

**MINUTES
SENECA COUNTY PLANNING BOARD
JUNE 14, 2012**

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

- MEMBERS PRESENT:** Keith Beck, Betty Berger, Gordon Burgess (late arrival), William Dalrymple, Donald Denman, Edward Franzoni, Sally Kenyon, Ronald McGreevy, Tom Scoles and John Swanson
- ABSENT WITH NOTICE:** Charles Boehnke and Jack Freer
- ABSENT WITHOUT NOTICE:** Mark Lott
- STAFF:** Harriet Haynes, Planner and Mary DeStefano, Staff Resources Asst., Department of Planning and Community Development
- GUESTS:** Jim Dillon, Facilities Supervisor, Community Bank NA, and Pam Kirk

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

The Minutes of the May 10, 2012 meeting were approved by a motion of Ronald McGreevy and seconded by John Swanson. Carried 9 – 0.

PUBLIC COMMENTS:

Ms. Pam Kirk, owner of Kirk Realty, introduced herself and stated that she is interested in becoming a member of the Seneca County Planning Board.

Mr. Jim Dillon, representative of Community Bank NA, stated he is in attendance to answer any questions that may arise regarding the Bank's application.

GML Reviews:

1) Tom Scoles moved and Betty Berger seconded adoption of Resolution 30-12, recommending that a request for a Site Plan Review be left solely to local determination and will have no countywide or inter-municipal impact. The applicant, Altamura Architectural Consulting, the Agent for Community Bank NA, is involved in the proposed faç de work which will be done to the rear of the building that accesses the parking lot. The building is located at 70 Fall Street in the Town of Seneca Falls. Renderings of the project were shown. There will be no change to the footprint or egress of the building. Ms. Haynes stated that the project has to be within the guidelines of the Historic District of Seneca Falls which are the most stringent of any zoning ordinance within the county. Carried 9 – 0.

2) John Swanson moved and Sally Kenyon seconded adoption of Resolution 31-12, which recommends conditional approval for the request of a Site Plan Review submitted by Art Westfall to allow operation of an auto sales business at Waterloo-Geneva Road in the Town of Waterloo. Mr. Westfall currently operates an auto sales business in the Town of Junius and would like to relocate the operation to his residential property which is immediately to the west of the Village of Waterloo, previously used for "Jones Memorials." The parcel is 1.02 acres in a Commercial Zone. Ms. Haynes stated that she contacted the Waterloo Town Zoning / Code Officer regarding the application's lack of information for proper review and recommendations. Ms. Haynes was advised by the Code Officer to review the application as submitted. Items not addressed in the application are: 1) Site Plan Map does

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not provide any dimensions, 2) if maintenance or repair work is done on vehicles, the procedures regarding collection, storage and disposal of automotive fluids need to be outlined, assuring that the work will be done inside the building to eliminate leakage into the water table, 3) confirmation that the New York State Department of Transportation has been contacted to determine if action is needed for the conversion of the access point from residential to commercial, or if it has remained commercial from the "Jones Memorials" business, 4) the scale and scope of business needs to be clarified, having only information that a maximum of "six cars" will be on the lot at any time, 5) whether there will be exterior lighting, 6) there is no indication as to whether the Village of Waterloo has been notified of the project due to its proximity to the village boundary, 7) whether drainage will be modified and 8) signage – no indication of proposed material, style, height, if it will be lit and if the sign will be located off the road right-of-way. Conditional approval is recommended upon the above-referenced issues being satisfactorily addressed by the applicant to Waterloo Town officials. Carried 9 – 0. Board member, Keith Beck, abstained from voting.

3) John Swanson moved and Donald Denman seconded adoption of Resolution 32-12, recommending that the request for a Site Plan Review be left solely to local determination. Mr. Anthony Salerno wishes to construct a pole building to house a workshop at his 27 acre property on the northwest corner of Blue Sky Road and Route 96 in the Town of Waterloo. The property sits more off the frontage of Blue Sky Road and is 700' back from Route 96 to where the pole barn will be situated. Ms. Haynes stated that the property is not located in an Agricultural District. The one-story barn will be 60'X150'. The access driveway will be off of Blue Sky Road. The project should have no significant impact on countywide or inter-municipal concerns. Carried 9 – 0, with Board member, Keith Beck, abstaining.

OLD BUSINESS:

May 2012 GML Review of Finger Lakes Christian Fellowship:

Board member, Gordon Burgess, questioned if registered sex offenders are living in proximity to the Finger Lakes Christian Fellowship on Route 5&20 (Auburn Road) in the Town of Seneca Falls. The GML application for the church was reviewed at last month's meeting. Mr. Burgess noted the school and playground that is associated with the church, and stated he recalls that particular area to having a sex offender(s) living nearby.

Training Opportunities:

Board member, Ronald McGreevy, inquired as to whether confirmation notices will be sent to those persons signed up for the September training. Ms. Haynes stated that as September 17 approaches, a notice will be sent to those who are registered.

Board members were reminded that the training being offered by Yates County is being held Tuesday, June 26, with the deadline date for registration being tomorrow, June 15. Topics are State Environmental Quality Review Act (SEQRA) and Revising Zoning.

NEW BUSINESS:

None.

The meeting adjourned at 7:27 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano
Staff Resources Asst.