

Cazenovia Zoning Board of Appeals

Meeting Minutes

November 25, 2024

Members present: Thomas Pratt; David Silverman; Gary Mason; David Vredenburg
Luke Gianforte; Joseph Juskiewicz, Alternate Member;

Members absent: Michael Palmer, Alternate Member

Others present: John Langey; Chuck Ladd; Robert Cowherd; Douglas Murdie; Warren Stedman;
Valerie Stedman; Douglas Hotaling; Julie Silverman; Sheila Fallon

T. Pratt called the meeting to order at 7:30 p.m.

Roll was taken. All were present except Michael Palmer.

Motion by L. Gianforte, seconded by G. Mason, to approve the October 28, 2024 meeting minutes was carried unanimously.

The next regularly scheduled meeting will be Monday, December 16, 2024, a week earlier than the usual timeframe due to the holidays.

There will be no work session for the December meeting.

T. Pratt stated all requested information must be received prior to the work sessions for consideration.

T. Pratt asked that the rustling of papers, the clicking of pens, and other background noise be limited for the benefit of the recording.

T. Pratt said regarding public speaking, please come forward, provide one's name and address, present to the Board not the Applicant(s), refrain from asking questions but rather make statements, and refrain from repeating items if they have already been stated once during the time for public comment.

Sparks, Cheryl - #20-1 – B&B Special Use Permit Renewal – 1995 Stanley Road, Cazenovia

T. Pratt explained this was a Bed & Breakfast (B&B) Special Use Permit Renewal for a property in the Rural A Zone originally issued in 2020. He asked Chuck Ladd, the Codes Enforcement Officer, the status of this renewal.

C. Ladd said the inspection was not completed at this time.

Motion by D. Silverman seconded by D. Vredenburg, to continue the file until the December meeting was carried unanimously.

RCC Cazenovia Station/Cowherd, Robert - #01-73 –Special Use Permit Renewal –2350 Route 20 East

T. Pratt explained this was a special use permit in the Rural A District in the Village Overlay Zone. He explained the special use permit was for vehicle sales. He said the special use permit was originally issued in 2001. He asked Mr. Ladd if he had inspected the site with the annual checklist.

C. Ladd affirmed he had completed his inspection with the checklist.

T. Pratt asked if everything was acceptable.

C. Ladd answered, "Everything was in order."

T. Pratt asked if there had been any complaints.

C. Ladd replied there were no complaints.

Motion by D. Vredenburg, seconded by G. Mason, to approve the Special Use Permit for another year with the same terms and conditions as the original approval was carried unanimously.

Murdie, Douglas & Chantal - #24-1549 – Special Use Permit –5721 Ridge Road, Cazenovia (Gary Mason)

Douglas Murdie was present to represent the file.

T. Pratt explained this was a request for a special use permit in the Rural A Zone for a private horse stable for the keeping of two (2) horses with the construction of a 40' X 100' barn, with pasture, and with manure controls on 23.04 acres. He reported the General Municipal Law Recommendation Report (GML) was received from Madison County Planning Department on October 28, 2024. He reminded the Board that there would be no Planning Board review for this project. He also noted the property was in an agricultural district (ag district).

G. Mason said he reviewed the proposal and visited the site. He stated the setbacks were all adequate. He said Mr. Murdie understands that he needs three (3) acres of fenced pastureland for the two horses. He reported Mr. Murdie did not plan to have lights or plumbing. He said regarding the manure, it would be located so far from any houses, he did not think it would be an issue. He felt the proposal looked good, but he did want to ask about an existing barn. He believed the plan was to tear down the existing barn after the new barn was built, so ultimately there would still be only one accessory structure.

D. Murdie responded that the existing barn would be removed in the future. He affirmed his plan was to erect the new building, move the tractor and equipment into the new building, and then he would start tearing down the old barn.

