

**Village of Cazenovia Planning Board
Meeting Minutes
April 10, 2023**

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

Absent: Steve McEntee.

10 Others Present: James Stokes, Village Attorney; Marlene Westcott, Recording Secretary; Amanda Bury; Dianne “Dee Dee” O’Donnell; Brenda Phillips; Lori Shepard; Paul Delan; Paul Barton; Mike Phillips; Tom Tait; Alan Levinsohn; Bobbi Cleaveland; Bruce Kaiser; Phil Byrnes; Pam Barton; Mark Smith; Letty Butterworth; Bob Butterworth; Susan Smith; Angel Warman; Matt Vredenburgh; Walter Benthall; Theresa Benthall and some others who did not sign in.

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

20 He asked for any changes to the minutes of March 13, 2023. R. Huftalen made the motion to approve the minutes as presented. D. Raleigh seconded. The motion carried with 4 in favor, 0 opposed.

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Mahoney Design & Build, 22 South Meadow Drive, New House Architectural Review

R. Huftalen: Mr. Mahoney had submitted a bunch of designs previously for Emick Lane and the Planning Board approved a batch of them. And now Mr. Mahoney has a customer who wants one of those designs to be built for them on South Meadow Drive. And because he is changing the location, I wanted to give the Board the opportunity to ask any questions or make any comments. I think it is a pretty perfunctory matter. It is an architectural approval we have made in the past. But I wanted to put it on the agenda to give the Board a chance to comment. If there were any questions, Mr. Mahoney said he would be available by phone. This design has the traditional carriage house garage doors. It has a cedar shake gambrel facing the road.

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R. Huftalen: I am going to declare this a Type II Action under State Environmental Quality Review (SEQR) under 617.5(c). Since no other agencies are involved, nor will approval have any significant adverse effect on the environment, no further SEQR action is required.

40 A. Walburger: My comments for the Board are that this is a plan we have looked at several times in the approval process for Emick Lane. It is a nice variation to South Meadow. It is consistent size-wise for that location.

R. Huftalen: Our standard for architectural approval is to make sure that nothing is incongruous with the neighborhood architecturally. It looks like it would fit right in.

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A. Walburger: With so many of the elements that we asked for in all the developments, they have been harmonized now with the doors, etc. I make a motion to approve as presented.

50 A. McDowell: I second it.

R. Huftalen: All in favor? The motion carries with 4 in favor, 0 opposed.

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55 **Cazenovia Hospitality, Site Plan Modification, Addition/Shed**
R. Huftalen: Dan Kuper is working tonight, but if we have any questions, he is available by phone. He is proposing a site plan modification at the Hampton Inn. He is proposing an addition to the maintenance barn. We have some drawings here from Mr. Hagan. It should be noted that this
60 project is about 30 feet by 40 feet by 31 feet high. It is immediately adjacent to the existing shed. It is within 500 feet of the municipal boundary. We have to submit it to the Madison County Planning Department for their determination of whether it requires County review.

A. McDowell: Is it the same height as the original?

65 R. Huftalen (pointing to drawing): This is the new proposal and this is the existing. I advised Mr. Kuper that he needs to provide us with an actual site plan from this approved site to submit to the County. So he is aware of that. We are not going to take any action on that tonight.

70 D. Raleigh: What is it for?

R. Huftalen: He is going to store tractors and equipment, etc.

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75 **Caz Arts, Carpenter’s Barn, Sign**
R. Huftalen: This has been to the Historic Preservation/Architectural Committee (HPC) and was approved in November 2022. This sign is going on Carpenter’s Barn in the Village for Caz Arts. Mr. Parpard is making the sign. It will have gray letters, dark green letters, and green background.
80 The hanger is to be determined. Again, the application was presented to the HPC. On architectural features, they make a determination. But because this is a sign, it comes under our sign codes. They made a recommendation to approve. We have that recommendation in front of us. We have a rendering of the sign. Are there any questions? It looks good to me.

85 A. Walburger: It looks really good to me too.

A. McDowell: Me too.

90 R. Huftalen: I am going to declare this a Type II 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.

R. Huftalen: If there are no questions, I will make a motion to approve as per the HPC’s approval of the application.

95 A. McDowell: I second it.

R. Huftalen: All in favor? The motion carries with 4 in favor, 0 opposed.

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Meier’s Creek Brewery, Playground and Sail Shade over Existing Patio.

