

**MINUTES  
SENECA COUNTY PLANNING BOARD  
APRIL 12, 2012**

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

**MEMBERS PRESENT:** Betty Berger, Charles Boehnke, Gordon Burgess, William Dalrymple, Donald Denman, Jack Freer, Sally Kenyon, Ronald McGreevy, Thomas Scoles and John Swanson

**ABSENT WITH NOTICE:** Donald Shepherd and Keith Tidball

**ABSENT WITHOUT NOTICE:** Keith Beck, Edward Franzoni, Mark Lott and Fred Swain

**STAFF:** Harriet Haynes, Planner, Dept. of Plan. and Comm. Dev.

**GUESTS:** None

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

The Minutes of the March 8, 2012 meeting were approved by a motion of Ronald McGreevy and seconded by Jack Freer. Carried 10 – 0.

**PUBLIC COMMENTS:**

None.

**GML Reviews:**

- 1) Charles Boehnke moved and Sally Kenyon seconded adoption of Resolution 20-12, recommending approval of a Site Plan Review. The applicant, Ms. Julie Bellone, owner of Austin Physical Therapy, wishes to convert property located at 1282 Waterloo-Geneva Road (Town of Waterloo) to offices for use of a physical therapy practice. Previous use of the building was an office with an apartment. There are no proposed changes to the exterior of the building other than signage which is not addressed in the current application. The interior will include offices, a waiting room, treatment rooms, restrooms, a locker room and a gym area. Generated traffic from this use will be staggered throughout the hours of operation. Mr. Boehnke stated that the use of the building is appropriate for the Commercial District in which it is located. Carried 10 – 0.
- 2) John Swanson moved and Gordon Burgess seconded adoption of Resolution 21-12, recommending approval for a Site Plan Review to allow construction of a building at the previous location of 827 Route 318 in the Town of Junius. The applicant, Leroy Hurlbut, a co-owner of Ashley Lynn Winery, is seeking permission to build a "pole barn" type structure which will house a tasting room, a winery storage room and a small apartment. The business has received its permit from the New York State Department of Transportation. The drawings have been obtained from an engineer regarding the necessary septic system. The traffic flow will be staggered throughout the business hours. Carried 10 – 0.
- 3) Charles Boehnke moved and Gordon Burgess seconded adoption of Resolution 22-12, which recommends the request for a Site Plan Review be left solely to local determination. David and Lisa Fitzgerald are requesting construction for their home located at 3671 Parker Road South in the Town of Fayette. The property is located in a Lakeshore/Canal District. The applicants are proposing to replace an existing 10' X 10' portion of the structure with a 12' X 16' addition which includes a covered

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stoop. The construction will also include installation of a dormer and modifications of the roof line. The proposed project should have no impact on the Agricultural District which was the triggering factor for the county's review, nor should it have any other countywide or inter-municipal impact. It was noted that if the proposed Memorandum of Understanding (MOU) was adopted by the county, the Town of Fayette would not have had to forward this application to the County Planning Board for review. Carried 10 – 0.

4) Ronald McGreevy moved and John Swanson seconded adoption of Resolution 23-12, recommending approval of a Site Plan Review submitted by Bill Cram, Inc. The application was forwarded by the Town of Seneca Falls regarding the proposed changes to the Bill Cram Auto Dealership's Body Repair Shop that is located on Routes 5&20 in a C-2 Highway Commercial Zone. Ms. Haynes stated that the project coordinates with the subdivision of this property and proposed site plan previously submitted by Bill Cram, Inc. Currently, the construction of the new showroom is underway. The application being reviewed this evening shows where the owner proposes to construct the new body repair shop. This use was originally proposed to be located on a parcel to the west of the BonaDent property but that location has been reconsidered, and it is now proposed for location on a portion of the combined area of parcels 33-1-13 and 33-1-16.111 that is north of Routes 5&20 and east of the BonaDent property, and excluding the Rite-Aid development site on the corner. The proposal includes construction of a 9,000 sq. ft. building that will be located to the north of the main structure for the dealership on portions of the owner's property which extends behind the McDonald's Restaurant property and the Car Wash business. The development of this total dealership area is so intertwined around the boundary lines of 33-1-13 and 33-1-16.111 that they should be combined into one parcel. Access to this area will be via the entrances off of the state routes that have already been approved. There was a lengthy discussion regarding the exact location of the building proposed to be constructed behind the McDonald's Restaurant. Concerns were expressed regarding the new auto body repair shop and paint fumes being emitted into the air; thus, negatively affecting the neighboring properties. It was stated that there are very stringent regulations enforced by New York State regarding the quality of air. As presented, the proposal should have no significant countywide or inter-municipal impact. The County Planning Board recommends and approves the subdivision of tax parcel 33-1-16.111 such that the portion which is north of Routes 5&20 and east of the BonaDent property be divided off of the rest of the parcel and made a part of the Bill Cram property that is being retained from the subdivision of parcel 33-1-13. Carried 10 – 0.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

None.

The meeting adjourned at 7:55 p.m. by motion of John Swanson and seconded by Donald Denman.

Respectfully submitted,

Harriet A. Haynes, Planner  
Acting Secretary