

**MINUTES  
SENECA COUNTY PLANNING BOARD  
JANUARY 10, 2013**

**HEROES 9-11-01 CONFERENCE ROOM  
COUNTY OFFICE BUILDING  
WATERLOO, NEW YORK**

**MEMBERS PRESENT:** Keith Beck, Charles Boehnke, Gordon Burgess, William Dalrymple, Donald Denman, Edward Franzoni, Jack Freer, Tom Scoles and John Swanson

**ABSENT WITH NOTICE:** Betty Berger and Pam Kirk

**ABSENT WITHOUT NOTICE:** Sally Kenyon and Mark Lott

**STAFF:** Harriet Haynes, Planner and Mary DeStefano, Staff Resources Asst., Department of Planning and Community Development

**GUESTS:** Emil Bove, Member, Seneca Falls Town Board and Mary Kelleher, Member, Seneca Falls Town Planning Board

The meeting was called to order at 7:02 p.m. by Chairperson William Dalrymple.

The Minutes of the December 13, 2012 meeting were approved by a motion of Gordon Burgess and seconded by Keith Beck. Carried 9 – 0.

**PUBLIC COMMENTS:**

Mr. Emil Bove introduced himself as a Member of the Seneca Falls Town Board, and stated that he was in attendance for the review of an application from the Town of Seneca Falls regarding a proposed Local Law for a Moratorium pertaining to multiple dwellings. The Town Board retained the legal services of Attorney Steve Getman to prepare the proposed Moratorium. Mr. Bove explained that with the village having dissolved, the various regulations will have to be decodified and encompassed into the Town Codes and Zoning Ordinance, and Steve Turkett, the Seneca Falls Town Zoning and Code Enforcement Officer, has been given this responsibility. Mr. Bove stated that the Site Plan Review process under the village was very different from the Town's process. The Moratorium is proposed because this type of development can become more problematic and needs to be looked at carefully. Mr. Bove further stated that the proposed Moratorium will be terminated as soon as the adoption of the unified Town Code and Zoning Ordinance occurs.

**GML Reviews:**

1) Gordon Burgess moved and John Swanson seconded that the request for adoption of Proposed Town of Seneca Falls Local Law #1-2013 be left solely to local determination. Ms. Haynes stated that as Mr. Bove explained, the proposed Law is related to multiple dwellings. Highlighted in the GML Report are three goals and objectives identified in the Moratorium that will be written in the amended regulations:

*A) Maintain the viability and desirability of the former village's industrial, shopping and commercial districts as business centers and economic engines for the community; B) Prevent devaluation of existing housing stock by the construction of new multiple dwellings in such areas; C) Retain the character of the former village's other districts.*

Ms. Haynes stated that the Seneca Falls Town Board sees the need for additional time to conduct a study to determine how the Town may prepare and enact zoning regarding multiple dwellings to best serve the entire community. Harriet

stated that the Moratorium does not require any SEQRA action under Department of Environmental Conservation Law. The Department of Planning and Community Development sees no indication that this activity will have any significant negative inter-community or countywide impact. It is recognized that the Moratorium is a reasonable use of land use powers to allow a community the time it needs to study an issue. Harriet stated that the Town has until December 31, 2013 for compilation of the codes and zoning. Board member, William Dalrymple, questioned if the Town can limit certain zoning to within only the former village. Ms. Haynes stated that because the Town will be the enforcing body, limits can be set to within the previous village boundaries. Board member, Charles Boehnke, questioned if the proposed Moratorium will affect any current submitted applications, with Harriet's response of there being no knowledge of pending applications. Tom Scoles, Board member, cited Section 4A "Variances", stating that the Town Board removes the authority of the Zoning Board of Appeals to review Variance requests regarding multiple dwellings, and instead will allow the Town Board to review and consider such applications. Mr. Scoles questioned if such action is legal. Harriet stated that the Town Board's authority to do so is covered under the Municipal Home Rule Law. Board member, Jack Freer, questioned if the parking situation has been resolved for the proposed conversion of a building to multiple housing units, known as 81 – 83 Fall Street in the Town of Seneca Falls. Ms. Haynes explained what happened as a result of deliberations at the October 2012 County Planning Board meeting. The application was denied during the Site Plan Review process at the Town level so it is currently not pending. Carried 9 – 0.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**Membership:**

Harriet referred to Ron McGreevy's January 4, 2013 letter circulated at tonight's meeting. The letter refers to his resignation from serving on the County Planning Board due to his recent appointment as the Tyre Town Supervisor. Patricia Amidon, who has served as the Supervisor from the Town of Tyre for many years, has resigned from her position and appointed Ron to serve her remaining term. Ms. Haynes stated that Ron will also resign from the position of Tyre Town Zoning and Code Enforcement Officer.

Harriet stated that the Board is now at 13 members with two vacancies. One vacancy has historically been filled by someone from the Town of Seneca Falls and the position now created by Ron's resignation should preferably be filled by a resident from the Town of Tyre. There are also two alternate positions to be filled. Ms. Haynes asked that members submit any names for consideration to Planning Department staff.

The meeting adjourned at 7:20 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano  
Staff Resources Asst.