

**Village of Cazenovia Planning Board  
Meeting Minutes  
November 13, 2023**

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

Absent: Rich Huftalen, Chair.

10 Others Present: James Stokes, Village Attorney; Marlene Westcott, Recording Secretary; Thomas  
Tait; Amanda Bury; Joe Lewis; Anne Ferguson; Brian Holmes; Mary Holmes; Matt Vredenburgh;  
Joan Light; Randy Light; Bill Poglitsch; Susan Smith; Luke Lines; Lauren Lines; Paul Weiskotten;  
Anthony Williams; Andrea Williams; Sarah Webster; Rob Aronson; Diane Webb; Mimi Weber;  
15 Kathy Meira; Federico Meira; David Mehlbaum; Michael Silberberg; Jacqueline Silberberg; Jennifer  
Hamlin-Navias; Phil Byrnes; Ralph M. Monforte; Ted Bartlett; Jocelyn Gavitt; Angel Warman;  
Lukas Korver; Stefan Lutter; John Khalil; Amy Sproule; Zoey Gagne; Steve Kent; Michelle Hebert;  
Diane Zambito; Laura Hard af Segerstad; Henrik Hard af Segerstad; Kristen Byers; Gene Gissin;  
Stanley Maziuk; Alan Glor; Alison Dwyer Hoke; Ava Carmeli; and one illegible signature.

20 53 people signed in.

\* \* \* \* \*

25 A. Walburger called the meeting to order at 7:00 p.m. He asked for any changes to the minutes of  
October 9, 2023. A. Walburger made the motion to approve the minutes as presented. A. McDowell  
seconded. The motion carried with 4 in favor, 0 opposed.

\* \* \* \* \*

30 **11 Lincklaen Street, LLC, Tax Map #94.52-1-40, Subdivision, Public Hearing**

The applicant, Robert Aronson, was present.

35 A. Walburger: This is a public hearing to consider the application of 11 Lincklaen Street, LLC, for  
subdivision approval for the property located at 11 Lincklaen Street, Village of Cazenovia, Tax  
Parcel #94.52-1-40. I will open the public hearing. Do any members of the public have any  
comments on this small subdivision action on Mr. Aronson's property? I'm hearing none. Are there  
any comments from the Board on further consideration to the subdivision?

40 S. McEntee: A question for our attorney. I just want to make sure everything is legal.

Mr. Stokes: Everything is good. You just need to make a finding of an Unlisted Action for State  
Environmental Quality Review (SEQR).

45 Tom Tait: What would that garage be zoned?

A. Walburger: It's still going to be in the B-1 district.

50 A. Walburger: 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 and a Negative Declaration is hereby made.

55 S. McEntee: I second.

A. Walburger: The motion carries with 4 in favor, 0 opposed.

60 A. Walburger: I make a motion to approve the subdivision application reviewed by this Board as presented.

D. Raleigh: I second.

A. Walburger: The motion carries with 4 in favor, 0 opposed.

65 \* \* \* \* \*

**Silberberg, 99-103 Albany Street, Preliminary Site Plan**

70 A. Walburger: We have an application for 99-103 Albany Street, the Silberberg development. We entertained a preliminary concept for this project almost a year ago. The applicant’s representative is here to present an update for further consideration and progress in the design and to update us on the status of the incomplete application. Being an incomplete application, this Board is taking information only tonight. There will be further opportunities for public comment in subsequent meetings.

75 Matt Vredenburgh came forward.

80 Matt Vredenburgh: As Adam mentioned, we are here to give an update on where we stand and the progress we have made to date and give some background on the project for those who are not familiar with it. I brought a couple of large sheets; some elevations, some perspectives, and the site plan. Everything else is in a package the Planning Board has received in terms of massing study and other information. We are proposing to construct a new mixed use building at 99-103 Albany Street and 7 Center Street. The mixed use will consist of retail on the first floor and residential on the upper floors. We have three floors and then there is a fourth floor that is set back from the edge to make it a little less visible. Those are also apartments at the top with private terraces. We are planning, at this point, approximately 29 parking spots underneath the building with the entrance off Center Street. That is for the residents. We are also looking at adding on-street parking if that is something the Village is interested in. Currently, right in front of the two vacant buildings, there is a driveway that leads into what was the automotive repair shop. So there is no parking in that stretch because it is all driveway. So we are looking at potentially adding up to 9 spots. I will show you on the site plan. We will be submitting advanced plans as we continue to refine the design, including the regrading plan, utilities plan, landscaping plan, and lighting plan, etc. The schematic design for the architecture was put together by an architect downstate. We are now transitioning to using a local architect to take the project forward. We have also engaged a traffic engineer to look at any potential traffic issues there might be as a result of this proposed plan. There is not much to the site plan because it is a rather small site. We have 4/10 of an acre. We have three lots: 7 Center, 99 and

