# Town of Cazenovia Planning Board

# Meeting Minutes

# October 8, 2026

Members Present: Robert Ridler, Chairman; Roger Cook; Thomas Clarke; Dale Bowers; Anne Ferguson; David Ryan, Alternate Member

Members Absent: Eric Jerabek; Thomas Schepp

Others Present: John Langey; John Dunkle; Sheila Fallon; Chelsey Card; Michael Johnson; William Bullen; Laura Reeder; Dan Kuper; Mary Margaret Kuper; Matthew Vredenburg; Dan Bargabos; Lluis Torrent; Nicholas Ryan; Adrian Arias; Andreas Escher

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R. Ridler called the meeting to order at 7:30 P.M.

Roll was taken. Eric Jerabek and Thomas Schepp were absent. David Ryan participated as a voting member.

The next regularly scheduled meeting will be Thursday, November 5, 2026.

The next deadline day will be Wednesday, October 21, 2026.

The next regularly scheduled work session will be Thursday, October 29, 2026.

Motion by T. Clarke, seconded by R. Cook, to approve the September 3, 2026 meeting minutes was carried unanimously.

## LAND DISTURBANCE/SITE PLAN REVIEW/SUBDIVISION:

*Johnson, Paul D. — Line Change/Minor Subdivision (3 new lots) – 2540 Ballina Rd. & File #1615 (Dale Bowers)* *Ballina Rd., Cazenovia*
7:31 PM

Michael Johnson was present to represent the file.

D. Bowers believed the proposed change was to now create three (3) new lots (rather than four (4) new lots), and some of what would have been the fourth lot will be conveyed to the commercial lot to the west.

M. Johnson said that was correct.

D. Bowers asked about a change to the most recently submitted maps.

M. Johnson explained the lot line change will now be west of where the line was drawn, so less land will be conveyed to the commercial lot than is depicted on the maps; more land will be part of the new lot being created to the east of the commercial lot.

D. Bowers believed the maps to be submitted by the October 21, 2026 deadline will show that adjustment.

M. Johnson responded, "Correct."

D. Bowers informed Mr. Johnson that review of those plans submitted would be held at the November 5, 2026, and if favorable, followed by a public hearing at the December 3, 2026 meeting. Two (2) more meetings will be required from tonight.

J. Langey said because this would be such a minor change from the original approval, the Board could readopt the original State Environmental Quality Review (SEQR).

More discussion followed regarding the configuration of the lots as most recently proposed for the Board's comprehension.

Motion by D. Bowers, seconded by A. Ferguson, to continue the file was carried unanimously.

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*Bullen, William & Reeder, Laura – Site Plan Review – 4465 Ridge Road, Cazenovia*
*File # 26-1637 (Dale Bowers)* 7:35 PM

Both William Bullen & Laura Reeder were present to represent the file, as was Matthew Vredenburgh their landscape architect.

D. Bowers first addressed the planting plan, explaining the Board not only desired to know the species of new plantings, but they also wanted to know the size and the locations of those plantings.

D. Bowers said Mr. Ryan had stated his desire to know how existing trees would be protected.

D. Ryan elaborated that they discussed blowing mulch around the trees and limiting access to the tree removal people. He asked that those details be shown on the site plan as well.

M. Vredenburgh said species had been identified on the plan, but he did not know the Board sought exact locations, but he said that would be "easy enough to provide."

W. Bullen said when construction was underway, the size or the plant may change, but he assured the Board that he and Ms. Reeder were in agreement with the requirements.

D. Bowers responded that having a set plan made it easier for the Code Enforcement Officer to ensure the plan was properly executed.

M. Vredenburgh asked if the Board was primarily interested in the vegetative screen between the two (2) historic properties.

D. Bowers answered the Board was interested in that and protecting the trees that are there from the disturbance that will happen during construction.

M. Vredenburgh replied he could add the construction fencing detail on the planting plan.

The Board expressed approval of that addition to the plan.

D. Bowers said the water issue is a Village issue and the Village of Cazenovia has discussed requirements with the Applicants.

D. Bowers also said the sewer (hook-up) issue remained, mentioning the affected neighbors' attorney communication that had been received. He stated the Applicants have been "very open and upfront and helpful" regarding this matter. He explained that the Board "just wanted to make sure everybody's on the same page there." He

felt that issue would be resolved when there was a good understanding of the plan for that.

W. Bullen thought the water and sewer issues "were off the table" as long as he had approval from the neighbors, who he said were not opposed to the proposal, but who wanted to see the specifications, design, and engineering approval. He asked if now those two (2) items were requirements for the Board's approval.

J. Langey explained the Planning Board did not have jurisdiction over connection to water and sewer, however, the Board needed to be assured there were plans to connect. He spoke to the attorney representing the neighbors and said the attorney "just wants to double-check everything." Mr. Langey did not expect there to be a "dust-up."

