

Village of Freeville
Planning Board Meeting Minutes
April 28, 2026

Present: Chairperson Tom Cavataio; Members Diane Eaton, Penny Beebe, Melanie Allen, Ryan Maher; Clerk-Treasurer Julia Wallace; Mayor Miles McCarty; Cornell Cooperative Extension employee Crystal Buck; Residents Jim Eaton, Susan Trask

Absent: Member Juan Vazquez-Leddon

Call to Order:

The meeting was called to order at 7:01pm.

Approval of Minutes: Member Diane Eaton made a motion to approve the minutes from March 24, 2026. Member Maher seconded. All members voted in favor.

Privilege of the Floor:

Crystal Buck came to visit the Planning Board to explain what an AG District does, how open-enrollment works, and how to get accepted into the AG District. Diane and Jim Eaton had recently applied to the AG District but were rejected on the basis of a conflict with the Village's current zoning. The Eatons were under the impression that they were rejected because of their proximity to residential homes and concerns about the sights and smells that come with farming. The Eatons explained that they only wish to grow blueberries and other such small fruits and have no intention to begin a major agricultural project. Buck explained that if the Village decides to change the zoning, the Eatons will most likely get accepted. Crystal Buck invited the Eatons and planning board members to the public hearing regarding this issue on May 19.

Chairperson Tom Cavataio took the opportunity to ask Crystal Buck if she's heard of any progress on the decisions surrounding the proposed residential development on Ed Hill Road. Buck explained that there is active farming in the proposed area, making it a poor location for a residential subdivision. It also falls within two protected unique natural areas.

Mayor Miles McCarty updated the board to the fact that the previous code enforcement official recently resigned. He explained that we are in negotiation with the Town of Dryden's code enforcement department for either temporary or permanent coverage.

New Members:

Chairperson Tom Cavataio welcomed newly appointed member Penny Beebe to the Planning Board. Penny has served on all Village Boards before and has filled the spot of member Yosef Al-Shoffe. Members welcomed her and thanked her for her willingness to contribute.

Clerk-Treasurer Wallace informed the board that two other Freeville residents have volunteered to sit on the board. The Board of Trustees will vote on their appointment at their meeting on May 5. It's anticipated that one member will start at the May meeting (to fill in for member Naomi Cantor-Szymanski) and the other will begin in June after member Juan Vazquez-Leddon moves up to the Board of Trustees. With these appointments secured, the planning board will no longer have any vacant seats.

Sue Sherman Subdivision:

With the recent resignation of the Village's code enforcement officer, Sue Sherman was not able to get the site plan review for her subdivision scheduled. Members caught new member Penny Beebe up with the current information regarding this project. The board will reach out to get Sue scheduled for her SPR once code support is secured.

Appointment of Chair and Vice Chair:

Penny Beebe moved to have member Tom Cavatio remain on as Chairperson. Chairperson Cavataio agreed to carry on his duties as Chairperson. Diane Eaton agreed she would also carry on her duties as Vice Chairperson. These seats will remain filled until the beginning of the 2027-2028 fiscal year.

Discussions:

Brief discussions were had regarding the planning board's recommendation for the Board of Trustees to pass a law prohibiting the construction of data centers in the Village.

Adjournment:

Member Eaton made a motion to adjourn the meeting. Member Allen seconded, all members voted in favor. The meeting adjourned at 8:37PM.

Next Scheduled Meeting: May 26, 2026 at 7:00PM.