

**MINUTES  
SENECA COUNTY PLANNING BOARD  
MARCH 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, Lawrence Kesel, Pam Kirk, Mark Lott, Tom Scoles and John Swanson

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

**ABSENT WITHOUT NOTICE:** None

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

**GUESTS:** Michael Scaglione

The meeting was called to order at 7:03 p.m. by Chairman William Dalrymple.

The Minutes of the February 14, 2013 meeting were approved as amended by a motion of John Swanson and seconded by Jack Freer. The correction of the minutes is to read "the meeting adjourned at 8:02 p.m. by motion of John Swanson" instead of Gordon Burgess. Carried 11 – 0.

Michael Scaglione introduced himself and stated that he learned that the County Planning Board had a membership vacancy and is interested in serving on the Board. Mr. Scaglione is a lifelong resident of Seneca Falls and is currently employed by Five Star Bank. He has worked in the banking community for several years.

Ms. Haynes stated that consideration of Mr. Scaglione's membership is on the agenda for the Planning, Development, Agriculture and Tourism Committee's meeting scheduled for March 26.

Mr. Lawrence Kesel, new Board member, was introduced as well as all members present at the meeting.

**PUBLIC COMMENTS:**

None.

**GML Reviews:**

Ms. Haynes stated that the proposed new headquarters for Generations Bank was on tonight's agenda for Site Plan Review. The headquarters will house offices and will be located at 20 East Bayard Street (the former Urban Sun Grocery Store) in the Town of Seneca Falls. Ms. Haynes stated that after careful review, it was discovered that there are no triggering factors for the County Planning Board's review of the Site Plan. East Bayard Street is not a county road but rather a town road.

1) Betty Berger moved and Donald Denman seconded adoption of Resolution 9-13, determining that the proposed Subdivision Review for Dorothy Kime from the Town of Fayette is considered incomplete. Mr. Mike Karlsen, Land Surveyor, was contacted and directed by a family member to stop work regarding the survey. Therefore, the application is deemed incomplete and may be reviewed at a future date once there is a complete application. Carried 10 – 0. Board member, Mark Lott, abstained from voting.

(OVER)

2) Sally Kenyon moved and Pam Kirk seconded adoption of Resolution 10-13, for conditional approval of a Subdivision Review forwarded by Robert Copp and Alberta Stuck from the Town of Fayette. Mr. Copp will be purchasing a .574 acre parcel from the 5.4 acre parcel which is located on Williamson Road and will be retained by the owner, Ms. Stuck. The Stuck property, Tax Parcel TF 22-1-04.111, has a "tail" of property that is approximately 55' to 70' wide and is extended behind the Copp property. Ms. Haynes stated that the piece would be nonconforming and have no access if not added to an adjacent property. Approval is recommended conditional upon the .574 acre parcel being made a part of an adjoining parcel. Carried 10 – 0, with an abstention from Mark Lott.

3) John Swanson moved and Betty Berger seconded adoption of Resolution 11-13, recommending conditional approval for a Site Plan Review submitted by Lynn Snedaker regarding the expansion of an existing Campground owned by the applicant which is located at 6590 South Cayuga Lake Road in the Town of Romulus. The total parcel includes 49.7 acres and the expansion will involve 10 acres. The proposed project will add 40 campsites, some for tent camping, and six cabins. Ms. Haynes stated that previously, an Area Variance was granted to allow the installation of the Campground with an 87' setback rather than the required 150' setback. Existing zoning is Agriculture; however, none of the adjacent properties are actively being cultivated which should minimize the impact on agriculture. Ms. Haynes stated that additional traffic should not impact Route 89 as traffic counts have actually decreased between 2006 and 2010 – 2010 being the most recent year which traffic figures were obtained by the New York State Department of Transportation. Ms. Haynes stated that land to the south of the Campground is wooded and across of Route 89 is Residential with lake front. Ms. Haynes stated there is potential for problems with trespassing on private property; however, such issues should be addressed on the local town level. Approval for Site Plan of the request of Sned – Acres LLC for expansion of the Campground is conditional upon the Seneca County Health Department's approval of the proposed modifications to the Water and Sewer System. Carried 10 – 0. Board member, Tom Scoles, abstained.

**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 the website of the Genesee Finger Lakes Regional Planning Council (GFLRPC) is now showing the Council's sponsored spring training session in May to be held in Pittsford. Ms. Haynes recommended that those who may be interested should refer to GFLRPC's website. Once flyers are received regarding the May training session, they will be forwarded to the clerks of the local towns and villages for distribution, and to members of the County Planning Board. 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. Information will be forwarded as training opportunities arise.

The meeting adjourned at 7:33 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano  
Staff Resources Asst.