

Town of Cazenovia Planning Board

Meeting Minutes

August 5, 2021

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

Members Absent: Gerald Rasmussen; Mary Margaret Koppers

Others Present: John Langey; Roger Cook; John Dunkle;
Aaron LaSala (and son Charles); Kyle Reger

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

Motion by T. Clarke, seconded by A. Ferguson, to approve the July 1, 2021 meeting minutes was carried unanimously.

The next regularly scheduled meeting will be Thursday, September 2, 2021.

The next regularly scheduled work session will be Thursday, August 26, 2021.

The next deadline day will be Wednesday, August 18, 2021.

LAND DISTURBANCE/SITE PLAN REVIEW/SUBDIVISION

*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 the Applicant was awaiting impervious surface calculations to be completed by David Hannig.

Motion by D. Bowers, seconded by J. Munger, 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 there was nothing new in the file.

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

*Cushman, Jack & Linda -- Site Plan Review – 4182 Route 92, Cazenovia
File # 21-1380 (Jerry Munger)*

No one was present to represent the file.

J. Munger said the Applicants were deliberating about how they would like to proceed since the area variances needed for the garage portion of their proposal was denied (by the Cazenovia Town Zoning Board of Appeals [ZBA]).

Motion by J. Munger seconded by A. Ferguson, to continue the file was carried unanimously.

*Cowan, Robert & Kathleen -- Site Plan Review – 5329 East Lake Road, Cazenovia
File # 21-1369 (Thomas Clarke)*

Aaron LaSala of Aras Design and Construction was present to represent the application.

T. Clarke explained the application was for the demolition of a 2-car garage with the construction of an in-law addition and a new 2-car garage to the existing house, redesign of the driveway and sidewalk, and a new deck for the in-law suite.

A. LaSala referred to drawing A 01 entitled *Site Plan Cowan Addition 5329 East Lake Road, Cazenovia, NY 13035* created by Aras Design and Construction, he displayed the existing location of the house and attached garage. He said the existing corner of the house was 81.6 feet from East Lake Road. He said rather than constructing an addition in line with the house, which would elongate the sprawling building, they thought it more appropriate to angle the addition. The result of the angling was that the addition would be somewhat closer to the road, 75' 4", so they were granted an area variance for the addition.

T. Clarke believed there were changes to the roofline as well.

To illustrate those changes, Mr. LaSala displayed drawing A 04 *Proposed Floor Plan Cowan Addition 5329 East Lake Road, Cazenovia, NY 13035*. He pointed out the addition would have a lower roofline. He felt changing the roofline helped to "break up the elevation."

J. Langey interjected the Applicants worked hand in hand with the ZBA to reach a successful conclusion to get the variance in place.

A. LaSala said another aspect of the design was to vary the siding. He explained the shingle shake siding used for the existing house would be used for the new garage, but the middle portion would be board and batten with a standing seam metal roof. He thought this would break the structure into three (3) distinct volumes.

J. Langey asked the exact dimensions of the addition.

A. LaSala answered the new garage would be 29' X 25'.

T. Clarke asked about the dimension of the additional living space.

A. LaSala calculated 39' X 29' 6".

R. Ridler asked if there was a variance for the rear setback.

A. LaSala responded there was a variance for the rear setback.

T. Clarke said the General Municipal Law Recommendation Report indicated there would be no adverse impact. He noted the impervious surface area increased from 14.8% to 18.9%.

A. LaSala said he checked his calculations and the new amount would actually be 19.5%.

R. Ridler verified this would not be an additional structure, that it would be attached, noting there was already an accessory structure on the site.

A. LaSala affirmed that was the case. He addition would be attached and there was a shed for the lawnmower on site.

Motion by T. Clarke, seconded by A. Ferguson, to affirm the matter an Unlisted Action and make a Negative Declaration based upon the Board's review of the Short Environmental Assessment Form, and to approve the site plan review as most recently submitted was carried unanimously.

J. Langey asked for a copy of the most recent plans.

R. Cook asked if the Board had scheduled a boat tour to view the lake shore development and other views from the lake.

R. Ridler answered Mr. Bowers was in the process of making arrangements.

R. Cook explained that he had a discussion with Joanne Gagliano regarding Peter Muserlian's home. He said when the Planning Board approved the construction, a tremendous number of plantings as well as retention basins, which were all working well with plants growing prodigiously, were installed. Ms. Gagliano anticipated creating a plan for the Board including some photographs from the lake for the removal of five (5) old cedar trees that are in front of the plantings. As he recalled, the cedar trees were to be left until the new plantings were established, at which time the option of additional plantings where the cedars were would be reviewed. He said if the Board does embark on a tour of the lake, they might want to include that home for their consideration of this anticipated request. He was unsure if the plan would precede the boat tour.

More discussion followed regarding the timing of the outing.

Motion by D. Bowers, seconded by T. Clarke, to adjourn the meeting at 7:42 P. M. was carried unanimously.

Sue Wightman, Planning Board Secretary – August 5, 2021