R. Huftalen: Matt Vredenburgh put together a set of drawings. They are proposing a playground and a sail shade over the existing patio. This is a Planned Development (PD) site plan modification.

105 Mr. Vredenburgh has put together a good depiction of what is planned. Because it is within 500 feet of the municipal boundary, it needs to go to the Madison County Planning Department before we can take any action. I wanted to give Matt and the Board the opportunity to ask any questions. Matt, do you care to comment on anything? It is pretty self-explanatory, I would say.

110 Matt Vredenburgh: I just wanted to come to make sure that if there were any questions that I could answer them for you. I know you can’t do anything tonight because of County GML report.

R. Huftalen: Yes, this has to go to the County. It looks like boulders, a pretty naturalistic playground in the area behind the employee parking and kind of adjacent to the rise on the hill.

115 Matt Vredenburgh: That’s correct. All natural play equipment, low to the ground, low impact. We are going to screen the parking lot service area from this as well and add some vegetation here (pointing to the plan) and some around here to sort of enclose the space a little bit.

120 A. Walburger: This is cut into the berm here?

Matt Vredenburgh: Yes. There is a berm that comes out here about 6-7 feet high, so we are just going to cut that in. There is a little farm road that goes around that has access to the rear field, so we are going to be inside of that. We don’t intend to take down any trees to do this.

125 A. McDowell: Looks good, very nice.

D. Raleigh: Is it going to be like natural wood chips or something?

130 Matt Vredenburgh: Yes, we will have a wood mulch underneath the play areas and then stone dust or something similar to that. We want to make it accessible.

R. Huftalen: Any questions? I think we have everything we need to submit it to the County. See you next month.

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The Landing at Burke Meadows, Burton Street, Concerned Neighbors in Attendance

140 R. Huftalen: We have been in communication with Dee Dee. We have a bunch of people from the neighborhood here and wanted to give the opportunity to have a discussion. I would like to afford you the opportunity to do that. I saw some stuff in The Republican. I just wanted to say a few words about our process here as a volunteer board and members of the community. It’s a process we go through for projects that are going to affect our village. Everybody here takes that process very seriously and devotes a lot of time to that duty and takes our duty here very seriously. We don’t all

145 agree on this Board. We have different perspectives. We have different points of view. And when
the projects come before us, we do our best to try to get all the facts out and try to weigh the
different points of view and make a determination. For this particular project back in June 2019, we
got our first presentation from the applicant. We had meetings on June 10, July 8, and August 12.
We opened a public hearing on August 19. We took comments at that meeting. We took comments
150 on September 9. On October 14 we held another meeting. On October 30, we went through the Full
Environmental Assessment Form (EAF). We made our State Environmental Quality Review
(SEQR) determination with a 5 in favor, 0 opposed vote that there would be no negative adverse
impacts after an extensive review of the documentation. We also took a vote at that meeting on
October 30, 2019, to recommend a zone change to the Village Board. We subsequently began site
155 plan review January 13, 2020. We had four more months of meetings and we approved the final
plans on March 9, 2020. We subsequently reopened the meetings on December 12. I think many of
you have been at those meetings. In total, we had 12 meetings for public comment. We made a lot
of changes to the plans that were initially proposed. We did our best to try to mitigate the concerns
that were raised. We want to give the opportunity now to further the discussion. We know our
160 process is not perfect. We want to work to continue to be good servants to the Village and the
community. Dee Dee, I will have you kick things off.

