

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

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

- MEMBERS PRESENT:** Keith Beck, Gordon Burgess, William Dalrymple, Donald Denman, Mark Lott, Ronald McGreevy, Tom Scoles and John Swanson
- ABSENT WITH NOTICE:** Betty Berger, Charles Boehnke, Edward Franzoni, Jack Freer and Sally Kenyon
- ABSENT WITHOUT NOTICE:** Pam Kirk
- STAFF:** Harriet Haynes, Planner, Department of Planning and Community Development
- GUESTS:** None

The meeting was called to order at 7:03 p.m. by Chairperson, William Dalrymple.

The Minutes of the November 8, 2012 meeting were approved by a motion of Gordon Burgess and seconded by John Swanson. Carried 8 – 0.

PUBLIC COMMENTS:

None.

GML Reviews:

1) John Swanson moved and Ronald McGreevy seconded adoption of Resolution 53-12, recommending conditional approval for a Subdivision Review and Area Variance. The applicant, Tammy L. Proper Revocable Trust, is proposing to subdivide 117.22 total acres on Bauer Road in the Town of Seneca Falls. Parcel R will consist of 41.995 acres and Parcel F will include 75.225 acres. The property is within 500' of Agricultural District #8. The parcel to have the lesser acreage is to the rear of the lot and will have access by way of a temporary easement that will expire at such time as the front parcel is sold. Ms. Haynes stated that if the property was made a part of an adjacent property then access would continue via what is now an adjacent property, otherwise, the parcel would be landlocked at the time of sale of the parcel to the front. Approval is recommended conditional upon either a) the proposed right-of-way leading east from Bauer Road along a 30' farm lane be made permanent or b) that the rear parcel only be sold to the owners of an adjacent property and made a portion of the adjacent property. Carried 8 – 0.

2) Gordon Burgess moved and Donald Denman seconded adoption of Resolution 54-12; however, Board member, Mark Lott, abstained from voting; therefore, the vote was taken but the motion was not carried at a vote of 7 – 0 (vote of 8 needed to carry). It was recommended that the request for Minor Subdivision be left solely to local determination. The applicant, Draper Farms, Inc., wishes to create a subdivision from a total of 183.3 acres located on Route 96A in the Town of Fayette. Parcel A would consist of 9.757 acres and Parcel B would include 173.5 acres. The smaller lot contains mostly brush and will be sold to individuals who will construct a single family residence and operate a small family farm. As the application was received and accepted as complete on December 5, 2012, if the County

(OVER)

Planning Board has not taken action by January 4, 2013, the Fayette Town Planning Board may then take action as if the County Planning Board had recommended approval.

OLD BUSINESS:

81 – 83 Fall Street Property in Seneca Falls:

Board member, Gordon Burgess, brought up the news that the Town Board of Seneca Falls has hired an attorney to move forward with a suit against the Town Zoning Board of Appeals in regards to the actions taken on the proposed apartments to be built in the building at 81 – 83 Fall Street, that the County Planning Board reviewed on October 11, 2012. The question was raised whether the County Planning Board would be involved. Harriet indicated that she did not anticipate involvement, that the written reports and records would likely stand on their own. There was some conversation regarding what impact this action would have on future ZBA's in Seneca Falls and other communities within Seneca County, and the importance of ZBA and Planning Board members understanding their responsibilities under New York State Law.

NEW BUSINESS:

None.

The meeting adjourned at 7:28 p.m. by motion of John Swanson.

Respectfully submitted,

Harriet A. Haynes
Planner
Acting Secretary