

**Village of Cazenovia Planning Board  
Meeting Minutes  
August 14, 2023**

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

Absent: Steve McEntee.

10 Others Present: James Stokes, Village Attorney; Marlene Westcott, Recording Secretary; Nick Enders; Dennis Marconi; Denae Kasarjian; Tom Tait; Brian Tedd; Matt Vredenburgh; Rob Kelsey; Dennis Gregg; Scott Sellers; Dan Bargabos; and Ronald Wright.

17 people were in attendance.

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

20 R. Huftalen asked for any changes to the minutes of July 10, 2023. He 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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25 **Heritage Homes, 53 Gregg Lane, New House, Architectural Review**

Dan Bargabos from Heritage Homes came forward as the representative. He was accompanied by his client, Brian Tedd.

30 R. Huftalen: We have elevations here. This is Lot 11 South Meadow. The proposed house is situated on the lot so that the address is Gregg Lane. Is that correct?

Dan Bargabos: Correct. We assumed that you would want the mailboxes where the driveways are.

35 R. Huftalen: I think that's a safe assumption.

Dan Bargabos: This is the landowner, my client, Brian Tedd. The driveway and the mailbox are both going to be on Gregg Lane. When we talked to the Village to confirm exactly what the address would be, they said if the mailbox was on there, it would be 53 Gregg Lane. But that would depend on how we had it situated. It was either going to be 53 Gregg Lane or 28 South Meadow. We are doing 53 Gregg Lane.

45 R. Huftalen: I see you brought samples of the shingles. The elevations look pretty standard and typical for down there. Any questions from anybody on the elevations before we look at the materials? All good? Okay. Do you have color swatches there?

Dan Bargabos: I can start with the roof, Certainteed architectural shingles, driftwood color. The siding color is cypress. The trim is sandstone beige. The trim material around the windows is going to be LP composite painted to match.

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R. Huftalen: Looks good to me. Any questions from members of the Board? One of the other things we always bring up is carriage hardware on the garage doors.

Dan Bargabos: I'm not sure we incorporated that.

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R. Huftalen: That's one of the things in South Meadow we have generally asked people to consider is putting a carriage door look on the garage door. This is something most of the homes incorporate into their look.

60 Brian Tedd: We have driven through, but my wife and I haven't talked about it. But it's not something we are opposed to. We will do it if it's required.

D. Raleigh: It's not an expensive thing. They are standard.

65 Dan Bargabos: We like to wait until the very end to put them on because they are decorative.

R. Huftalen: Have you built there before, Dan?

70 Dan Bargabos: Not in South Meadow, but on Chenango Street and not quite half of the houses in South Village.

R. Huftalen: And you are familiar with that Clopay style door with the carriage hinges? Is that doable?

75 Dan Bargabos: I think it would be. I'm glad my client, my boss, Mr. Tedd, is here.

R. Huftalen: Unless there is a strenuous objection to it, we can make a tentative approval contingent on Mr. Tedd checking it out and if he agrees, fine. If he doesn't agree, maybe come back next month and we can talk it over. I am happy to grant approval contingent on the carriage style garage doors. Any other comments on that?

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Dan Bargabos: Here are samples of the roofing, siding, etc.

85 R. Huftalen: I am going to declare this a Type II Action under State Environmental Quality Review (SEQR) under 617.5(9). Since no other agencies are involved, nor will approval have any significant adverse effect on the environment, no further SEQR action is required. This is a residential construction.

90 R. Huftalen: I make a motion to grant architectural approval based on drawings labeled Lot 11 South Meadow drive, dated 6/27/23 with the list of associated materials and colors—the widows, the roof, and the siding. Approval is contingent on carriage door hardware on the garage.

A. McDowell: I second.

95 The motion carried with 4 in favor, 0 opposed.

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**Marconi Residence, 6 Burr Street, Addition, Architectural Review**

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Dennis Marconi came forward.

R. Huftalen: This project was discussed last month. We have new elevations and drawings. Setbacks were discussed to ensure we have the appropriate side yard setback for an R-6 district. It is 4 feet. And it is marked on the drawing. Elevations carrying the same color and type of siding to the addition.

Dennis Marconi: We wrote down what you asked last time about windows. You wanted the height of the peak, which will be a foot lower, so it will be 10 feet, 5 inches from the peak down to here. This is 8 feet, 5 inches—the same as the rest of the house coming off of there.

D. Raleigh: There is a door on the back side?

Dennis Marconi: Yes, a door and steps on the back side to go into the yard.

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D. Raleigh: There is a skylight?