T. Pratt asked Mr. Mason about the terrain at the site, wondering if it was flat or sloped.

G. Mason answered it was generally flat.

T. Pratt concluded storm runoff would not be an issue for the Board's consideration, nor would contamination from the manure. He asked if the proposal was in keeping with the character of the neighborhood.

G. Mason answered, "Absolutely."

T. Pratt remarked that the function of the structure would be partially for stables.

D. Murdie answered 20' X 40' would be for stables.

T. Pratt noted the remainder of the building would be for cold storage.

D. Murdie replied 40' X 80' would be for cold storage.

T. Pratt asked if there would be any heat.

D. Murdie answered there would not be heat.

T. Pratt calculated 800 square feet was needed for the horses, and noted that was the amount planned.

T. Pratt asked if the plan was to have more horses since four (4) stalls would be created in the barn.

D. Murdie answered, “No.”

T. Pratt asked if the other two (2) stalls were for hay storage.

D. Murdie answered, “Yes.”

T. Pratt asked about electrical service and water in the new structure.

D. Murdie answered he planned to have battery-operated lighting, since he would not be in the barn much of the time.

T. Pratt asked if there would be any outdoor lighting.

D. Murdie replied, “No.” He elaborated that if he decided to have exterior lighting, he would have a wi-fi connection, either battery-operated or solar-operated, with a camera.

T. Pratt responded that if Mr. Murdie decided to have exterior lighting, it needed to be low-level, shielded, and dark-sky compliant.

D. Murdie agreed.

T. Pratt asked if there would be a fence around the parameter of the pasture area.

D. Murdie said he did not have it fenced at this time.

T. Pratt asked him if he would be putting a fence in.

D. Murdie said he would.

T. Pratt said it needed to be a minimum of four (4) feet high.

D. Murdie responded, “Yes.”

T. Pratt said it would need to be eight (8) feet from the property line, but with the proposed pasture area being at 150 – 200 feet, he felt that would not be an issue.

T. Pratt said there should not be retail or public use of the stable.

D. Murdie responded, “No,” clarifying there would be no retail or public use.

T. Pratt asked if there was a septic field in the pasture area.

D. Murdie answered, “No.”

T. Pratt then asked about manure storage.

D. Murdie explained it would be “up on the hill, away from the property, way back.”

T. Pratt asked if it would be controlled or contained.

D. Murdie answered it was not at this time, but said they could contain it. He explained they would be spreading it in the field.

T. Pratt advised it be contained and it accumulate no more than two (2) weeks and then be spread.

D. Murdie expressed willingness to do that.

T. Pratt asked the color of the barn.

D. Murdie answered, “Red and black.”

T. Pratt asked if brown or gray could be options.

D. Murdie responded he had already purchased the materials.

T. Pratt asked why Mr. Murdie chose red.

D. Murdie answered because it would be a barn.

T. Pratt explained at the end of the project, the Board would want the survey updated showing the locations of the private stable features.

D. Murdie replied, “Okay.”

T. Pratt again noted the closest set back was 150 feet.

T. Pratt also repeated the plan for the existing barn.

T. Pratt noted the horse section of the building would be on the back side of the barn, away from the house.

D. Murphie answered, “Correct.”

D. Silverman commented that Mr. Pratt had been very thorough and he had no comments to add.

G. Mason repeated his only concern was the removal of the existing structure. He commented that if Mr. Murdie wanted to keep that one too, he would need to return to the Board for a special use permit for a second accessory structure.

J. Juskiewicz asked how Mr. Murdie intended to keep horses without having water in the barn.

D. Murdie answered he has a house spigot and, in the summertime, he would run a hose from that, and then in the wintertime he would bucket water to the animals.