Dee Dee O'Donnell: I fully understand and appreciate the hard work that was involved with the
volunteers. We are here to voice our continued concerns for the project itself. Just feeding off of
165 what you had given this process and the dates and timelines. With the approved Town and Village
annexation of the Burke property in 2018, and the approved zone change from R-10 residential to
Planned Development District (PDD), Housing Visions' plan for the Landing at Burke Meadows
senior housing development had quickly changed scope to low income senior and low income family
housing and was able to move forward pending the Housing Visions grant applications. In 2020,
170 there were post-approval project changes based on those grant applications. December 16, 2021, on
the New York State website, an article outlined grant monies that were awarded to the developments
across New York State. For the Central New York awards: "\$6.9 million for the Landing at Burke
Meadows in the Village of Cazenovia in Madison County. The newly constructed multi-family
development will have 33 homes for adults aged 55 and older and four townhome buildings with 16
175 apartments. 10 of the townhome units will be set aside for individuals and families in need of
supportive services. Developed by Housing Visions, the project compliments ongoing revitalization
efforts in downtown Cazenovia." We are all trying to understand how a small portion on a narrow
parcel of land in a quiet, flourishing, and vibrant neighborhood on Burton Street needed
revitalization. If all of the members of the Planning Board have not already, we ask you to please
180 drive or walk the horseshoe of homes and properties surrounding the development and help us
understand how the irreversible damages to the land and tree lines and the loss of homeowner
privacy on this greenspace falls under the category of renewal. We ask that both Village boards and
Housing Visions work with the Burton Street, Emick Lane, and Evergreen Lane homeowners, whose
properties are directly impacted, to improve buffers and berms with proper tree plantings and
185 maintenance. We also ask that the Village Board and Planning Board review the development
process and the pace at which we are growing to ensure we are not losing the quaint small town
atmosphere that drew us all to Cazenovia. Let us learn from the project on Burton Street, a
development seemingly dictated by the grants from which Housing Visions applied. As this project
moves forward, let us work together to maintain and manage the current situation that affects the
190 surrounding neighbors, all Village taxpayers, and the community as a whole. Thank you.

195 R. Huftalen: Are there any other comments that others care to share? I appreciate that Dee Dee. And I can tell you that I do think it is something that has obviously been an ongoing topic of conversation. The Mayor has been on the site. Bill Carr, Zoning/Code Enforcement Officer, has been working hard to make sure the project is implemented as it was approved. Housing Visions has been in contact with the neighborhood groups to help make sure the buffers are installed as per the plans and hopefully even with some improvement. We want to make it a good project. We want to make it an asset to the community.

200 Bruce Kaiser: I live on Emick Lane. Dee Dee asked a question or implied that it would be nice if the people on the Planning Board would come and take a look at the extreme modification of our neighborhood. Mayor Wheeler, this past Friday morning, did come over and did spend time walking the properties on Emick Lane that border the construction. In 2018, the Village annexed, I believe it was nine point something acres of land, to merge with the existing property that was in the Village.
205 So now that property expanded. So, to me, I got the impression when that happened that this was a done deal. That this project was going to go forward. I have been involved with a lot of construction in my life and I am still involved with a lot of inspections of situations across the country with the work that I do. I have seen a lot of Housing Visions projects in various parts of New York State. I have actually inspected some of those. The clearing of land that has occurred,
210 not only the trees, the bushes, the shrubs, I would estimate at least 50 truckloads of dirt have been removed out of there to lower the level. The noise is another story. You folks took the responsibility to approve this. The taxpayers and residents that surround that property would love to have you come visit. I'll give you an escort. Anybody else on the street would be more than willing to give you an escort. We can show you pictures pre-devastation versus what we have now. It is a travesty that a village like Cazenovia is working itself toward becoming a suburban area of the City of Syracuse. I moved into the Cazenovia area in 2006. I built two homes. The house I currently live in is on Emick Lane. Never in my wildest thoughts would I expect the Village of Cazenovia to do what they did. So now that it is done and approved and all of this devastation has occurred, what is the Planning Board really going to do to get involved with Housing Visions to make sure there are
215 visual buffers added to help to reduce and change what is there now? There used to be acres and acres of woods. There are no more woods. We had a promise from Housing Visions, it's in the minutes, that they would only take down what trees they needed to take down. Well, I guess they needed to take almost everything down. They basically went in and clear cut the whole area.

225 R. Huftalen: Mr. Kaiser, we have an appointment to meet with you, is that correct?

Bruce Kaiser: We have no appointment yet. Just so people know, I have been working with Housing Visions and the Mayor. Rich, I believe you are going to sit in on it too. We have two or three people from Housing Visions added into this mix. I have taken pictures so people can see what
230 isn't there now. It is a situation that needs more attention than I think is being given to it by the Village Trustees and members of the Planning Board. If you look at the drawings that are in Bill Carr's office. I have looked at them numerous times. Bill even gave me a copy of the old ones he was going to throw out. But if you look at the new ones and the tree plantings, they are talking about bringing in trees that aren't even part of the kind of trees that we have in the Cazenovia area.

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R. Huftalen: I think there has also been subsequent discussion about bringing in Tom Tait and the Tree Commission to help advise and redirect. Is that true, Tom?

