

**MINUTES
SENECA COUNTY PLANNING BOARD
OCTOBER 13, 2016**

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

MEMBERS PRESENT: Betty Berger, Henry Bickel, Gordon Burgess, Donald Denman, Michael Enslow, David Fitzgerald, Sally Kenyon, Mark Lott, Michael Scaglione, Tom Scoles, Michael Smith and John Swanson

MEMBERS CALLED: William Dalrymple and Edward Franzoni

MEMBERS ABSENT: Steven Trout

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.

The Minutes of the August 11, 2016 meeting were approved by a motion of Gordon Burgess and seconded by Michael Smith. Carried 12 – 0.

Introductions were exchanged with new Board member, Michael Enslow.

PUBLIC COMMENTS: None.

GML Reviews:

1) Town of Fayette, Subdivision Review, Catherine Hagadorn

John Swanson moved and Gordon Burgess seconded adoption of Resolution 35-16, which recommends conditional approval of a Subdivision for property located on State Route 96. The applicant, Catherine Hagadorn, intends to subdivide a 2.66 acre lot with an existing structure from a total of 28.11 acres of agricultural land. Ms. Haynes stated that the private access drive to the smaller lot is known as Hagadorn Lane. The remaining 25+ acres would only be accessed from 20 feet off of Hagadorn Lane and an approximately 30 foot "pinch" between tax parcels 20-1-6 and 20-1-26. Ms. Haynes stated that Hagadorn Lane is not identified on the tax parcel maps. Furthermore, there is no information provided in the application that an easement will be deeded with the property or how the maintenance of the right-of-way will be handled to assure access in perpetuity and for emergency services. The larger parcel is currently being farmed by one of the larger farm operations in Seneca County. Conditional approval is recommended upon information demonstrating that deeded access across Hagadorn Lane will be provided and show what the physical and financial responsibilities are for the maintenance of Hagadorn Lane. Carried 10 – 0. David Fitzgerald and Mark Lott abstained from voting.

2) Town of Fayette, Conditional Use Permit, Robert Apgar

Sally Kenyon moved and Michael Scaglione seconded adoption of Resolution 36-16, recommending local determination for the request of a Conditional Use Permit. Mr. Apgar is seeking the Permit to allow conversion of a building to commercial storage units at the location of 3656 State Route 96. The property is considered to be a private airport and consists of 17 acres. An existing hangar building will be repurposed and no new structure will be built. There are no significant exterior plans proposed. Carried 10 – 0 with abstentions from David Fitzgerald and Mark Lott.

3) Town of Fayette, Site Plan Review, Thomas Murray

Sally Kenyon moved and Michael Smith seconded adoption of Resolution 37-16, which recommends conditional approval for a Site Plan Review submitted by Mr. Thomas Murray. The applicant is proposing to convert an existing barn into an event building at the dairy farm known as Muranda Cheese located at 3075 Route 96 which is situated on 97.2 acres. The surrounding land consists of residential, agricultural and commercial uses. The event building would be operational for seasonal use. Ms. Haynes stated that a parking plan was submitted that shows an access

driveway and parking for what would likely be the number of vehicles for day-to-day operations during the normal business hours. Ms. Haynes stated that the event uses could conceivably draw in 200 to 300 people per event and there is inadequate parking for full event usage. Ms. Haynes stated that the Town of Fayette Zoning requires one parking space for 200 square feet of area for uses such as social halls. Mr. Murray owns a vacant field to the north of the proposed event building where perhaps additional parking could easily be made available but no such plans were submitted with the application. Additionally, there are concerns for adequate fire suppression if necessary. Ms. Haynes stated that such reuse of older buildings for agri-tourism is in line with the Town Comprehensive Plan and County Comprehensive Plan; however, the property owner is often faced with the problem of bringing the structure up to the required standards for public assembly. The application indicates that a new access drive is being proposed for access to the new parking area; however, no documentation from the New York State Department of Transportation (NYS DOT) was provided showing approval. Conditional approval is recommended upon the Town Planning Board determining: 1) adequate parking will be provided for event uses, 2) the event building and parking area will meet building codes, and 3) that NYS DOT has approved the new driveway access of the business. Carried 9 – 0. Board members, David Fitzgerald, Mark Lott and Michael Scaglione, abstained from voting.

