

**MINUTES  
SENECA COUNTY PLANNING BOARD  
DECEMBER 13, 2018**

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

**MEMBERS PRESENT:** Betty Berger, Henry Bickel, Charles Brady, Gordon Burgess, William Dalrymple, Michael Enslow, Mary Kelleher (Alternate), Mark Lott, John Pigman, Michael Scaglione, Tom Scoles, Michael Smith, John Swanson and Melvin Wagner

**MEMBERS CALLED:** Sally Kenyon and David Wood (Alternate)

**MEMBERS ABSENT:** See Above

**STAFF:** Harriet Haynes, Sr. Planner, Joe McGrath, Grants Management Specialist and Mary DeStefano, Staff Resources Assistant, Department of Planning and Community Development

**GUESTS:** Andrew Herkovic

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

Introductions were exchanged with new Board member, Charles Brady. Mr. Brady stated that he lives on Bonnie Banks Road, on the east shore of Cayuga Lake. Mr. Brady serves on the Fayette Town Planning Board.

Alternate member, Mary Kelleher, was appointed by Chairperson Dalrymple to sit in for absent member, Sally Kenyon.

The Minutes of the November 8, 2018 meeting were approved by a motion of Gordon Burgess and seconded by Melvin Wagner. Carried 14 – 0.

Chairperson Dalrymple read an email from Edward Franzoni, stating that due to professional and personal scheduling issues, he is resigning effective immediately from the County Planning Board. Ms. Haynes stated that Mr. Franzoni represented the Town of Romulus and that she has informed the Romulus Town Supervisor that the position is now vacant.

**PUBLIC COMMENTS:**

Mr. Andrew Herkovic stated that he was in attendance regarding the minor subdivision application which he submitted.

**GML Reviews:**

**1) Town of Romulus, Subdivision Review, Herkovic & Hudson**

John Swanson moved and Mary Kelleher seconded adoption of Resolution 51-18, recommending approval for a minor subdivision. The applicants, Andrew Herkovic and Kathy Hudson, own approximately 4.8 acres of land that traverses across the Romulus-Varick town line. The subdivision will create a new parcel of 2.1 acres which includes an existing house and barn. The 2.7 acre parcel will continue to be used for agricultural purposes. An access drive is being included that will provide road access to the agricultural land in the rear. The property in the Town of Varick will also have access. The subdivision should have little impact on the county road, the adjacent town or county plans or purposes. Carried 14 – 0.

**2) Town of Seneca Falls, Subdivision Review, Rathbone, Alan**

Henry Bickel moved and John Swanson seconded adoption of Resolution 52-18, which recommends approval. Mr. Rathbone, co-owner of 75.2 total acres located on the east side of Bauer Road, proposes to subdivide the parcel into two lots: Lot A – 16.8 acres and Lot B – 58.4 acres. Lot A will include the structure and Lot B will continue to be used for agricultural purposes. The larger parcel will have approximately 200' of road frontage

including the existing farm lane. The 16 acre parcel will have over 400' of frontage on Bauer Road. There is no construction planned for either parcel. This proposal should have minimal impact on county facilities or county plans or purposes. Carried 14 – 0.

**3) Town of Seneca Falls, Subdivision Review, Generations Bank**

Gordon Burgess moved and Mark Lott seconded adoption of amended Resolution 53-18, which recommends conditional approval of a subdivision for the purposes of the Generations Bank Headquarters to transfer a strip of property to the adjacent property owner. Ms. Haynes stated that Generations Bank property which has its corporate headquarters on the south side of East Bayard Street also has a small portion of land on the north side of the street. Ms. Haynes stated that the adjacent property owner unknowingly had a driveway installed on the Bank's property as the property owner thought she owned the strip of land. Generations Bank now plans to sell the 10' strip of driveway to the adjacent owner. The remaining portion of the property on the north side of East Bayard Street, where the statue "When Anthony Met Stanton" is located, is an undevelopable site and will continue to be a part of the Generations Bank property. Resolution 53-18 was amended to read "recommends that this request be approved conditional upon the 10' wide strip being made a part of the adjoining property." Carried 14 – 0.

**4) Town of Seneca Falls, Area Variance, Omelia, Norman**

Henry Bickel moved and Gordon Burgess seconded adoption of amended Resolution 54-18, recommending conditional approval for an area variance. The 60' X 100' parcel is located at 2887 Lower Lake Road. The applicant is requesting the area variance to allow the removal of an existing deck with an 8' X 12' overhang and to construct a 12' X 14' sun room with a second floor deck. The new construction will extend 4' further into the required rear (for lake) setback – 4' closer to the lake. The Seneca Falls Town Zoning has a 30' setback requirement. Board member, Gordon Burgess, stated that the property is in a flood plain and this will extend further into the flood plain. Ms. Haynes stated that the proposed construction will have to meet the state flood plain standards. After a lengthy discussion, Resolution 54-18 was amended to read "recommends that this request be approved conditional upon the Town of Seneca Falls Zoning Board of Appeals reviewing the flood plain and making a determination that the proposed construction will not have a negative impact on the flood plain." Carried 14 – 0.

