

**MINUTES  
SENECA COUNTY PLANNING BOARD  
APRIL 9, 2015**

**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, Sally Kenyon, Pam Kirk, Mark Lott, Michael Scaglione, Tom Scoles, Michael Smith and John Swanson

**MEMBERS CALLED:** None

**MEMBERS ABSENT:** Jack Freer

**STAFF:** Harriet Haynes, Planner, Dept. of Planning and Community Development

**GUESTS:** Robert Finkle, Riccelli-Northern LLC, Paul Griggs, Bill Guthrie, Richard Riccelli, Riccelli-Northern LLC, and Hal Romans

The meeting was called to order at 7:02 p.m. by Chairman William Dalrymple.

The Minutes of the March 12, 2015 meeting were approved by a motion of Donald Denman and seconded by Sally Kenyon. Carried 13 – 0.

**PUBLIC COMMENTS:** Were deferred until the applications for which people were present.

**GML Reviews:**

1) **Town of Junius, Site Plan Review, Riccelli-Northern, LLC**  
Michael Smith moved and John Swanson seconded adoption of Resolution 11-15. The applicants made a presentation to the Board. They propose to develop two movable Cement Mix Plants (Portland and Bituminous). The Asphalt Plant will be a continuous mix plant rather than the older style batch plant. This technology combined with the new emissions standards has considerably less odor than the older plants. Filters on the plants capture 99.8% of the dust. The proposed location will provide good access to the Lago site, for which they have the contract, while also positioning them in a competitive location to continue to serve other redevelopment. Riccelli-Northern LLC will initially develop the Portland Plant and subsequently the Bituminous Plant if that is still reasonable based on demand. The Portland Plant could operate year round while the Bituminous Plant would operate from approximately mid-April to Thanksgiving. They will use the public water that is available at this location, but will have minimal need for waste water treatment. For production of the Portland, water is heated to 60 degrees, so the availability of the natural gas is also a necessity for this site. The traffic volumes are based on full build-out of the two plants and peak traffic would be 200 trips over a 12 hour work day. There was a discussion with the Board regarding traffic volumes, noise, and the long-term viability of a plant at this location after the Lago construction. There are no current plans for a permanent berm but one could be constructed along the west property line if it was felt to be needed. They anticipate getting the aggregate from the Phelps Quarry. Carried 12 – 0. Board member, William Dalrymple, abstained from voting due to possible conflict of interest with a similar family business.

2) **Town of Waterloo, Site Plan Review, Emerson, Stephen**  
Gordon Burgess moved and Betty Berger seconded adoption of amended Resolution 12-15. The applicant proposes to construct 30 Duplex Units (60 Apartments) over the course of three years. The first year would include getting utilities to the site, establish stone surface roads, and the construction of 3-10 units. Subsequent years would include the construction of the additional units, paving of roadways, and establishment of a sidewalk along Powderly Road. A storage building and dumpster area are to be located in an area on the SW corner. Both the water and sewer issues should be agreed to and permissions obtained prior to getting Site Plan approval. The County Planning Board felt that the application was incomplete at this time as no storm water drainage plan had been submitted, nor did the applicant have the approvals to hook into Municipal Water and Sewer, potentially as an out of district customer. Further, the Board felt that parking as needed was not fully demonstrated in the materials submitted. It was felt that the application should be denied at this time but with no prejudice in the

application being resubmitted. Carried 11 – 0. Board members, Keith Beck and Michael Smith, abstained from voting.

3) **Town of Fayette, Special Use Permit, Bottomless Brewery (Thompson & Fischer)**

Gordon Burgess moved and Donald Denman seconded adoption of Resolution 13-15. The applicant is proposing to develop a "Farm Brewery" on a 16.9 acre parcel on East Lake Road in the Town of Fayette. This is not a "Farm Operation" as 51% of the raw material for production will not be grown on the "Farm Operation," however, it is a "Farm Brewery" as defined by New York State Law and as of earlier this year is an allowed use in the Fayette Agricultural District by Special Use Permit. The project involves the conversion of a circa 1950's Dairy Barn, the installation of a new drive off the county road and parking area, bringing the municipal water across the property, constructing a septic system for the project, and planting Hops on at least two acres of the property. The project has received the necessary approval for the entrance onto the County Road. Carried 11 – 0. Board members, Keith Beck and Michael Smith, abstained from voting.

4) **Town of Waterloo, Site Plan Review, Development Opportunities Corp.**

Sally Kenyon moved and Michael Scaglione seconded adoption of Resolution 14-15. The property owners have previously installed five cabins on the property and are now requesting permission for the installation of eight RV camping sites. As this location was previously used as a transient residential structure, the traffic to be generated by the proposed use should have minimal impacts on the State Route. Carried 11 – 0. Board members, Keith Beck and Michael Smith, abstained from voting.

5) **Town of Fayette, Minor Subdivision, Rauscher, David**

John Swanson moved and Donald Denman seconded adoption of Resolution 15-15. The parcel in question is an irregular shaped parcel that has a narrow access drive. The proposed subdivision will not impact the access drive. This proposal will not impact traffic on the adjacent State Highway nor will it impact community character. The Seneca County Department of Planning and Community Development advised the Seneca County Planning Board to recommend that the request be approved upon the Town receiving the correct Short EAF and completing the SEQR process with the correct forms. Carried 12 – 0. Board member, Mark Lott, abstained from voting.

6) **Town of Tyre, Extend Moratorium on Land Use Applications & Permits, Town of Tyre 2015 LL #1**

Gordon Burgess moved and Mark Lott seconded adoption of Resolution 16-15. The Town of Tyre adopted Local Law #5 of 2014 Titled "Local Law Imposing a Temporary Moratorium on the Processing of Certain Land Use Applications and on the Issuance of Certain Land Use Approvals and Zoning Permits, Exclusive of PUD Approvals, for Multi-Family Residential, Commercial, or Industrial Development in the Town of Tyre." That Local Law had duration of six months and is due to expire in early May. The Town is in the process of developing Subdivision and Site Plan Regulations but they will not be adopted prior to the expiration of Local Law #5 of 2014. A 90-Day Extension of the Moratorium is proposed and is submitted as Proposed Local Law #1 of 2015. Carried 13 – 0.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

The meeting adjourned at 8:20 p.m. by motion of John Swanson.

Respectfully submitted,

Harriet A. Haynes, Acting Secretary  
Planner