

**MINUTES  
SENECA COUNTY PLANNING BOARD  
MARCH 10, 2016**

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

**MEMBERS PRESENT:** Keith Beck, Betty Berger, Gordon Burgess, William Dalrymple, Donald Denman, Edward Franzoni, Mary Kelleher (Alternate), Sally Kenyon, Pam Kirk, Mark Lott, Tom Scoles and Michael Smith

**MEMBERS CALLED:** John Swanson

**MEMBERS ABSENT:** Jack Freer and Michael Scaglione

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

**GUESTS:** Sandy Hopkins, Tim Hopkins, Ben Lin, Mark Lin and Judith Longo

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 Michael Scaglione.

The Minutes of the February 11, 2016 meeting were approved as corrected by a motion of Keith Beck and seconded by Donald Denman. The February Minutes were corrected to read under "Public Comments" "Mr. Pulver lives in the Town of Fayette" instead of the Town of Waterloo. Carried 12 – 0.

**PUBLIC COMMENTS:**

Ms. Judith Longo stated that she was in attendance regarding the proposed subdivision for her mother's property on Lower Lake Road in the Town of Seneca Falls.

Mr. Ben Lin stated that they were present pertaining to the proposed Winery Outlet on Route 318.

Chairman Dalrymple stated that a resignation letter was received from alternate member, Colby O'Brien. Ms. Haynes stated that the matter will be brought to the attention of the Seneca County Board of Supervisors for a possible replacement of the vacant position.

**GML Reviews:**

**1) Town of Junius, Site Plan Review, W L Dream / Mark Lin**

Sally Kenyon moved and Mary Kelleher seconded adoption of Resolution 12-16, which recommends provisional approval with conditions for final approval for a Site Plan Review regarding the proposed Wine Outlet. The site is located on Route 318 where the applicant has the existing Finger Lakes Tea Company. The 17-unit Wine Outlet (approximately 468 sq. ft.) would create a U-shape around the existing pond. The concrete sidewalk in front of the individual stores will be covered. Ms. Haynes stated that there are safety concerns regarding the pond which need to be addressed. The application does not include any information regarding how the storm water and siltation will be handled during and after construction. Ms. Haynes stated that the site will not need any additional curb cuts. Final approval should be conditional upon the applicant demonstrating: 1) that storm water during and after construction will be handled in a manner to assure that no additional water leaves the site that would happen at this time, 2) that the pond is secured in such a way as to be safe, 3) that a full legend be provided for the Site Plan, and 4) that a landscaping plan be provided. Carried 11 – 0. William Dalrymple abstained from voting.

**2) Town of Seneca Falls, Subdivision Review, Judith Longo**

Sally Kenyon moved and Pam Kirk seconded adoption of Resolution 13-16, recommending conditional approval of a Subdivision Review for property located at 2918 Lower Lake Road, and owned by Judith Longo. The parcel is 1.05 acres – 0.03 acres will be transferred to a neighbor and 1.02 acres will be retained by the owner. The house is situated on the west side of Lower Lake Road and there is frontage on the lake side. Ms. Haynes stated that it

appears on the map that a 10' wide walkway along the north property line of the applicant's parcel will connect the proposed purchaser's existing parcel with the proposed new small parcel. The applicant could not transfer title to this parcel as the 10' walkway dissects the applicant's house. Board member, Gordon Burgess, stated that he has concerns regarding inadequate parking space along Lower Lake Road for the small lot, or if the new owners want to access the property on the lake by vehicle from their home on Route 89. Carried 10 – 1, with Gordon Burgess voting nay. Board member, Mary Kelleher, abstained from voting.

### **3) Town of Romulus, Zoning Amendment**

Gordon Burgess moved and Michael Smith seconded adoption of Resolution 14-16, which recommends that adoption of Town of Romulus Local Law A of 2016 be left solely to local determination. The Zoning Amendment is to clarify responsibility for maintenance of sidewalks, driveways, etc., that will impact the entire Town of Romulus. The Amendment is proposed to clarify that it is the duty of the property owner(s) to maintain sidewalks, driveways, etc., in a reasonably safe condition, regardless of whether such sidewalks or areas might be within the town's right-of-way or upon the town's property. The owner/occupant shall within 24 hours after the snow ceases to fall or after the deposit of any dirt or other materials, remove such obstacles. Carried 11 – 1, with Donald Denman voting nay.

#### **OLD BUSINESS:**

None.

#### **NEW BUSINESS:**

##### **Training Opportunity:**

Pamphlets were distributed regarding the Spring 2016 Regional Local Government Workshop sponsored by the Genesee/Finger Lakes Regional Planning Council. The workshop will be held Thursday, May 19 at the Burgundy Basin Inn in Pittsford, New York.

The meeting adjourned at 7:42 p.m. by motion of Donald Denman.

Respectfully submitted,

Mary DeStefano  
Staff Resources Asst.  
Secretary