

Town of Cazenovia Planning Board

Meeting Minutes

May 1, 2025

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

Members Absent: Jerry Munger, Alternate Member

Others Present: John Langey, Esq; John Dunkle; Chuck Ladd; Doug Falso; Benjamin Burnett (and son and daughter); Tyler Hoffman; Emily Washleski; Adam McAllister; Sheila Fallon

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

Roll was taken.

The next regularly scheduled meeting will be Thursday, June 5, 2025.

The next deadline day will be Wednesday, May 21, 2025.

The next regularly scheduled work session will be Wednesday, May 28, 2025. Chair Ridler explained the reason for moving the work session to Wednesday was because

the Town Grievance Day was Thursday, May 29, 2025; to avoid two (2) meetings being held at the Town Office simultaneously, the work session date was adjusted.

Motion by A. Ferguson, seconded by L. Cushman, to approve the April 3, 2025 meeting minutes was carried unanimously.

HEARINGS

Johnson, Paul/Falso, Kara – Minor (1 New Lot) Subdivision – 2540 Ballina Road # 25-1574 (Robert Ridler)

Doug Falso was present to represent the file.

R. Ridler asked Mr. Falso to explain the minor subdivision request.

D. Falso explained the Johnson Brothers Lumber property was currently about 88 acres and the request was to carve out the portion with the old mill facility buildings to be sold.

Motion by T. Clarke, seconded by A. Ferguson, to open the public hearing was carried unanimously.

R. Ridler invited comments at this time.

Hearing no comments at this time, motion by T. Clarke, seconded by R. Cook, to close the public hearing was carried unanimously.

Motion by A. Ferguson, seconded by L. Cushman, to approve the Minor (1 New Lot) Subdivision as most recently submitted was carried unanimously.

Burnett, Benjamin & Lisa – Line Change – 3174 Thompson Road with Thompson Road File # 25-1576 (Dale Bowers)

Benjamin Burnett was present to represent the file, and his two children were with him.

D. Bowers explained the request was for a line change between two (2) parcels owned by the Burnetts. The purpose was to enlarge the 1.1-acre lot to be a 3-acre lot and the Owners plan to raze the current house and to replace it with a new house.

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 at this time, motion by D. Bowers, seconded by A. Ferguson, to close the public hearing was carried unanimously.

Motion by D. Bowers, seconded by T. Clarke, to approve the Line Change as most recently submitted was carried unanimously.

LAND DISTURBANCE/SITE PLAN REVIEW/SUBDIVISION

*Hoffman, Tyler — Site Plan Review – 5649 East Lake Road, Cazenovia
File # 24-1547 (Dale Bowers)*

Tyler Hoffman and Emilya Washleski were present to represent the file.

D. Bowers explained there have been numerous emails recently from the New York State Department of Environmental Conservation (DEC) signing off on the wetland issue the Board, the Attorney for the Town, and the Engineer had concerning the new build and the Town's approving the representation by the DEC. The Army Corp of Engineers (ACOE) representative's comments have been received and duly noted as well.

D. Bowers asked Mr. Hoffman to show the Board the site plan sketch Mr. Hoffman submitted today.

A. Ferguson noted the wetlands were shown, the location of the home was shown, the no-build area was shown, and the proposed septic system location was shown.

House plans were also provided and submitted to the file at this time.

A. Ferguson asked about the material proposed for the siding.

T. Hoffman believed it would be a white, wood-based siding.

A. Ferguson asked about the roofing material.

T. Hoffman answered it would be a standing seam black metal roof.

D. Bowers explained he had called Aaron Smith of the ACOE regarding the email that Mr. Smith had sent on Mr. Hoffman's behalf stating Mr. Hoffman had remediated most of the issues.

D. Bowers reported that Mr. Smith was complimentary toward Mr. Hoffman, and Mr. Smith has informed him that there was a small area still needing work, but Mr. Smith was confident Mr. Hoffman would address it. That detail was under the ACOE's jurisdiction and the location of the house was not within a wetland area, and a permit has been issued to cross the wetland and install the driveway, so Mr. Bowers concluded it was no longer an issue for the Board.

