

**MINUTES  
SENECA COUNTY PLANNING BOARD  
NOVEMBER 8, 2012**

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

- MEMBERS PRESENT:** Keith Beck, Charles Boehnke, Gordon Burgess, William Dalrymple, Donald Denman, Edward Franzoni (late arrival), Jack Freer, Sally Kenyon, Pam Kirk and John Swanson
- ABSENT WITH NOTICE:** Betty Berger, Mark Lott and Ronald McGreevy
- ABSENT WITHOUT NOTICE:** Tom Scoles
- STAFF:** Harriet Haynes, Planner and Mary DeStefano, Staff Resources Asst., Department of Planning and Community Development
- GUESTS:** Steve Durham, Mfg. Engineer and Facility Manager, Goulds Pumps, and John Murphy, Manager of Mfg. Projects, Goulds Pumps

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

The Minutes of the October 11, 2012 meeting were approved by a motion of John Swanson and seconded by Donald Denman. Carried 9 – 0.

**PUBLIC COMMENTS:**

Mr. Durham stated that he was present for the application submitted by Goulds Pumps Administration.

**GML Reviews:**

1) John Swanson moved and Sally Kenyon seconded adoption of Resolution 51-12, recommending approval for Site Plan Review and conditional approval for an Area Variance. The proposed project is for a new Test and Packaging Facility at Goulds Pumps in the Town of Seneca Falls. The 100,000 sq. ft. building will be located at the 240 Fall Street Goulds Pumps Campus. The structure will house 150 employees – 50 new positions and 100 current jobs that will be retained and moved to the facility. Ms. Haynes stated that the project was reviewed at the August County Planning Board meeting for a Site Plan Review and Use Variance request for the Research and Development expansion and for allowance of additional parking. A drawing was shown of an aerial diagram of the proposed building. Ms. Haynes stated that the drawing shows a kick-out portion which will be 8,850 sq. ft. and the only second story to the structure. The total height of the building will be 59'9" at the ridge and 55' at the side. The current zoning allows the maximum building height to be 25' and two stories high. Mr. Durham stated that existing buildings at the facility exceed the maximum height. He also stated that the new building will be fully sprinkled. Site Plan approval is recommended with conditional approval for the Area Variance based on the height of the building being approved by the Fire Department to assure that they can appropriately handle calls to this facility. Carried 9 – 0.

2) John Swanson moved and Gordon Burgess seconded adoption of Resolution 52-12, which recommends the request for a Site Plan Review be left solely to local determination. The applicant, Marshall Robertson, proposes to convert the single family residence to a two-bedroom Bed and Breakfast located at 3604 East Lake Road in the Town of Fayette. There will be no exterior renovations with the exception of a 25 sq. ft. addition to the existing deck. The applicant will be modifying windows

(OVER)

to establish additional emergency egress required by New York State Uniform Fire Prevention and Building Code. The applicant will also be remodeling existing bedrooms and bathrooms. The driveway is of adequate size to easily accommodate the additional parking of one vehicle per room. The property sits on 1.3 acres in an Agriculture/Rural Residential Zone. Carried 10 – 0.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

None.

The meeting adjourned at 7:13 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano  
Staff Resources Asst.