

**DRAFT – MINUTES  
DO NOT QUOTE FOR REVIEW  
SENECA COUNTY PLANNING BOARD**

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

**September 12, 2013**

**MEMBERS PRESENT:** Keith Beck, Betty Berger, Gordon Burgess, Donald Denman, Jack Freer, Lawrence Kesel, Pam Kirk, Mark Lott, Tom Scoles, John Swanson, and Mary Kelleher (Alternate)

**ABSENT WITH NOTICE:** Charles Boehnke, William Dalrymple, Edward Franzoni, Sally Kenyon, Michael Scaglione, and Linda Ochs (Alternate)

**STAFF:** Harriet Haynes, Planner, Department of Planning and Community Development

**GUESTS:** John Pulver, Kristine Minguez, Dave Martin – Hoover Buildings, John Sauder, Sr., John Sauder, Jr., and Michael Sinniger – MAS Engineering

The meeting was called to order at 7:00 p.m. by Vice-Chairperson Tom Scoles.

Vice-Chairperson Scoles appointed Mary Kelleher, alternate member, to sit in for absent member, Michael Scaglione.

The Minutes of the August 8, 2013 meeting were approved by a motion made by Larry Kesel and seconded by John Swanson. Carried 11 – 0.

**PUBLIC COMMENTS:**

Mr. Dave Martin of Hoover Buildings introduced himself and indicated that he was present on behalf of the project for the expansion of the Sauder's Store. He indicated that he, Mr. Sauder, Sr., Mr. Sauder, Jr., or Michael Sinniger of MAS Engineering would be happy to answer any questions to when the project was reviewed.

Mr. John Pulver introduced himself and indicated he was present for the request to sell used autos at his repair shop.

**GML Reviews:**

**1) Town of Seneca Falls, Use Variance & Site Plan Review, Sauders**

John Swanson moved and Pam Kirk seconded adoption of Resolution 33-13, recommending that approval of the Site Plan be conditional upon: 1) the proposed zoning map for the Town of Seneca Falls be modified to include this parcel and other property in the area in The Highway-Commercial Zone 2) the Town determining if the inclusion of the short EAF is adequate, 3) a complete Drainage and Storm Water Plan being developed for both the construction phase and the final development, and the plan being reviewed and approved by the Seneca County Soil and Water Conservation District, 4) that the proposed new exit and needed catch basin just east of the exit receive approval from the Seneca County Highway Department, and further recommending that the Area Variance for signage should be granted for moving the current sign and for the proposed signage for the front of the structure.

(OVER)

The applicant proposes to construct a 45,285 sq. ft. addition to the current 16,700 sq. ft. store. This will in effect more than triple the size of the facility. This facility has been developed on a Use Variance and in a separate action it is being recommended that the zoning in this area be changed. The new driveway location will actually improve the visibility in relationship to the hill to the east. Carried 11 – 0.

## **2) Town of Fayette, Special Use Permit, Jonathan Pulver and Kristine Minguez**

Pam Kirk moved and Don Denman seconded adoption of Resolution 34-13, which recommends that the request of Jonathan Pulver and Kristine Minguez for a Special Use Permit to operate an automotive repair facility be approved conditional upon: 1) The Village of Waterloo and the adjacent property owners have been made aware of the application and have had adequate time to express any concerns to the Town of Fayette, 2) That the business continue under the same restrictions for number of cars located on the property for repairs and parked outside the building, 3) that a reasonable number of cars to be on premises for sale at any given time be established and included in the permit, 4) that no vehicles with oil, gas, or antifreeze leaks be allowed in the parking area used for car sales, and 5) That the Town determine that any landscaping and site improvements included in the 2012 application have been completed.

The applicants are proposing to add auto sales to the current use as an automobile repair facility. Many of the issues were previously considered when the application came in previously for the repair facility. Mr. Pulver expressed that he wanted to be able to work on cars to get them ready for sale in his with wise free time.

