

**MINUTES  
SENECA COUNTY PLANNING BOARD  
APRIL 10, 2014**

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

**MEMBERS PRESENT:** Betty Berger, Gordon Burgess, William Dalrymple, Donald Denman, Edward Franzoni, Jack Freer, Lawrence Kesel, Pam Kirk, Mark Lott, Linda Ochs (alternate), Tom Scoles, Michael Smith and John Swanson

**MEMBERS CALLED:** Keith Beck, Mary Kelleher (alternate) and Sally Kenyon

**MEMBERS ABSENT:** Michael Scaglione

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

**GUESTS:** Shawn Griffin, Esq., Project Attorney, Harris Beach; Mike Simon, BME Associates and Peter Vars, BME Associates

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

Chairman Dalrymple appointed Linda Ochs, alternate member, to sit in for absent member, Keith Beck.

The Minutes of the March 13, 2014 meeting were approved by a motion of Jack Freer and seconded by Tom Scoles. Carried 13 – 0.

**PRESENTATION:**

Mike Simon of BME Associates introduced himself and Peter Vars as being in attendance as representatives for the Wilmot Casino and Resort Project as their firm represents Whitetail 414, LLC and are doing the engineering work for the project. Mr. Simon also introduced Shawn Griffin, Attorney, for the project.

Mr. Simon gave a presentation on the proposed layout of the project and the approval process that the project is/will be going through. An overview of the site layout and particular buildings was given, as well as interior traffic and parking patterns. Information from the traffic study that was done was shared as well as recommendations on modifications to Route 414 and area intersections. The bridge over the NYS Thruway will be modified to handle four lanes of traffic. The drainage patterns of the area were discussed and what is being done to assure that the amount and directions of surface runoff will be consistent with existing conditions. A traffic signal will be installed at the intersection of Route 414 and the entrance to the project.

Improvements/extensions that will be needed regarding local infrastructure were discussed. Water to the site will be provided by a private line to go under the Thruway. Sewer for the site will be a 6" forced main that will go under the Thruway and then parallel to the current Tyre Sewer Line along Route 414 to the Pump Station south of the Tyre line. This will maintain the capacity of the current sewer line for future development. Sewer improvements will be done in the Town of Seneca Falls that were identified in a Fall 2013 Study. These improvements are needed to support future development in the Route 318 Corridor.

Planning Board members addressed various questions to the project representative including questions regarding the use of "green" engineering and proposed waste reduction for the project.

**GML Reviews:**

**1) Town of Tyre, Development Plan, Whitetail 414, LLC**

Gordon Burgess moved and Pam Kirk seconded adoption of Resolution 14-14. Ms. Haynes indicated that Mr. Simon had covered most of the information regarding the Development Plan for the Wilmot Casino and Resort Project. She identified for the Board that this is a review under the Town of Tyre PUD Local Law, and that the Board will likely be reviewing the matter again with the submission of the Zoning Amendment and Site Plan Review. Carried 11 – 0. Board member, Linda Ochs (alternate member), abstained from voting and Board member, Lawrence Kesel, recused himself.

(OVER)

**2) Town of Fayette, Subdivision Review, Dey, Peter**

John Swanson moved and Donald Denman seconded adoption of Resolution 15-14. Ms. Haynes reported that Peter Dey, the owner of a 118.9 acre parcel on East Lake Road in the Town of Fayette, proposes to subdivide the parcel into two lots. The parcel contains property on both sides of East Lake Road, and the proposed dividing line is the Road. The approximately 18 acres on the west side is to be a future house lot for the applicant. The 100 acre field on the west side of the road will continue to be used for agricultural purposes. The applicant intends to sell the agricultural parcel and use the capital needed to construct the new home. Carried 12 – 0. Board member, Mark Lott, recused himself from voting.

**3) Town of Fayette, Site Plan Review, Pagano, Robert & Sue**

Linda Ochs moved and Michael Smith seconded adoption of Resolution 16-14. Ms. Haynes reported that this proposal is a modification of the Area Variance request that was reviewed by this Board last month. The Town of Fayette has granted an Area Variance of 12' from the road right-of-way and the Site Plan has been modified to reflect this. There should be no significant impact on traffic in the area. The project should have no impact on the Agricultural District. Carried 11 – 1, with Gordon Burgess voting nay and Mark Lott recusing himself.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**Agricultural District #6:**

John Swanson moved and Gordon Burgess seconded adoption of Resolution 17-14, recommending the Recertification of Agricultural District #6 with the removal of Town of Tyre Tax Parcels 12-1-33.1, 12-1-32.1, 12-1-34.2, 12-1-49, 12-1-27.12, 12-1-31, 12-1-30 and 12-1-36 and Town of Junius Tax Parcel 15-2-3.12. Carried 13 – 0.

Board member, Dr. Edward Franzoni, requested to speak, stating that while members of this Board need to carefully review and consider projects, and ask questions of applicants that are in attendance, we all need to remember that our demeanor and attitude reflect on the Board as a whole, and need to present ourselves in a professional manner.

The meeting adjourned at 8:20 p.m. by motion of John Swanson.

Respectfully submitted,

Harriet A. Haynes, Planner  
Acting Secretary