

Town of Cazenovia Planning Board

Meeting Minutes

July 1, 2021

ZOOM video <https://madisoncounty-ny.zoom.us/j/98189829878>

Meeting ID: 981 8982 9878

Or Dial by phone (no video)

+1 646-558-8656 US (New York)

Members Present: Robert Ridler, Chairman; Anne Ferguson; Jerry Munger; Dale Bowers;
Bryan Wendel; Thomas Clarke; Gerald Rasmussen

Members Observing Via Zoom: Bryan Wendel (non-voting)

Members Absent: Jon Vanderhoef

Others Present: John Langey; Roger Cook; Anthony Castimatides; James Rodriguez

Others Attending Via Zoom: John Dunkle; James Scholefield; Dana Song; Alan
Braverman & Susan Hodge; Doug Hillman; Kristi Andersen;
Thomas Lampros; Gerald Mehlbaum; 607-226-4669

R. Ridler called the meeting to order at 7:32 P.M. He explained the recording of the meeting since some were attending in person while others were using the video recording platform Zoom.

Motion by T. Clarke, seconded by A. Ferguson, to approve the June 3, 2021 Zoom meeting minutes was carried unanimously.

The next regularly scheduled meeting will be Thursday, August 5, 2021.

The next deadline day will be Wednesday, July 21, 2021.

The next regularly scheduled work session will be Thursday, July 29, 2021.

HEARINGS

*Scholefield, James -- Minor (1) Subdivision – 5713 Rathbun Road, Cazenovia
File # 21-1340 (Dale Bowers)*

James Scholefield was present to represent via Zoom.

Motion by D. Bowers, seconded by A. Ferguson, to open the public hearing was carried unanimously.

D. Bowers explained the proposal was for a small, personal cemetery at the end of Rathbun Road, and said he had no issue with the proposal.

R. Ridler asked if there was anyone wishing to speak in favor of or in opposition to the file.

Hearing no one, motion by D. Bowers, seconded by T. Clarke to close the public hearing was carried unanimously.

Motion by D. Bowers, seconded by G. Rasmussen, to approve the minor (1) subdivision as most recently submitted was carried unanimously.

*Song, Dana & Sophan -- Line Change – 2159 Rippleton Cross Road, Cazenovia &
File # 21-1363 (Gerald Rasmussen) 2157 Rippleton Cross Road (Owned by
Thomas Lampros & Maria DiElsi)*

Dana Song was present via Zoom to represent the file, and Thomas Lampros was in attendance via Zoom as well.

G. Rasmussen explained the request was for a line change with Thomas Lampros and Maria DiElsi.

Motion by G. Rasmussen, seconded by A. Ferguson, to open the public hearing was carried unanimously.

R. Ridler asked if there was anyone wishing to speak in favor of or in opposition to the application.

Hearing no one, motion by G. Rasmussen, seconded by T. Clarke, to close the public hearing was carried unanimously.

Motion by G. Rasmussen, seconded by D. Bowers, to approve the line change as most recently submitted was carried unanimously.

As an aside, Mr. Ridler also informed Ms. Song that she did not need a permit to pave her existing driveway.

LAND DISTURBANCE/SITE PLAN REVIEW/SUBDIVISION

Gaige, Angela & Rodriguez, James -- Site Plan Review – 4640 Ridge Road, Cazenovia & File # 21-1372 (Jerry Munger)

R. Ridler said because Anthony Castimatides was present in person to represent the file, this application would move to the top of the agenda. James Rodriguez arrived in person as the file was being discussed.

J. Munger said the Board at the work session questioned what appeared to be conflicting impervious surface calculations in the application. After speaking with Mr. Castimatides, he understood that the 1200 (1289) square foot figure represented the living area of the existing home whereas the 2478 square foot figure represented the house with the garage and the overhangs. He said the proposal was for a 445 square foot addition to the existing home for a master bedroom and a master bath to be added to the south and east of the existing home

A. Castimatides described it as a “straightforward bedroom/bathroom addition with a closet.” He explained one of the bedrooms will be enlarged to create a hallway to the master bedroom.

