

# Town of Cazenovia Planning Board

## Meeting Minutes

March 9, 2023

Members Present: Robert Ridler, Chairman; Anne Ferguson; Jerry Munger; Dale Bowers;  
Gerald Rasmussen; Mary Margaret Koppers

Members Absent: Thomas Clarke

Others Present: John Dunkle; Chuck Ladd Donna Shaffner; Kyle Reger

-----

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

Roll was taken.

The next regularly scheduled meeting will be Thursday, April 6, 2023.

The next regularly scheduled work session will be Thursday, March 30, 2023.

The next deadline day will be Wednesday, March 22, 2023.

Motion by J. Munger, seconded by A. Ferguson, to approve the January 5, 2023 meeting minutes was carried unanimously.

**LAND DISTURBANCE/SITE PLAN REVIEW/SUBDIVISION**

*EBAC, LLC/Owera Vineyards -- Site Plan Review – 5276 East Lake Road, Cazenovia  
File # 22-1428 (Robert Ridler)*

No one was present to represent the file.

R. Ridler said the Applicants are working on their updated submission.

Motion by A. Ferguson, seconded by G. Rasmussen, to continue the file was carried unanimously.

-----

*Shaffner, Donna -- Site Plan Review – 1809 Us Route 20 East, Cazenovia  
File # 22-1454 (Robert Ridler)*

Donna Shaffner was present to represent the file.

R. Ridler said this was a site plan review for a home construction. He said at the work session Ms. Shaffner presented a plan which required some modifications and he sees those modifications have been addressed (with the new plan that was submitted March 8, 2023). He asked Ms. Shaffner to elaborate on those changes.

D. Shaffner said the roof line was lowered to be less than the 35-foot maximum allowed height. She said the structure was also positioned to be within the allowed property line setbacks and those distances were noted on the drawing that was emailed to the Town Office for this meeting. She said the house would be (at least) 85 feet from the center line of US Route 20; 50 feet from the back side yard setback; and 25 feet from the side yard setbacks.

A. Ferguson asked if the window trim color had been determined.

D. Shaffner said they were choosing a darker color, having become convinced white would not be their choice.

D. Shaffner also mentioned she had spoken to Jimmy Golub regarding the property at the lakefront, and he had been in contact with the Cazenovia Lake Association members. She thought in late spring the New York State Department of Transportation would be doing the riprap work at the property as well as the check dam.

R. Ridler said the General Municipal Law Recommendation Report (GML) had been received from Madison County Planning Department and it stated no adverse impacts were noted.

R. Ridler said this was an Unlisted Action in regard to the State Environmental Quality Review and he led the Board through Part 2 of the Short Environmental Assessment Form (SEAF). No impacts were reported.

D. Bowers asked if John Dunkle had anything to add.

He did not.

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 review of the SEAF.

Motion by A. Ferguson, seconded by J. Munger, to approve the site plan for a new home as most recently submitted was carried unanimously.

D. Shaffner asked what her next step would be.

A. Ferguson indicated Ms. Shaffner will now work with Chuck Ladd, the Town of Cazenovia Codes Enforcement Officer, for the permitting process.

D. Shaffner thanked the Board for all their help.

-----

R. Ridler briefly asked the status of the applications awaiting Zoning Board of Appeals (ZBA) approval or future review.

D. Bowers spoke with the deCordovas regarding their planting plan and expects them to have that submitted for the next meeting.

M. Koppers said the LaPlante application was awaiting approval from the ZBA and that would be discussed at the March ZBA meeting.

J. Munger explained the Dixon subdivision was also awaiting ZBA approval to separate the property divided by East Lake Road.

-----

Motion by D. Bowers, seconded by A. Ferguson, to adjourn the meeting at 7:39 P.M. was carried unanimously.

Sue Wightman, Planning Board Secretary – March 9, 2023