

**Village of Cazenovia Planning Board
Meeting Minutes
August 14, 2017**

5 Present: Adam Walburger; Acting Chair; Anne McDowell; Stephen McEntee; Don Raleigh.

Absent: Rich Huftalen.

Others Present: James Stokes, Village Attorney; Marc Kennedy; and Dennis Gregg.

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A. Walburger called the meeting to order at 7:00 p.m. and introduced the Board.

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R. Huftalen asked for any changes to the minutes of July 10, 2017. A. McDowell made the motion to approve the minutes as submitted. D. Raleigh seconded. The motion carried with 4 in favor, 0 opposed.

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South Meadow, Lot 4, Architectural Review

Marc Kennedy and Dennis Gregg came forward. Mr. Kennedy presented a plan without windows in the garage and he stated there will be windows in the garage.

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Mr. Gregg said this house will front on South Meadow Drive as opposed to Gregg Lane. This is a corner lot. The two garage windows on the left will face Gregg Lane and to the east. The windows will be on the rear. Garage doors will be carriage style hardware.

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A. Walburger inquired if this house would have the same level of siding and exterior details as in all other construction. Mr. Kennedy confirmed that to be true. This house will have gray or some earth tone vinyl siding with shakes on the gables and architectural shingles.

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A. Walburger asked if there is stone around the entry door. Mr. Kennedy replied that it will be stone. This is the first house in this area with stone. Mr. Gregg commented that the developer wants stone. Mr. Kennedy presented to the Board and will leave samples of the stone for Bill Carr, Zoning/Codes Enforcement Officer. A. Walburger said he has no problem with the stone in this limited application.

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A. Walburger wondered if this house is sold. Mr. Kennedy said yes, he is fulfilling the order.

A. McDowell asked how many square feet this house contains. Mr. Kennedy answered 2,183 square feet. He continued that on the American Homes website, it is very similar to the house called the Roosevelt. There is a virtual tour of it online. They have virtual tours of 30 of their houses. The camera they use draws the floor plan.

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50 A. Walburger observed that the details are consistent with other structures there. He reminded the Board that this is being reviewed for architectural approval. He solicited any further comments or questions. There were none.

A. Walburger declared this a State Environmental Quality Review Act (SEQRA) Type II action and, therefore, no further action is required.

55 A. Walburger made a motion to approve the drawing with two windows added to the left side elevation of the garage and carriage style hardware on the garage. S. McEntee seconded. The motion carried with 4 in favor, 0 opposed.

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South Meadow, Lot 5, Architectural Review Amendment

Mr. Kennedy explained that there is a two-story house on Lot 5. The original plan was to have vinyl, but they now want to upgrade and use some stone on the bump-out for the garage. This plan is similar to Lot 4, but the plan is flipped.

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Mr. Gregg commented that the original plan had stone on it, but at that time they did not plan to include it.

70 A. Walburger noted that this is a smaller area of stone than what was just approved for Lot 4 and he has no issue with it. He looked to Mr. Stokes for technical guidance on how to handle this small change to a plan that was already approved.

Mr. Stokes stated that a motion is needed to amend the previous architectural approval to include the cultured stone and then mark the drawing with today's date.

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A. Walburger commented that this is a limited application and is consistent with what has been approved for Lot 4. The stone breaks it up.

80 A. McDowell made the motion to amend the architectural approval for Lot 5 to include cultured stone on the bump-out for the garage. D. Raleigh seconded. The motion carried with 4 in favor, 0 opposed.

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85 A. Walburger asked for any other business to be brought before the Board. There was none.

D. Raleigh made the motion to adjourn the meeting. A. Walburger seconded. The motion carried with 4 in favor, 0 opposed. The meeting was adjourned at 7:19 p.m.

90 Respectfully submitted,

95 Marlene A. Westcott
Recording Secretary