

**Village of Cazenovia Planning Board
Meeting Minutes
September 10, 2018**

5 Present: Rich Huftalen, Chair; Adam Walburger; Stephen McEntee; Anne McDowell; Don Raleigh; and Zach Young, Alternate.

10 Others Present: James Stokes, Village Attorney; Todd Harrington; Matthew Vredenburgh; James Owen; Pete King.

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15 R. Huftalen called the meeting to order at 7:04 p.m. and introduced the Board.

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20 R. Huftalen asked for any changes to the minutes of August 13, 2018. The Board voted to defer approval until some pending questions are answered. The Board will review the minutes at the next meeting.

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25 **Gabrielle Reagan, DBA Gabrielle Chocolates, 54 Nelson St., Site Plan Review and Special Permit**

R. Huftalen explained that this application was for site plan review and special permit for light manufacturing use to make candy within an existing barn. The application needs to be redone and some missing data needs to be provided. The Board has received comments from the Madison County Planning Department.

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Willow Bank Yacht Club, 27 Forman St., Site Plan Review

35 R. Huftalen stated that the Board had received an email from John Dunkle, Village Engineer. Mr. Dunkle stated that in his opinion, the plan provides adequate management and mitigation of runoff from the proposed site improvements.

40 Matthew Vredenburgh and Todd Harrington came forward. Mr. Vredenburgh stated that the date on the plans has changed to 9/10/18. The only change was to widen the walkway for better access to the lake shoreline for emergencies and getting sailboats down there. It adds a little bit of impervious surface, but the plan still drops 1,450 square feet from existing impervious conditions. Also, one more catch basin was added at the top of the hill. Other than that, everything is the same.

45 R. Huftalen made a motion to declare this an Unlisted Action under State Environmental Quality Review (SEQR). Since no other agencies are involved, nor will approval have any significant adverse effect on the environment, no further SEQR action is required. It is recommended that a Negative Declaration be prepared and filed. A. McDowell seconded. The motion carried with 5 in favor, 0 opposed.

50 R. Huftalen made a motion to approve the plan as presented and amended, Drawing L200, dated 9/10/18 by Matthew D Vredenburgh Landscape Architecture, second revision. S. McEntee seconded. The motion carried with 5 in favor, 0 opposed.

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55 **Adam & Dre Berg, 23 Hurd St., New Garage**

R. Huftalen said he had spoken to the applicants earlier in the day. This property is in the Historic District. The governing body for this project is the Historic Preservation/Architectural Committee (HPC). Also, the applicants will be seeking a variance, so they have been referred to the Zoning Board of Appeals. No action is required by the Planning Board.

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65 **Mahoney Design & Build, 130 Emick Lane, Site Plan Review and Architectural Review**

Pete King and James Owen came forward and explained. This is a single story house, 1,620 square feet located on Lot 14. The garage doors will face east, which will be away from you as you are approaching the house. This is a side-load garage. The intention is to create a healthy and highly energy efficient house--net zero ready—no electricity from National Grid (over the year). It is assumed that the occupants will spend 90% of their time inside. It is planned to have some photovoltaic panels on the south face of the garage roof. This will be a high performance building that starts with an envelope that is very tight and thermally robust. This house will have about 30 inches of insulation in the attic to create R-100, which is twice the Code. The walls will be R-60, which is three times the Code. The foundation is R-25, including under the floor slab in the basement. The building will be completely insulated on all six sides. The garage and the breezeway will be standard construction and uninsulated. The windows are three times the thermal properties of the best U.S. windows. They are tilt/turn European style windows that are now being made in Colorado. The garage windows will be standard double hung Paradigm windows. All insulation joints will be taped and sealed to reduce air infiltration. Air leakage is the biggest energy hog. The goal is to get the leakage on this house down to “passive” level, which is 6/10 of a cubic foot per minute, which is five times less air infiltration. Other air infiltration can occur through outlets on outside walls. It is the intention to have lighting fixtures wired from the soffits of the overhang. The cost of this house is approximately \$30,000 more than other houses in the neighborhood because of the energy efficiency. This house will have the same clapboard siding as neighboring houses, similar asphalt roof shingles, similar shakes, and other trim details. The house will have an energy recovery ventilator. It is heated and cooled with a small heat pump/heat exchanger. It will create heat in the winter. There is a heat pump water heater that will create hot water by taking hot air out of the basement. There will be no National Grid gas in the house. It has a full unfinished basement that will contain the mechanicals.

90 R. Huftalen stated that architectural review is within the Planning Board’s purview to make sure nothing is incongruous with the neighborhood. He also noted that site plan review by the Planning Board is required for alternate energy devices under 180-116:

- 95 180-116 Antennas and alternate energy devices.
 B. Alternative energy devices.
 (1) *The installation of alternative energy devices (including, but not necessarily limited to solar- and wind-powered electricity-generating devices) is permitted only upon the prior grant of site plan approval and architectural approval by the Planning Board.*
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 (2) *No alternative energy device shall:*
 (a) *Be located within any required yard, nor in any required buffer area, or between the street line and the principal building upon the lot.*
 (b) *Exceed 35 feet in height above grade.*
105 (3) *All alternative energy devices shall be screened from off-site view to the maximum extent practicable.*

Mr. King said that the solar panels will only be visible from the hammerhead.

110 R. Huftalen observed that these plans have achieved the objectives of the Code.

S. McEntee noted that there is precedent in the neighborhood for solar panels on the roof.

115 R. Huftalen informed the applicant that the Planning Board strongly encourages use of carriage style hardware on garage doors. R. Huftalen noted this on the drawings.

R. Huftalen asked if the windows would be 2/2, etc. Mr. King answered they would be standard open windows with nothing in them (no muntins), similar to what is in the neighborhood.

120 A. Walburger applauded the applicant for squeezing all of this energy efficiency into a nice compact design that fits into the neighborhood.

R. Huftalen declared this a Type II action under State Environmental Quality Review (SEQR). There is no significant adverse impact on the environment. No further action is required.

125 A. Walburger made a motion to approve the plan as presented. It is drawing dated 9/4/18, A301 marked up and initialed by R. Huftalen for carriage style hardware on the garage. It is congruent with other houses in the neighborhood. R. Huftalen seconded. The motion carried with 5 in favor, 0 opposed.

130 R. Huftalen asked for any other business to be brought before the Board. Hearing none, he made a motion to adjourn the meeting. A. McDowell seconded. The motion carried with 5 in favor, 0 opposed. The meeting was adjourned at 7:34 p.m.

135 Respectfully submitted,

140 Marlene A. Westcott
 Recording Secretary