Carried 10 – 0, with M. Lott recused himself from voting.

## **3) Town of Seneca Falls, Adoption of Zoning Law and Subdivision Regulations**

John Swanson moved and Mark Lott seconded adoption of Resolution 35-13, recommending that the Subdivision Regulation be adopted, and that the proposed zoning be adopted, with any of the modification proposed since original submission, with the condition that the Businesses in the vicinity of Kingdom Road and River Road be Zoned as Commercial.

The Town of Seneca Falls is proposing to amend their Zoning by the adoption of a complete text. This is required by the Town needing to incorporate the Zoning from the former Village into their zoning no later the 24 months after the dissolution of the Village. As the Town and Village Zoning were each adopted from a jointly prepared Comprehensive Plan, much of the language and format were extremely compatible.

Carried 10 – 0. Mary Kelleher recused herself from voting.

## **4) Town of Seneca Falls, Area Variance, Floyd Siegfried**

Gordon Burgess moved and Mark Lott seconded the adoption of Resolution 36-13, recommending the request for an Area Variance at 2445 Lower Lake Road for an existing deck be left solely to local determination.

The applicant is seeking an Area Variance for a deck that was constructed in the late 1970s or early 1980s that does not meet current setback requirements. Record of exact date and if appropriate procedures were followed are unavailable. The deck includes an entry deck on the west end of the residence, a 4' wide deck connecting to the front of the house where there is a 16.5' X 12' deck across the front of the house, and necessary access stairs.

Carried 11 – 0

## **5) Town of Romulus, Site Plan Review, Sned - Acres LLC**

Gordon Burgess moved and Larry Kesel seconded adoption of Resolution 37-13 which recommends conditional approval for the Sned-Acres LLC request for Site Plan Review. Approval is to be conditional upon the Seneca County Health Department's approval of the proposed modifications to the Water and Sewer System.

The applicants propose to add approximately 40 campsites and 6 cabins to their existing Campground by utilizing the portion of the property on the north side of South Cayuga Road. This is significantly the same request that this board previously reviewed and recommended conditional approval. The NYS DOT has reviewed this proposal and has already installed necessary signage. The lead agency is responsible for the SEQR process which will include determining if claims are appropriate and completion of Part 2.

Carried 12 – 0. Tom Scoles recused himself from voting.

**6) Town of Romulus, Site Plan Review, Nixon Peabody, LLP for Verizon Cellular**

John Swanson III moved and Don Denman seconded adoption of Resolution 38-13 that reports that the proposed Verizon Cellular Tower will have no significant impact on Countywide or inter-municipal issues.

Verizon Wireless wishes to construct a 195' self-supporting Cell Tower to be located on a 4.05 acre parcel. The "Fall Zone" for the tower will be completely on the area to be leased. The location of the tower at this location should have little or no impacts on the County Road.

Carried 11 – 0

**OLD BUSINESS:**

***Function of County Planning Board:***

Board member, Gordon Burgess, expressed his disappointment that Ms. Ochs was absent this evening. He had many concerns regarding the memo that had been distributed at the last meeting and felt insulted by it. There was extensive discussion. Larry Kesel expressed that he felt the Board could work best if a non-confrontational approach was taken so that rational dialogue could happen. Members of the Board concerned with that sentiment.

**Upcoming Training:**

Ms. Haynes reminded members of the upcoming September 18<sup>th</sup> training that will be held in Wayne County sponsored by Wayne and Seneca Counties. There are still spaces available. Training will be held 5:00 to 9:00 p.m. Ms. Haynes was asked to clarify the registration status of various members. The topics will be SEQR Basics and then revised SEQRA process, and the use of the forms to go into effect October 7, 2013.

**NEW BUSINESS:** None.

The meeting adjourned at 8:42 p.m. by motion of John Swanson.

Respectfully submitted,

Harriet A. Haynes, Acting Secretary  
Planner