4) Village of Waterloo, Use Variance, Gregory Bonney for Estate of Edward G. Bauer

John Swanson moved and Mark Lott seconded adoption of Resolution 38-16, recommending conditional approval of a request for Use Variance to allow the structure located at 321 East Williams Street to be used as a residential multiple unit building. Ms. Haynes stated that the building was first used as a school. Later, the building had an addition constructed and served as the Cornell Cooperative Extension offices. Once the Cooperative Extension offices relocated, a Variance was granted for the structure to serve as multiple residential; however, that action never occurred. Currently, the family of the Bauer Estate lives there but is looking to divest themselves from the property as they can no longer afford to maintain it. Ms. Haynes stated that a purchase offer has been received contingent upon being again granted a Variance to be used for multiple residential. Ms. Haynes stated that the intent is for the original two-story brick and stone block structure to house four to five apartments and the attached portion will consist of two apartments. Ms. Haynes stated that it is not too feasible to have the structure as a single-family home, and that it is unique to the neighborhood character due to lot size, square footage of the building and the architecture. In 1999, it was determined that to have the apartments in the structure would not adversely affect the neighborhood. Harriet also stated that each of the apartments would have close to the square footage of many single-family homes in the area. Based on seven total apartments, 14 parking spaces will be required, and the proposed location, layout and delineation of the parking should be submitted to the Village prior to being developed. Ms. Haynes stated that it also would be reasonable to have restrictions for commercial or recreational vehicles to be parked in the yard / parking area in the front of the structure. The Seneca County Planning Board recommends that any appeal of the Code Officer's Determination that the Use Variance granted in 1999 was not completed has expired be upheld. Approval of the Use Variance for the property is conditional upon: 1) the Variance be granted for a maximum of seven units all to be contained in the building currently existing on the parcel, 2) that the developer prepare, submit and have approved site drawings of proposed parking and recreation areas prior to any external work at the site, and 3) that no parking of commercial or recreational vehicles be allowed in the parking lot to the front of the building. Carried 11 – 0. Michael Smith abstained from voting.

5) Town of Seneca Falls, Area Variance - Signage, Young Agency Real Estate, LLC

John Swanson moved and Donald Denman seconded adoption of Resolution 39-16, which recommends the request for an Area Variance be left solely to local determination. The Variance is necessary to allow signage on three sides of the building located at 41 Fall Street. The property is the last building before the Ovid Street Bridge on the south side of Downtown Seneca Falls. The structure has recently been purchased by the Young Agency and the intent is to use the structure as offices. Seneca Falls' Town Zoning does not allow more than two signs on a building and no greater than 100 square feet. Ms. Haynes stated that this structure is unique to the business district as it has three exposed sides to the building. Previous businesses at this property have had multiple signs which faced various locations. The signs as proposed should have little impact on County plans or purposes. Ms. Haynes stated that the Town of Seneca Falls has historically had problems with the practicality and enforceability of its sign regulations, and that this Board has often recommended that they be reviewed and updated. Carried 12 – 0.

OLD BUSINESS:

Training Opportunities:

Ms. Haynes reminded Board members of the Fall 2016 Regional Local Government Workshop on Wednesday, November 16, at the Quality Inn & Suites in Batavia. The training will be sponsored by the Genesee/Finger Lakes Regional Planning Council.

One of the NYS Department of State Representatives that was slated to speak at the training held September 21st had to cancel his presentation. Harriet stated that she has been notified that a replacement training session will be offered as a webcast conference with those interested signing up ahead of time. Email addresses will be needed prior to the GIS interface with the Department of State. Ms. Haynes stated that she will work with the Wayne County Planning Department for registering on line.

NEW BUSINESS:

None.

The meeting adjourned at 7:56 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano, Staff Resources Asst.
Secretary