

Town of Cazenovia Planning Board

Meeting Minutes

April 4, 2013

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

Members Absent: Jennifer Basic; Dale Bowers

Others Present: John Langey, Esq.; John Dunkle; Roger Cook; Donald Ferlow; Anne Redfern; Graham Egerton; Brian Gardner; Jocelyn Gavitt; Howard Port; Ann Port; Mark Zagger

M. Palmer called the meeting to order at 7:30 p.m.

The deadline to be on the next meeting agenda is April 17, 2013.

The next regularly scheduled meeting is May 2, 2013.

The next work session is April 25, 2013.

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

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

M. Palmer reminded the Planning Board of the Randall Arendt workshop on May 3- 4, 2013 regarding conservation subdivision and rural development.

HEARINGS

*Dale Bowers - Subdivision (1) - 2475 Fenner Road
File # 12-858 (Jennifer Basic)*

No one was present to represent the application.

A. Ferguson suggested a letter be sent to the applicant regarding his subdivision plans.

Motion by Anne Ferguson, seconded by Hugh Roszel to send a letter to the applicant was carried unanimously.

Motion by Anne Ferguson, seconded by Anastasia Urtz to continue the file was carried unanimously.

LAND DISTURBANCE/SITE PLAN REVIEW/SUBDIVISION

Brian Gardner - Site Plan Review - East Lake Road (vacant parcel)
File # 12-845 (Mike Palmer)

Brian Gardner was present to represent his application.

B. Gardner said his intentions have not changed. He said in past meetings; he asked for permission to build the barn prior to the house. He said he has gotten final stamped drawings for the building and plans for the house. He stated he would like to pull his permits for both structures within the next month and "break ground" this Spring.

R. Cook stated the project should be complete by two years from when the permit is issued.

B. Gardner confirmed that he will be the general contractor.

M. Palmer said the risk for the Town is; if the Board approves the site plan and the barn goes up first and the house is never built, it would put the Town in a bad position. He further stated that was the only down side, that he could see. He said the applicant has two years to complete the project and it would become an enforcement issue for the Code Enforcement Officer and ultimately, the Attorney for the Town.

B. Gardner stated he has sketched drawings of the house and will have C.A.D. drawings within a week.

B. Gardner further stated he would pull permits for both structures on the same day. He stated he will have stamped drawings for both.

M. Palmer stated the barn driveway comes off of East Lake Road and the house driveway comes off of Mount Pleasant Drive.

B. Gardner said he has permission for the driveways.

The Board asked to see sketches of the house.

B. Gardner said the style they are trying to achieve is a modern farm-style house with a wrap-around porch. He said it will be a two-story house with a walkout basement because of the topography.

The Board reviewed the elevations, floor plans, and sketch of the house and asked B. Gardner some questions.

B. Gardner stated Wayne Madison would do his septic design.

B. Gardner said the driveway is coming in off the end of the cul-de-sac and he is trying to push the house up on the hill a little because of the topography. He stated, for a while, the driveway will be stone. He said he has not determined what the siding of the house will be and they have not finalized colors for the house, yet. He said they have colors for the building and the colors are neutral, hickory moss with a bronze trim. He stated it will have metal siding.

M. Palmer told the applicant he should provide the Board with a floor plan and an elevation drawing.

T. Pratt inquired about the pole barn.

B. Gardner stated he has stamped drawings of the barn by Finger Lakes Construction.

M. Palmer stated the barn is 400' from East Lake Road and about 400' from the house. He further stated no one will see it.

B. Gardner was unsure of the height, but he thought it was around 32'. He said the structure is 60'x100' with 14' doors.

M. Palmer said the height to the eaves is 16'. He further stated it will be close, but not over the limit.

B. Gardner said he is going to put tractors and whatever is needed to maintain the 44 acres. He stated the barn will have a lift.

B. Gardner said he has a family-owned and operated construction business. He said the business is run out of Lakeport, New York. He stated he has no intention of running the business out of his house and the business has been in its present location for 30 years. He said if a dump truck needs to be worked on; he wants a lift to have the capability to fix it.

Motion by Anastasia Urtz, 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, and to approve the site plan was carried unanimously.

*Robert & Sue Romagnoli - Site Plan Review - 4580 Fox Lane
File # 12-860 (Jennifer Basic)*

No one was present to represent the application.

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

*William J. Camperlino - Major Subdivision (4) - Owera Point Drive
File # 12-872 (Dale Bowers)*

No one was present to represent the application.