103 Albany. We have Albany Street here and Center Street here (pointing to drawing). It is all zoned B-1 with the front portion of it being in the Historic District. We will have to get a lot line elimination map put together. I'm assuming we can do that concurrent with this process here.

100 Touching briefly on what's there now, and I think most people are aware of what's there now, but there is an old NAPA auto parts store that is sort of an L shape that wraps around the back of Amanda Bury's property. There is an old repair shop and there is a house right here (pointing to drawing). We have residential on Center Street from about here northward. There is a house on the other side of Hotel Lane. There is a parking lot located here that belongs to Pro-Tel for now I guess.

105 On the east side we have an automotive repair shop. In terms of proposed landscaping, we are talking about potentially putting in street trees here (along Albany Street). (Pointing at the old NAPA driveway) this is all paved currently. Actually, most of it is impervious. This whole area in front of the automotive shop is impervious now. And there is a driveway that goes back to the old NAPA shop. We are going to try to put in lawn along the street, a sidewalk along there parallel and

110 street trees up both sides as much as we can. We will get into more detail later when it comes to the refined plans. Utilities won't be an issue. We've got electric, gas, storm, and sewer all in very, very close proximity to this building. Storm and sewer are right here on Center Street and on Albany. Gas line is right here. And electric is right here as well. Generally speaking, the plan with lighting is to maintain or enhance the existing lighting that is on the street there. There are currently two

115 light poles. As far as the building goes, there will be wall mounted sconces that will be dark sky compliant and down lighting capabilities. We only want to light what is needed for safety purposes. We don't want to cast any light that isn't necessary. We do have some grade change to deal with. We talked informally about it with HPC (Historic Preservation/Architectural Committee). We have about 9-1/2 feet of elevation change from the west side going down to the east side. The way we are

120 going to resolve that is to put a level area in front of the retail space with stairs on the western end and stairs on the eastern end. We will have 85-90 feet of level space across the front so every door can be accessed at the same level for handicapped accessibility. The sidewalk is extra wide in front of Amanda's shop. We would keep that in the same location. Then we would create another sidewalk that is up against the building face. That is the area I was talking about where you have the

125 one level. You can access it directly in front or you can come up the stairs or down the stairs to get to that area. It is easier than stepping the building. Stepping the building would have created some issues inside in terms of accessibility and movement in there. So it's easier to handle it outside of the building. I think that's a fairly thorough brief introduction. Are there any questions or comments?

130

A. Walburger: I will lead with the first. Architecturally, are there substantial changes to the building façade as presented previously?

135

Matt Vredenburg: There are some minor changes. I think the massing is essentially the same.

A. McDowell: I see shutters. I don't think they were on there before.

Matt Vredenburg: We have shutters. That's correct.

140

A. McDowell: And grillwork for the patios.

Matt Vredenburg: Yes, there is a small guardrail at the patio spaces. We are not married to the shutters at this point. They might be a nice feature, but they might be a maintenance concern down the road. We lightened up the brick color we were showing. We are also going to try to introduce

145 some limestone into the base. If you look at the elevation on Center Street, you can see we started  
doing that. We think we want to do a little more of that for a couple of reasons: 1) It lightens up the  
building a little bit and 2) because there is precedent for it. In this building, in the Lincklaen House,  
and some of the other buildings on the north side of Albany Street; the Dwyer building and so forth.  
If you look along the base of all the buildings along the north side of Albany Street, whether they  
150 have limestone steps or stoops, there is something that lightens up all of those buildings. We like the  
way that looks. We didn't want something as heavy in this. We can see ourselves continuing that  
theme as we work around the front of the building. There are a lot of minor changes to the façade.  
For one, Mr. and Mrs. Silberberg acquired the property on Center Street, so from the Center Street  
perspective, the building got longer. We did try to break it up a little bit more. I think it was the  
155 hope that the shutters would break it up a little bit and to tie in with some of the shutters you have on  
the other buildings on Albany Street. We are looking for continuity.

