

Cazenovia Zoning Board of Appeals

Meeting Minutes

June 24, 2013

Members present: Chris Fischer, Chairman; Louis Orbach; David Silverman; Gene Smith

Members absent: Richard Sheridan

Others present: Wendy Reese, Esq.; Jon Verbeck; Gary Mason, Dena Mason

C. Fischer called the meeting to order at 7:30 p.m.
The next regularly scheduled meeting is July 22, 2013.

C. Fischer asked if there were any corrections or comments for the May meeting minutes.

Motion by C. Fischer, seconded by G. Smith to approve the May meeting minutes as presented was carried unanimously.

Cazenovia Ski Club – #13-883 – Special Use Permit – 5251 Rathbun Road

Jon Verbeck was present to represent the application.

C. Fischer said the application is for a special use permit for the Ski Club's annual fundraiser. He reminded the Board the applicant was before the Board last month, but did not notify the adjoining landowners. He verified there was proof in the file that the neighbors were notified. He further stated Doug Falso said at the meeting last month that it would be the same as past years, except the operation of the event will be done more by the promoter.

J. Verbeck confirmed.

C. Fischer stated it had been noticed for a public hearing and asked if anyone was present to speak for or against the application.

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

Motion by C. Fischer, seconded by G. Smith to close the public hearing was carried unanimously.

Motion by G. Smith, seconded by D. Silverman to appoint the Zoning Board of Appeals as Lead Agency for purposes of the State Environmental Quality Review Act (SEQRA), to declare the matter an Unlisted Action and to make a Negative Declaration of environmental significance, all based upon the Board's review of the Short EAF, and to approve the special use permit subject to the application and under the same terms and conditions as prior approvals was carried unanimously

W. Reese stated the prior conditions were no parking allowed on adjoining streets; provide insurance information to the Town of Cazenovia; provide appropriate security and sanitary facilities; the permit is also for a single day and the time set forth. She further stated these were the conditions set forth from the prior year.

The Board Secretary stated the applicant would need to go back to the Planning Board meeting on July 3, 2013.

Mason, Gary & Dena – #13-887 – Area Variance – 3757 Burlingame Road

Gary Mason was present to represent the application.

C. Fischer said the applicants are requesting a second accessory building on their property.

C. Fischer circulated a tax map with the tentative location of the building as well as, pictures and diagrams of what the building will look like.

G. Mason said it will be a second accessory building to store tractors, tools, a small boat and tools they use for their various gardens and woods. He said he does not like to store things outside. He stated Finger Lakes Construction will not give a final plan until they have a commitment from the customer. He showed a photo of a barn to the Board and said it would be fairly close, but would be 6' wider with an entry door and he wants to recess the door in about 4' for aesthetic reasons. He said it will be board-n-batten. He said their house is redwood and the other barn is cedar. He stated it will have the same shingles, brown doors and will blend in nicely with the property. He said the structure will sit back by a preliminary driveway and will set back at least 210'.

C. Fischer stated he had two concerns. He said typically the Board requires something more formal than a hand-drawn map. He further stated a hand-drawn map is fine on a survey, but not a tax map. He asked if the proposed building was in front of the house?

G. Mason said it would be behind the front line of the house. He described the layout of his property and the location of the proposed barn.

G. Mason said the current barn is roughly 1,000 sq. ft. He said his property is 12 acres and he has 1,400 ft. of road frontage. He further stated he has no intentions of ever developing the land. He bought the land and woods from The Zettels, who used to live around the corner. He said five or six years ago he did a lot line change to make it one parcel.

C. Fischer said the Board takes a hard line on the notification of the public hearings and a legitimate survey map of where things will be located. He said a surveyor is not needed, but the applicant probably has a survey map and the Board needs the location of the proposed building, size and distances from property lines and the house. He further stated the Board cannot approve a hand-drawn sketch.

G. Smith said the Code Enforcement Officer needs something official that he can work from with the exact location of the structure.

C. Fischer said he did not have a problem with the concept of a second accessory building, but the Board needs to know exactly what they are approving.

D. Silverman agreed with C. Fischer because of the size of the parcel.

C. Fischer asked the applicant to come back next month with a specific plan of location compared to the house, property lines, and roads.

The Board Secretary located the subdivision map when the Masons did the line change five years ago.

C. Fischer said at the June 6, 2013 the Town of Cazenovia Planning Board meeting; they voted unanimously on a positive recommendation for a second accessory structure.

C. Fischer said no G.M.L. was required for County input.

G. Mason said he will use a driveway that is already there.

C. Fischer said the existing barn was not on the subdivision map that the secretary located.

W. Reese said it is at the discretion of the Zoning Board of what they accept as a survey.

The Board Secretary thought the applicant did not need to go back to the Planning Board since it was a pre-existing lot prior to 2009.

C. Fischer said whatever specifics that get approved, have to be specific.

G. Mason said he can do actual measurements for the location of the structure.

C. Fischer said he was hesitant to move forward at this meeting and wanted the applicant to put the location on the map and come back next month. He said the Board is looking for the approximate size and location of the existing barn, size and location of the proposed building, measurements of the building off of Burlingame Road, and the property line to the north. He further stated to add the other pertinent proximities on the site map. He said he also wanted the colors and siding to be specific.

C. Fischer stated it had been noticed for a public hearing and asked if anyone was present to speak for or against the application.

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

Motion by C. Fischer, seconded by G. Smith to hold the public hearing open until next month was carried unanimously.

C. Fischer confirmed there was proof of notice to the neighbors and notice to the newspaper in the file.

The Board Secretary stated the next meeting is July 22, 2013.

Motion by C. Fischer, seconded by G. Smith to adjourn the meeting was carried unanimously at 8:01 p.m.

Zoning Board of Appeals Secretary – Connie Sunderman – June 26, 2013