

**MINUTES  
SENECA COUNTY PLANNING BOARD  
APRIL 11, 2013**

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

- MEMBERS PRESENT:** Keith Beck, Betty Berger, Gordon Burgess, William Dalrymple, Donald Denman, Edward Franzoni, Jack Freer, Sally Kenyon, Lawrence Kesel, Pam Kirk, Michael Scaglione, Tom Scoles and John Swanson
- ABSENT WITH NOTICE:** Charles Boehnke
- ABSENT WITHOUT NOTICE:** Mark Lott
- STAFF:** Harriet Haynes, Planner and Mary DeStefano, Staff Resources Asst., Department of Planning and Community Development
- GUESTS:** Ryan Darling and Derek Simmonds, Ag. Economic Dev. Specialist, Seneca County Cornell Cooperative Extension

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

The Minutes of the March 14, 2013 meeting were approved by a motion of John Swanson and seconded by Donald Denman. Carried 13 – 0.

**PUBLIC COMMENTS:**

Mr. Darling stated that he was in attendance to answer any questions regarding his request for Subdivision.

**GML Reviews:**

1) John Swanson moved and Keith Beck seconded adoption of Resolution 12-13, which recommends that a request for Minor Subdivision Review be left solely to local determination. The applicant, Ryan Darling, is co-owner of property located at 3678 Route 96 in the Town of Fayette. The land (4.8 acres) is just south of Yellow Tavern Road. Parcel A will consist of 2.24 acres and Parcel B will be the remaining acreage which has an existing single-family home. It is proposed that a single-family residence will be constructed on Parcel A in the future. Private water and sewer is available for the existing structure. Both lots will meet the requirements of the Fayette Town Zoning. While the property is located in Agricultural District #8, it is not being used as agricultural land; therefore, will have no impact on farming production. This proposal will have no countywide or inter-municipal impact. Carried 13 – 0.

2) Betty Berger moved and Pam Kirk seconded adoption of Resolution 13-13, recommending conditional approval for a request of a Special Use Permit submitted by Susan Lucarine. The applicant wishes to expand the Groggerly Restaurant located at 2357 Poormon Road, corner of Route 414, in the Town of Fayette. The owners are proposing to construct a deck onto the Restaurant, formerly known as the Fayette Hotel. Ms. Haynes stated that a year ago, the applicant received conditional approval to open the Restaurant upon "demonstrating that the requirements of Section 800 of the Fayette Zoning" which refers to Off-Street Parking be met. At that time, the Fayette Town Planning Board was satisfied with the plan for parking. The construction of the deck will now eliminate some of the available parking. Ms. Haynes stated that no information regarding parking was included with this application. It has been learned that the applicant has purchased other property in the area for use as parking but no details have been included in the application. Additionally, the deck diagram does not include exterior exits. It has been reported that two exits will be provided to meet the requirements of the New York State Uniform Fire Prevention and Building Code. Ms. Haynes stated that the applicant has been working with both Town and County Code Enforcement officials. Board member, Gordon Burgess, referred to the diagram showing the restroom facilities. He stated that a total of six toilets are shown between the two restrooms, and questioned if the establishment's septic system can handle the flow. It was stated that when the original plans were approved for operation of the Restaurant, the septic system was deemed to be adequate for the number of toilets. Conditional

(OVER)

approval is recommended upon the applicant demonstrating that: 1) the project meets the requirements of Section 800 of the Fayette Town Zoning, 2) obtain the New York State Department of Transportation (NYSDOT) approval of any driveways exiting from the expanded parking onto State Route 414, and 3) demonstrate that they will be meeting the exiting requirements of the New York State Uniform Fire Prevention and Building Code. Carried 12 – 1, with Gordon Burgess voting nay.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**Membership Roster:**

The current Membership Roster was distributed and Board members were instructed to make any necessary changes to update his/her address, phone number(s) and e-mail address and return to staff.

**2013 Training Opportunities:**

Ms. Haynes addressed the following items regarding training:

- A New York State Department of State Representative notified Harriet this week that training will be provided by the State on Wednesday, September 18. As in the past, the four credit training session will be co-sponsored by Seneca and Wayne County Planning Departments and held during evening hours in Wayne County. A minimal fee will be charged to cover beverage / food. If anyone would like a specific topic discussed, please let staff know.
- Harriet announced that she has received permission to take a County van to attend the May 16, 2013 Spring Regional Local Government Workshop at the Burgundy Basin Inn in Pittsford; therefore, those interested in attending are welcome to join Harriet.
- Inquiries have been made by County Planning Board members as to whether reimbursement will be given to cover the registration fees associated with the various training sessions offered throughout the year – indicating that persons who serve on such municipal and county boards are volunteers but are required by New York State to have four training credits each year. Ms. Haynes stated that she will check to see if funds for reimbursement are available through the Department's budget line item for training.
- Land Use Training is offered on the internet through the New York State Department of State, Division of Local Government.
- Harriet informed members that she will be looking into the County Information Technology Department setting up a video to be offered as required training and have it shown before a regular monthly County Planning Board meeting.

The meeting adjourned at 7:26 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano  
Staff Resources Asst.