

**Village of Cazenovia Planning Board  
Meeting Minutes (In Person)  
June 14, 2021**

5 Present: Rich Huftalen, Chair; Adam Walburger; Steve McEntee; and Don Raleigh; and Anne McDowell.

Others Present: Marlene Westcott; Matt Vredenburg; Nate Hickey; Belle Hickey; Jenny Donahoe; Jeanne Jackson; George Karmis; Dennis Marconi; and Paul V. Pushlar.

10 14 people were in attendance.

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15 R. Huftalen called the meeting to order at 7:00 p.m.

R. Huftalen asked for any changes to the minutes of May 10, 2021. Hearing none, he made the motion to approve the minutes as presented. S. McEntee seconded. The motion carried 5 in favor, 0 opposed.

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**Meier’s Creek Brewing and 33Rippleton, LLC, 33 Rippleton Rd, Patio, Amended Site Plan Review**

25 R. Huftalen: The application has been under consideration for the past last month, so it’s a public hearing. I would like to give Matt and Nate, representatives of the brewery, an opportunity to comment on anything that has been updated. Matt, we talked about some modifications you’ve made to the last set of drawings. Then I will give the members of the Planning Board an opportunity to ask questions and then I will open it up to the public.

30 Matt Vredenburg: I have a full paper set there for you of everything submitted the other day digitally. There were three main things you asked me to address. One was the parking, a planting plan, and then looking at lot coverage or impervious and getting that information documented. I’ve updated the site plan. Nothing has changed on the site plan other than adding notes on the upper left side which includes the parking information, the lot coverage and site impervious. And then the planting plan is on a separate plan, which is also in that set of drawings you have there. It’s the 35 11”x17”. I’ll start with the parking calculations. There is another sheet that was submitted that breaks down the parking and how we got to the parking numbers required for the site. The Village requires one parking space per employee at peak hour, one parking space per 100 square feet of restaurant dining space. I ran the numbers there and the numbers are what they are. I think total spaces required was 117 per Code. Currently, there are 46 spaces to the north, 22 spaces to the south. A few months ago we were approved by the Town Planning Board for the storage barn next door, which was 16 parking spaces and they have been allowed us to use those exclusively for employees. So that frees up 16 spaces of dedicated parking on the brewery site. I also made note 40 that there is the opportunity to utilize some of the existing pavement in the service area where the trucks would normally circulate to back into the brewery. That doesn’t happen in the evenings. That doesn’t happen on the weekends. So that space can be utilized to provide up to 25 more

parking spaces without creating any conflict or safety issues. That is reflected both on the plan and on the calculations that I provided.

50 R. Huftalen: For the record and to enter into the minutes, we received and I forwarded a digital copy of the minutes of the Town Planning Board meeting when all the Planning Board members discussed the parking stipulations on the adjacent lot. We received from Sue Wightman, Town Planning Board Secretary, the Town resolution approving the site plan.

55 Matt Vredenburg: I included the Town drawings in there with the submittal so you would have those for reference. They describe a little bit better how the two properties are going to work together and what we are allowed to do on the other property. This informs the Board how it is going to work. The other item you asked me to look at was the planting plan. I did a more detailed  
60 planting plan. We had a concept on the site plan, but we went into a little more detail showing the species, sizes, and locations.

R. Huftalen: We appreciate that, Matt. Just to add a little bit more detail to the parking conversation, I just want to share some of the dialog you and I had over the course of the month. At  
65 our last meeting, we talked about parking space and lot coverage and the EAF (Environmental Assessment Form) and the application do state that both of those would be unchanged. Adam asked: Is it going to be changed or not be changed? Matt had some great points of clarification. I think he already explained that the area dedicated to truck transit will become additional space in off hours, but it cannot be officially designated as parking spaces. But it does afford some more parking. The  
70 other thing was lot coverage.

Matt Vredenburg: When I filled out the application, I looked at the definition of lot coverage because it varies from municipality to municipality. The definition in the Village Code is the area covered by principal or accessory buildings or structures. Not impervious surfaces. So that's why I  
75 wrote unchanged on the application. But I did add the impervious information to the plan just to clarify that. The lot coverage is 2.3% and will remain so. The site impervious goes from 10.51% to 10.98% and that includes the new connection to the storage barn property and the patio that is being proposed.

80 R. Huftalen: Excellent, thanks, Matt. And thanks for the detailed planting plan. Any other questions for the applicants on the narrative or the changes that have been proposed before we open it up to the public? Without any questions from the Board, I would like to turn it over to the public to offer any questions or comments. Feel free. Step right up. (No one spoke.)