240 Tom Tait: That's correct. I'm the director of the Tree Commission. Kurt (Wheeler) contacted me
following Friday's meeting and asked if I would participate. I said I want to participate. This is a
little bit different. With Nelson Street, Mr. Vredenburgh did a sketch. This doesn't have any plan to
go by yet. This is a significant amount of area if you take into consideration Evergreen Lane, Burton
Street, and Emick Lane. It is going to take a while to do. I would just ask that the Planning Board
245 give strong consideration on this matter and any matter going forward with any developer that we
not only ask them to assist with the buffer, but there be some sort of bond held for three years to
ensure that the vegetation remains viable and healthy and doesn't die after the first year. As we
know, in some of the commercial developments, the material dies the next year, then Bill Carr
doesn't have any teeth and it's an eyesore to our gateway. I am happy to be involved with it. I will
work tirelessly for this group. It is going to take time because we are trying to make it look like
250 Mother Nature planted it versus a landscape architect who had too much coffee.

Bruce Kaiser: There is an area behind some of our properties that is anywhere from a few feet to
maybe as much as 40-50 feet, depending on where you are in backing up to the land that is being
developed. In email conversations with the head of Housing Visions, Ben Lockwood, CEO or CFO
255 or whatever he is, he has said to me that as far as the property that borders between our residences
and the construction, the buffer area, as you might want to call it, that there should be nothing done
to that. It is going to stay the way it is. There are trees that have fallen down and logs there. There
are trees leaning over. It's a mess. It wasn't so bad when you had all those acres of trees behind
you. But now you have anywhere from 5-40 feet and you've got all this dead or dying wood, trees.
260 It's a mess. Is Housing Visions going to maintain that? When trees fall, as these things get older
and die and some of them are half dead now, who is going to clean that up? Housing Visions? The
Village? I'm not supposed to go on their property because it is their property and their
responsibility. But it is an eyesore that I have to look at from my backyard. There are a lot of things
that need to be seriously looked at. Thank you.

265 R. Huftalen: There is a construction bond in place. It was John Dunkle (Village Engineer) in
cooperation with Mr. Stokes (Village Attorney). They would be able to share the details on that.

Bob Butterworth: I live on Evergreen Lane. I echo what Dee Dee and Bruce have said here tonight.
270 I have one of those places behind my house that has dead trees. It wasn't so bad when you saw the
nice pine trees behind it, but they are gone. I want to refer back to what you said earlier in the
meeting; that the intent was to find all the facts, try to address our comments to make sure the project
is well done. I was in those public hearings in this room. I asked a few questions. They were about
flow measurements on the sewer on Clark Street. It was well before this project was approved. I
275 want to thank Mr. Carr. I met with him today. He gave me some correspondence because we
weren't sure if it was done. It is clear from the correspondence that it has not been done.

R. Huftalen: When you say it has not been done, that the flow tests on Clark Street were not done,
280 the review of the sewer adequacy was part of it.

Bob Butterworth: I sent a letter to the Village. I believe Mr. Stokes has a copy of the letter, making
a recommendation. We are all trying to protect our village to make it nice to live in. We also don't
want an overflow on the street. We were told it was going to be done. Based on the correspondence
I have seen, someone thought Jim Cunningham was going to do it. He said he was responsible for
285 the Town and for the treatment plant. Under average conditions, all is good. Under rain storms like
last week, which was not average. That was high flow. He made a recommendation. He basically

290 said that the collection system is owned and managed by the Village of Cazenovia prior to its connection to the Town's main interceptor. The Village of Cazenovia should flow test the Village line for existing peak flows during wet weather, as well as when the elementary school is in session to see whether the Village has sufficient capacity. Mr. Carr is correct. That has never overflowed. We don't know how close it is to overflowing. And those sewers are old. We asked for this before approval. We were led to believe, and you even said tonight, you tried to take all questions into consideration and do what was best for the community. But it hasn't been done to date.

295 R. Huftalen: You might be aware that Mr. Carr is in consistent conversations with Mr. O'Hara and the Village Engineer, Mr. Dunkle.

300 Bob Butterworth: He told me once, "When I get time, I'll get it done." Not Mr. Carr. He asked for it to be done. One of the engineers said, "When I get time." I think the time is now.

305 R. Huftalen: To put it into context with the entire Village, we have infiltration sewer problems across the entire Village.