J. Juskiewicz asked how many gallons a day would be needed.

D. Murdie answered he would be providing water twice a day, and would provide whatever was needed.

J. Juskiewicz thought 10 – 20 gallons of water would be needed per day.

D. Murdie replied, “Okay.”

J. Juskiewicz asked if Mr. Murdie had kept horses before.

D. Murdie answered, “Yes.” He said if the chore were too much, he would return to the Board to ask to put a line in.

D. Murdie indicated it was now wintertime and he was just trying to get the building up as soon as possible.

J. Juskiewicz explained he has two (2) horses and he uses at least 20 gallons of water a day.

D. Murdie responded that he has one miniature horse and a pony.

D. Vredenburgh asked Mr. Murdie’s timeline (for construction).

D. Murdie answered he hopes to get his building permit midweek and to start construction by the end of the week.

D. Vredenburgh asked if once the barn was constructed, would Mr. Murdie then start deconstruction of the existing barn.

D. Murdie answered that he would start deconstruction “right away.” He said it would have to be removed piece by piece and heavy equipment would be needed, since it was an old structure with logs, so it would not be a quick removal.

D. Murdie asked if he had a deadline for its removal.

C. Ladd suggested the Board make a condition of its being done by April 1st, before he issues a certificate of occupancy.

More discussion followed regarding the timing.

L. Gianforte reported that he had received a phone call from Steve Durfee, who owns the adjacent land, who stated he supports the project.

Motion by G. Mason, seconded by L. Gianforte, to open the public hearing was carried unanimously.

Warren & Valerie Stedman of 5700 Ridge Road, which is directly across the road from the proposal, expressed their support of the project.

Douglas Hotaling of 5731 Ridge Road also expressed being in favor of the proposal.

Motion by D. Silverman, seconded by G. Mason, to close the public hearing was carried unanimously.

J. Langey then led the Board through Part 2 of the Short Environmental Assessment Form (SEAF) for the State Environmental Quality Review (SEQR).

T. Pratt then reminded the Board the considerations were impacts to the neighborhood and whether there would be physical or environmental effects, and compliance with the requirements (for private stables).

T. Pratt recommended the following conditions:

1) the floor plan drawn to scale needed to be provided to the Codes Department prior to the issuance of the building permit;

2) the existing barn must be demolished after completion of the construction of the proposed barn;

3) the new construction must be in compliance with the Town and New York State Building Code;

4) any exterior lighting must be low-level, shielded and dark-sky compliant;

5) manure removal shall be at least every two (2) weeks, and manure will be contained until it is spread in the field;

6) the color of the barn shall be red;

7) an as-built survey shall be submitted upon completion of the project and will indicate the private stable components' locations and shall be submitted prior to the issuance of the Certificate of Occupancy;

8) a surveyor will locate the corners of the new building to ensure the proper location will be used during construction;

9) there will be no retail sales or stabling fees associated with the private stable;

10) construction of the new barn and the removal of the existing barn shall be completed by May 1, 2025.

After some discussion, it was decided the use of electrical service or plumbing would not be restricted for the approval in case electricity or plumbing were desired in the future.

Motion by D. Vredenburgh, seconded by G. Mason, to appoint the Zoning Board as Lead Agency for the purposes of SEQR, to affirm the Matter an Unlisted Action, and to make a Negative Declaration based upon the Board's review of the SEAF, and to approve the special use permit a private stable with the construction of a horse barn as most recently submitted and with the conditions previously stated was carried as follows:

David Silverman	Voted	Yes
Gary Mason	Voted	Yes
David Vredenburgh	Voted	Yes
Luke Gianforte	Voted	Yes
Thomas Pratt	Voted	Yes.

It was explained that an approval letter would be sent in the near future, but the request for the permit for this project could be filed before the receipt of the approval letter.

D. Murdie responded that he had submitted the permit paperwork already.

C. Ladd informed Mr. Murdie that Mr. Murdie would be contacted when the permit was ready.



Motion by G. Mason, seconded by L. Gianforte, to adjourn the meeting at 7:52 p.m. was carried unanimously.

Sue Wightman, Zoning Board of Appeals Secretary – November 25, 2024.