W. Bullen responded they expect Wayne Matteson to create (a good sewer hook-up) design (which should reassure the neighbors).

R. Ridler asked if the design was ready for the neighbors to review.

W. Bullen answered they had recently entered into a contract with Mr. Matteson, so the design had not yet been created.

D. Bowers identified New York State Historic Preservation Office (SHPO)'s approval of the proposal as another outstanding item. He stated the Town had been copied on SHPO's email saying a response would come no later than October 24, 2026.

J. Langey noted a basin was proposed as part of the drainage plan and asked Mr. Dunkle's opinion regarding a storm water maintenance agreement.

J. Dunkle indicated being in favor of a storm water maintenance agreement as a measure to prevent the depression from becoming filled and no longer working in the future.

J. Langey explained the agreement would be recorded with the property so that future homeowners would be informed regarding the drainage features to be maintained so as to "not flood out neighbors."

M. Vredenburgh said Mr. Dunkle reviewed the plan he created 9/29/2026 entitled *L-200 Bullen Reeder Residence 4477 Ridge Road, Town of Cazenovia, New York Planning Board Site Plan*, and he had incorporated the change for the location of the small detention basin up the hill as recommended by Mr. Dunkle. He said the "detention basin will collect runoff from the site – from the disturbed areas and the building – it will hold the water and a level spreader downhill from it… will distribute any overflow across the woods in a responsible manner."

A. Ferguson asked the approximate size of the basin.

J. Dunkle answered some calculations would be needed to show the proposal will work.

M. Vredenburgh assented.

More discussion followed regarding the size that should be used.

R. Cook asked if the design would be classified as a retention basin and not a pond.

M. Vredenburgh answered, "Correct, correct, correct." He said there would be an underdrain. He elaborated saying water will slowly drop out of it and a "very small outfall" will distribute the protected outfall on the downhill side. Runoff water would be collected and slowly released.

J. Dunkle cautioned Mr. Vredenburgh to be sure the drainage design will not be in an area within an easement.

M. Vredenburgh responded, "Okay," believing that would not be an issue.

J. Dunkle stated., "Conceptually, I'm fine."

D. Bowers asked about the stormwater maintenance agreement.

J. Dunkle said that would be created to ensure the facility will work and that Owners will maintain it.

J. Langey added the written agreement will be recorded (by Madison County).

M. Vredenburgh believed everyone was in agreement regarding what has been presented and thought only the technical details were needed. He said regarding the Planting Plan, he would identify the number of plants in addition to the list of plantings currently shown, and he would also include where there would be construction fencing.

Motion by D. Bowers seconded by A. Ferguson, to continue the file was carried unanimously.

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*Kuper Family Benefit Trust w/Mary Lou Corcoran – Line Change – 2103 Sunset Lane with*
*File # 26-1628 (Tom Schepp)* *4384 Route 92, Cazenovia*
7:45 PM

Dan and Mary Margaret Kuper were present to represent the file.

R. Ridler asked the Applicants to explain their situation.

D. Kuper said in the 1950's part of a stone patio was shown to be on the neighboring property. In an attempt to "clean up" the situation, they had spoken with the owner of the neighboring property, Mary Lou Corcoran, to acquire some land so the Kupers' patio would no longer be on the Corcoran property.

Referring to the drawing created by Michael J. McCully, Land Surveying PLLC, dated 07-07-26 entitled *Lot Line Adjustment on Lot Seven of Map #2154 and Lot Six, Seven and Eight of Maps 863. To be New Parcels A & B Known as 4384 New York Route 92 and No. 2081 Sunset Lane, Town of Cazenovia, County of Madison, State of New York,* Mr. Kuper showed the small amount of land being transferred to him from the Corcoran property.

R. Ridler asked if this transaction would require a line change.

D. Kuper replied it does.

R. Ridler asked if the map submitted reflects that change.

D. Kuped answered it does.

R. Ridler mentioned the 50-foot Right of Way belonging to New York State for drainage.

D. Kuper said the State came to the site and wanted the Kupers to understand that regardless of who owns the property, the State has the right to disrupt anything within the easement for drainage repairs.

R. Ridler asked if the Board had any questions.

Hearing none, R. Ridler asked for a motion to move the file to a public hearing.

J. Langey led the Board through Part 2 of the Short Environmental Assessment Form (SEAF) finding no impacts.

Motion by D. Bowers, seconded by T. Clarke, to appoint the Planning Board as Lead Agency for the purposes of the State Environmental Quality Review (SEQR), to affirm the matter an Unlisted Action and make a Negative Declaration based upon the Board's review of the SEAF, to move the file to a public hearing was carried unanimously.

Motion by D. Bowers, seconded by D. Ryan, to continue the file was carried unanimously.

Public hearing notification instructions were given to the Applicants at this time.

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*Bargabos, Dan & Elizabeth – Site Plan Review – 1080 Marlyn Park Drive, Cazenovia*
*File # 26-1644 (Roger Cook)* 7:50 P.M.