310 Bob Butterworth: I agree with you.

315 R. Huftalen: Mr. Carr, like any steward of community assets, is trying to put his time and effort toward those things he sees as the highest priority. In his professional judgment, he conveyed to this Board along with Mr. Dunkle, there are other areas that are of higher priority. He is not as concerned about that area. I fully appreciate your bringing this to light. I think that is going to move it up on the priority list. We did SEQR back in October 2019. We are fortunate. We have two professional engineers on this Board, Mr. Walburger and Mr. McEntee. I'm not a professional engineer. The standard for SEQR does not require a professional engineer to review it. It is what a reasonable person thinks. So Don, Anne, myself, we are taking the best advice we can get from the professionals that we trust that run our Village and advise our Village. At the same time, we appreciate your concerns and your expertise in bringing this up. I think that is going to help get Mr. Carr and Mr. O'Hara working together to ensure there won't be a problem on Clark Street.

320 Bob Butterworth: I know they are doing a great job. I know there are problems all over the community. It's not the only community. But typically, when you have a new addition, you tend to focus on that one so it does not become a bigger problem than the one you're currently looking at. I think that should be done. That was my recommendation in the letter to the Village.

325 Mr. Stokes: I know you are very familiar with the issue. If the rest of the audience thinks this wasn't looked at, it was looked at thoroughly. I will read one of the findings in support of the negative declaration under SEQR:

330 *The applicant's engineers have projected that the capacity utilization of the 6" sanitary sewer on Burton Street and the 8" sanitary sewer on Clark Street will be 25% and 34% respectively if the development as proposed is completed. Comments from the Village of Cazenovia Public Works Administrator and the Town of Cazenovia Wastewater Treatment Plant Operator, as noted in the October 30, 2019 letter from the Village engineers, support the conclusion that the existing sanitary sewer collection system and wastewater treatment plant have sufficient capacity to handle the additional flows from this development.*

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Mr. Stokes: An additional finding in support of that negative declaration:

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Both the CACC and the Village engineers, Dunn & Sgromo, PLLC, (see letter of October 30, 2019) have opined that the applicant has assessed the drainage and stormwater impacts of this development in an appropriate manner and that these impacts can be adequately mitigated such that off-site flows will be equal to or less than existing conditions. Planned improvements by the Village of Cazenovia to the existing stormwater system along Burton Street will improve existing conditions.

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Mr. Stokes: As the chairman said, opinions can differ. And the question of the installation of flow meters aside, which to my understanding, arrangements have been made for that. This was thoroughly considered at the time.

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Bob Butterworth: I read that in the minutes. I don't disagree with what it might say under normal flow conditions because that's how I would calculate it—under normal flow conditions. But under peak flow after rain storm events, that could not have been developed without an actual flow measurement and I have done these for 40 years. So that's why that needs to be done.

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R. Huftalen: Thanks, Mr. Butterworth. Thanks, Jim. Jim was reading from our SEQR determination. That was one long night here in the Village three years ago. That is available and open to the public. Mr. Butterworth has looked at it. Again, I'm proud of our process, but also aware that it's not perfect. It is made better when we have substantial input. We have had substantial input. We have a Village staff that does their best to carry out what the Board has considered here. I appreciate your taking the time tonight. We have an opening for an alternate on this Board if anybody wants to join us in our endeavors here.

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Walter Benthall: I appreciate everybody's civic duties and their volunteerism for the community. I'm relatively new to the Cazenovia area. I have been here for seven years. I live on Emick Lane. I hear a lot of what we think is good for the community. In my opinion only, what are you going to do for us now that the carbon footprint has been developed? As far as the project moving forward in my backyard. Our landscape has changed forever. The feeling is gone. The charm and the beauty is gone. The feeling is usually a community. The north side of Cazenovia has changed forever. I thought this would be the last place I would live in my existence here on earth. I lived on the south side of Syracuse in public housing and a public school. So I get what Caz is. I was also military. I lived with all kinds of different peoples. I love people. I just thought back in 2019 when this project was moving forward, I raised my hand at a couple of different meetings and said, "I don't think this is the right place for this." I get it. The horse is out of the barn. The landscape has changed forever. Like I said up front, what are you going to do for us? That needs to be determined in our future moving forward for the safety of my family and my children.

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R. Huftalen: I appreciate it, Mr. Benthall. One of the things I love about this community is how people ask, "What are we going to do for the members of this community?" I think that is a sentiment that has been expressed. We have neighbors of yours on this Board. This was very heavily considered. I sat here in this chair and had my former elementary school principal, Mr. Favro, terribly upset with me when we approved the Emick Lane subdivision. These types of changes happen in perpetuity. They don't stop.

