater runoff.

J. Hagan said there are a lot of trees there already.

J. Hagan added French drains to the drawings that he submitted to the Board. He said the sizing and the detail would have to be worked out.

J. Dunkle said to make the French drains subject to R. Cook's or J. Dunkle's review.

Larry Harris applauded the Board for their efforts on the lake with the weed issue. He further stated he has no problem complying.

R. Cook said since they are going to renovate more than 50% of the house, so they have to prove to him that the septic system can meet the standards.

Motion by Anne Ferguson, seconded by Anastasia Urtz 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 subject to John Dunkle and Roger Cook's review of the French drains was carried unanimously.

*Owahgena, LLC - Minor Subdivision (1) - 1330 Owahgena Road
File # 12-823 (Jen Basic)*

Daniel and Elizabeth Gaulin were present to represent the application.

D. Gaulin stated the owner of Owahgena, LLC which was the Vadeboncoeur Estate was approached by an outside group who wanted to purchase the 11.6 acre parcel. He said they want to sell off the parcel and separate from the rest of the 277 acres.

The Gaulins confirmed the owner is exercising the one-time subdivision without a conservation subdivision.

M. Palmer stated the next time it will be a full conservation subdivision.

D. Gaulin said the deep hole and perc tests were done.

M. Palmer stated they needed to be placed on the map with the results.

M. Palmer inquired about the driveway. He stated the Planning Board would like to see a driveway on the subdivision map that has the appropriate sight distance or the approval from whoever owns the road; before they approve the subdivision. He further stated the person who builds the house there, may change their mind, but they would come back to the Planning Board for further site plan review. He said they want to make sure all lots

that are subdivided have safe access onto the public highway. He said they can have the surveyor demonstrate on the map the sight distance in both directions. The other option is to have the "owner" of the road, once the driveway has been determined; they will look at it and send the applicant a letter and a copy should be given to the Board which states the driveway has been approved.

R. Cook thought the sight distance was roughly 550'. He said the speed limit is 55 m.p.h.

J. Langey stated the applicant needed to do a subdivision map.

J. Langey said it should show the whole piece and the piece that is coming off. He said there will be a line for County Health approval and Planning Board chairman. He said it is called a subdivision plat map and the surveyor will know.

M. Palmer asked about water, streams and ponds on the property.

D. Ferlow said there is water.

M. Palmer said all the natural and manmade features should be located on the map. He said wetlands, streams and ponds should be noted. He said the location and size should be scaled off on the property.

M. Palmer explained the process to the applicants and that they had to notify for the public hearing.

J. Langey said the final map should be in the file by April 26, 2012.

R. Cook stated that D. Ferlow went out and looked at the parcel.

D. Ferlow said there are a couple of drains that go into the corner and then run down to the wooded area.

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 move to a public hearing was carried unanimously.

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

*Owahgena, LLC - Site Plan Review - 1330 Owahgena Road
File # 12-824 (Jen Basic)*

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

*Neil Goldberg - Line Elimination (1) - 5057 East Lake Road
File # 12-825 (Dale Bowers)*

Neil Rube was present to represent the application. He stated he was representing Neil and Robin Goldberg.

N. Rube said the parcel was acquired by the applicant in approx. 2009 and now the "Green's" lot is under the same ownership it makes sense to eliminate the line and create a single lot. N. Rube confirmed both parcels are now owned by the Goldbergs.

J. Langey said the Planning Board required the line elimination under the site plan review.

M. Palmer told the applicant that he needed to notify the neighbors about the public hearing and he needed a final subdivision map drawn up with a signature box. A dash line should be shown where the line used to be.

Motion by Dale Bowers, seconded by Anastasia Urtz 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 move to a public hearing was carried unanimously.

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

*David Reed - Site Plan Review - 1642 Hedge Lane
File # 12-826 (Anastasia Urtz)*

Tom Pratt and Dale Bowers recused themselves because they were presenting Mr. Reed.

T. Pratt showed the Board a revised drawing. He stated a small sunroom addition was being put on the back of the house. He said the change is increasing the size of the deck for space for the hot tub. He said the impervious area has gone from 6.5 to 6.8. He said the deck will be composite material.

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

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

J. Langey said since the G.M.L. was not back, it could not be approved conditionally-it is New York State law. He said it can be finished next month.

*Hugh & Allisyn Roszel - Site Plan Review - 2075 Wright Road
File # 12-827 (Anastasia Urtz)*

M. Palmer stated the G.M.L. was not back on this application yet.

H. Roszel was present to represent the application.

H. Roszel said they will be putting in some large pavers, similar to what is existing-about 18" in diameter. He said they will go to the back of the house and there will be a 14' diameter for seats and a fire pit and the stones will be on the side of the house as well.

J. Langey said it will be addressed for full approval at next month's meeting.

Motion by Anastasia Urtz, 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 continue the file was carried as follows:

Mike Palmer - Yes
Jennifer Basic - Absent
Dale Bowers - Yes
Anne Ferguson - Yes
Tom Pratt - Yes
Anastasia Urtz - Yes

*Albert & Michele Crawford - Site Plan Review - 4989 East Lake Road (Barn)
File # 12-801 (Tom Pratt)*

Tom Douglas was present to represent the application.

T. Douglas confirmed the Zoning Board of Appeals gave approval for the walkway and the overhang.

M. Palmer stated the work was already done.

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.

At 9:49 p.m., motion by Hugh Roszel, seconded by Tom Pratt to adjourn the meeting was carried unanimously.

Connie Sunderman - Planning Board Secretary - April 9, 2012