

**MINUTES  
SENECA COUNTY PLANNING BOARD  
JANUARY 12, 2012**

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

- MEMBERS PRESENT:** Keith Beck, Betty Berger, Charles Boehnke, Gordon Burgess, William Dalrymple, Donald Denman, Edward Franzoni (Alternate), Jack Freer, Sally Kenyon, Mark Lott, Ronald McGreevy, Donald Shepherd and John Swanson
- ABSENT WITH NOTICE:** Tom Scoles and Keith Tidball
- ABSENT WITHOUT NOTICE:** Fred Swain
- STAFF:** Harriet Haynes, Planner and Mary DeStefano, Staff Resources Asst., Department of Planning and Community Development
- GUESTS:** Calvin Brainard, Esq., Tom Hoster and Martha Rogers

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

The Minutes of the December 8, 2011 meeting were approved by a motion of Ronald McGreevy and seconded by Donald Denman. Carried 13 – 0.

**PUBLIC COMMENTS:**

None.

**GML Reviews:**

- 1) Charles Boehnke moved and Gordon Burgess seconded adoption of Resolution 1-12, recommending conditional approval for a Minor Subdivision request forwarded by the Town of Fayette. The property, located on Cemetery Road (east of Seybolt Road), is being subdivided by four children who are the heirs to the estate of John Hoster. The property consists of 123.1 acres which will be divided into four separate parcels. Parcel A, located on the north side of the road, will consist of approximately 80 acres of which 71.9 acres are tillable, and will be sold for continued use as agricultural land. Parcel B is also located on the north side of the road and is just less than eight acres. Parcel C will be approximately 1.02 acres. Lots B and C are to be transferred to one of the heirs who intend to attach parcel C (115' X 765' which is not a legal lot in the Town of Fayette) to tax parcel 08-1-24.12 which is an adjacent parcel. Parcel D, approximately 28.75 acres, is to go to a different heir. Conditional approval is recommended upon 1) The Town of Fayette having receipt of a copy of the final survey maps and 2) Parcel C being attached to an adjacent property. Carried 12 – 0 with an abstention from Mark Lott.
  
- 2) John Swanson moved and Sally Kenyon seconded adoption of Resolution 2-12 which recommends the request for a Site Plan Review be left solely to local determination. The applicant, Mr. William Ebert, proposes to build an addition to his residence located at 4053 Canoga Shores Drive. Under the Fayette Town Zoning, a Site Plan Review is required for such projects located in the Lakeshore Canal Zone. The seasonal residence is situated on a .61 acre lot. Ms. Haynes stated that the action will have little or no impact on the Agricultural District, nor does it have any inter-municipal or countywide impact. Carried 12 – 0. Mark Lott abstained from voting.

(OVER)

3) Charles Boehnke moved and Ronald McGreevy seconded adoption of Resolution 3-12, which recommends that the request for a Minor Subdivision be left solely to local determination. The applicants, David Mulvey and Beryl Mulvey Teague, are siblings and co-owners of 1.8 acres located on a private drive, 3802 Pastime Park Road, in the Town of Fayette. The applicants wish to divide the property so each family can have separate camps to enjoy privately. Parcel A will be 41,000 square feet and Parcel B will consist of 44,754 square feet. Ms. Haynes stated that both lots will meet adequate setback requirements. The subdivision should have little or no countywide or inter-municipal impact, or impact on the Agricultural District. Ms. Haynes stated that even though the application does not address need for an area variance, a variance may also be needed, and if determined so, it should be left solely to local determination. Carried 12 – 0, with an abstention from Mark Lott.

4) Gordon Burgess moved and John Swanson seconded adoption of Resolution 4-12, recommending approval of a Subdivision request submitted by Charles Lucido of Draper Farms LLC at 3355 Route 96A in the Town of Fayette. Ms. Haynes stated that the application was reviewed in October of 2011 and at that time, a sketch map was submitted. The 183.4 acres are to be divided into two lots. The 1.09 acres which includes the house will be divided off and the remaining land will be sold off to the farmer who has leased the property for the last eight years. The current tillable acreage is approximately 165 acres. Ms. Haynes stated that the area to be the house lot is adjacent to land owned by Rose Hill Mansion, and sits on the currently untillable wooded portion of the parcel. The property will have the 150' road frontage which is required under the Fayette Town Zoning. Carried 12 – 0 with Mark Lott abstaining.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**Submission of GML:**

Ms. Haynes stated that Attorney Calvin Brainard was in attendance at tonight's meeting to represent the Hoster Estate as well as a possible GML for review from the Village of Seneca Falls. Ms. Haynes checked the proximity of the site location and determined that it is not within 500' of any triggering factor; therefore, it did not have to be reviewed by the County Planning Board.

**Information Posted on County Web Site:**

Board member, Gordon Burgess, indicated that he had seen something about New York State mandating counties to place meeting notices, agendas and action taken at various county meetings on the website. For example, he cited the County Planning Board meeting minutes which would indicate action carried, who made the motions and who seconded the action. Harriet will check the requirements with the Department of State and report at the next meeting.

**Director Position – Department of Planning and Community Development:**

Ms. Haynes stated that Mitchell Rowe has been promoted from the Director position of the Department of Planning and Community Development to the position of County Manager. The department's director position was to be discussed at the last Board of Supervisors' Committee meeting on January 10 but discussion had to be pushed to the January 24 meeting due to lack of time.

### **Training Opportunities:**

County Planning Board member, Don Denman, was asked by the Lodi Town Planning Board to inquire if attendance at the various hydrofracking meetings could be counted towards the four hours of training which the State of New York requires on an annual basis. Ms. Haynes stated that it depends on who from what agency is the presenter. Certain agencies are listed in the resolution that was passed by the municipal boards, and the municipal boards also have authority to recognize training offered by other organizations. She stated that in order to get 100% assurance that it goes towards the mandated four hours, it is suggested that approval be obtained from the municipal board prior to attending the meeting.

Ms. Haynes stated that a few years ago, Seneca County co-sponsored with Wayne County spring and fall training workshops given by representatives from New York State which would cover a variety of topics. There has been no training by the State in the past couple of years due to significant budget cutbacks. The State is now taking a regional approach to any workshops that might be offered, but is considering offering a workshop this coming year in a county that surrounds us.

The meeting adjourned at 7:30 p.m. by motion of John Swanson and seconded by Mark Lott.

Respectfully submitted,

Mary DeStefano  
Staff Resources Asst.