

**MINUTES  
SENECA COUNTY PLANNING BOARD  
FEBRUARY 11, 2016**

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

**MEMBERS PRESENT:** Keith Beck, Betty Berger, William Dalrymple, Donald Denman, Mary Kelleher (Alternate), Michael Scaglione, Tom Scoles, Michael Smith and John Swanson

**MEMBERS CALLED:** Gordon Burgess, Edward Franzoni, Sally Kenyon, Pam Kirk and Mark Lott

**MEMBERS ABSENT:** Jack Freer

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

**GUESTS:** David and Teresa Grifa

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

Chairman Dalrymple appointed alternate Mary Kelleher to sit in for Pam Kirk.

The Minutes of the January 14, 2016 meeting were approved by a motion of John Swanson and seconded by Donald Denman. Carried 9 – 0.

**PUBLIC COMMENTS:**

Mr. and Mrs. Grifa voiced their concerns regarding the proposed expansion of an auto sales and repair business located on West River Road. The Grifa residence is at 1450 West River Road and is the neighbor to Mr. Pulver. Mrs. Grifa stated that they reside in the Village of Waterloo and Mr. Pulver lives in the Town of Waterloo. Mrs. Grifa stated that there is to be 25' between the two properties but with the proposed project, there will be no 25' setback. Mr. Pulver proposes to increase the sale of cars from 10 to 30 vehicles. Currently, he is permitted to sell 10 vehicles and up to six vehicles for repair. Mrs. Grifa stated that they have voiced their concerns to Waterloo Village officials. She stated that their lot is a half an acre while Mr. Pulver's property is 6.5 acres. The Grifas purchased their property in 2015 and since owning it, there has been mayhem regarding this situation.

**GML Reviews:**

**1) Town of Fayette, Special Use Permit & Site Plan Review, Pulver & Minguéz**

Tom Scoles moved and Michael Smith seconded adoption of Resolution 8-16, recommending denial at this time for the request of a Special Use Permit and Site Plan Review. The applicants are seeking permission to expand the business by adding an 18' X 18' office addition to the building located at 1436 West River Road. The addition will be for an office to be located on the east side of the structure which will decrease the setback from the adjacent residential property. The applicants are requesting to be able to sell 10 – 30 vehicles and repair 10 – 15 vehicles. The proposal indicates that parking will be allowed anywhere on the site. Ms. Haynes circulated the site plan which was submitted with the application. The site plan is not to scale and has areas which are not marked. Ms. Haynes stated that a site plan cannot be adequately reviewed if detailed plans to scale are not provided. Ms. Haynes stated that previous applications submitted for county review have not always included sufficient information and the applicant has repeatedly been advised of this need. The proposed parking is for three times the number of vehicles previously approved. Mr. Pulver should be able to closely identify what number of parking spaces is being provided in each area and the nature of the parking surfaces. Ms. Haynes stated that there is no documentation as to whether or not the adjacent property owner was made aware of the application or what types of mediating practices might be appropriate, or that the Village of Waterloo has been notified of the application. Ms. Haynes stated that some businesses in or near a residential area stay the same as initially formed. However, many establishments have growth from the time originally proposed and can cause a major impact on the area. Denial is recommended for the Special Use Permit and Site Plan Review to expand the automotive repair and used car

facility; however, the Seneca County Planning Board is willing to reconsider this application at such time as the applicant provides adequate data and maps. Carried 9 – 0.

**2) Town of Junius, Comprehensive Plan**

Michael Scaglione moved and Keith Beck seconded adoption of Resolution 9-16, which recommends that the Town of Junius adopt Local Law 2016-1. Ms. Haynes stated that this is the first Draft Comprehensive Plan ever submitted for review by the Town of Junius. The Vision Statement and nine goals have been identified in the report. The Comprehensive Planning Committee sent to residents a community survey and received feedback. Existing plans such as the Route 318 Corridor Study and the Junius Town Farm Land Preservation Plan became items that were included in the development of the Plan. The Committee revisited basic principles based on the Route 318 Corridor Study done years ago. Ms. Haynes stated that the Draft Plan is 13 pages long. Carried 9 – 0.

**3) Town of Fayette, Subdivision, Diocese of CNY-Episcopal**

Tom Scoles moved and Betty Berger seconded adoption of Resolution 10-16, recommending approval of a Subdivision Review. The small Episcopal Church, known as Grace Church Willowdale, is on East Lake Road and includes a house and a cemetery on its property. At this time, the proposal is for dividing approximately 5.60 acres: the parcel to consist of the cemetery will be 2.443 acres and the parcel to include the church and house will consist of 3.182 acres. Ms. Haynes stated that Willowdale Lane is a private road to the lake. Carried 9 – 0.

**4) Town of Fayette, Subdivision, Wimmer, Charles**

John Swanson moved and Mary Kelleher seconded adoption of Resolution 11-16 which recommends the request for Subdivision Review be left solely to local determination. The applicant wishes to subdivide 20 acres into three parcels. The property is located at 3163 County Road 121. Parcel A will be under two acres and is potentially for new residential development. Parcel B consists of ponds and will be the largest lot at 12+ acres. Parcel C will be between seven and eight acres and is where the applicant currently resides. Parcel C also includes a garage, barn and a swimming pool. This area of the Town is a mixture of agricultural and residential uses. Ms. Haynes stated that the subdivision should have minimal impact on county plans and purposes. Carried 9 – 0.

**OLD BUSINESS:**

**Training Opportunities:**

Ms. Haynes stated that she contacted her counterpart from the Wayne County Planning Department to discuss the 2016 Fall training session. The training will be provided in Seneca County and held sometime in September. The training usually covers the four hours that is required annually set forth by New York State. If anyone has any ideas as to what topics he / she would like covered, please contact Ms. Haynes.

The Department of Planning and Community Development will soon be receiving brochures from the Genesee/Finger Lakes Regional Planning Council regarding the Council's sponsored 2016 Spring training sessions. Ms. Haynes stated that usually through these sessions, a total of eight hours is offered which would cover the required training for two years.

**NEW BUSINESS:** None.

Ms. Haynes thanked Board members for coming to tonight's meeting despite the inclement weather.

The meeting adjourned at 7:40 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano, Secretary  
Staff Resources Asst.