

Village of Freeville
Planning Board Meeting Minutes
March 24, 2026

Present: Members Diane Eaton, Juan Vazquez-Leddon, Yosef Al-Shoffe, Ryan Maher; Clerk-Treasurer Julia Wallace; Mayor Miles McCarty

Absent: Chairperson Tom Cavataio; Members Naomi Cator-Szymanski, Melanie Allen

Call to Order:

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

Approval of Minutes:

Member Maher made a motion to approve the minutes from the February 24, 2026 meeting. Member Al-Shoffe seconded. All members voted in favor.

Privilege of the Floor:

Mayor Miles McCarty addressed the board to inform them of our budget's current status. The budget session is to take place on Saturday, March 28th and this year funds are extremely limited. He also expressed that we have extra eyes on us by the NY government and the DEC because of the ongoing WWTP Improvement project. Because of this, the board will be unable to allocate funds to the planning board for the coming year. It is Mayor McCarty's top priority to stay within the tax cap to avoid hitting residents with higher property taxes.

LUDC:

The board feels that their revisions to article three of the LUDC are in their final stages. The board requested clerk-treasurer Wallace to update the outdated maps in this article with the new, colorized maps provided to us by the Tompkins County Department of Planning and Sustainability. Member Maher also requested that clerk-treasurer Wallace inquire with their department if there are any additional maps that highlight resource concerns.

Member Diane Eaton agreed that she will meet with clerk-treasurer Wallace ahead of their April meeting to read through article four and create a checklist of revisions for the planning board to utilize.

Membership and Chairperson Updates:

Member Eaton extended her congratulations to member Juan Vazquez-Leddon for his appointment to the Board of Trustees. Leddon's last planning board meeting will be on May 26, 2026 ahead of his start with the BOT.

Member Yosef Al-Shoffe submitted his resignation to the planning board due to work-related obligations. He expressed his disappointment in this outcome and thanked his fellow members for their support. Planning board members expressed their gratitude for his contributions and wished him the best in his future endeavors.

It also came to light that member Naomi Cator-Szymanski recently relocated from Freeville and is no longer a resident of the Village. This makes her ineligible to sit on the board. Clerk-treasurer Wallace agreed to carry out this discussion with Szymanski.

Resident Penny Beebe had already expressed her interest in joining the board and will be appointed at the upcoming annual organizational meeting in April. She will be filling Juan Vazquez-Leddon's seat. Clerk-treasurer Wallace and planning board members agreed to begin their search for new members.

The board agreed to postpone their discussions regarding a new planning board chairperson until their April meeting when sitting chairman, Tom Cavataio, returns to the Village.

Application to AG District

Clerk-Treasurer Wallace requested input regarding an application to the AG district that was sent to the Cornell Cooperative Extension. Joining the Ag district does not change the land's zoning or give the property owner special permissions. There were some concerns about how AG-related projects may produce unwanted sounds and smells, but the homeowner assured the board that no such projects would occur. With these assurances, the board felt comfortable giving their support to the homeowner before the Cornell board's review. Clerk-treasurer Wallace agreed to keep members informed with updates regarding their final decision and the public hearing date to be scheduled.

Adjournment:

Member Maher made a motion to adjourn the meeting. Member Al-Shoffe seconded, all members voted in favor. The meeting adjourned at 7:50PM.

Next Scheduled Meeting: April 28, 2026 at 7:00PM.