

Village of Freeville
Planning Board Meeting Minutes
January 27, 2026

Present: Chairperson Tom Cavataio, Member Melanie Allen, Member Juan Vazquez-Leddon, Member Yosef Al-Shoffe, Member Ryan Maher, Mayor Miles McCarty

Call to Order:

The meeting was called to order at 7:00pm.

Approval of Minutes:

Member Al-Shoffe moved to approve the minutes from December 16, 2025. Member Allen seconded, all members voted in favor.

Privilege of the Floor:

Mayor Miles McCarty gave the board updates about the long-term WWTP improvement project. He discussed inoperative pump stations and the upgrades Cedarwood Engineering is making to them. The Planning Board requests a field tour in the springtime once ground is broken on additional upgrades.

Discussions:

Chairperson Tom Cavatio shared with the board that resident Penny Beebe has expressed interest in serving on the planning board. She is a long-time resident who has served on board before. The Planning Board feels confident that she will make a fine addition to the board to replace member Juan Vazquez-Leddon who intends on transitioning to the Board of Trustees come June.

Member Yosef Al-Shoffe shared with the board that the residential housing survey now has more than 30 responses. He will update circulated tallies ahead of their February meeting. This date will be used to continue updating the Village's comprehensive plan.

Chairperson Tom Cavataio shared that he attended the Dryden Planning Board's review of a proposed 237-acre, 18-lot subdivision. He shared their board's concerns and agreed to monitor the project because of potential traffic and watershed impacts. Chairperson Cavataio also agreed to monitor Dryden's six-month ban on data centres to determine whether similar land-use controls are warranted.

LUDC:

The Planning Board continued their discussions surrounding Article 3 revisions to the Land Use and Development Code. The summary below outlines the discussions had about specific sections and sub-sections of Article 3:

Section 345.06: Discussion was held regarding transposing local law #1 of 2010 into this section. The local law already prohibits roosters, limits households to six hens, and bars egg sales. The board agreed that the missing description should be rewritten to be shorter and more

concise. The description should cross reference the aforementioned local law but not go into further detail. Member Juan Vazquez-Leddon agreed to draft a one-sentence description to present by their next meeting.

Section 372: The Planning Board reviewed the materials submitted for the reformatting of this section by Clerk Wallace. The outstanding issues with this section are as follows:

- Confirmation is needed regarding whether “accessory facility” or “accessory structure” is the correct wording to use throughout the LUDC.
- Clarification is needed for definitions surrounding extensive forest clearing and village sound limits.
- There must also be an alignment between the “abandonment” language with the existing “unused structure” definition in section 205.9 and add a new section 314.05 (within the Hazardous Structure section) so that the Code Enforcement Officer, ZBA, and Board of Trustees have a consistent 12-month abandonment trigger and a 6-month removal clock.

Board Trainings:

Chairperson Cavataio reminded members about annual training requirements and commended Members Yosef Al-Shoffe and Member Juan Vazquez-Leddon for completing this requirement. All members agreed to complete at least two hours of training ahead of their next meeting.

Adjournment:

Member Eaton made a motion to adjourn the meeting. Member Al-Shoffe seconded. All members voted aye. The meeting adjourned at 8:38PM.

Next Scheduled Meeting: February 24 2026, 7:00pm.