J. Langey led the Board through the Short Environmental Assessment Form (SEAF) for the State Environmental Quality Review (SEQR) since the Board had received signoff from the agencies that the Board had been concerned about.

A. Ferguson suggested a condition for an approval would be receipt of confirmation from the ACOE when the remediation is finalized to the ACOE's satisfaction.

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 SEAF, to conditionally approve the site plan for the construction of the new home as most recently submitted was carried unanimously.

*Catsimatides, Anthony & Markell, Alyson – Site Plan Review – 4634 Ridge Rd, Cazenovia
File # 25-1581 (Thomas Clarke)*

No one was present to represent the file.

Motion by T. Clarke, seconded by A. Ferguson, to continue the file was carried unanimously.

*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 proposal which involved a subdivision and a line change.

A. McAllister explained the subdivision would be between his parcel and the parcel he sold to Mr. Evans in 2024.

D. Bowers believed the line change was being sought to convey enough road frontage along Route 80 for the large, vacant lot located behind the parcel on which Mr. McAllister's home lot was located.

Referring to tax maps, an aerial photo, and the drawing created by Chapin Land Surveyors entitled *Portion of the Lands of Adam McAllister New York State Route 80 Town of Cazenovia – Madison County State of New York* dated 4/14/2025, it was explained that 124 feet of land on the east side of Mr. McAllister's home parcel and 126 feet of land on the west side of Mr. McAllister's 10+ acre home parcel would be conveyed to the 65+ acre parcel behind his home giving it adequate road frontage along Route 80 while still conveying 250 feet of road frontage from the 65+ acre lot for the newly created 5-acre lot. All three (3) parcels involved would be conforming lots by means of the line change, resulting in Mr. McAllister's 10-acre lot being encapsulated by the 65-acre lot.

J. Langey led the Board through Part 2 of the SEAF for the SEQR.

Motion by D. Bowers, seconded by L. Cushman, 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 SEAF, and to move the application to a public hearing at the next meeting was carried unanimously.

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

A. McAllister was given instructions regarding the notification of his neighbors for the upcoming public hearing at this time.

OTHER MATTERS

Davis, Brian – Town of Fenner Minor (1 New Lot) Subdivision Correspondence – Joint Parcel at 4729 Roberts Rd (Town of Fenner) & Michigan Rd (Town of Cazenovia)

R. Ridler explained that Brian Davis was subdividing a lot in the Town of Fenner bordering the Town of Cazenovia. There would be no change to the property in the Town of Cazenovia

Motion by A. Ferguson, seconded by D. Bowers, to acknowledge receipt of the notification via a letter was carried unanimously.

(The letter addressed to Andrew Stone, the Town of Fenner Planning Board Chair, stated the following:

At its May 1, 2025 meeting, the Cazenovia Town Planning Board reviewed the drawing prepared by Michael J. McCully Land Surveying PLLC dated 10-25-24 entitled *Lot Line Adjustment on Part of Lot 42 – Cazenovia and Part of Lot 37 – Fenner. To be New Parcels A & B. Known as No. 4729 Roberts Road, Towns of Cazenovia and Fenner, County of Madison, State of New York* which shows the Minor (1 New Lot) Subdivision which Brian Davis has submitted to the Town of Fenner Planning Board. Although this is one parcel spanning both the Town of Fenner and the Town of Cazenovia, having a tax map number for the portion of the parcel within the Town of Fenner and a different tax map number for the portion of the parcel within the Town of Cazenovia, because the portion of the lot within the Town of Cazenovia will remain unchanged, the Cazenovia Town Planning Board has no other requirements for and no objections to this proposal.)

D. Bowers suggested the Board follow a recommendation made by Ms. Ferguson to have a discussion with the Attorney for the Town at this time.

J. Langey advised the meeting be closed and the audience be dismissed at this time so the Board could receive legal advice.

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

Sue Wightman, Planning Board Secretary – May 2, 2025