

**MINUTES
SENECA COUNTY PLANNING BOARD
FEBRUARY 14, 2013**

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

MEMBERS PRESENT: Keith Beck, Betty Berger, William Dalrymple, Donald Denman, Jack Freer, Sally Kenyon, Pam Kirk, Tom Scoles and John Swanson

ABSENT WITH NOTICE: Charles Boehnke, Gordon Burgess and Edward Franzoni

ABSENT WITHOUT NOTICE: Mark Lott

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

GUESTS: Jeff Davis, Manager of Ag Enterprises, Inc.; Marilyn DeRuyter; Steve Durham, Mfg. Engineer and Facilities Manager, ITT/Goulds Pumps Administration, Inc.; David Kaiser, Supervisor, Town of Romulus; Larry Kesel; John Kirschke; Roxanne Panipinto, owner, Crystal Clean Supply; and Pamela Quinter

The meeting was called to order at 7:00 p.m. by Chairman William Dalrymple.

The Minutes of the January 10, 2013 meeting were approved by a motion of John Swanson and seconded by Donald Denman. Carried 9 – 0.

PUBLIC COMMENTS:

Mr. Larry Kesel from the Town of Tyre stated he was observing the meeting as he is interested in becoming a member of the County Planning Board, and has served on the Tyre Town Planning Board for the past eight years. Mr. Kesel stated that he took the lead for developing the web site for the Town of Tyre, and is the education facilitator for members who serve on various boards for the town. He stated that he is now enjoying retirement. Ms. Haynes stated that Tyre Town Supervisor, Ronald McGreevy, has recommended Mr. Kesel's name for membership and will be discussed at the next Planning, Development, Agriculture and Tourism Committee meeting of the Board of Supervisors.

Mr. Jeff Davis, Manager of Ag Enterprises, Inc., has submitted an application which will be reviewed at tonight's meeting. It is regarding a proposal for a business to be located at the former Seneca Army Depot in Romulus.

Ms. Marilyn DeRuyter has submitted an application regarding property at 322 Waterloo-Geneva Road in the Town of Waterloo. At one time, the property was used for a drive-in movie theater and then mobile home sales. Ms. DeRuyter is proposing to have a seasonal outdoor storage business at the site.

Mr. Steve Durham, Mfg. Engineer and Facilities Manager of ITT/Goulds Pumps Administration, Inc., is in attendance on behalf of Goulds Pumps' revised Site Plan Review for work being done at the Fall Street site in Seneca Falls.

Ms. Roxanne Panipinto stated that she has a Site Plan Review submission regarding the Crystal Clean Supply business to be located at a Waterloo-Geneva Road property.

Mr. John Kirschke has submitted a plan for a Minor Subdivision in the Town of Fayette.

(OVER)

GML Reviews:

1) Tom Scoles moved and Sally Kenyon seconded adoption of Resolution 2-13, which recommends approval of a Site Plan Review forwarded by the Town of Waterloo. The applicant, Roxanne Panipinto, wishes to operate a cleaning supply business at a location that is between Emile's Restaurant and Peppy's Ice Cream. The site is located in a vacant commercial building at 373 Waterloo-Geneva Road. Existing zoning is Commercial. Ms. Haynes stated that the proposal should meet all requirements of current zoning. Parking is available to the side and front of the structure. Board member, Keith Beck, abstained. Carried 8 – 0.

2) John Swanson moved and Jack Freer seconded adoption of Resolution 3-13, for the approval of a Site Plan Review submitted by Marilyn DeRuyter. The property is located at 322 Waterloo-Geneva Road in the Town of Waterloo. Ms. DeRuyter indicated earlier that the property was formerly used for a drive-in movie theater and then mobile home sales business. The applicant is now proposing use of the site for outdoor storage of recreational vehicles. Ms. Haynes stated that the storage contracts will run from August 1st to May 31st of the next year. The site will have nothing in storage during the months of June and July to facilitate property maintenance. Maximum storage capacity is up to 350 vehicles which could include boats, campers, jet skis, etc. No new construction is proposed for the site. Current surrounding land uses includes a mix of Commercial, Residential and Highway. The application indicates that if the business is successful, a future facility may be built to "shrink wrap" vehicles. There is no anticipated inter-municipal or countywide impact. Board member, Keith Beck, abstained from voting. Carried 8 – 0.

3) John Swanson moved and Sally Kenyon seconded adoption of Resolution 4-13, recommending approval for a Special Use Permit request submitted by Western Ag Enterprises, Inc. The applicant has been working with the Seneca County Industrial Development Agency (IDA) to acquire approximately 24 acres of land situated on the 945-acre tax parcel of the former Seneca Army Depot in Romulus. Ms. Haynes stated that Western Ag Enterprises, Inc., will enter into a Site Access Agreement with the IDA, and once the IDA officially obtains the property from the Army, it will be transferred to the business. The 24 acres are located north of Kendaia Creek, south of the Varick Town Line and west of the Interior Bunkers. The abandoned six buildings to be occupied are known as Buildings 2119 – 2124. The proposed site does not border any residential area and cannot be seen from the road. Ms. Haynes stated that the location is approximately one half mile from Route 96A and is heavily forested. Existing zoning is designated Energy/Industrial. Ms. Haynes stated that the business will assemble environmental protection liners from fabric which will be custom ordered. Once the liners are assembled to the client's specifications, they will be packaged for shipment. The business is considered Light Industrial Use. Ms. Haynes stated that the Town of Romulus needs to forward the application to the Town of Varick for comment. Carried 9 – 0.