A. McDowell: I do have a problem with it because I feel it doesn't fit the character of Cazenovia.  
All you have to do is look at the second and third floor of any building in Cazenovia to know. It  
160 seems to me that you have a perfect opportunity to have five—just like Albany Street on the north  
side—when you look, these buildings are side by side and yet they are so individual. The character  
is missing here. But you have a chance. There are five different. If you change the color of brick  
on one of them. Different veneers. You could mimic downtown Albany Street with these five  
different things. And look at the windows on Albany Street. There is so much character that I don't  
165 see here.

Matt Vredenburg: We will certainly look into that. As I mentioned, we are going to be  
transitioning to a new architect, so he might have different ideas. In speaking with members of the  
HPC, one of the things they are concerned about is doing things that are gimmicky where it is rather  
170 obvious that you are doing it just to . . .

A. McDowell: But doesn't that depend on the quality of workmanship? I don't think our forefathers  
put things in to be gimmicky.

175 Matt Vredenburg: We want to get to where you want us to be. We just want to make sure we do it  
the right way.

A. McDowell: I think you could just maintain the character of the Village without having one big  
mammoth building that doesn't fit anything else in town.

180 S. McEntee: A couple of questions. The sidewalk going up Albany Street. It almost looks smaller  
in comparison to what you have a little farther up the street. Is it constricted there?

Matt Vredenburg: If we were to walk out there right now, you would see that a sidewalk is that  
185 wide in front of Pro-Tel and Amanda's. Then the sidewalk actually narrows down to a nice 5-foot  
wide sidewalk and we will keep that. This is broken up asphalt here (pointing to old NAPA  
driveway.) The standard for the Village is a minimum of 5 feet wide.

S. McEntee: A question about setbacks. Are these setbacks going to require a variance?

190

Mr. Stokes: No.

Matt Vredenburg: Thanks for bringing that up. All of the buildings are set at the right-of-way line all the way up Albany Street. We want to keep that on the same line as the other buildings.

195

S. McEntee: How about with adjacent properties?

Matt Vredenburg: I want to talk with Mr. Stokes about requirements in terms of setbacks adjacent to Center Street in the R-6 area.

200

Mr. Stokes: I think the only Code provision that applies there is because there are two different zoning districts on Center Street. The setbacks should essentially follow the setback of the existing properties on the west side of Center Street. Albany Street is fine.

205

S. McEntee: No setbacks on Albany Street?

Mr. Stokes: Correct.

Matt Vredenburg: This is B-1 over here on Center Street. Would that building stay here and then potentially have to be set back?

210

Mr. Stokes: It would have to be set back the same distance as the existing residences on the north side of Hotel Lane.

215

Matt Vredenburg: Where it is adjacent to R-6 or all the way up?

Mr. Stokes: All the way up.

D. Raleigh: I'm curious about how many apartment units we are looking at here.

220

Matt Vredenburg: 34. There are 6 townhouses, which are 2 floors. If you look at the elevation from Center Street, all the ones on the first and second floors are townhouses. Then two on Hotel Lane are 2-story.

225

A. McDowell: Underneath there are 29 parking spaces?

Matt Vredenburg: That's correct.

A. McDowell: Wow. And to get in would be from Center Street?

230

Matt Vredenburg: Yes. Right there is where they come in. Our first floor elevation for retail and everything else is set at 1208 and the sidewalk on Center Street is about 1203. So you would go up 5 feet to get to the first floor when you enter the residences from Center Street. And then, consequently, you would go down 5 feet or so to the parking. We are not going very deep with the parking. There will be 29 parking spaces, but everything is schematic at this point. Once they start working on the structural grid for the supports above it, we might lose a spot here or there or we might reconfigure the spaces. Right now, we are at about 28 or 29. It could go up a few or down a few.