385 Walter Benthall: I'm sorry, but that's a totally different concept. That is residential housing
opposed to a CAP (Community Action Program) project with subsidized senior living. I get it. I
worked as a Registered Nurse for older people for 35 years plus. I love old people. I have old
people living with me. I have a special appreciation.

390 R. Huftalen: Part of our job is to try to understand how this fits into the Comprehensive Plan. We
had CACC (Cazenovia Advisory Conservation Commission). We had a number of members of the
public that talked about how they felt this was appropriate and did fit into our community plan. I'm
certain we could talk all evening about the things we differ on. I hope we can continue to work
together to help this project's execution come off as painlessly as possible. And working with the
people at Housing Visions, we can make the best of the situation.

395 Susan Smith: I share a lot of the concerns I have already heard. I don't want to reiterate what I
think has been expressed really well tonight. I live on Nelson Street, otherwise known as Route 20.
I consider myself in your neighborhood. I walk in your neighborhood all the time. I feel like where
I live and your neighborhood are very well connected. I have spoken to this issue before at some of
the earlier meetings—pre-COVID and then kind of went absent for a while. I regret that. All I want
400 to say is that I think there is a bigger picture here. I'll save most of my remarks for maybe another
meeting, which I would like to know when we are going to talk about the development behind my
house again. Obviously, a lot of land has been moved. I am especially sensitized to what has been
said about how people feel about how different it is to live once everything that was behind has been
ripped out. I watched for five months that area which isn't seen from the road very much. The
405 equipment is seen because it is at the top of the hill. Behind five, I would consider them historic
homes on the Cherry Valley Turnpike, 1850 homes, which I feel very fortunate to live in one of
them, there is a moonscape out there now and it comes right up to the end of my backyard. What
has not happened is the development. Even though the horse is out of the barn, or whatever that
expression is, I assumed it was too late too. We did step up to say we need to look at the landscape.
410 We need to look at what is going to make this subdivision, which is what I'm calling it, look nice.
What is going to make it nice for the people who are going to live there and for the people who are
going to see the cars coming out of there eventually? And those cars are going to your neighborhood
already from Route 20. We brought all of this before you. So I guess my point, and I will stop here,
415 is there has got to be some coordination of these different development projects. I don't know what
you do. I appreciate how hard it must be to listen to all of this and know how hard you have already
worked to try to do the best you can. I am not here to criticize you personally. But I just know we
have a lot of development going on. We have some that has gone on without a lot of people in the
Village knowing about it. The Courtyard came in. That's cool. It's great to have some housing that
420 people thought was necessary. But it changed the picture of how many rental units are actually
needed. And now the college is closing. So we have a lot of different things going on and they all
affect the same thing--people who live in these homes in and around our community. It is pretty
dramatic at this point. I'm not sure how many rental units we actually need. I have been in favor of
development for the most part and try to step up and try to speak in some kind of constructive way
425 about what might be possible behind our area. But I haven't seen anything more happen. Literally,
the fences—I don't know if you call them fences, the black thing that goes along the edge there--that
has kind of gone down. I've got to keep a pretty close eye on my grandson because it drops down to
a gravel pit retaining pond now. There is no barrier yet. There is no sign of anybody coming back
and saying what is going to be happening. I will just say to the Board, I will come to the next
meeting where this subdivision is going to be on the agenda. I won't take any more time. I guess I
430 am appealing to you to try to look at not just the next thing, but how it all fits together. I think the

traffic thing is going to be a huge worry down the road that nobody really seems to be paying any attention to. Route 20 is a State road and I recognize that. But if there is some kind of coordination between our Town government and the State, then I think it's time for them to figure it out because there is going to be a lot more cars if those houses fill up.

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Tom Tait: As you know, I was asked to participate in the Nelson Street project as well. That design did have a long row of Norway spruces to be planted. But when I met with the seven households and Dennis Gregg, you can't physically plant the hedge that was proposed on the design because it is in a National Grid powerline easement, the slope isn't conducive to it, there are detention basins, and there are black walnuts. I feel for them because they did believe there was going to be a hedge protecting them that was on the plan from an early part. I have suggested to them that maybe they could work with the developer about getting it. Because now the only option, really, is to plant on their properties and not on the development parcel to see if there could be a credit or something for the residents to help buffer it.

