

**MINUTES
SENECA COUNTY PLANNING BOARD
SEPTEMBER 13, 2012**

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

- MEMBERS PRESENT:** Keith Beck, Betty Berger, Charles Boehnke, Gordon Burgess, Donald Denman, Edward Franzoni, Jack Freer, Pam Kirk, Mark Lott, Ronald McGreevy, Tom Scoles and John Swanson
- ABSENT WITH NOTICE:** William Dalrymple and Sally Kenyon
- STAFF:** Harriet Haynes, Planner and Mary DeStefano, Staff Resources Asst., Department of Planning and Community Development
- GUESTS:** Brian Bouchard, CHA Consulting, Kathleen Excell, Ron Jones and Jim Knapp

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

The Minutes of the August 9, 2012 meeting were approved by a motion of Ronald McGreevy and seconded by Donald Denman. Carried 12 – 0.

PUBLIC COMMENTS:

Mr. Brian Bouchard of CHA Consulting stated that he was present to answer any questions pertaining to the application submitted for Mr. Bults, Inc., for a proposed facility located across from Seneca Meadows Landfill.

Ms. Kathleen Excell stated that she was in attendance to answer any questions regarding the Use Variance request for property on River Road in the Town of Seneca Falls.

Mr. Jim Knapp stated that he was attending the meeting as an observer and concerned citizen.

GML Reviews:

1) Gordon Burgess moved and John Swanson seconded adoption of Resolution 40-12, recommending conditional approval for the request of a Use Variance, Re-Subdivision, and Site Plan Review. The applicant, Mr. Bults, Inc., is proposing a truck terminal facility on the east side of Route 414, north of Salcman Road in the Town of Seneca Falls. The site will be located in the Industrial Park which consists of 14 acres. The property is currently zoned M-1, Industrial, and a truck terminal is not an allowed use under Seneca Falls Town Zoning. Ms. Haynes stated that the Town of Seneca Falls is currently undergoing a major review of its zoning required to include the former Village. As a part of that review process, it is likely that truck services would be identified as a reasonable use for the M-1 Zone. Ms. Haynes stated that a Re-Subdivision is necessary because the applicant wishes to use a portion of two lots rather than use the boundaries as approved in the original subdivision. Ms. Haynes stated that the truck terminal will be used for the purpose of maintenance, repair and storage of trucks. There is no anticipated increase in truck traffic as the same vehicles are used now for hauling trash to the Landfill. Currently, the trucks are driven to Syracuse to be serviced and parked until the next trip to the Landfill. Ms. Haynes stated that there are real advantages to the developer to be located across from Seneca Meadows. All access to the property would be via an interior road to the Industrial Park with two entrance drives to the facility from the park road. The front entrance drive will be used by employees. The trucks will enter the site from the rear access drive off the park road. The Project will

(OVER)

include a 24,000 sq. ft. building with 3,000 sq. ft. of office space and the remainder including 12 truck service and maintenance bays. Projected parking would allow 100 semi and trailers. The Storm Water and Pollution Prevention Plan that has been developed meets the guidelines set forth by New York State Department of Environmental Conservation. Ms. Haynes stated that it is the Town's responsibility to determine whether the standards for granting the Use Variance are met. Ms. Haynes also stated that the access to the property will have to be given final approval from the New York State Department of Transportation (NYSDOT). Gordon Burgess inquired as to where the Project will be located in proximity to the lines which carry the methane gas from the Landfill to the electrical plant. Mr. Bouchard from CHA Consulting stated that the lines are located underground which run parallel to the interior access road of the Industrial Park. Conditional approval is recommended upon 1) approval of access to the parcel from NYSDOT, and 2) completion of the SEQR review process. Carried 12 – 0.

2) Jack Freer moved and Mark Lott seconded adoption of Resolution 41-12, which recommends that a request for a Use Variance forwarded by the Town of Seneca Falls be approved. The applicants, Kathleen Excell, Susan Petersen, and Julie Miranda, are Executors for the Estate of Doris Lutz. The Variance is to allow a residential home located at 1868 River Road to be a two-family duplex; however, current zoning is R-1, Single Family Residential. The applicants have accepted a purchase offer on the property based on the information reflected under the Property Class on the Tax Rolls. The tax data indicates that the property is a duplex constructed in 1997; however, the second small apartment was never consistently used as an apartment. Ms. Haynes stated that because the house was constructed in 1997 and the current zoning was adopted in 2001, an argument could be made that the duplex designation should be considered as a pre-existing nonconforming use. There are no proposed alterations to the structure. Ms. Haynes stated that the Town of Seneca Falls shows no prior documentation of having received permits for a duplex; however, many records were destroyed as the result of a fire to the former Seneca Falls Town offices. The proposed Project should have little or no impact on the County road. Carried 12 – 0.

3) Gordon Burgess moved and John Swanson seconded adoption of Resolution 42-12, which recommends approval for a Special Use Permit request submitted by Minard Run Oil Company. The applicant has a contract to purchase property located at 2100 State Route 318 in the Town of Tyre. The site currently is being used as a business for repair and maintenance of small engine vehicles. Minard Run Oil Company has recently purchased several hundred existing gas wells in the Finger Lakes Region and wishes to use the property for an operations center to manage and maintain wells and associated production equipment and pipelines. The portion of the building which is used for a showroom and offices will serve as offices, and the rear shop area will be used as storage and basic repair space for well head production parts, four-wheelers and pick-up trucks used to monitor and maintain the local wells. The outside area surrounding the building will be used for employee and equipment parking. Ms. Haynes stated that the remaining four acres will be leased to a farmer for agricultural purposes. The proposed reuse of the 40'X55' building is very reasonable, and will require little modification to the structure. Ms. Haynes stated that the traffic volume is not believed to become significantly higher than the current allowed use. Carried 11 – 0, with an abstention from Ronald McGreevy.

4) John Swanson moved and Edward Franzoni seconded adoption of Resolution 43-12, recommending conditional approval for a Subdivision Review submitted by Bruce Maybury for property on Goldsmith Road in the Town of Fayette. Mr. Gregory Miller is the current owner of 26.6 acres and 18 acres will be transferred to Mr. Maybury who currently has a contract to purchase the land for agricultural use. Current zoning is Agriculture. Conditional approval is recommended upon either the 18 acres to be transferred to Mr. Maybury be made a part of Tax Parcel 25-2-16.2 or that an access drive to the new parcel be created, and that the Town be assured that the remaining parcel to be retained by Mr. Miller has adequate access either directly to a public road or that it be made a part of an adjoining parcel owned by Mr. Miller. Carried 11 – 0. Mark Lott abstained.

OLD BUSINESS:

Upcoming Training:

Ms. Haynes reminded Board members of the training being held on Monday, September 17, 2012, from 5:00 to 9:00 p.m at the Office for the Aging in the County Office Building. Topics include *Rural Planning and Wind Energy*.

NEW BUSINESS:

Urban Sun Grocery Store:

Gordon Burgess inquired if anyone knew what is being done at the former Urban Sun Grocery Store. He said that there is activity inside the building. Ms. Haynes stated that she is unaware of any current or projected use of the building.

The meeting adjourned at 7:38 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano
Staff Resources Asst.