4) Donald Denman moved and Sally Kenyon seconded the adoption of Resolution 5-13, which recommends approval of a request for a Site Plan Review submitted by ITT/Goulds Pumps Administration, Inc., 240 Fall Street in the Town of Seneca Falls. Ms. Haynes stated that the application has returned for review as modifications have been made since the application was submitted in November of 2012. The current application shows a reduction in the project – proposing to construct a 75,000 sq. ft. building instead of 100,000 sq. ft. as originally proposed. The project will be situated on four acres of the Goulds Pumps 67-acre campus on Fall Street. The new building is also being reduced to a total height of 55'. The Seneca Falls Fire Department reviewed the previous plans and indicated that they would be able to address possible fires in the structure. At this time, the only review of the project is construction of the building. There should be no impact on countywide or inter-municipal purposes. Carried 9 – 0.

5) Tom Scoles moved and Pam Kirk seconded adoption of Resolution 6-13, recommending approval for a Minor Subdivision request submitted by Robert and John Kirschke from the Town of Fayette. The applicants own property that has JB Collision Auto situated on it, with the remainder as farmed land. The total 33.5 acres is on the east side of Route 89 between Westfall Drive and Bull Farm Road, one mile south of Canoga. The total acreage will be divided into two lots: Parcel A – 5.24 acres and Parcel B – remainder. Ms. Haynes stated that some years ago, the property with the business had to be surveyed separately for financing requirements through the bank. The applicants now wish to subdivide the parcel as it will help other business activities. There is no proposed change of ownership or change of use. Both parcels will have road access and can stand fully separate in the future. The neighboring properties are mostly agricultural with some residential. The subdivision will have no adverse impact on agriculture in the area. Carried 9 – 0.

6) Pam Kirk moved and John Swanson seconded adoption of Resolution 7-13; however, Board members, Betty Berger and Jack Freer abstained from voting, and Tom Scoles voted "nay." Therefore, the vote was taken but the motion was not carried at a vote of 6 – 1 (vote of 8 needed to carry). It was recommended that the request for a Site Plan Review be left solely to local determination. The applicant, Seneca Meadows, Inc. (SMI), is requesting Site Plan Review to allow the development of a Borrow Pit as applied for in New York State Department of Environmental Conservation (NYS DEC) Application #8-4524-00007/00001. The 59 acres is located on the north side of Route 318 between Town Line Road and Grange Hall Road, just east of Junius Ponds in the Town of Junius. Seneca Meadows has applied to the DEC to modify the previous mining permit for the piece of property owned by SMI. Seneca Meadows has made plans to purchase the land to the east which is owned by Alfred and Donna Dadson. The proposed project is located on three parcels. Two of the parcels are owned by the Dadsons and total 23.9 acres and one is currently owned by SMI and includes 35.1 acres. The total mine area to be included in the expansion will be 33.2 acres: including 12.6 acres of the SMI property and 20.6 acres of the Dadson property. Approximately 11.1 acres of the SMI property was previously mined. Ms. Haynes stated that the bottom of the borrow pit will be between 480' and 490' above sea level, and have a minimum separation to the ground water table of 5'. Due to the variation in the current ground surface elevation, up to 55' will be removed. The side of the borrow pit will have a slope of no greater than 2' horizontal for each ft. vertical. Ms. Haynes stated that the soils in this area are highly permeable and it is not anticipated that water will pool as expected in clay based areas. It is estimated that in a five-year period, 569,482 Cubic Yards of soil will be removed. Topsoil will be stockpiled to be used in reclamation of the site. The excavation will have a minimum 25' setback from the edge of properties owned by SMI. Access to the property will be via the existing SMI drive to the location. Traffic to the site will increase as the site has not been actively mined in a number of years. Truck traffic moving soil from this site to the Seneca Meadows Landfill will utilize State Route 318 and 414, thus county and town roads will not be used. Ms. Haynes stated that she has no information regarding the number of trucks per day that will be making trips to the mine. Ms. Haynes stated that environmental issues for this project are being primarily covered by the NYS DEC as lead agency. Possible impacts on the Wetlands, Endangered Species and Surface Drainage have been covered in the Environmental Assessment Form (EAF). This project will take approximately 20 acres of land out of agricultural production.

7) Sally Kenyon moved and Betty Berger seconded adoption of Resolution 8-13 which recommends approval of a Use Variance request submitted by Elizabeth Fantone for property located at 2165 Lake Road in the Town of Seneca Falls. Ms. Haynes stated that there are currently four structures located on the property. Two of them are historic brick structures that were original Village of Seneca Falls water pumping facility buildings. In more recent history, the old caretaker's cottage has served as residential as has a garage that is accessed by a driveway. The applicant wishes to clarify the zoning for the existing units and to add an additional unit converting the two-story brick building that has been used for storage to having an apartment on the second floor. The first floor will be used as garage type storage and as a laundry area. The other brick building will be used as a garage, boat storage and other storage for the property and family. Ms. Haynes stated that this parcel is unique as a lakeshore

lot in that it has one acre of property on the lakeside of the road and also has the historic brick structures that were not developed for residential purposes. It is recommended that the request for a Use Variance to allow three residential units on Seneca Falls Tax Parcel 32-3-30 be approved. Carried 9 – 0.

OLD BUSINESS:

None.

NEW BUSINESS:

2013 Training Opportunities:

An inquiry was made as to whether there will be training opportunities offered by Seneca County for 2013. Ms. Haynes stated that no training has been scheduled with State representatives who conduct the combined Wayne and Seneca County training sessions and will not be determined until later in the year. Harriet stated that staff from the Wayne County Planning Department usually conducts training sessions throughout the year. Notices will be forwarded as training information becomes available.

The meeting adjourned at 8:02 p.m. by motion of Gordon Burgess.

Respectfully submitted,

Mary DeStefano
Staff Resources Asst.