

Cazenovia Zoning Board of Appeals

Meeting Minutes

April 25, 2022

Members present: Gary Mason; David Vredenburgh; Luke Gianforte;

Members absent: Thomas Pratt; David Silverman; Michael Palmer, Alternate Member

Others present: John Langey; Matthew Vredenburgh; Winnie Macheda; Rick Macheda; Carol Ash; Donald Ash; Steven Smith; Ingrid Mahoney

In Thomas Pratt's absence, Gary Mason acted as the Chairman for this meeting.

G. Mason called the meeting to order at 7:34 p.m.

Roll was taken.

Motion by L. Gianforte seconded by D. Vredenburgh, to approve the March 28, 2022 meeting minutes was carried unanimously.

The next regularly scheduled meeting will be Monday May 23, 2022.

There will be a work session Tuesday, May 17, 2022.

G. Mason asked that the rustling of papers, the clicking of pens, and other background noise be minimized for the benefit of the recording.

G. Mason asked that one 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 been already been stated once during the time for public comment.

Jerabek, Eric - #98-117 –Special Use Permit Renewal – 1639 Delphi Road, Cazenovia

G. Mason said the special use permit renewal was for the keeping of animals and asked for Roger Cook's comments.

R. Cook replied this use was operating as it has in the past, and explained the special use was granted before the current regulations for keeping farm animals had changed, mentioning this process would not be necessary by today's standards, however for compliance, renewals continue to be done. He stated there were no violations.

Motion by D. Vredenburgh, seconded by L. Gianforte, to renew the special use permit with all the terms and conditions as previously approved was carried unanimously.

*Madison County Distillery/Maples of Madison County, LLC - #20-1291 –Special Use Permit Renewal –
2412 US Route 20 East, Cazenovia*

G. Mason said this was a renewal for (activities at) the Distillery.

R. Cook said there were no violations and the first season of being allowed outside events with music had occurred with no complaints at all.

Motion by L. Gianforte, seconded by D. Vredenburgh, to renew the special use permit with all the terms and conditions of the previous approval was carried unanimously.

*Lounsbury, Tucker & Lisa - #21-1393 – Use Variance – Off Cobb Hill Road, Cazenovia
(Thomas Pratt) Blue Sky Towers III, LLC/Verizon*

No one was present to represent the file.

G. Mason explained the proposal was for a use variance off Cobb Hill Road by Blue Sky Towers. He noted there was nothing new in the file and said the Applicants were still considering alternatives. He asked if there was anyone present wishing to speak about this application.

There was not.

Motion by D. Vredenburg, seconded by L. Gianforte, to continue the public hearing and the file was carried unanimously.

*Skanda Farms LLC/ Mahoney, Ingrid - #21-1404 – Area Variance – US Route 20 East, Cazenovia
(David Silverman)*

Matthew Vredenburg was present to represent the file.

G. Mason explained the proposal by Ingrid Mahoney was for an area variance on US Route 20 East.

David Vredenburg recused himself for this application.

J. Langey explained because a few Board members were not in attendance, David Vredenburg's recusal resulted in the Board's not having a quorum for this file, and he said he was therefore hesitant to have the Board move forward. He apologized to those who came. He elaborated that because the public hearing was open for this application, if there were any in attendance wishing to speak, he did not believe there would be any harm in allowing them to do so. He said based upon the work session discussion, it had previously been decided that no action would be taken on this file this evening because the pending area variance would be considered in conjunction with a (major) special use permit request (which had not yet been filed); that new application would require public hearings as well. He said people could save their comments for the future or comments could be given this evening. He apologized again for the abnormal situation.

Rick Macheda of 2628 Us Route 20 explained his yard receives a lot of water (from the runoff uphill).

(Ingrid Mahoney arrived at this time.)

R. Macheda said he cannot get on his yard until mid-June or even July (due to the wetness). He said he was not opposed to the proposal, but he questioned how they (the Applicants) would control the runoff that would result from the (proposed) blacktop. He stated his property could not accommodate any more water. He spoke about a situation with a neighboring property owner between the proposed site

and his home, and the lack of satisfaction he had with that runoff issue, which he said will result in his having to tile his front yard. Drainage was his concern with the Skanda location.

G. Mason responded that the drainage issue was being addressed with stormwater (mitigation) and the impervious surface considerations which would be developed as the process progresses. He also commented that the proposal would not be allowed to shed any more runoff than currently was being shed.

R. Macheda expressed satisfaction.

Carol Ash of 4245 Mosley Road said they recently received a letter about the revised proposal and asked if one could see that revision.

J. Langey answered one could view the new site plan drawing at this time, and also at one's convenience and leisure at the Town Office.

C. Ash and her husband, Donald Ash approached to view the drawing, as did R. Macheda and Steven Smith.

M. Vredenburg explained the previous plan was for 58% of impervious surface coverage, and after working the Board, the new proposal was for 30%. He said they still propose vegetation all around the site saying the buildings would be no more than 10 feet tall and the proposed trees would be no less than 10 feet tall. He said there had been some discussion of using smaller trees that would grow faster, but that nuance would be discussed as they talk about the special use permit. Another change he pointed out was the elimination of an access road from Mosley Road; the only access would now originate on the property to the east of the proposal (off Route 20). He showed where the storm water management would be located and stated the New York State Department of Environmental Conservation (DEC) requires them to limit discharge to the current amount of water leaving the site. He said usually storm water mitigation results in less runoff.

D. Ash & C. Ash clarified that the five (5) structures shown on the drawing would be the maximum number.

M. Vredenburg answered previously nine (9) buildings were proposed. He said the plan was to still build the first two (2) buildings as the initial stage, and then, as demand requires, to add the other (three) buildings.

C. Ash asked if the trees would be on a berm.

M. Vredenburg responded they could easily create a berm with the soil excavated for the retention basins.

D. Ash said as a homeowner, he would like to know the height of the berm and the trees.

M. Vredenburg said he would be happy to work with the Ashes, saying he could provide sections showing them how it would look with cross sections from their house and views.

C. Ash commented that they receive substantial runoff at their house from the house next door.

M. Vredenburg spoke about the current pattern of water flow.

There was also discussion about the location of culverts along Mosley Road.

D. Ash stated his concern with runoff from Mosley Road was the nearness to his well, saying he had concerns regarding contaminants during building and afterward.

M. Vredenburg assured them he would have to submit his design to the Engineer for the Town with erosion sediment control plans. He said typically the DEC did not favor changing the direction of the water.

The Ashes spoke about contaminants in the runoff from Skanda Farms.

M. Vredenburg asserted his goal was to improve drainage.

C. Ash expressed appreciation for the removal of the access road off Mosley Road from the plan.

J. Langey suggested G. Mason declare the file and the public hearing to be continued since there was no one else wishing to speak at this time.

G. Mason stated the public hearing would be continued and the file will remain open. He reminded those in the audience the new plan was in the file and available for their viewing at their convenience.



Motion by G. Mason, seconded by L. Gianforte, to adjourn the meeting at 7:49 p.m. was carried unanimously.

Sue Wightman, Zoning Board of Appeals Secretary – April 25, 2022