85 R. Huftalen: If there are no comments from the public, I will make a motion to close the public hearing.

S. McEntee: I second.

90 The motion carried with 5 in favor, 0 opposed.

R. Huftalen: In anticipation of having a public hearing and being able to assess the project with the data provided, we have put together a resolution. There is a resolution here approving the application of Meiers Creek Brewing and 33 Rippleton, LLC, for amended site plan approval.  
95 Everybody on the Board has seen this resolution. It is a relatively short resolution. It relies on the

prior resolutions that the Board adopted in considering the application of the prior occupant of the site. I will read it into the record.

**RESOLUTION  
OF THE PLANNING BOARD  
OF THE VILLAGE OF CAZENOVIA**

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A RESOLUTION GRANTING THE APPLICATION OF MEIERS CREEK BREWING AND 33 RIPPLETON LLC FOR AMENDED SITE PLAN APPROVAL

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WHEREAS, Meiers Creek Brewing and 33 Rippleton, LLC (“Applicant”) have applied to this Planning Board for amended site plan approval with respect to the premises located at 33 Rippleton Road (Route 13 South), being Tax Parcel Number 94.4-1-28 (“the Premises”), and

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WHEREAS, as proposed, the proposed improvements to the Premises would provide for the addition of an access road to the adjoining parcel outside the Village to the south (the “Town Parcel” - to be developed for new office/hospitality and storage facilities associated with the Applicant’s farm brewery upon the Premises) as approved by the Town of Cazenovia Planning Board on May 6, 2021), and

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WHEREAS, the development of the Town Parcel as approved will provide for 16 new employee only parking spaces, which will allow 16 spaces on the Premises to be re-designated as available customer parking spaces, with two new light poles for enhanced night time visibility in this area, and

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WHEREAS, the development of the Town Parcel as approved will keep certain delivery truck traffic away from the Premises, thereby reducing opportunities for conflicts between trucks, employees and patrons, and

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WHEREAS, the Applicant is also proposing a new hard surface patio, approximately 3,135 square feet in area to provide for additional outdoor restaurant seating for dining patrons, and

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WHEREAS, the Board of Trustees of the Village of Cazenovia, acting as lead agency, has previously issued a negative declaration under the New York State Environmental Quality Review Act with respect to the initial re-zoning and development of the Premises as a Planned Development District, and

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WHEREAS, this Planning Board has previously approved amendments to the site plan for the Premises, finding in each case that there would be no associated significant adverse environmental impacts, and

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WHEREAS, the Applicant has submitted a short environmental assessment form in support of the current application, and

WHEREAS, pursuant to a referral duly made as required under section 239-m of the General Municipal Law, the Madison County Planning Agency this application will have no Countywide or intermunicipal impact and was returned for local determination.

145 NOW THEREFORE IT IS HEREBY RESOLVED that this application is an unlisted action  
as defined by the implementing regulations of the New York State Environmental Quality Review  
Act and there are no other involved agencies with respect to this action.

150 AND IT IS HEREBY FURTHER RESOLVED that this action will not have any significant  
adverse environmental impacts, and that this resolution shall constitute a determination of  
environmental non-significance (negative declaration). The reasons supporting this determination are  
that the amount of new impervious surface area to be added to the Premises upon construction of the  
connecting driveway to the Town Parcel and the new patio area is not significant enough to add any  
significant amount of storm water runoff, and the runoff that is created can be adequately managed  
by the existing storm water management system; that the new site lighting will be downward facing  
155 and dark skies compliant; that the new patio area will not be visible from any public highways, and  
that, as represented by the Applicant, additional sound impacts from the new patio/outdoor patron  
dining area will be limited to acoustic and vocal dinner music.

160 AND IT IS HEREBY FURTHER RESOLVED that the Planning Board hereby grants the  
application for amended site plan approval based upon the following drawings prepared by Matthew  
D. Vredenburgh Landscape Architecture:

- 1. Site Plan - New Patio, drawing no. L-200, last revised 6-10-21
- 2. Site Plan - Planning Board, drawing no. L-100, dated 4-21-21
- 165 3. Narrative statement regarding parking calculations dated 6-10-21
- 4. Narrative statement regarding Town Parcel dated 12-3-20 and revised 4-21-21
- 5. Planting Plan, drawing no. P-100, dated 6-11-21

170 (collectively the “Drawings”), and it is hereby further

RESOLVED, that all construction and operations upon the Premises shall be in compliance  
with the herein approved Drawings and all other prior special permit and site plan approval  
conditions, as well as all general provisions of the Code of the Village of Cazenovia.

175 Dated: June 14, 2021

R. Huftalen: Are there any questions or comments on the resolution? (No one spoke). That being  
the case, I will make a motion to approve the resolution.

