

Village of Cayuga Heights Planning Board
Meeting #121
Monday, April 22, 2024
Marcham Hall – 7:00 pm
Minutes

Present: Planning Board Members Chair F. Cowett, J. Leijonhufvud, E. Quaroni, R. Segelken
Deputy Clerk A. Jacot, Alternate Member M. Johnston, Mayor L. Woodard

Item 1 – Meeting called to order

- Chair F. Cowett opened the meeting at 7:05 pm.
- Chair F. Cowett stated that M. McMurry is unable to attend the meeting; Alternate Member M. Johnston is appointed a full voting member for this meeting.
- Chair F. Cowett further stated that Attorneys R. Marcus and R. Kawecky and Code Enforcement Officer B. Cross will not be attending the meeting.

Item 2 – March 25, 2024 Minutes

- The Board reviewed the minutes of the March 25, 2024 meeting.

Motion: E. Quaroni
Second: R. Segelken

RESOLUTION No. 411
APPROVING MINUTES OF MARCH 25, 2024

RESOLVED, that the written, reviewed and revised minutes of the March 25, 2024 meeting are hereby approved.

Aye votes – Chair F. Cowett, M. Johnston, E. Quaroni, R. Segelken
Abstained – J. Leijonhufvud
Opposed – None

Item 3 – Public Comment

- No members of the public wished to speak.

Item 4 – Comprehensive Plan Discussion

- The Board resumed its discussion as to whether the Village’s Comprehensive Plan should be revised.
- The Board had previously agreed that the Board member responsible for reviewing each Comprehensive Plan section would briefly summarize for the Board the need to revise that section; the Board discussed each section and made a finding as to whether that section should be revised in any updating of the Comprehensive Plan.
- Chair F. Cowett compiled a summary document of Board discussions reviewing Comprehensive Plan sections and forwarded a draft for Board members to review; the plan for the meeting is for the Board to review that draft and finalize a document for submission to the Board of Trustees which would include a recommendation by the Planning Board as to whether the Comprehensive Plan should be revised.
- M. Johnston stated that the summary document of Board discussions is solid and to the point; the Comprehensive Plan is ripe for revision simply on the basis of what has been achieved since the Plan was adopted and those parts of the Plan should be removed from it; he further stated that “for whatever reason” should be deleted from line 79 of the summary document.
- R. Segelken stated that the document forwarded to the Board is a good, solid summation of Board discussions about the Comprehensive Plan and there is nothing in it he does not agree with; he does have questions that could impact a revision of the Plan; those questions include the legal basis for public access to the trails on Kendal property; also, can more affordable housing find its way into Cayuga Heights given the lack of vacant land; should the Comprehensive Plan recommend infill development and the loosening of zoning restrictions on flag lots; should apartment buildings in the Multiple Housing Zone be demolished near the end of their useful lives and be replaced by more affordable dwelling units whose construction would be facilitated with tax abatements and incentives.
- M. Johnston stated that land has great value in Cayuga Heights; coupled with the expense of deconstruction, it is difficult to foresee how more affordable dwelling units could be constructed without tax abatements.
- E. Quaroni stated that grants could also assist in constructing more affordable dwelling units.
- R. Segelken stated that his general point is that the current Comprehensive Plan does not mention affordable housing and a revision of the Plan should not discourage it.
- J. Leijonhufvud stated concern that proximity to Cornell could encourage rebuilds of current single family homes into mini-dorms for students; she saw this happen in Tuscon near the University of Arizona where she used to live.
- R. Segelken stated that EV charging stations should be added to the summary’s discussion of the Transportation section.

- E. Quaroni stated that the summary document does a good job of capturing the Board’s discussion of the Ecology and Scenic Assets section; the importance of dealing with invasive species is already contained in the Comprehensive Plan and she would like increased public awareness of invasive species to be emphasized in a revision of the Plan.
- J. Leijonhufvud stated that the summary document’s reference to Cayuga Heights as a “quality” residential community should be deleted from line 52.
- Chair F. Cowett asked Board members if, based upon the Board’s review of the Comprehensive Plan, they agreed that the Planning Board should recommend to the Village’s Board of Trustees that the Comprehensive Plan be revised.
- Board members agreed that the Planning Board should recommend to the Board of Trustees that the Comprehensive Plan be revised.
- Chair F. Cowett stated that he will make revisions to the summary document as suggested by Board members and then circulate it to them; his intention would be to submit the document to the Board of Trustees in time for its June 19 meeting.

Item 5 – New Business

- Chair F. Cowett stated that the next meeting of the Planning Board is scheduled for May 27 which is Memorial Day.
- Board members discussed whether to reschedule the May meeting or to cancel it.
- The Board agreed to cancel the May 27 Planning Board meeting; if needed the Board will schedule a meeting in early June prior to its scheduled meeting on June 24.

Motion: J. Leijonhufvud

Second: M. Johnston

**RESOLUTION No. 412
CANCELLING THE BOARD’S MAY 27, 2024 MEETING**

RESOLVED, that the Planning Board’s scheduled meeting on Memorial Day, May 27, 2024 be cancelled and that the Board will schedule if needed a meeting in early June prior to the Board’s scheduled meeting on June 24.

Aye votes – Chair F. Cowett, M. Johnston, J. Leijonhufvud, E. Quaroni, R. Segelken
Opposed – None

Item 6 – Adjourn

- Meeting adjourned at 7:48 pm.