

**Village of Cazenovia Planning Board
Meeting Minutes
September 12, 2022**

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

Absent: Steve McEntee.

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Others Present: James Stokes, Village Attorney; Marlene Westcott, Recording Secretary; Lauren Lines; and Michael Silberberg.

8 people were in attendance.

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

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R. Huftalen asked for any changes to the minutes of August 8, 2022. R. Huftalen made the motion to approve the minutes as presented. A. Walburger seconded. The motion carried with 4 in favor, 0 opposed.

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Consideration of Letter for Restore NY Grant Application

Lauren Lines from Cazenovia Area Community Development Association (CACDA) and Michael Silberberg explained the project.

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Lauren Lines said that she has been working with various boards and looking for decades to find a use for the former NAPA building and the contiguous parcel next door containing an existing garage. Both parcels are owned by Widewaters Development Company. Mr. Silberberg and his wife went to Mayor Kurt Wheeler and Ms. Lines with an idea for a mixed use redevelopment for the properties. It is a local eyesore and they want something that more positively reflects the community as it is the eastern gateway into the Village. That coincided nicely with the State bringing back the Restore NY program. The point of the funding is to redevelop vacant and abandoned properties. These properties fit exactly with the intent of that program. There will be two rounds—one with the deadline of October 11 with awards announced in December. The second round is next year. This year's focus is on rural communities. The application requires a letter from the Planning Board saying the project is going to be consistent with your zoning regulations. The letter can be brief. It does not add to the scoring of the application.

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R. Huftalen noted that this is in the B-1 District and not in the Historic District and retail is allowed and dwellings by special use.

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Mr. Silberberg said that he came to Central New York about 20 years ago and moved to Cazenovia 8 years ago and they love the Village. He and his wife want to get rid of these eyesores. They plan to purchase the two parcels and demolish the buildings. He has retained an architect from New York City who will design something that goes nicely within the Village.

50 Mr. Stokes said he looked at the mission statement for the district, which is 180-48 of the Code:

180-48 Lot and structure requirements (B-1).

55 *Lot and structure requirements shall be as follows. Within the B-1 General Business District, there are no specific lot and structure requirements. Aside from vital community business functions generated in this area, most lots are located within the Historic Preservation Overlay District. Basic objectives shall be to protect and preserve existing uses and structures, effectively utilize all existing structures and encourage any modification and expansion of structures and activity which can be reasonably accommodated without adversely affecting the historic integrity and character of the area.*

60 Mr. Stokes continued that these existing structures are not historic in any sense of the word. To redevelop them in the manner described is entirely consistent with that mission statement. The letter can be as simple as paraphrasing the mission statement and determining that the project as described meets those objectives with proper review.

65 A. McDowell inquired whether this project would go through with or without the grant.

Mr. Silberberg said that he is going to close on the properties barring discovering anything crazy in the next week, which he does not anticipate, because something has to be done. They can't remain like that. He wants to control the parcels, demolish the buildings, and develop them.

70 Ms. Lines read the requirements for the letter: A letter from a local planning/zoning official stating that the project is compatible with local ordinances.

75 R. Huftalen stated that he would sign the letter after Mr. Stokes writes it.

The motion was made, seconded, and carried to adjourn the meeting. The meeting was adjourned at 7:29 p.m.

80 Respectfully submitted,

Marlene A. Westcott
Recording Secretary