

Town of Cazenovia Planning Board

Meeting Minutes

July 5, 2012

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

Members Absent: Jennifer Basic; Hugh Roszel

Others Present: John Langey, Esq.; John Dunkle; Roger Cook; Phillip Cunningham

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

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

The next regularly scheduled meeting is August 2, 2012.

The next work session is July 26, 2012.

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

Motion by Anne Ferguson, seconded by Tom Pratt to approve the June meeting minutes was carried.

HEARINGS

*Phillip & Tracie Cunningham - Site Plan Review - 4304 Route 92
File # 11-837 (Anastasia Urtz)*

Phillip Cunningham was present to represent his application.

M. Palmer told the Planning Board that the Zoning Board of Appeals granted two variances; 84' of relief on the south side and 62' of relief on the east side for a deck.

P. Cunningham said the wood shed and concrete floor were gone.

R. Cook confirmed it was not in good condition.

P. Cunningham said the woodchuck holes were filled-in.

M. Palmer stated, at this meeting, they are talking about the deck because the applicant has already received partial approval for the removal of the shed and the filling in of the holes.

P. Cunningham said originally there was a porch with concrete steps and the steps were falling apart. He said there is currently a temporary set in place.

R. Cook stated there was also a concrete slab along the eastern side.

P. Cunningham said he wants to break up the concrete and build a deck over the top. He said they would punch holes in the concrete so the water can run through. He confirmed, size-wise, the deck replaces the concrete. He said the deck is a little bigger than the concrete as he pointed to the Eastern side. He pointed to another area that he said had concrete with a little bit of grass on it but he was not going to touch it because it was too close to the shore.

P. Cunningham said the deck will be made of synthetic material and there will be spacing in between.

J. Langey said the impervious surface numbers go from 38% to 36%. He further stated the Z.B.A. approved two variances for the location.

J. Langey said the County referral came back. J. Langey said it pertained to the Zoning Board of Appeals but the County misconstrued the idea of a non-conformity versus asking for a variance. He said the applicant is building a deck and it is too close to the water so they need a variance. The County suggested it was an increase to a non-conforming structure. He stated he tried calling the County and they just exchanged messages. He further said it is just a recommendation because it was returned for local determination.

J. Langey said the SEQRA was done for the partial approval and suggested they just reaffirm the original SEQRA.

T. Pratt inquired if the deck was the only thing being approved tonight.

M. Palmer said that is all that is on the table right now. He said when they do the seawall, the applicant will come back at that time.

Motion by Anne Ferguson, seconded by Tom Pratt to reaffirm the SEQRA determination and approve the site plan application was carried unanimously.

At 7:36 p.m., motion by Michael Palmer, seconded by Tom Pratt to adjourn the meeting was carried unanimously.

Connie Sunderman - Planning Board Secretary - July 6, 2012