235

240

A. McDowell: Where did you say there is going to be a few extra parking spaces?

Matt Vredenburg: Right here (in front of the old NAPA building) we have the potential for on-street parking. I'm looking forward to talking to Bill Carr (Zoning/Code Enforcement Officer) about this. I'm curious to get his thoughts on both utilities and the on-street parking.

245

A. McDowell: It's an awful narrow street.

Matt Vredenburg: It's a standard street.

250

A. McDowell: Oh, it's one way.

Matt Vredenburg: One way north of Hotel Lane.

D. Raleigh: Are there any plans for the auto repair shop to the east?

255

Matt Vredenburg: I do not know. I hope so.

S. McEntee: I have a question about the parking ingress and egress. There is no requirement for having two ways in and out?

260

Matt Vredenburg: No. We just have to have two ways out for pedestrians from down there.

Matt Vredenburg: Another thing I would like to point out, and it's not really showing up very well on here, and we will have more information on this later, but behind this—this is an L-shaped building—is an amenity space on the first floor level for the residents. Currently, there is a building that wraps around behind Amanda's house. It could very well be that there won't be anything back there constricting her views to the north. As we work through the design, we will have more images of that to show you. But it could be open for her looking back.

265

A. McDowell: And these plantings on the roof, they are not for sure either?

270

Matt Vredenburg: That is just schematic at this point. As we get into the design further, we will see. I wouldn't mind a green roof, but we will see.

D. Raleigh: I like the tree plantings in front. What kind were you thinking about if you had it your way?

275

Matt Vredenburg: My guilty pleasure would be an elm.

D. Raleigh: New elm?

280

Matt Vredenburg: Right. I was looking through old photos from the 50s and 60s and you just had elms going up and down Albany Street. As we were talking about before the meeting, that one view where you are looking east in front of Community Bank, and all you see is tree canopy down over the hill.

285

A. Walburger: Speaking of the roof, we are going from an existing highly impervious site to a fully impervious building, is there any accommodation for stormwater management? The Village has

290 done a ton of work in separating out combined sewer overflows and doing runoff management.  
How would that be worked into this large monolithic roof that we have here?

Matt Vredenburg: There is potential for some green infrastructure, obviously on the roof or  
otherwise. We have not fully worked out what we are doing with the space behind. Right now we  
are looking at it as an amenity space behind the building on the property. I do know that the increase  
295 in the impervious is probably negligible because of the amount of impervious that is there between  
the three buildings and all the broken up asphalt and the asphalt driveway. So there probably won't  
be much of an increase in impervious runoff. Plus, it's such a small site. It's only 4/10 of an acre.  
That being said, I am working on a project down the hill where this is possibly an opportunity to do  
something about that. But I would have to talk to CPF (Cazenovia Preservation Foundation) about  
300 that. I don't know enough about exactly where all the water goes. I would have to find out more. If  
I could link that project in with this, that would be beneficial.

A. Walburger: Any other questions from the Board? Mr. Stokes will keep me on task as far as our  
legal process, but, in general, the Planning Board's purpose is to gather information from the  
305 applicant, from the public, and from interested agencies and determine a pathway toward the most  
advantageous project to the Village. This is the first step on that path. We have a schematic design  
that is incomplete as far as site plan development and what we would need to take this to the next  
step. There will be at least one public hearing. But I would be willing to entertain a brief number of  
further comments from the Caz Moms & Community or the general public tonight. Thank you,  
310 Sarah, you got the joke. This is not the start of a public hearing. This should be aimed to be  
succinct and constructive at a minimum. We will wait for Festivus for the airing of grievances. That  
can come at a future meeting. I will call on our Village representative to help me maintain a little bit  
of order, Mr. Tait. Please come forward and state your name so Marlene can get your comments on  
the record. We are going to keep it to a dull roar tonight. As our representative, Mr. Tait, can you  
315 please come up with the first comment?

Tom Tait: Just super brief, I think these parcels have been a blight on our community for far too  
long, so I applaud their financial generosity in considering an alternative. We have time to work it  
out so it is going to be in the best interest of the Village aesthetically and functionally. But I do also  
320 want to make sure that the interests of Amanda Bury, and the Silberbergs are aware of this, as the  
abutting neighbor, there is virtually room for one big black walnut between the buildings, to keep her  
interests ever present. We have stared at this. We have become complacent as a community. We  
should be grateful there is going to be some money potentially invested in it to help our community.  
It just needs to be done in a way that it is going to transcend all of us and be a permanent fixture to  
325 our community.