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R. Huftalen: Thanks again, Tom, for your participation.

Bob Butterworth: People are asking what you will do going forward. A lot of things were talked about for traffic. I know this group brought up a lot about traffic. I don't know if a traffic safety study was done. I know there was a traffic study done by Passero. But I don't know if they actually did a safety study, which could have recommended some modifications to the road for increased safety. I don't know if that was done, but if it has, I would like to review it. They did do three studies. I saw those today. But I'm talking about a specialty company that all they focus on is traffic safety studies. That should be done for all of these developments.

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Bruce Kaiser: This is a thought that I just had. We've got development going on behind my house. We've got apartments going up behind the dentist's office on Route 20. There is a lot of apartment construction going on right now in the Village of Cazenovia. They have all been approved and moving forward. I guess my question is: Is it time to put a pause on any and all new construction of apartment buildings in Cazenovia? Give a lot of thought--I mean a lot of thought--to annexing any more land in from the Town into the Village for future construction when we don't even know the final consequences of these structures that are being built and the impact of that on the Village infrastructure, traffic, everything. We can't keep building and building and building without seeing what the consequences are of what has already been approved and isn't even built yet. Just food for thought.

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R. Huftalen: That's why we review engineering studies. As far as having a moratorium on new construction, that is beyond the purview of this Board. If the Village Board wanted to make that—I don't foresee any more annexation, but that's why we have elections and that's why we have elected officials.

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Walter Benthall: On the Village Planning Board, did anybody walk the meadows and all the way up Emick to the top of the wetlands, and came down Evergreen, and walked Burton, and kind of looked around and said: I guess that would be a good place for a subsidized senior housing with a CAP project.

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R. Huftalen: I have walked it a number of times. Indeed I have.

Theresa Benthall: Recently? Have you done it recently?

480 R. Huftalen: I have not been through the development. I have been up on Emick Lane. I have been on the stub and looked up from the perimeter and I will continue to.

Theresa Benthall: 120 Emick. Come on over. Just come see it.

485 Walter Benthall: Has anybody else walked the project besides yourself?

R. Huftalen: Anne (McDowell) lives right there. Steve (McEntee) lives right there.

490 D. Raleigh: I go by it at least three times a week. I haven't walked it because it's a construction site. I'm not going to do that until I'm invited.

Theresa Benthall: You are invited.

495 A. Walburger: I do want to give some insight into the members of this Board. I've heard a lot of input from residents of Emick Lane—a new portion of the Village. Don (Raleigh) was my neighbor when I lived at 43 Burton Street, which is the house right at the end of the bus circle. I lived there for 15 years. Don was there before me on Clark Street. Anne still lives on Burton Street. Steve lives just down from the cord company. The historic trajectory of this portion of the Village is
500 incredibly well represented. There is stunned silence on the other side of the room.

Theresa Benthall: I don't get it. Have you walked it since it has been cleared?

505 A. Walburger: I walked it for 15 years when I lived there. I walk around in the Burton Street area with the kids as they go to school.

Theresa Benthall: But you haven't walked it since it has been cleared.

Bruce Kaiser: Walk into my backyard, please.

510 Letty Butterworth: You used to live in that gray house. How could you possibly think that was a good place to put an apartment complex?

515 R. Huftalen: We are starting to get into some conflict. Adam voted for the project after 12 months—12 months--of meetings and deliberations. He didn't sleep easy about it. He didn't just cavalierly say: It's a great idea. There was a huge amount of debate and a lot of angst and upset. We are members of the community too. We want this community to thrive. We are not trying to make it a trash community. I have kids that I hope move back here. There is a need in our
520 community that we have been told again and again, and based on the Comprehensive Plan, we have to create affordable housing. We have to create places where our kids can come back to. There are these tensions we are working on all the time. At the end of the day, as a Planning Board, we have a Code we are guided by. Is it legal? Is it a residential place? Is it going to be good for the
525 community or not? That is what the Planning Board has to do is interpret what the project is and how it fits in the Code. It is not an easy job. I don't relish coming in here and trying to defend what we have talked about for 12 months in 2019. We were doing our damndest, I can tell you that. I

appreciate how upsetting it is now to have a construction site next to you. I understand that. Nobody wants to live next to a construction site.