180 A. Walburger: I second.

The motion carried with 5 in favor, 0 opposed.

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185 **Caz Sports Bowl, Dennis Marconi, 3 Carriage Lane, Deck**

R. Huftalen: Mr. Marconi is proposing a deck. Mr. Carr gave us the application and a depiction. I  
think everybody on the Board has seen this. It is a 30-foot by 15-foot deck in back. Mr. Marconi,  
please give us a summary of what you would like to do and what it is for.

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Dennis Marconi: It all started about a year ago when we were all just looking for a place to sit outside and relax. It ended up being behind the bowling alley. We started mowing and cleaning it up and decided to do a deck off of there and sit and hang out and relax back there. There is going to be no music or anything. When it was approved, I called it the cornhole room, where the games are.  
195 That cornhole room has turned into a room where they have parties and people can just walk outside and relax and come back in. All of the music and everything is inside. That's all we are using it for.

R. Huftalen: It is pretty minor in the scope of the operation there.

200 D. Raleigh: Is it a place for employees or patrons to go?

Dennis Marconi: It is for patrons, everybody.

R. Huftalen: It is not going to increase your need for parking. It's a deck, so water runs through it,  
205 correct?

Dennis Marconi: Yes. It is not going to affect the detention pond at all. Three years ago when we had that spillover, the pond worked great. Nobody got flooded out. I have been there 25 years and I have had water running under the lanes twice before it finally got fixed the way it should be.  
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D. Raleigh: Do you access the deck from inside?

Dennis Marconi: Yes, from inside.

215 George Karmis: The thing people key in on like Muraco's parking lot and National Grid. I have blackout windows for rooms in the back. Downward facing. We don't have Fresnel lenses on LEDs. To truly validate the sky shine you are getting laterally pisses people off. They keyed in on the winery. It was all the renters who were complaining. These LEDs really need a collar to make sure it doesn't . . . It's like can you hear the thing from 50 feet away and I can't. Can you see the  
220 thing where people are getting all the sky shine? We have a light pollution problem and is probably the only thing we have here.

R. Huftalen: Especially with the Town & Country Plaza. It has been a hot button issue that Scott Phillips has been hard on.  
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George Karmis: The only other thing you have to worry about is drawing C5 for all of the development—Aldi. You are canting into your aquifer. It is an 85-foot shallow aquifer over there.

R. Huftalen: I don't think the particular action here by Mr. Marconi . . .  
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George Karmis: It is just the lighting. Other than that, you are draining in the proper area. We never pay . . . You have a lot of permits for water. You guys and the Town are on thin ice with respect to . . . You never did piezometers to characterize the hydrology. So you don't really have a design basis for anything that you are doing. You really want to tap some State money and just sit  
235 wherever you are at to make sure any future development isn't going to screw stuff up.

S. McEntee: Dennis, are you going to have any lights out back?

240 Dennis Marconi: Just a regular strand of lightbulbs along the back of the building and that's it.  
Then we have our existing security lights around the building. And they stay on, but it's very low.  
But nothing with LEDs.

245 R. Huftalen: It is pretty well shielded from all public view back there, I'd say. Any other questions  
for the applicant? (No one spoke.) I make a motion to declare this an Unlisted Action for State  
Environmental Quality Review (SEQR) purposes. 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.

250 A. McDowell: I second.

The motion carried with 5 in favor, 0 opposed.

R. Huftalen: I make a motion to approve the application as presented.

255 S. McEntee: I second.

The motion carried with 5 in favor, 0 opposed.

260 George Karmis: Do you have to put up a rail, especially on the east side?

R. Huftalen: Bill Carr is in charge of Code enforcement. He will be able to make a determination  
on that.

265 Dennis Marconi: Along the top of the bank there will be a rail on the high side so it stops them from  
going over.

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**51 Fenner Street and Naomi Lane, Addition, Sideline Variance**

270 R. Huftalen: We have an application filed digitally. It is not really for this Planning Board because  
they are seeking a sideline variance. They want to put an addition in the required setback area. That  
is not within our purview.

275 R. Huftalen: I make a motion to refer this application to the Zoning Board of Appeals (ZBA).

S. McEntee: I second.

The motion carried with 5 in favor, 0 opposed.

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R. Huftalen: Is there any other business to be heard tonight?

No one spoke.

285 R. Huftalen: I make a motion to adjourn the meeting.

A. McDowell: I second.

290 The motion carried with 5 in favor, 0 opposed.

The meeting was adjourned at 7:25 p.m.

295 Respectfully submitted,

Marlene A. Westcott  
Recording Secretary