

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

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

**MEMBERS PRESENT:** Henry Bickel, Betty Berger, William Dalrymple, Donald Denman, Edward Franzoni, Mary Kelleher (Alternate), Sally Kenyon, Tom Scoles and John Swanson

**MEMBERS CALLED:** Gordon Burgess, Michael Enslow, David Fitzgerald, Mark Lott and Michael Smith

**MEMBERS ABSENT:** Michael Scaglione and Steven Trout

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

**GUESTS:** George VanGelder

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

Chairperson Dalrymple appointed Alternate, Mary Kelleher, to sit in for Michael Enslow.

The Minutes of the October 13, 2016 meeting were approved by a motion of John Swanson and seconded by Donald Denman. Carried 9 – 0.

**PUBLIC COMMENTS:**

Mr. VanGelder stated that he resides in Ontario County and that he is in attendance to see what is being proposed at the former Seneca Army Depot.

**GML Reviews:**

Ms. Haynes stated that the first GML review listed on tonight's agenda is being omitted as the paperwork is incomplete. The proposed Subdivision Review application submitted by Mayberry Real Estate Holdings LLC did not include a Subdivision Map or Short Environmental Assessment Form.

**1) Town of Romulus, Special Use Permit, Seneca Ag Park, LLC, 9238 Route 96**

Sally Kenyon moved and Betty Berger seconded adoption of Resolution 40-16, recommending that the request for a Special Use Permit to develop an agricultural support business be approved. The proposed use will be operational in the existing zoning identified as Industrial Warehouse at the former Seneca Army Depot. Ms. Haynes stated that the property was previously known as Seneca Bio Energy which was leased for the purpose of hay drying; however, Seneca Bio Energy is no longer in business. The new owner is proposing the manufacture of animal bedding and related products. The animal bedding will be made from short fiber paper and will be produced in both packaged and bulk forms. There will be an anticipated tenant that will also mix and process organic animal feed products. Ms. Haynes stated that there are no projected changes to the exterior of the structures. There should be no impact on the transportation system regarding trucking and the same entrances will be used as previously. Ms. Haynes stated that this property has already been separated from the land that is to be used by Mr. Earl Martin. Carried 9 – 0.

**2) Town of Fayette, Subdivision Review, Richard G. VanRiper, 3262 State Route 89**

John Swanson moved and Tom Scoles seconded adoption of Resolution 41-16, which recommends conditional approval for Subdivision of 31.6 acres located at 3262 State Route 89 in the Town of Fayette. A 1.424 acre section of the applicant's property jogs into the property of the adjoining neighbor. Ms. Haynes stated there is no intent to change use of the additional acreage and is only changing hands in ownership. Conditional approval is recommended upon the 1.424 acre parcel being made a portion of an adjacent property that has access to a public road or right-of-way. Carried 9 – 0.

**OLD BUSINESS:**

**Proposed Acquisition of Land by Earl Martin at Former Seneca Army Depot:**

Board member, Tom Scoles, made an inquiry regarding the proposed acquisition of land by Earl Martin at the former Seneca Army Depot. He questioned as to why Mr. Martin now wants to lease the property instead of purchasing it. Mr. Scoles stated that there was a process in which interested parties had to go through from which the buyer was selected with the intent of acquiring the land by being purchased – not leased. Board member, William Dalrymple, stated that the property has since been assessed at a significant amount of reportedly \$25 million. Mr. Martin still intends to follow through with his project by obtaining the lease. Mr. Dalrymple explained that Mr. Martin’s proposal was also selected because it was the best proposal for the entire community. One of the big concerns was the white deer population which exists on the site and Mr. Martin will provide food for the deer. Mr. Dalrymple also stated that an increase of employment on the property is a benefit to Seneca County. A lengthy discussion followed regarding the other uses on the former Depot as well as environmental remediation. Lease of the property will allow certain aspects of the development to start prior to Mr. Martin’s closing on the land.

**NEW BUSINESS:**

**Lodi Town Planning Board:**

Board member, Donald Denman, stated that the Lodi Town Planning Board now meets on the third Tuesday instead of the second Tuesday of each month.

The meeting adjourned at 7:38 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano, Staff Resources Asst.  
Secretary