

**MINUTES
SENECA COUNTY PLANNING BOARD
AUGUST 9, 2018**

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

MEMBERS PRESENT: Henry Bickel, Gordon Burgess, William Dalrymple, Sally Kenyon, John Pigman, Jr. (late arrival), Tom Scoles, Michael Smith, John Swanson, Melvin Wagner and David Wood (Alternate)

MEMBERS CALLED: Michael Enslow, Edward Franzoni, Mary Kelleher (Alternate) and Mark Lott

MEMBERS ABSENT: Betty Berger, Dennis Booth and Michael Scaglione

STAFF: Harriet Haynes, Sr. 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 Chairperson, William Dalrymple.

David Wood, Alternate Member, was appointed by Chairperson Dalrymple to sit in for Mark Lott.

The Minutes of the July 12, 2018 meeting were approved by a motion of John Swanson and seconded by Gordon Burgess. Carried 9 – 0.

PUBLIC COMMENTS:

None.

GML Reviews:

1) Town of Seneca Falls, Subdivision & Area Variance, Morehouse, Robert

Tom Scoles moved and Henry Bickel seconded adoption of Resolution 38-18, recommending conditional approval. The applicant, Robert Morehouse, is proposing to subdivide a total of 2.67 acres located at 2806 Lower Lake Road. Parcel A will consist of .927 acres which will include the road right-of-way, and Parcel B will consist of 1.682 acres which will also include the road right-of-way. The Area Variance is necessary for the lot width. Except for the width at the road of the parcel which will include the current house and garage, both lots meet the required dimensions. Ms. Haynes stated that there is over 200' of frontage on the lake but that the survey map does not show the frontage on the road or the width measured from the road. The parcel with the current house and garage will have a 50' wide strip that extends 320' down the driveway and across the road and also providing lake access. The zoning requirement is for 100' width to be measured at 30' from the road right-of-way line. Ms. Haynes stated that while the new lot might be created at 100' wide and meets the minimum lot standards that may not be the best lot configuration for maintaining neighborhood character. The existing parcel extends west close to Route 89; however, there is no frontage on Route 89 as a property a few parcels to the south owns a narrow strip along Route 89. Ms. Haynes stated that the water and sewer lines that serve the existing house will need to be relocated such that they are located in the access strip for that parcel. It is required that there is a 10' horizontal separation between water and sewer lines. Movement of the water and sewer lines should be accomplished prior to transfer or sale of either parcel. Construction on the new parcel will have to be clear of the electrical lines but there is adequate buildable area to the west of the power lines. Conditional approval is recommended for the requested Area Variance and Subdivision based upon the Zoning Board of Appeals determining that it satisfies the requirements for an Area Variance and that the water and sewer lines being moved prior to sale of either parcel. Carried 10 – 0.

OLD BUSINESS:

Collection of Recyclable Materials in Seneca County:

Ms. Haynes stated that as a result of last month's conversation regarding recyclables collected and any data available for amount collected, it was learned that the number of total tonnage of recyclables collected is reported for each month but that the number is not broken down into the different materials, i.e., plastics, glass, paper, etc., nor does the company picking up the recycling report as to how the various materials collected are disseminated.

Upcoming Training Opportunity:

Ms. Haynes reported that the fall training session co-sponsored by Seneca and Wayne Counties will hopefully be held in Seneca County at the Health and Senior Services Building (former BonaDent Facility) adjacent to the County Office Building on DiPronio Drive. Harriet stated that she and Bret DeRoo, Sr. Planner from Wayne County have selected the week of October 15 for the training session; however, the exact date has not yet been confirmed. Once Ms. Haynes has established a date with the Representative from the NYS Department of State, details will be forthcoming.

Proposed Incinerator in the Town of Romulus:

Board member, Sally Kenyon, inquired as to an update regarding the proposed incinerator for the Town of Romulus. Ms. Haynes stated that the proposed project is going through an Article 10 process. She stated that she did not have any additional information.

NEW BUSINESS:

None.

The meeting adjourned at 7:22 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano, Staff Resources Asst.
Secretary