

Town of Cazenovia Planning Board

Meeting Minutes

June 5, 2025

Members Present: Robert Ridler, Chairman; Anne Ferguson; Dale Bowers; Thomas Clarke; Roger Cook; Eric Jerabek; Thomas Schepp, Alternate Member

Members Absent: Linda Cushman; Jerry Munger, Alternate Member

Others Present: John Langey, Esq; Chuck Ladd; Adam McAllister; Matthew Vredenburgh; Timothy Kennedy; Susan Kennedy; Sheila Fallon

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

Roll was taken. Thomas Schepp was asked to act as a voting member in Linda Cushman's absence.

The next regularly scheduled meeting will be Wednesday, July 2, 2025.

The next deadline day will be Wednesday, June 18, 2025.

The next regularly scheduled work session will be Thursday, June 26, 2025.

Motion by T. Clarke, seconded by A. Ferguson, to approve the May 1, 2025 meeting minutes was carried unanimously.

HEARINGS

*McAllister, Adam – Minor (1 New Lot) Subdivision & Line Change – Fabius Road
File # 25-1582 (Dale Bowers) With 1908 Route 80, New Woodstock*

Adam McAllister was present to represent the file.

D. Bowers asked Mr. McAllister to explain the location of the proposed subdivision and the proposed line change on the drawing entitled *Preliminary Subdivision and Lot Line Adjustment Lands of Adam McAllister New York State Route 80 Town of Cazenovia – Madison County State of New York* created by Chapin Land Surveyors dated 04/15/2025.

D. Bowers showed the 5.078-acre subdivision which would be west of Mr. McAllister's home and the line change on either side of his home lot that Mr. McAllister proposes between his home lot and the vacant 65-acre parcel he owns to the north.

Motion by D. Bowers, seconded by T. Clarke, to open the public hearing was carried unanimously.

R. Ridler invited comments at this time.

Hearing no comments, motion by D. Bowers, seconded by A. Ferguson, to close the public hearing was carried unanimously.

Motion by D. Bowers, seconded by A. Ferguson, to approve the Minor (1 New Lot) Subdivision and Line Change as most recently submitted was carried unanimously.

LAND DISTURBANCE/SITE PLAN REVIEW/SUBDIVISION

*Hugo, Aaron & Michela – Site Plan Review – 4398 Route 92, Cazenovia
File # 24-1548 (Dale Bowers)*

Matthew Vredenburgh was present to represent the file.

D. Bowers acknowledged that a planting plan had been received from Mr. Vredenburgh, however because that was submitted today, the Board lacked ample time to properly review the material. He asked Mr. Vredenburgh to briefly summarize the submission.

M. Vredenburgh believed the focus of the Board was to ensure the screening between the subject property and the neighbors to the south was sufficiently dense.

D. Bowers responded, "That would be part of it."

Referring to the drawing Mr. Vredenburgh created May 22, 2025 entitled *L-400 Hugo Residence 4398 Syracuse Road, Town of Cazenovia, Madison County, New York Preliminary Planting Plan – Perimeter*, M. Vredenburgh listed green giant arborvitae, Norway Spruce, white pine, and a variety of deciduous shrubs that would grow to be 10 – 12 feet tall and would be planted as a buffer screen along that edge. He remarked the Hugos desire privacy as much as the neighbor to the south.

M. Vredenburgh said the plantings along the shore would remain as planned (when the shoreline improvements were approved previously by the Planning Board) however he had added sedge to enhance the already proposed aromatic sumac and juniper.

M. Vredenburgh also showed where a small orchard of fruit trees was proposed to the west of the new home.

A. Ferguson noted interest in the orchard.

M. Vredenburgh also showed where existing trees were located throughout the site.

D. Bowers commented the plan was "a good start," and assured Mr. Vredenburgh that the Board would take a "good look at this." He thought he would have a few more questions once he reviewed the plan.

M. Vredenburgh asked what was Mr. Bowers' concern.

D. Bowers answered he did not have a specific concern but recalled a significant number of trees had been removed, and if one were to follow the *Cazenovia Lakefront Development Guidelines* some other replacement trees might be necessary, repeating that the Board had not had sufficient time to review the proposal. He reassured Mr. Vredenburgh the plan was helpful and the Board would be prepared to discuss it next month.

M. Vredenburgh offered to bring the tree clearing plan that Mr. Ladd was given when the trees were removed (for the new construction) to help the Board. He clarified it was a tree inventory.

Discussion then turned to a previously approved platform that was being built differently from what was proposed.

M. Vredenburgh said he had spoken with the builder and was informed that the builder of the dock had built the stairs going vertically to the dock rather than winding as approved by the Planning Board.

D. Bowers repeated the plan was altered from what was approved.

M. Vredenburgh said it was, explaining that the stairs were to access the dock.

D. Bowers did not want to discuss that at this time but warned Mr. Vredenburgh the Board might have an issue with that.

A. Ferguson asked if Mr. Ladd had seen the change.

C. Ladd answered he had not, explaining a framing inspection was scheduled during which time he planned to inspect the construction of the dock, but the framing inspection was canceled. He explained Mr. Bowers had made him aware of the situation.

