

**MINUTES  
SENECA COUNTY PLANNING BOARD  
FEBRUARY 8, 2018**

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

**MEMBERS PRESENT:** Betty Berger, Henry Bickel, William Dalrymple, Edward Franzoni, Sally Kenyon, Mark Lott, John Pigman, Jr. (Alternate), Michael Scaglione, Tom Scoles and John Swanson

**MEMBERS CALLED:** Gordon Burgess, Donald Denman, Michael Enslow, Mary Kelleher (Alternate) and Michael Smith

**MEMBERS ABSENT:** Steven Trout

**STAFF:** Harriet Haynes, Sr. Planner, Joe McGrath, Grants Management Specialist, 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.

The Minutes of the January 11, 2018 meeting were approved by a motion of John Swanson and seconded by Sally Kenyon. Carried 9 – 0.

Chairperson William Dalrymple appointed Alternate John Pigman to sit in for Donald Denman who was absent.

Board member, John Swanson, stated that Donald Denman's son contacted him to inform him that his father has been hospitalized and may be absent from upcoming meetings.

**PUBLIC COMMENTS:** None.

**GML Reviews:**

**1) Town of Fayette, Minor Subdivision Review, Wise, Aaron & Elizabeth**

Michael Scaglione moved and Betty Berger seconded adoption of Resolution 5-18, recommending approval for a Minor Subdivision Review located in the Town of Fayette at the intersection of Kuneytown Road and County Road 154 (Ridge Road). The surrounding land use is primarily agricultural. The subdivision will create a single parcel (1.657 acres) for a recently built residential structure. The larger parcel consisting of 145.9 acres is used for a farming operation. Mr. McGrath stated that the subdivision meets all of the Town of Fayette Zoning Regulations regarding lot size and setbacks. County impact from this subdivision would be minimal. Carried 9 – 0. Board member, Mark Lott, abstained from voting.

**2) Town of Varick, Minor Subdivision Review, S. Young Estate / Hanley**

Sally Kenyon moved and Henry Bickel seconded adoption of Resolution 6-18, which recommends approval for a Minor Subdivision Review involving 2.191 total acres located at 5559 East Lake Road. Ms. Haynes stated that the relatively small subdivision will be divided into two lots: lot one consisting of 1.082 acres and lot two will be 1.109 acres. The property includes frontage on the lake side and the larger of the parcel is situated on the east side of the road. The undeveloped lake shore parcel is to be split in the middle for the purpose of creating two buildable lots. Ms. Haynes stated that both parcels will meet all varied frontage requirements of the zoning district. Clearing has already occurred on the property for future development. The subdivision will have no impact on county function or road purposes. Carried 10 – 0.

**3) Town of Seneca Falls, Area Variances, Walmart Real Estate Trust**

John Swanson moved and Mark Lott seconded adoption of Resolution 7-18, recommending conditional approval for the request of Area Variances to allow changes to the existing signage for the Walmart Store located at 1860 North Road. Ms. Haynes stated that the Walmart Stores are modifying their signage for rebranding and new outlay. The local Walmart Store has been slated for pick-up service which allows the customer to order on line and then drive to the pick-up area of the store at which time the purchases will be loaded into the vehicle. The signage of the front of the store will increase from 575.13 to 671.01 SF which includes the addition of signs directing to the Auto Center (34.5 SF), identifying the recycling area (24.49 SF) and locating the pick-up area (66.58 SF). Additional area of 57 SF will be for signage to identify the drive-up pharmacy at the south end of the building. Ms. Haynes stated that the current total 638 SF will increase up to 800 SF for signage. Ms. Haynes stated that the Town of Seneca Falls historically has had numerous applications for area variances for signage along the highway and commercial corridor. Ms. Haynes stated that it has been a repeated recommendation of this Board for the Town of Seneca Falls to review its zoning requirements for signage in commercial areas. Ms. Haynes also stated that no Environmental Assessment Form was submitted for this project and that the SEQR process needs to be completed, therefore, conditional approval is recommended upon the completion of the SEQR process. It is also recommended that the Town of Seneca Falls be encouraged to update the Town Zoning relative to signage in the commercial zone. Carried 10 – 0.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**Location of Future County Planning Board Meetings:**

Ms. Haynes informed Board members that the location of the County Planning Board meetings will be decided on a month-to-month basis. The Heroes Conference Room is currently scheduled for monthly Planning Board meetings; however, the former Office for the Aging Dining Area will be used instead if it is available. Future plans for the entire former Office for the Aging area is slated for renovations to house the County Mental Health Department.

The meeting adjourned at 7:18 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano, Staff Resources Asst.  
Secretary