A. Ferguson asked if elevations were provided.

A. Castimatides displayed those among the drawings submitted with the application. He remarked that the roofline would not be changed “very much.”

A. Ferguson asked about siding.

A. Castimatides said it would be sided to match the house.

R. Ridler asked about the impervious surface area.

J. Munger responded it was a 2-acre parcel and the addition would result in 6.8% of coverage.

A. Castimatides said the current impervious surface coverage was 6.2%.

J. Langey led the Board through the Short Environmental Assessment Form (SEAF) as part of the State Environmental Quality Review (SEQR) process.

Motion by J. Munger, seconded by A. Ferguson, to appoint the Planning Board as Lead Agency for the purposes of the SEQR, to affirm the matter an Unlisted Action and make a Negative Declaration based upon the Board’s review of the SEAF, and to approve the site plan review as most recently submitted was carried unanimously.

*Patricia A Christakos Trust -- Site Plan Review – 4681 East Lake Road, Cazenovia
File # 21-1348 (Dale Bowers)*

No one was present to represent the file.

D. Bowers said he had spoken to Mr. Christakos regarding some discrepancies he had found in the impervious surface calculations for the three (3) zones and suggested Mr. Christakos might want to engage professional help with those calculations due to the complexity of the area. Mr. Christakos was in agreement with the suggestion and was working to that end.

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

*Shaffner, Donna -- Site Plan Review – Route 92, Cazenovia
File # 21-1360 (Robert Ridler)*

No one was present to represent the file.

R. Ridler said he had spoken with Ms. Shaffner today and she was waiting for the New York State Department of Transportation to clean out the little gully she had spoken about at the first meeting. Once that has been done, she intended to return to the Board with her “plan of action.” In the meantime, she requested this file be continued.

Motion by R. Ridler, seconded by A. Ferguson, to continue the file was carried unanimously.

*Braverman, Alan & Hodge, Susan -- Site Plan Review – 1510 Owahgena Terrace
File # 21-1367 (Robert Ridler)*

Alan Braverman and Susan Hodge were present via Zoom to represent the file, as was their builder, Douglas Hillman of D. Hillman & Sons, LLC via Zoom.

R. Ridler explained this file was approved by the Cazenovia Town Zoning Board of Appeals for variances for the location of a 12' X 19' carport to be added to an existing garage.

R. Ridler showed the Board members a picture that he had taken on his cell phone when he visited the site of the existing garage and where the carport would be added. He also had a picture of an existing carport across the street to help the Board envision the addition. He said there would be no significant increase in impervious surface area. He noted the height of the addition would be slightly higher than the existing garage. He explained that the siding would be identical (to the house and garage). He said the pitch of the roof would be the same, as well (as the garage).

A. Ferguson asked if there was a distinction between a carport and a three-bay garage.

R. Cook answered the Applicants were not seeking to build a third bay, but merely a carport which would have a roof, but would not have sides.

D. Bowers added there would be no foundation beneath the carport.

T. Clarke asked if it would have a concrete pad.

D. Bowers affirmed it would.

It was asked if the concrete pad already existed.

It does not, but the Applicants currently park where the carport would be located.

R. Ridler said the impervious surface would be modestly increased from 5.55% to 6.19%.

A. Ferguson asked if this would be considered a second accessory structure.

R. Cook explained it was an addition to the existing accessory structure; the carport would be attached to the garage.

Motion by R. Ridler, seconded by D. Bowers, to appoint the Planning Board as Lead Agency for the purposes of the SEQR, to affirm the matter an Unlisted Action and make a Negative Declaration based upon the Board’s review of the SEAF, and to approve the site plan review as most recently submitted was carried unanimously.

Motion by D. Bowers, seconded by T. Clarke, to adjourn the meeting at 7:49 P. M. was carried unanimously.

Sue Wightman, Planning Board Secretary – July 1, 2021