

Cazenovia Zoning Board of Appeals

Meeting Minutes

October 23, 2023

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

Members absent: Michael Palmer, Alternate Member

Others present: John Langey; Jonathan Stremmel & Daughter; Six (6) High School Students; Kyle Reger

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

Roll was taken.

Motion by L. Gianforte seconded by D. Vredenburg to approve the September 25, 2023 meeting minutes was carried unanimously.

The next regularly scheduled meeting will be Monday, November 27, 2023.

There will be a work session Tuesday, November 21, 2023.

All requested information must be received prior to the work session.

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.

Padgett, William - #00-162 –Special Use Permit Renewal – 2514 Damon Road, New Woodstock

T. Pratt explained this was a special permit renewal in the Rural A (RA) Zone. The permit was issued in 2000 for a home occupation in an accessory building for an art studio. He said Chuck Ladd has inspected the site and found no issues and Mr. Ladd reported there were no complaints.

Motion by D. Silverman seconded by G. Mason to approve the special use permit renewal with the original conditions was carried unanimously.

*Stremmel, Jonathan - #23-1490 – Special Use Permits – 3655 Burlingame Road, Cazenovia
(Gary Mason)*

Jonathan Stremmel was present to represent the file.

T. Pratt noted the owners of the property were James and Toloa Perry. He said the special use permit was for keeping horses and for a riding arena. He said a sketch had been provided which showed the buildings and site locations.

J. Stremmel distributed additional sketches for the Board.

G. Mason said the drawing showed all the setbacks were more than adequate for the proposed building. He noted the location of the manure storage was also shown.

T. Pratt asked if that storage was at least 150 feet from all property lines.

J. Stremmel answered it was.

T. Pratt asked about the details of the containment area.

J. Stremmel explained it was piled and was removed on a regular basis.

T. Pratt asked how often it was removed.

J. Stremmel answered that it was removed about every two (2) months. He explained a farmer comes with a spreader and the manure is scooped and then spread on the fields.

T. Pratt asked if the volume was large after being kept for two (2) months.

J. Stremmel replied it was usually “1 – 1½ loads.”

T. Pratt asked if the Board would want the manure removed more often.

G. Mason responded it could be done once a month if it was deemed necessary.

D. Silverman said if it became an issue, he would like it to be removed more often.

G. Mason said the Board could restrict the accumulation to one (1) load, but mentioned there had been no past issue.

T. Pratt said he was thinking collection monthly might be an option.

J. Stremmel indicated he could discuss that timeframe with the farmer. He remarked that snow in the winter “makes it tougher.” He mentioned they keep it plowed so it should not be unmanageable.

D. Vredenburg believed winter would be the time it would accumulate the quickest, since the animals would be pastured during the better weather.

J. Stremmel replied two (2) of the four (4) animals would be pastured in the nice weather; he restricts the pasturing of the other two (2) for dietary reasons.

J. Juszewicz remarked that horse manure, unlike cow manure, did not generate an odor that was very pungent. He felt the 150-foot barrier would prevent any problem associated with the manure accumulation.

J. Stremmel added that they try to limit the accumulation so removal does not take too long.

T. Pratt asked the function of the proposed building.

J. Stremmel answered it was to be a horse-riding arena for personal training, private use only.

T. Pratt asked about the color and material of the building.

J. Stremmel responded the color would be a dark charcoal metal siding. He said the roof would be dark brown. He said they would be using earth tones (to blend into the landscape).

G. Mason asked if Mr. Stremmel had pictures.

J. Stremmel displayed some photographs that were part of the application, saying the color would be somewhat darker than what was shown. He repeated the colors would be earth tones.

T. Pratt said the Board would require a site plan showing all the buildings on a survey when construction was completed.

J. Stremmel responded he has “someone lined up to get that started once we’re complete.”

T. Pratt asked the locations of the septic system and the well.

J. Stremmel answered the well would be at least 250 feet (from the proposed location of the new building) and the septic would be 100 feet away, uphill from the building.

T. Pratt asked about lights and electricity for the arena.

J. Stremmel replied there was none planned in the new building at this time. He thought his daughter would be riding during the daylight most of the time; there would be clear panels on the sides and at the top, and they would use portable power.

T. Pratt stated if lighting were to be implemented, he would make a condition that it be shielded, dark-sky compliant, and low-level. He thought the Mr. Stremmel may consider lighting more with the approaching wintertime.