Dan Bargabos and his landscape architect, Matthew Vredenburgh, were present to represent the file.

Referring to the drawing he created dated 9/16/2026 entitled *L-200 1080 Marlyn Park Drive Planning Board Site Plan,* M. Vredenbugh showed the existing condition as it was in 2023, the approved site plan from 2024, and the proposed site plan now with the most recent refinements. He said this identifies how what was being proposed would be more desirable than what was approved in 2024. He said the exact shape and impact of the patio was now identified; any development previously planned in the Critical Environmental Area (CEA) was now no longer part of the current proposal; and the previously proposed pavement around the firepit has been removed from the plan. Impervious surface area which was 28.5% was reduced in the first approved plan to 28.4%, and now would be 27.2%.

M. Vredenburgh recounted another improvement that has been incorporated into the most recent design was the addition of plantings along the shoreline to reduce the amount of lawn, which Mr. Cook had encouraged at the last meeting. Not only will these plantings obscure the view looking into the site from the water, but they will act as filter strips as well.

R. Ridler asked if any existing hard surfaces – patio pavers – will be removed from the CEA as well.

M. Vredenburgh answered, "That's correct."

R. Cook complimented the Applicants on their following the *Cazenovia Lakefront Development Guidelines.*

J. Langey advised the adoption of the prior SEQR, recognizing there would be no significant changes from the original review.

Motion by R. Cook, seconded by A. Ferguson, to reappoint the Planning Board as Lead Agency for the purposes of SEQR, to reaffirm the matter an Unlisted Action and make a Negative Declaration based upon the Board's prior review of the SEAF, and to approve

the planting plan, the patio with steps, and the firepit as most recently submitted was carried unanimously.

## OTHER MATTERS:

*Nobbe Land Trust #101 – Site Plan Review – Route 20 East with Fenner Road & (Formerly Love Frazee Assoc.) w/Paul Pushlar* *Route 20 East*
*File #1497 (Robert Ridler)* *7:55 P.M.*

Lluis Torrent, Adrain Arias, and Andreas Escher of Quantum Group and Nicholas Ryan, the General Contractor for LBFNY were present to represent the file.

R. Ridler believed the Applicants were present to request an extension for the installation of the (previously approved) solar facility.

L. Torrent said, "So by 2024, when we were discussing this project and we requested 30-month period for the construction of the project, we thought that it would be more than reasonable. Since June - July 2024, we have gone through a litigation with a person who claimed that she has some rights on this project. That is for 6 – 8 months, then the tariff, the new [unintelligible] that forced us voluntarily to partner and team up with NextEra, NextEra Energy, which is a fantastic company, and they help us a lot. The reason that we teamed up with NextEra is because duties – tariff – it's mandatory to have equipment already in the US, and NextEra has plenty of equipment…then NextEra had an internal mandate by late 2025 to withdraw all the renewal assets within NextEra, and to focus only on gas, power, and coal, and nuclear…no solar, no wind. So, NextEra helped us to identify Madison Energy, and Madison Energy is the current owner of this project. We are teaming up, Quantum DPI is teaming up with Madison Energy, but they are the current owners…So, what we thought 30 months would be more than enough, because of different situations, it will not be. In our communication with you…we asked for a couple of months. We think that is optimistic. We know, and we have discussed it in the past, that the Planning Board, the Zoning Board prefer to give us a realistic buffer rather than come every two months."

A. Ferguson asked what was the current target for completion.

L. Torrent answered May 2027.

A. Ferguson asked what was the extension being requested.

L. Torrent answered 8 -9 months.

R. Ridler asked if December 2027 would be acceptable.

L. Torrent indicated that would be even more preferrable.

It was explained that the Board would rather have the project finished early than having to Applicants return for another extension.

D. Bowers asked if Mr. Langey was "all right with everything."

J. Langey wondered if this decision should just be captured in the minutes or if a full amended written approval resolution would be preferrable.

D. Bowers answered, "the full amended."

J. Langey replied he might need to reach out to the Applicants for more information to create that.

L. Torrent responded that Mr. Langey could contact him or John Watson.

J. Langey stated this would not cause any impact to SEQR.

It was mentioned that the Applicants will have to receive an extension from the Zoning Board of Appeals as well.

J. Langey advised a specific date in December be named.

A. Ferguson said December 31, 2027.

Motion by A. Ferguson, seconded by R. Cook, to reappoint the Planning Board as Lead Agency for the purposes of the SEQR, to reaffirm the matter a Type I Action and make a Negative Declaration based upon the Board's original review of the Full Environmental Assessment Form (FEAF), and to approve the amended site plan review with a completion date of December 31, 2027 was carried unanimously.

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Motion by D. Bowers, seconded by D. Ryan, to adjourn the meeting at 8:01 P.M. was carried unanimously.

Sue Wightman, Planning Board Secretary – October 8, 2026