**5) Town of Waterloo, Site Plan Review, Hofhine, Mike**

Gordon Burgess moved and Michael Scaglione seconded adoption of amended Resolution 55-18, recommending conditional approval. Mr. Hofhine submitted a site plan for property located at 424 Waterloo-Geneva Road to construct a coffee hut where there was once a car wash facility and a gas station which has since been demolished. Mr. McGrath stated that the slab from the structures still remains as do parking pads and driveways to form a sizeable paved area. The applicant is planning on installing a prefabricated shed-like structure on the concrete pad that would have two service windows to allow for vehicles to drive through and buy coffee. Mr. McGrath stated that the applicant intends to use the sewer and water connections that remain on the site. In order for the project to function as proposed, there will be a need for the previous drive through building slab to be altered or removed to allow for sewer and water connection to the proposed structure. The site plan shows there are marked lines for the drive through lanes. Mr. McGrath stated that it is unclear if they are to be painted or curbed or will exist at all. Lane markers should be in place on site to assist with traffic concerns either by painted lines, arrows, etc. Mr. McGrath stated that there are parking spaces proposed for employees but no spaces shown for customers. The site plan also does not take into account any exterior lighting either from the building or parking lot. Exterior lights should be included in the site plan. Mr. McGrath stated that the project will also need approval from the Seneca County Code Enforcement Department (which will require engineered stamped plans including the pre-built structure), the Public Health Department and the New York State Department of Transportation. A lengthy discussion occurred regarding several concerns: the placement of the prefabricated structure on the lot with access drives and appropriate markings or signage, traffic impact entering and exiting from the road, no delineated customer parking, etc. As a result, Resolution 55-18 was amended to read "this request be approved with the conditions that the planning board consider 1) additional customer parking, 2) clear drive-thru lane delineation and 3) Department of Transportation approval of entrances and exits." Carried 12 – 0. Board members, Michael Smith and John Pigman, abstained.

**6) Town of Fayette, Docks and Moorings, Local Law #1 of 2019**

John Swanson moved and Mary Kelleher seconded adoption of Resolution 56-18, recommending that the Town of Fayette adopt the proposed Local Law #1 of 2019 titled "Town of Fayette Uniform Docking and Mooring Law". Ms. Haynes stated that the proposed Local Law will be enacted in 2019. Ms. Haynes referred to Schedule A, Section 520 of the Local Law, stating that Setback Requirements cites "no docks, boathouses, moorings, or boat stations shall be located closer than 10' from the lot lines and Water Rights Lines of adjoining properties." An 18' height restriction is being established so that no boathouse or covered dock may exceed 18' in height measured from the mean high water mark to the highest point of the structure. The Law also addresses the maintenance

and removal of structures. The Law states that no dock shall be constructed in such a way or extend into the lake to such a distance that it interferes with normal navigation or reasonable access to docks on adjoining properties. Mr. Burgess stated that some residents along the lake are installing large platforms at the end of the docks which causes concern. A discussion followed regarding the various regulations that are enforced by New York State and the U.S. Army Corps of Engineers. Carried 13 – 0. Mark Lott abstained.

**7) Village of Waterloo, Comprehensive Plan Review**

Henry Bickel moved and John Swanson seconded adoption of Resolution 57-18, recommending approval of the draft Comprehensive Plan for the Village of Waterloo. Mr. McGrath stated that it took a combined effort of the Village Planning Board, a steering committee and Thoma Consultants to develop the Comprehensive Plan. Mr. McGrath stated that the Village will be looking at revising its zoning ordinance soon and in order to do so, the Comprehensive Plan needs to be in place. He stated that the process of developing the Comprehensive Plan started a few years ago, and that public participation was done through a mailed survey to town and village residents as well as having held a series of public meetings. Funding for the completion of the plan came from the New York State Energy Research and Development Administration's (NYSERDA) Cleaner Greener Communities Grant program. Mr. McGrath stated that the plan includes an inventory and analysis examining the various resources in Waterloo including history, the waterfront, housing, educational services and parks. Mr. McGrath stated that overall, the plan does a great job interconnecting the various components especially addressing tourism, history and the downtown area. Joe stated that throughout the plan, the Cayuga Seneca Canal Trail is often mentioned; however, it does not elaborate how the trail will be tied into the downtown area in the Village. There needs to be a long-term vision of how the users of the trail, particularly bicyclists, will be able to navigate easily from the new Finger Lakes Visitors Center in Geneva right through to the Women's Rights Hall of Fame in Seneca Falls. The plan addresses the current population and projected population changes within the Village, citing an increase in population over the age of 65 and the decrease of the millennial generation. The plan addresses the need for additional senior housing. Mr. McGrath stated that the former Main Street School will be converted to senior housing and will provide 39 units. Also, some downtown buildings are being renovated to include apartments that could provide housing to either a young professional or retiree. The plan includes recommended strategies to attract more millennials to the Village including promoting first time homebuyer programs, allowing for more home businesses, and ensuring adequate high speed internet access. Carried 14 – 0.

**OLD BUSINESS:**

***Training – New York State Department of State Winter Webinar Series:***

Harriet Haynes stated that Board members should have received by email a notice from the New York State Department of State, Division of Local Government Services, the schedule of the Winter Webinar Series for December 2018 and January 2019. For those of you who may not have computer access, the date of December 20<sup>th</sup> has been scheduled for the Webinar regarding SEQRA to be held in the Heroes Conference Room of the County Office Building at 6:00 p.m. Ms. Haynes stated that effective January 1<sup>st</sup>, there will be procedural and classification changes regarding SEQRA Regulations.

**NEW BUSINESS:** None.

The meeting adjourned at 8:10 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano, Staff Resources Asst.  
Secretary