T. Pratt believed six (6) acres should be fenced for pasture area for the number of livestock on the site.

J. Stremmel agreed and said they could add to what was fenced for pastureland currently.

It was confirmed six (6) acres would be needed for the four (4) animals Mr. Stremmel has.

J. Stremmel was agreeable to enlarging his fenced area.

D. Silverman noted Mr. Stremmel said two (2) of his animals do not graze.

J. Stremmel explained two (2) of his animals are sensitive to grass eating.

It was decided that six (6) fenced acres would still be needed to follow the Code.

G. Mason indicated electric fencing would be an appropriate option if fewer acres were needed in the future.

J. Stremmel explained he uses ElectroBraid fencing currently and said that type of horse fencing was easy to extend as needed.

T. Pratt reminded the Board they would be doing the associated site plan review for this project. He asked about plumbing and water.

J. Stremmel said there would be none needed for the proposed building.

T. Pratt asked if any was needed for the outside of the proposed building.

J. Stremmel answered it was not. He explained the existing barn has water and would be near the proposed arena, and therefore plumbing would not be needed.

T. Pratt asked about retail and commercial components of the stable.

J. Stremmel affirmed there would be none.

T. Pratt asked about stabling for a fee.

J. Stremmel responded there would not be any stabling for a fee – it was for private stabling only.

G. Mason agreed lighting should be a consideration since it may be desired as time goes on.

T. Pratt asked the size of the building.

J. Stremmel replied it would be 60' X 120'.

T. Pratt asked the size of the existing barn, as it related to the number of animals.

J. Stremmel said it was 30' X 32' and was two (2) levels.

T. Pratt noted 450 square feet was needed for the horse and donkey and another 250 square feet was needed for each additional animal.

J. Stremmel saw in the Code that lofts count for support of horse maintenance so he had more than the required square footage.

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

T. Pratt invited comments at this time.

Hearing no comments, motion by G. Mason, seconded by D. Vredenburg, to close the public hearing was carried unanimously.

J. Langey said this was an Unlisted Action in regard to the State Environmental Quality Review (SEQR). He said the Board would assume the role of Lead Agency for the purposes of evaluating potential environmental impacts of the project by asking the questions which he reviewed in Part 2 of the Short Environmental Assessment Form (SEAF). All findings of the Board were either no or small impact regarding the eleven (11) considerations.

T. Pratt then outlined the following conditions of a potential approval:

1) there would be no commercial or retail associated with the private stable, and there would be no stabling for a fee;

2) there would be no plumbing in the proposed structure;

3) the pasture land would be increased to six (6) fenced acres;

4) the colors of the proposed structure would be neutral to blend into the woods as described during the meeting discussion;

5) upon completion of the project a survey will be done locating all buildings on the updated survey;

T. Pratt asked if the building would be more than 150 feet from all property lines.

J. Stremmel answered it was well over 200 feet from the property lines on all sides.

T. Pratt continued with the conditions saying:

6) any lighting associated with the new building must be dark-sky compliant, shielded, and low-level;

7) any electrical work for the proposed building would need to be inspected per the Building Code;

T. Pratt asked Mr. Langey if there were any other conditions they had mentioned.

J. Langey said manure management had been discussed.

T. Pratt said manure should be removed every 1 – 1 ½ months.

L. Gianforte asked if the number of animals should be stated.

J. Stremmel said he had a miniature donkey, a pony, and two (2) horses.

Motion by G. Mason, seconded by D. Silverman, to appoint the Zoning Board of Appeals 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 Short Environmental Assessment Form (SEAF) and to approve the special use permits for a private stable and a 60’ X 120’ pole barn riding arena as an additional accessory structure with the conditions discussed as follows:

David Silverman	Voted	Yes
Gary Mason	Voted	Yes
David Vredenburg	Voted	Yes
Luke Gianforte	Voted	Yes

Thomas Pratt Voted Yes.

T. Pratt informed Mr. Stremmel that he would be receiving an approval letter and a resolution outlining the conditions of the approval. He also informed Mr. Stremmel he would need construction documents to obtain a building permit.

G. Mason told Mr. Stremmel to call the office if he had any questions and he instructed Mr. Stremmel to inform the Board if he deviated from any of the items discussed.



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

Sue Wightman, Zoning Board of Appeals Secretary – October 23, 2023.