

**MINUTES
SENECA COUNTY PLANNING BOARD
SEPTEMBER 11, 2014**

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

MEMBERS PRESENT: Keith Beck, Betty Berger, Gordon Burgess, Donald Denman, Jack Freer, Sally Kenyon, Pam Kirk, Mark Lott, Colby O'Brien (alternate), Michael Scaglione, Tom Scoles, Michael Smith and John Swanson

MEMBERS CALLED: William Dalrymple

MEMBERS ABSENT: Edward Franzoni

STAFF: Harriet Haynes, Planner, and Mary DeStefano, Staff Resources Assistant, Department of Planning and Community Development

GUESTS: None

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

Vice-Chairman Scoles appointed Colby O'Brien, alternate member, to sit in for absent member, William Dalrymple.

The Minutes of the August 14, 2014 County Planning Board meeting were approved by Michael Smith and seconded by Sally Kenyon. Carried 13 – 0.

PUBLIC COMMENTS:

None.

GML Reviews:

1) Town of Tyre, Proposed Local Law #4 of 2014

John Swanson moved and Sally Kenyon seconded adoption of Resolution 36-14, which recommends that the Town of Tyre adopt the proposed Local Law #4 requiring the reimbursement of expenses associated with the review of zoning and land use applications. Ms. Haynes distributed the written report and resolution along with the text of the proposed Law. Ms. Haynes stated that the Town of Tyre has learned about the heavy financial expenses for engineering and/or legal consulting services when reviewing large scale projects such as Petro and the proposed Lago Resort and Casino. Fortunately, for those projects the developers have stepped forward and provided escrow accounts to cover the Town's costs. Ms. Haynes stated that under SEQRA Law, a consultant can be hired but it is much cleaner to have a law in place to set up such procedures. Consultant costs to be covered by this Local Law include consultants such as attorneys and engineers but are not limited to those fields exclusively. The Law states "the costs shall be reasonable in amount and limited to activities necessary to the accomplishment of the respective reviewing board's regulatory and government functions." The Law would not pertain to any SEQRA Type 2 action. Ms. Haynes stated that other small zoning and land use actions could also be exempted by the board within the Town which has to take action on the application (i.e. planning board or town board). Either the Town would make a reasonable estimate of the amount of the private consultant expenses it expects to incur or an initial amount would be calculated based on the square footage of the project and number of required parking spaces. The funds would be deposited into an escrow account. Ms. Haynes stated that other towns in New York State have followed this practice; however, this would be the first town in Seneca County to put such legislation in place. Carried 13 – 0.

2) Town of Seneca Falls, Site Plan Review, Seaway Acquisition

John Swanson moved and Betty Berger seconded adoption of Resolution 37-14, recommending conditional approval for a request of a Site Plan Review submitted by Seaway Acquisition. Seaway Acquisition Company, Inc., with CHA acting as Agent, is proposing to create three construction pads located at the Kingdom Plaza in the Town of Seneca Falls. The three pads are to be located within the parking lot. Two pads will be located along the Routes 5&20 frontage, and then further east will be a parking lot extension with a third pad. The application and renderings indicate that the two pads to

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be in the existing parking lot will be for a 2,800 sq. ft. drive-thru restaurant and a second restaurant with approximate seating for 200 persons. The pad to be constructed in the extended parking lot is shown as 6,900 sq. ft. retail space. Ms. Haynes stated that there is no plan to modify the location of entrances or exits from the plaza. It is not anticipated that the development of these three businesses would significantly impact the traffic flow on the State Routes. Ms. Haynes stated that the information provided in the application does not show the number of parking spaces that will exist after the proposed site modifications. Ms. Haynes stated that this application would probably not be resubmitted at a later date because of it being pre-approved this evening. An inquiry was made as to whether the proposed gas station which was reviewed by the County Planning Board a number of years ago was still being considered. Ms. Haynes stated that she has no knowledge of the gas station plans moving forward at this time. Several Board members cited concerns with entering and exiting the plaza. Ms. Haynes stated any modification to the entrances or exits would require the New York State Department of Transportation will have to review plans and give approval. Board member, Michael Smith, stated that there are more concerns than just accessing the site, and further stated that the application should be resubmitted to the County Planning Board at a later date for final Site Plan approval. Conditional approval is recommended upon the applicant demonstrating that the final parking will meet the Town Zoning. Carried 12 – 1, with Michael Smith voting nay.

OLD BUSINESS:

Role of County Planning Board:

Ms. Haynes stated that the narrative as to the function of the County Planning Board has a rough draft developed but the document requires editing; therefore, will be presented to the Board at a later date.

Training:

Ms. Haynes stated that the upcoming training co-sponsored with Wayne County will be held September 17 at 5:00 – 9:00 p.m. at the Seneca County Office Building, Office for the Aging area. This training will be provided by Representatives of the New York Department of State’s Local Government Training Program. Additional Registration forms were distributed to those interested in attending.

NEW BUSINESS:

None.

The meeting adjourned at 7:23 p.m. by motion of John Swanson.

Respectfully submitted,

Mary E. DeStefano, Secretary
Staff Resources Assistant