A. Walburger: Keeping Amanda's concerns top of mind, I am certainly worried about things like a  
strip of wall wash lights coming into her residence on a 24/7 basis. Those items are certainly things  
330 that we are going to be very concerned with. I will start calling on people at random.

Ted Bartlett: Can you show the views up and down street?

Matt Vredenburg: One thing I would like to point out about these, if I may, the architect removed  
the new trees that we would plant so that you could see the building more. Once trees get planted, it  
335 will be more obscure than what you see here.

Laura Hard af Segerstad: I wanted to make sure I heard correctly. How many units?

340 Matt Vredenburgh: 40.

Laura Hard af Segerstad: And then 29 parking spaces in the garage. So the extra parking would be on the street?

345 Matt Vredenburgh: Not necessarily. We are going to work that out.

Laura Hard af Segerstad: And the shops are on the first floor?

Matt Vredenburgh: Yes.

350 A. Walburger: There is an awesome underutilized parking lot behind the library. There is a nice walkway going straight back.

Amanda Bury: Will you be next to my building? Will you be building right on the property line?

355 Matt Vredenburgh: Yes and no.

Amanda Bury: The property line is like 3-1/2 feet away from the side of my house. I am terribly worried about my foundation. It's a 200-year old house. Will you have retail around the corner on Center Street on the first floor? Or apartments?

360 Matt Vredenburgh: No entrances to retail on Center Street. The space will wrap around a little. Not that deep. I believe it will only go to about here (pointing to drawing) on Center Street. Then we have an entrance here for the residential. So it wraps around, the window does, but then this is the entrance for the residents so they can get to the elevators and up.

365 Amanda Bury: So the first floor continuing on is apartment space?

Matt Vredenburgh: Yes it is residence space. These are townhouses on the side.

370 Amanda Bury: Will there be windows on the side facing me?

Matt Vredenburgh: I just wrote down that we need to get Amanda's elevation worked out. We are very sensitive to what you are going to have to look at. As soon as we have better information for that, we will get that information to you.

375 A. McDowell: I was a little concerned when I saw this property line.

380 Matt Vredenburgh: This is the property line right here and it is at an angle and it narrows. We are going to make sure the building is entirely on our property. Being the son of a surveyor, I am very sensitive about things being within property lines.

Amanda Bury: Between us, right at the moment, I am kind of utilizing maybe 2 feet of your property for my garden. Will you be driving pylons down into the ground to support this right next to my foundation?



- 385 Matt Vredenburg: I don't know exactly what they are going to do. The architect who did this schematic designs buildings in New York City, which are right next to other buildings.
- Amanda Bury: But they don't have little clapboard 200-year old houses.
- 390 Matt Vredenburg: I know. I know. When we met with the local architect, that was the first thing he noticed. He said we are going to have to have very, very good structural on this job.
- Amanda Bury: I would like to grow old in that house. I don't want to have to move.
- 395 Matt Vredenburg: Our primary focus is to make sure nothing moves.
- Andrea Williams: I have two questions. The first question is: Can Amanda have two new stories?
- 400 Matt Vredenburg: I don't know, but I know the Code doesn't prohibit it.
- Andrea Williams: My second question is, and I'm always concerned about trash, is the plan to have dumpsters, maybe around on Center Street, or individual bins?
- 405 Matt Vredenburg: As we revise the plans, we will have that information. Being a sight guy, that is something that is really important to me. The architect had his say, now we have to work out everything else.
- 410 Bill Poglitsch: I live across the street on Center Street. My view isn't quite like Amanda's. That building is going to be like 60 feet away from my front door, literally. Is there a height restriction in the Village for 30 feet or anything like that? When we built our addition onto our house, we couldn't go over 30 feet.
- Matt Vredenburg: As far as I know, not in the business district. In the residential districts, they
- 415 have height limits. In the business districts, I don't believe they do.
- Bill Poglitsch: You are adding parking on Center Street?
- Matt Vredenburg: That is to be determined. We don't want to cause a nuisance for anyone on
- 420 Center Street.
- Bill Poglitsch: I imagine the DOT (New York State Department of Transportation) is going to get involved.
- 425 Matt Vredenburg: Absolutely. I have already spoken to the DOT trying to set up a meeting to get them out here to talk about it—at least the State DOT for the Albany Street part of it. We will be talking to Bill Carr and everyone else in the Village about it.
- Bill Poglitsch: Where do they come out of the parking garage?
- 430