J. Langey stated he spoke with the engineer, Matt Napierala and he would not be at this meeting. He further stated they would possibly be back next month.

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

*William J. Camperlino - Site Plan Review - Owera Point Drive
File # 12-873 (Dale Bowers)*

No one was present to represent the application.

J. Langey stated he spoke with the engineer, Matt Napierala and he would not be at this meeting. He further stated they would possibly be back next month.

He said they would possibly be back next month.

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

*Port, Howard & Ann - Site Plan Review -1060 Tunnel Lane
File # 13-878(Hugh Roszel)*

Jocelyn Gavitt, landscape architect, was present to represent the application.

J. Gavitt stated the contractor would like to deposit the fill on site from cutting out the slope for the garage because it is significantly less expensive and less wear and tear on the roads. She said they looked at the best area to put the fill and the Code Enforcement Officer said they should come back before the Planning Board to discuss what they are proposing to do with the fill. She pointed out the house, existing driveway and the proposed garage. She stated the land they purchased last year is where they are proposing to put the fill. She said there would be a silt fence barrier placed on the lower side. She showed the Board a cross slope section. She said Tunnel Lane has a tall embankment next to it which creates a ridge line and gently slopes all the way back. She said the area they want to place the fill will not be in any natural drainage courses, so other water won't be coming through and eroding the soil. She said the land has black locust trees, black cherry trees, and green ash. She pointed out the area where there was a lot of scrub and dead wood on the ground. She stated it looks like there were remnants of fill from years ago because there is irregularities in the topography. She said the land can accept some additional fill and it will continue to flow in the same direction. She said there would be about 450 cubic yards of fill and the area the fill will go in is about 3,600 sq. ft. She thought it would be about 3' in depth.

M. Palmer asked D. Ferlow if he visited the site and if it would interfere with any natural drainage courses?

D. Ferlow stated no, the land slopes.

J. Gavitt reiterated that they will put silt fence on the low side and seed the area.

M. Palmer said they should have a time frame for reseeding so it does not cause a muddy area for the neighbors.

J. Gavitt said they are pushing the dirt to the area where the fill will go. She pointed out the path they will use to push the dirt to the fill area.

Motion by Hugh Roszel, seconded by Anne Ferguson to reaffirm the SEQRA and approve the amended site plan with the conditions 1) silt fence will be placed at the stock pile and 2) seed and mulch the area within 14 days of the final grading was carried unanimously.

*Stevens, Thomas & Nancy - Site Plan Review - 4310 Syracuse Road
File # 13-879 (Jennifer Basic)*

No one was present to represent the application.

M. Palmer said they are still before the Zoning Board of Appeals because the Zoning Board of Appeals did not have a quorum for their March meeting.

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

*Kraker, James - Line Change (1) - East Lake Road Parcel (vacant parcel)
Zagger, Mark - 5746 East Lake Road
File # 13-881 (Jennifer Basic)*

Mark Zagger was present to represent his application.

M. Zagger stated the the lots are long and narrow as he pointed to the front section of the lot near East Lake Road. He said he bought his house in 1999 and there is a gravel two-track path going back to the barn. He said he thought the path was with his property. He further stated when he had his driveway black-topped, the contractor spread the gravel on the two-track path. He said when they added the pond several years ago, they had the property surveyed. He said the survey revealed the path was not on his property, it was on his neighbor's property, Mr. Kraker. He said he gets along great with his neighbor and it could have been done with a "handshake." He stated he wanted to go through the process because it is his access to the barn and the pond.

M. Zagger pointed out on the site plan the area that would be added to his property. He said Mr. Kraker has two lots and it will leave him with nearly 50 acres.

M. Palmer pointed out the "blue" rectangle on the map dated February 7, 2013 and said the rectangle used to go with Mr. Kraker's lot and now it will go with Mr. Zagger's lot.

M. Zagger brought a large photograph of the property to show the Board where the line change would be. He said he will have a little over 12 acres.

M. Zagger submitted a letter to the file written by Mr. Kraker regarding the line change.

Motion by Tom Pratt, 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, and move to a public hearing was carried unanimously.

M. Zagger inquired if the map provided was sufficient.

J. Langey said the map should have signature lines added and they should call the County to see if the map is sufficient for filing.

RECOMMENDATIONS TO THE ZONING BOARD OF APPEALS

None

INFORMAL

None

At 8:10 p.m., motion by Anne Ferguson, seconded by Tom Pratt to close the meeting was carried unanimously.

Connie Sunderman - Planning Board Secretary - April 7, 2013