

**VILLAGE OF FREEVILLE**  
**PLANNING BOARD MEETING MINUTES**  
**February 14, 2023**

A regular scheduled meeting of the Village Planning Board was held at the Village Hall, 5 Factory Street, Freeville, NY on Tuesday, February 14, 2023.

**Call to Order:** The Meeting was called to order at 7:02 pm by Chairman Buttner.

**Present:** Chairman Brian Buttner, Vice Chairman Justin DiMatteo, Member Melanie Allen, Member Tom Cavataio, and Member Ryan Maher. Also present was Village Code Official, Casey Drader and Resident Ron Szymanski.

**Privilege of the Floor:** Resident Ron Szymanski was in attendance for the Privilege of the Floor, and presented additional clarification for his land located at and around 13 TanBark Circle (off Johnson Street). Mr. Szymanski attended the January 26th meeting of the Planning Board and shared a plan to create a solar farm on a portion of the property. The Planning Board clarified that because this would change the land use (residential to agricultural), Mr. Szymanski would need to seek the approval of the Zoning Board of Appeals (ZBA); he would need to submit a variance application and fee prior to meeting with the ZBA. Mr. Szymanski picked up an application for the variance, but has not returned it to the Village Clerk's Office. Mr. Szymanski also laid out other phases for the land, which is part of a Planned Unit Development (PUD); he plans to add a 30 unit multi-family dwelling as well as 14 single family homes.

At this meeting, Mr. Szymanski shared that there are some difficulties in preceding with the solar project, but that he plans to move forward with his other phases of development regardless. Mr. Szymanski again shared details about the planned phases, then left the meeting.

**Discussions:** The Planning Board and Code Official then discussed the project in more detail, clarifying what is needed next. If Mr. Syzmanski wishes to move forward with the variance, he will need to submit the Variance Application and fee; if he wishes to move forward in the other phases of developing his land, he will need to apply for a Site Plan Review. The Planning Board will require that Mr. Syzmanski submit the Site Plan Review Application and fee to the Village Clerk's Office at least 10 days prior to the Planning Board Meeting at which he wishes to have the review.

Chairman Buttner then discussed the property at 24 Main Street, which was recently purchased by Village resident Amy Dickinson. Ms. Dickinson is seeking a tenant to operate a store or food service of some sort, and stopped in to the Village Clerk's Office to ask what she needed to do. Because of that conversation, Chairman Buttner called her and discussed that as long as she wishes to keep it Commercial and is actively seeking a tenant it will remain so for the time being.

Member Maher asked where the Commercial Zone is located in Freeville, and the Board discussed it based on maps in the Land Use and Development Code.

Chairman Buttner then brought up the latest changes in the Floodplain Maps, and the possibility of an Open House for the community to discuss those changes.

**Old Business:** There are several ongoing activities that need to be worked on, including the Comprehensive Plan; Chairman Buttner will be reaching out to the Town of Dryden regarding their Comp Plan and having them come speak at a future meeting.

**Approval of Minutes:** Members voted to approve the Minutes from January 26, 2023. Vice Chairman DiMatteo made a motion to approve the minutes, seconded by Member Cavataio; all members voted Aye.

**Adjournment:** Member Cavataio made a motion to adjourn, seconded by Member DiMatteo. All Members present voted Aye. The meeting was adjourned at 8:04 pm.

**Next Scheduled Meeting:** The next Planning Board meeting will be held on Tuesday, March 14, 2023 at 7 pm.

Respectfully submitted,

Deborah Rude  
Village Deputy Clerk