Matt Vredenburgh: How far up the line is it on Center Street? We will have all of that information for you in the next series of drawings. I will make sure I get your house on the drawing so you can see exactly how it matches up.

435 Jennifer Hamlin-Navias: What kind of retail are you hoping to pull into the building? Will it be one large store or several small stores? Were you looking at something like a drugstore in there or a large retailer?

Matt Vredenburgh: It's way too early for that. It's not a Walmart, I can tell you that.

440 A. Walburger: Sensing a lull in the questions and a lot of still planned development and I'm sure you are all going to come back to next month's meeting, the second Monday of the month, 7:00 p.m. Please do go home, sleep on your questions and get them ready for a subsequent public hearing. The applicant's team will start to further their design so we can actually have more items to consider to  
445 get a favorable project for the Village, so we don't damage Amanda's house, snow removal, parking, and trash.

Matt Vredenburgh: Written comments and questions are great. I can go through those and address them specifically.

450 Diane Webb: To whom do we send our questions?

A. Walburger: To the Planning Board—Rich or myself. We will give them to Marlene for the record.

455 Matt Vredenburgh: It just makes it easier for us to prepare. Plus it gives us an idea of what we have to focus on.

460 Ava Carmeli: I feel like there were a lot of questions about the height. Is there actually a height restriction?

Mr. Stokes: No.

Ava Carmeli: All of the buildings in the Village don't go over 3 stories, right?

465 Matt Vredenburgh: There are some that are 4 stories too.

Mr. Stokes: I heard someone ask when the public hearing would be. It probably won't be until January. As the Chairman said, the application is incomplete at this point. So we won't schedule  
470 the public hearing or do the County Planning Department referral until the application is complete, which will probably take at least the next 30 days. So if you come on the second Monday in December, there may be an updated plan, but it won't be a public hearing. What I'm going to suggest for the Board tonight is to consider a resolution, even though the application is incomplete, I think there is sufficient information for the Board to adopt a resolution declaring this a Type I Action  
475 for SEQR (State Environmental Quality Review), identifying this Planning Board, the Village HPC, and the New York State Department of Transportation as involved agencies. And declaring that it is the intention of this Planning Board to act as lead agency for the SEQR review. The preliminary application should be sent to HPC for its initial review. HPC has purview because of the façade

480 facing a portion of the Historic District on Albany Street and because of the demolition of the old NAPA building.

485 A. Walburger: I make a motion to declare this a Type I Action for SEQR, identifying this Planning Board, the Village HPC, the New York State Department of Transportation, Empire State Development, and State Historic Preservation Office as involved agencies and declare that it is the intention of this Planning Board to act as lead agency for the SEQR review. Further, the preliminary application will be referred to the HPC for its initial review. HPC has purview due to the demolition of the old NAPA building and because of the façade facing a portion of the Historic District on Albany Street, but we are going to entertain their thoughts for the entirety of the building.

490 S. McEntee: I second.

The motion carried with 4 in favor, 0 opposed.

495 Matt Vredenburgh: Would that send us to the HPC on the 27<sup>th</sup>?

Mr. Stokes: If you are ready.

S. McEntee: You said once the application is complete.

500 Mr. Stokes: They can do it on a preliminary basis, just as they did tonight. It is really up to the applicant. HPC is looking primarily at the architecture, which the applicant has done the most work on.

505 A. Walburger: Hearing nothing further, we will bring this item to a close for tonight. Is there anything else for the good of the order?

S. McEntee: I motion for adjournment.

510 A. McDowell: I second.

The motion carried with 4 in favor, 0 opposed. The meeting was adjourned at 7:46 p.m.

Respectfully submitted,

515

Marlene A. Westcott  
Recording Secretary