Dennis Marconi: One on either side. It's going to get a lot of light because there will be no windows or anything on this side. It will just be the fence that is there now that will stay with the neighbor.

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A. Walburger: It is pretty much what we were asking for.

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

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R. Huftalen: I will make a motion to approve the plans as amended and presented this evening.

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A. Walburger: I second.

The motion carried with 4 in favor, 0 opposed.

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**Scott and Nancy Sellers, 53 Forman Street, Site Plan Review**

Matt Vredenburg came forward as the representative.

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R. Huftalen: This is our third month on this project. Revisions have been made. We have some arborist reports here. We got some good feedback from the Tree Commission. Matt provided us

145 with an updated planting plan. The Board has seen the comments from Walker Tree. Matt, is there  
anything you want to add? I was down visiting with Mr. Sellers today and looking at the project. It  
is apparent how the creation of a less steep slope is actually going to keep it from eroding. Those  
trees that are in trouble might not make it through another winter with ice down there. What they are  
contemplating makes sense to me. Matt, is there anything you want to add?

150 Matt Vredenburg: We submitted an erosion and sediment control plan. It is fairly straight forward.  
The plan is to put in silt fencing for the construction and stabilize it as soon as the grading is  
completed, whether that be with vegetation or with mulch or erosion control blankets or netting,  
whatever is necessary until the site can get stabilized. The silt fence will not come out until  
everything is fully stabilized. We identified the plants and they are all off the list from the Lakefront  
Development Guidelines. We met with the arborist on-site and got a recommendation. I'm sure  
155 Tom can add to that.

160 R. Huftalen: Are there any other questions? Tom, obviously you have been on-site and you have  
seen the back and forth revisions and made the good comment about making sure there is zero  
phosphorus fertilization. I saw the red oak that they are talking about air spading.

Tom Tait: I think we should go so far as NO fertilization that goes to the lake because even though  
there is no phosphorus, there is nitrogen and it is not good for the lake. Although the trees would  
appreciate it, I think the greater good is protecting the lake. I had mentioned that to the applicant.  
They have done everything that has been asked. It is more than a planting plan because Matt figured  
out it is about 70 yards of soil. Everything that has been asked has been done. They are probably  
going to proceed with the air spade to preserve the anchoring roots on that side.

170 Matt Vredenburg: It's just the smart thing to do, to find out where those roots are and prune them  
properly before putting a wall there.

R. Huftalen: My general impression of the plans in my hand is post construction they are going to  
have a more stable bank and probably better sediment control. To me, it looks like it is in keeping  
with the Lakefront Development Guidelines and is consistent with these amendments that have been  
brought up with preserving the shoreline and creating functionality for the Sellers.

175 R. Huftalen: We did get a determination from Madison County Planning Department that there is no  
county-wide impact.

180 R. Huftalen: 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.

185 A. Walburger: I second.

The motion carried with 4 in favor, 0 opposed.

R. Huftalen: I make a motion to approve the plan as amended and presented.

190 A. McDowell: I second. The motion carried with 4 in favor, 0 opposed.

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**Caz Barns, Nelson Street, Buffer with Neighbors**

- 195 Dennis Gregg and Rob Kelsey came forward.
- 200 R. Huftalen: We have had some email back and forth with Mr. Nick Enders and the neighbors at Caz Barns. Dennis is here with Rob. We wanted to go back and look at the actual as-built drawings and how it is progressing up there and some of the suggestions to effect a more effective buffer than was originally approved and that was to include, potentially, some fencing. Now that we have Mr. Haley on board, we have Nick taking the lead for the neighbors to come to some sort of plan. It looked to me that indications from the developer that the suggestions were doable and wanted to get input from the neighbors and see if we can come to some working agreement going forward. In my last email, I suggested probably the most immediate thing would be to get going on the fence as soon as possible to help with the immediate screening. Then as we get close to tree planting season, maybe come to some consensus on what the best alternatives are. Is that a fair statement of where we are?
- 210 Dennis Gregg: I'd say so. I would like to thank Tom (Tait) for getting together with the neighbors and following up on conversations we started last year. I'm going to let Rob take the lead on this. I think, sequentially, if we are going to plant trees on their properties, it might be easier to access them before a fence goes up. I'm not sure if we can get back there on every property to plant a tree.
- 215 Rob Kelsey: Whatever makes sense. We should plant trees before the fence goes up. If the trees are going to be on our side of the fence, then it doesn't matter. If I were a neighbor, I would want to enjoy a tree on my side of the fence.
- 220 Dennis Gregg: I think that was a suggestion that the fence and the trees go on their property so they can maintain them. Is that right, Nick?
- Nick Enders: I wasn't sure if you guys were okay with that or if you wanted the fence on your side. We didn't define an answer on that.
- 225 Rob Kelsey: Again, if I were you guys, I would want to own and maintain the fence.
- Nick Enders: That was our consensus also, if you were in agreement with that.
- 230 Rob Kelsey: We are fine with that. The question on the trees—we are coming up on fall—are we in the sweet spot yet?
- 235 Tom Tait: We are. The difficulty is that the site is so complicated with black walnuts and powerlines, they were wondering if there could be some credit given to each of the five households so they can take it on themselves—to research it and do what is appropriate rather than feel compelled to push it forth.
- Rob Kelsey: If we could define it now, I would be fine with it.

