

New Haven Planning Board Minutes

Held Wednesday, July 15, 2026

Call to Order

Chairperson Mike Cutuli called the July 15, 2026, Planning Board Meeting to order at 6:02 PM at New Haven Town Hall.

Roll Call/Pledge of Allegiance

- Present: Planning Board Members - Mike Cutuli, Allen Chase, Jessica Ortiz (Alternate) and Cindi Giovo, Planning Board Secretary.
- Absent: Planning Board Members - Karen Valentino, Bettie Jo Cronk, Rhea Keller Knittel, and Ron Marsden, Building Inspector/Code Enforcement Officer.
- Also, in attendance were Carl Schmidt, Town Attorney; Dan Gibbs, Town Constable; and members of the public.
- The Planning Board invited Jessica Ortiz (Alternate) to fill the Planning Board quorum. She accepted.
- All stood, faced the flag and recited the Pledge of Allegiance.

Approval of Previous Minutes

Motion made by Jessica Ortiz to accept the June 17, 2026 Planning Board Minutes. Seconded by Allen Chase.

Mike Cutuli, aye; Allen Chase aye; and Jessica Ortiz, aye. Motion carried.

Chairperson Mike Cutuli read the Town of New Haven Rules of Conduct and Decorum at Public Meetings.

PUBLIC COMMENT:

DISCLAIMER: The opinions expressed by visitors are their own and do not necessarily reflect the opinions of the Town or Planning Board.

Public Hearing at 6:10 PM – Shaine Smith – Application for Site Plan Approval (Auto & Diesel Repair) at 97 Hickory Grove, Oswego, NY 13126 (tax map # 97.07-01-13.01)

Motion made by Allen Chase at 6:10 PM to open the Public Hearing for Shaine Smith - Application for Variance. Seconded by Jessica Ortiz.

Mike Cutuli, aye; Allen Chase, aye and Jessica Ortiz, aye. Motion carried.
Shaine Smith spoke about his desire to operate a light and medium duty diesel repair garage. The business will operate out of an existing 36' X 24' garage structure on the property. He expects the business will operate Monday through Friday and sometimes weekends.

Four (4) residents from East Catfish Dr or Hickory Grove as well as one (1) resident from Fulton, NY all stated Shaine Smith is a good neighbor but had the following repeated concerns:

1. Noise level
2. Increased traffic in and out of East Catfish Dr
3. Questions about available parking areas and as to where the vehicles can park while waiting to be worked on
4. Pollution of ground water
5. Chemicals clean-up and where the chemicals will go/disposal of
6. Certain laws/regulations from the DMV as well as the DEC needs to be addressed pertaining to emission of particles into the air
7. Impact on local property value
8. Is it ideal for such a business in this area
9. A resident has been on East Catfish Dr since 1963 and is concerned with the young children in the area he believes is strictly residential.

Motion made by Allen Chase to close the Public Hearing at 6:17 PM on the Shaine Smith - Application for Site Plan Approval (Auto & Diesel Repair) at 97 Hickory Grove, Oswego, NY. Seconded by Jessica Ortiz.

Mike Cutuli, aye; Allen Chase, aye and Jessica Ortiz, aye. Motion carried.

Motion made by Allen Chase to table the review of the Shaine Smith – Application for Site Plan Approval (Auto & Diesel Repair) at 97 Hickory Grove, Oswego, NY until the next Planning Board Meeting scheduled for Wednesday, August 19, 2026 at 6:00 PM. Seconded by Mike Cutuli.

Allen Chase, aye; Mike Cutuli, aye and Jessica Ortiz, aye. Motion carried.

Public Hearing at 6:20 PM – Rebecca Ewald (The Villas Le Mélange, LLC) – Application for Variance at 236 Butterfly Shores Rd, Mexico, NY 13114 (tax map # 082.18-02-01)

Motion made by Allen Chase at 6:24 PM to open the Public Hearing for Rebecca Ewald (The Villas Le Mélange, LLC) – Application for Variance at 236 Butterfly Shores Rd, Mexico, NY 13114 (tax map # 082.18-02-01). Seconded by Jessica Ortiz.

Mike Cutuli, aye; Allen Chase, aye and Jessica Ortiz, aye. Motion carried.

Architect Dave Mosier spoke on behalf of the applicant, Rebecca Ewald, about the porch construction at 236 Butterfly Shores.

New Haven resident, Linda Williams questioned whether the property will just be for an Airbnb as the applicant stated at last month's Planning Board Meeting or will it be a residence.

Architect Dave Mosier replied that it will be a permanent residence.

Motion made by Allen Chase at 6:35 Pm to close the Public Hearing on Rebecca Ewald (The Villas Le Mélange, LLC) – Application for Variance at 236 Butterfly Shores Rd, Mexico, NY 13114. Seconded by Mike Cutuli.

Mike Cutuli, aye; Allen Chase, aye and Jessica Ortiz, aye. Motion carried.

The Planning Board members and the Town Attorney discussed the variance, parking, edge of road/survey results, riprap along the shoreline, property lines/applicant owns the property along the east side of this particular property and the time sensitivity for starting the construction of the porch with the applicant's architect, Dave Mosier.

Motion made by Mike Cutuli to open for the considerations on the Rebecca Ewald (The Villas Le Mélange, LLC) – Application for Variance at 236 Butterfly Shores Rd, Mexico, NY 13114. Seconded by Jessica Ortiz.

Mike Cutuli, aye; Allen Chase, aye and Jessica Ortiz, aye. Motion carried.

Bases of Consideration:

1. Variance needed for the 17' to the property edge
2. Based on the testimony, survey shows an additional buffer of 3' from the road edge (20' from the edge of the road)
3. The Planning Board has made exceptions in the past, for this area due to lake front setbacks in the Town of New Haven Local Laws Pertaining to Building Site Plan Review and discussed whether substantial justice required consideration of past practice (Article 1: Enactment, Authorization, Purpose, Variance; Section 1.80 – Waiver/Variance)
4. The Planning Board found that construction within the strict setback requirements is relatively common in lake front neighborhoods
5. Diagram shows the porch as a continuation for the side setback
6. Hickory Grove is a dirt road with the least amount of impact on traffic
7. Negative impact wasn't apparent during the Public Hearing

Motion made by Jessica Ortiz to approve the Bases of Consideration for Rebecca Ewald (The Villas Le Mélange, LLC) – Application for Variance at 236 Butterfly Shores Rd, Mexico, NY 13114. Seconded by Allen Chase.

Mike Cutuli, aye; Allen Chase, aye and Jessica Ortiz, aye. Motion carried.

Old Business- Town of New Haven Local Laws Pertaining to Building Site Plan Review

The Planning Board tabled the discussions for the following sections: **revisiting** Article IV – Section 4.40 and 4.50; **reviewing** Article IV – Section 4.60; Article V – Section 5.00, 5.10, 5.15, 5.20, and 5.26 until the next Planning Board Meeting.

Adjournment:

With no other business before the Board, a motion was made to adjourn the meeting by Allen Chase at 7:05 PM. Seconded by Jessica Ortiz. All in favor. Motion carried.

Respectfully submitted,

Cindi Giovio

New Haven Planning Board Secretary

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