M. Vredenburgh said he had recently reached out to the builder and was informed of the change, and he offered to document that for the Board as well.

D. Bowers asked that Mr. Vredenburgh provide that detail prior to the next work session. He said that timing would give the Board a chance to visit the site and view it.

C. Ladd asked what stage of construction was the dock at.

A photograph was produced showing how it looked today.

C. Ladd said he would speak with Mr. LaSala and make sure work would be stopped on that at this time.

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

Matthew Vredenburgh was also representing this file and was joined by Timothy and Susan Kennedy.

R. Ridler first wanted to address the file that dealt with the mitigation for work done (in 2024) at the water's edge.

M. Vredenburgh recounted that a number of folks had visited the site with the New York State Department of Environmental Conservation (DEC) Officer and it was the DEC's position that nothing needed to be done to the wetland area. At the work session last week, Ms. Ferguson expressed concern regarding the visibility of a barren area, so he proposes adding some red osier dogwoods that will spread and form a thicket. He chose this shrub because it thrives having "wet feet."

M. Vredenburgh displayed a drawing entitled *L-201 Kennedy Residence 3172 West Lake Road, Town of Cazenovia, New York Site Plan Enlargements – Planning Board* created 06/02/2025 detailing the proposal. He explained that all the Kennedys' shoreline is wetland.

T. Clarke asked if the Planning Board was awaiting a letter from the DEC confirming the findings Mr. Vredenburgh reported.

M. Vredenburgh responded that he had written his minutes from the DEC visit describing what was discussed on site, and he had sent that to Mr. Yorks, but had not received a response.

R. Ridler added he had spoken with Mr. Dunkle and Mr. Dunkle had stated he had no issues what was being proposed in the wetland.

R. Ridler asked if the Board was in a position to approve the planting plan for the wetland without having seen the report created from the site visit.

T. Clarke asked if the Board wanted the letter from the DEC or if that was not necessary.

The Board expressed their desire to have a letter confirming the DEC's satisfaction with the restoration, but the Board felt that could be a condition of an approval.

Motion by D. Bowers, seconded by T. Clarke, to appoint the Planning Board as Lead Agency for the purposes SEQR, to affirm the matter an Unlisted Action and make a Negative Declaration based upon the review of the Short Environmental Assessment Form (SEAF), to conditionally approve the site plan for lakefront restoration as most recently submitted was carried unanimously.

*Kennedy Enterprises 1, LLC – Site Plan Review – 3172 West Lake Road, Cazenovia
File # 24-1585 (Robert Ridler) (House Addition)*

M. Vredenburgh then began the discussion of the house addition stating they were given an area variance from the Zoning Board of Appeals for setback from the road. He showed on the same drawing how the Owners would relocate a drainage ditch. He explained water comes from a culvert beneath the driveway which is fed by a recently installed culvert from a neighboring property which has increased the flow of water into the drainage ditch. He described it as an intermittent stream that is dry in the summer and the winter and explained they plan to shift that 15 – 16 feet at the widest point. He explained they would repurpose some of the boulders that are in the channel now after they regrade and realign the area.

M. Vredenburgh said the trees that will be removed include two (2) bass wood, a cluster of Norway maples which are small and densely packed, as well as a cedar. He said the canopy of these existing trees was small. They propose to plan two (2) birch trees and a red maple which will be properly spaced on the back side of the embankment.

M. Vredenburgh said they would also be adding a couple check dams. He said during construction they would be using proper erosion sediment control with temporary check dams, silt fencing, and the like, and once those are removed, there will be permanent check dams which will allow water to pond briefly, allowing sediment to settle before the water moves downstream.

R. Ridler asked if the addition would increase impervious surface coverage from 3.7% to 5.4%.

M. Vredenburgh confirmed that was correct and added if the Owners were allowed to subdivide the property on the west side of West Lake Road, they would still be below the allowed percentage of impervious surface area.

Reviewing the drawing created 05/21/2025 by Mr. Vredenburgh entitled *L-200 Kennedy Residence 3172 West Lake Road, Town of Cazenovia, New York Site Plan – Planning Board*, A. Ferguson asked what was the building depicted on the west side of West Lake Road.

T. Clarke answered that was once a kennel.

R. Ridler asked if the Board had any other questions regarding the proposal.

D. Bowers believed Mr. Dunkle had reviewed the drainage and had no issue with the proposal.

R. Ridler asked Mr. Ladd if he had any issues with the proposal.

C. Ladd did not.

J. Langey informed the Board the ZBA's approval had conditions and he believed the storm water management practices suggested by Mr. Vredenburgh would be put and kept in place. He did not think a Stormwater Management Agreement was needed, unlike the Hugo project previously discussed.

Motion by A. Ferguson, seconded by E. Jerabek, to appoint the Planning Board as Lead Agency for the purposes SEQR, to affirm the matter an Unlisted Action and make a Negative Declaration based upon the review of the Short Environmental Assessment Form (SEAF), to approve the site plan as most recently submitted for the house addition and new garage with the related improvements was carried unanimously.

Motion by D. Bowers, seconded by A. Ferguson, to adjourn the meeting at 7:50 P.M. was carried unanimously.

Sue Wightman, Planning Board Secretary – June 5, 2025