240 Tom Tait: The number they threw out was a fence and \$1,000 for each household. They are getting an average of \$350-\$500 per tree planted.

Rob Kelsey: This is five households we are talking about?

245 Tom Tait: Yes.

Rob Kelsey: Is there still a question where the property line is?

Tom Tait: Nick can speak to that because it directly impacts him.

250 Nick Enders: I went back this weekend on my deed. In 1928, before my house was built and the land was bought, my depth was 206-1/2 feet. Your surveyor came out and put all five houses at 200 feet. So there is a discrepancy. I had Mike McCully, a local surveyor, come over. He staked it out. He did it for me and said I was right. According to my deed, all the markers on my property are right.

255 Dennis Gregg: My understanding is there was some issue with the sidewalk and where they were measuring from.

260 Nick Enders: He said all the metal poles are right where they were supposed to be.

Dennis Gregg: I think Ianuzi did our survey.

Rob Kelsey: That's right, he did.

265 Nick Enders: According to the County's map, three houses—52, 50, and 48 are all 206-1/2 feet. Then Ianuzi has everybody at 200 feet.

270 Rob Kelsey: If we put the fence 6 feet into the property . . . If there is a fence going on your property, how far on your property do you want it?

Nick Enders: I just want to keep my 206-1/2 feet.

Rob Kelsey: Yes. I'm looking for a straight line. I don't want to hold up your fence.

275 Dennis Gregg: The initial line prior to Ianuzi's resurveying and doing the research they did, there were three properties, then there was a jog.

280 Nick Enders: I called Dave Vredenburgh on Saturday morning and he said as far as he knows that jog has always been there. I can't speak for 50 and 48. I only have my deed. I don't know what their property depth was. According to the County, all three houses were 206-1/2 feet.

Dennis Gregg: We will have to check with Ianuzi.

285 Rob Kelsey: Yes, I think so.

Nick Enders: They submitted a letter to the Village saying they surveyed it and everybody is at 200 feet. I don't agree. Dave said sometimes having the two surveyors get together and they can compare notes and come up with an idea. I don't know how to handle this going forward. I think it would be more of a personal issue between us than getting the Village involved.

290 R. Huftalen: I appreciate Tom's role in helping to try to get an amendment to the site plan. From our point of view, we approved the site plan. Then as can often happen, you get out on the site and there might be a better set of ideas. From our perspective, I don't know if it rises to the level of requiring a site plan amendment, Jim, or if it's just a fence permit. Bill (Carr) was curious about that. If they put a fence in place and then have trees on individual properties, that doesn't really have any impact on the site plan, I don't think.

Mr. Stokes: Right. If they are going on the neighbors' properties, it is not really part of the site plan.

300 R. Huftalen: If you guys come to an agreement, we would ratify it. We want to have both sides be happy in the carrying out of the execution of the buffer. That's our primary concern.

Dennis Gregg: I think our first step is to go to Ianuzi and have him coordinate with Mike McCully. He bought the business from Dave Vredenburgh.

310 R. Huftalen: We are not going to get anything pen to paper tonight. But, Nick, if you are agreeing to act as liaison for the neighbors. Rob, I'm appreciative of your email. I presume you saw that fence style and that looked like a good project.

Nick Enders: Everybody is in agreement with it.

315 R. Huftalen: Once again, I appreciate your input, Tom. And Dennis and Rob, sounds like we are on the right track for a resolution.

Ron Wright: I'm Ron Wright. I'm Nick's neighbor at 50 Nelson.

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320 R. Huftalen: Is there any other business before the Board tonight? (None heard.)

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

325 D. Raleigh: I second.

The motion carried with 4 in favor, 0 opposed. The meeting was adjourned at 7:28 p.m.

Respectfully submitted,

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Marlene A. Westcott  
Recording Secretary