530 Theresa Benthall: I have one more comment. We have only been here seven years, as my husband said. I feel sorry for the Butterworths and many others who have been here for 20, 30, or 47 years, and their community and their backyards are devastated. Seven years is one thing, but if I raised my family and you lived there, and you lived there, and everyone has lived there, shame on you for not knowing better. It's across the street from an elementary school.

535 R. Huftalen: I'm going to make a motion to adjourn the meeting. I appreciate everybody's comments.

540 Pam Barton: Can I say something? I'm new here. I'm really new here. It has been a year now. I live on Williams Street. I just want to say I appreciate everybody in this room. It's hard times. We have all been through really hard times. We all have. This all happened during the pandemic, right? So not an excuse at all. We have all been through trauma here. Anyway, Cazenovia is a jewel. Their neighborhood was a jewel, but is no longer quite so jewel-like. So here I am. And the college is closing unexpectedly in my backyard. My concern is that I would like you to be empowered to do the things that people need you to do--like protect their vistas or whatever it is. For some reason, 545 like those metrics don't exist, or I don't know, but I worry. I understand engineering is complicated and there are all kinds of competing needs. I get that. But what happens to the college in the middle of our community? That's such an important part. I'm really worried that a similar debacle could unfold. I also hesitate to bring it up when you are in the middle of a debacle right now--several. I'm worried about the next challenge, which is even more of a crisis really, potentially, how does the 550 community protect what people value?

Angel Warman: My husband and I moved our family here from Dallas, Texas, to escape the booming development that is happening there. It is no secret that it is just exploding all over there. We have seen the devastation that happens with that. They have brownouts and blackouts. They 555 don't have enough resources for that type of population that is coming in all at once. It's not the same situation here. We did have the fortunate event to have a home on Burr Street when we first moved here for the first two years. We were personal witnesses to the runoff every spring when the thaw happened and we were underwater the whole time until things leveled out. I can't even imagine with the deforestation up there on the top of the hill, what that's going to cause to that street. 560 Because we were already in peril during the last two years that I experienced myself, personally. I'm a new member of the community as well and having young children in the school community as well as concerns with other things. I was a social worker for many years. I believe there are two caseworkers and the possibility of 300 plus members of that development, which seems like a very heavy caseload for two social workers. So I just want to voice that concern that there are so many 565 levels. Like you said, the horse is already out of the barn. What is done is done. But in the future, will there be a vote for something like this? It's going to impact the community at that level at that extent. Will the community, will the Village be able to have their say? I know there were many times where there were meetings held. Certain things were confusing. So things need to be put in plain language so that folks can be involved and have their voices heard.

570 Susan Smith: I think earlier you said something about the Village Board.

575 R. Huftalen: The Village Board is five elected officials. There are elections coming up. This Board is a volunteer board that is appointed by the Mayor. The Village Board is the closest to representative democracy. I think we have a candidate in the room here tonight. Again, there is a vacancy for an alternate on our Planning Board. We welcome your participation. Anne has been here her entire life and cares about this community as much as anybody in this room. I would say the same of the rest of the members of the Board. Thank you all for coming.

580 Bruce Kaiser: Thanks for listening.

Walter Benthall: Do you feel Housing Visions has been transparent with you as the nature of the project changed over the last few years? I'm thinking specifically of the last 10 apartments.

585 R. Huftalen: I would have you refer to our minutes. We had a meeting December 12, 2020. There is definitely a wide variety of opinions on this Board about how that was. From my perspective, from an engineering point of view, and the willingness of the applicant, I found them to be very professional. Anne and I, though we agree about a ton of different things, we don't agree about how transparent they were when they brought this project together. Again, this is where I say some of the
590 stuff you are talking about, it does get emotional for us because we have had our grievances amongst each other and we are trying to work together to make a better community. It is not easy when Anne and I are at loggerheads. We are normally best buddies. Opinions vary. I appreciate the question.

595 R. Huftalen: Thanks again to you all. Mr. Byrnes, another public servant here, serves as Chair of the ZBA (Zoning Board of Appeals). He puts his money where his mouth is and helps make it a better community. Thank you all for coming out tonight. I appreciate it.

R. Huftalen: Is there any other business for the Board? Hearing none, I make a motion to adjourn.

600 A. Walburger: Second.

The motion carried with 4 in favor, 0 opposed. The meeting was adjourned at 8:06 p.m.

605 Respectfully submitted,

Marlene A. Westcott
Recording Secretary