

**MINUTES
SENECA COUNTY PLANNING BOARD
FEBRUARY 9, 2017**

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

MEMBERS PRESENT: Betty Berger, Henry Bickel, Gordon Burgess, William Dalrymple, Donald Denman, Michael Enslow, Sally Kenyon, Mark Lott, Tom Scoles, Michael Smith and John Swanson

MEMBERS CALLED: David Fitzgerald, Edward Franzoni, Mary Kelleher (Alternate) and Michael Scaglione

MEMBERS ABSENT: Steven Trout

STAFF: Harriet Haynes, 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.

The Minutes of the January 12, 2017 meeting were approved by a motion of John Swanson and seconded by Donald Denman. Carried 11 – 0.

PUBLIC COMMENTS: None.

GML Reviews:

Ms. Haynes stated that the original agenda listing the first application for GML Review has changed. The Special Use Permit application was for a solar panel farm to be located on Route 318 in the Town of Seneca Falls. The application was lacking pertinent information; therefore, it is being deferred for review and will be resubmitted at a later date.

1) Town of Seneca Falls, Site Plan Review, National Women's Hall of Fame

Sally Kenyon moved and Michael Smith seconded adoption of Resolution 3-17, recommending approval for a Site Plan Review request for conversion of the existing Seneca Knitting Mills to the National Women's Hall of Fame located on 1.74 acres at 1 Canal Street. The brick sides of the "Power House Building" and the "Manufacturing Loft Building" will be removed as well as the concrete pads to the west of the structures. The section of the wall with the existing tower will remain. Additionally, the brick building to the east of the Limestone Mill Building and two outbuildings east of Center Street will be demolished. Ms. Haynes stated that the area that is currently the Power House and Loft Buildings will be created into a lawn. The development of parking and access areas will include a variety of surface materials which will include brick, concrete, asphalt and gravel. Permeable asphalt will allow the runoff of water. The Site Plan also shows the development for lighting, drainage (including an underground system) and landscaping. Ms. Haynes stated that at this time, there is no indication in the plans for dedication of roads or utilities to the Town of Seneca Falls. There was a discussion regarding the capital required to renovate the site. Ms. Haynes stated that some financial support has come from State and Federal funding as well as private donations. Carried 11 – 0.

2) Town of Waterloo, Site Plan Review, Meredith, Jack C., Jr.

Gordon Burgess moved and Mark Lott seconded adoption of Resolution 4-17, which recommends conditional approval for a Site Plan Review. The applicant, Jack Meredith, Jr., proposes to lease property located at 327 Border City Road for the purpose of a used car sale facility. The applicant is leasing from the owner of the adjacent property which is Sunset Bowl. The applicant indicates he will have 30 vehicles for sale on the lot at all times with the exclusion of vehicles owned by customers and employees. Ms. Haynes stated that as part of the agreement between the leasee and the proprietor of Sunset Bowl, some parking of vehicles will be allowed on the edge of the Sunset Bowl parking lot nearest to the retail car lot. The application indicates that there will be no service or repair facility on the property nor will New York State inspections be performed at the site – all necessary

repair work will be contracted out. Board member, Michael Enslow, commented that the facility has been in operation a couple of months, with Michael Smith stating that there are approximately 20 vehicles currently at the site. Ms. Haynes stated that once the Waterloo Town Code Enforcement / Zoning Officer learned of the business operation, the applicant was contacted regarding the necessary protocol for such a business at its location. Conditional approval is recommended upon the business having a maximum of 30 automobiles on site (other than customer and employee vehicles), and that the number includes any parked on the property of the Sunset Bowl. Carried 9 – 0, with abstentions from Michael Enslow and Michael Smith.

OLD BUSINESS:

None.

NEW BUSINESS:

Seneca Meadows Landfill:

Board member, John Swanson, stated that there are many rumors about the closing of the Seneca Meadows Landfill. Ms. Haynes stated that she has no knowledge of anything but what is in the newspapers. It was reported that a check was recently presented to the Town of Seneca Falls by Landfill representatives honoring the host agreement between the Landfill and the Town. A discussion followed regarding the inevitable closing of the Landfill which has operation permits through 2023. Board member, Gordon Burgess, stated that whenever the closure does occur, communities will most likely have to eliminate services to make up for the costs of the Landfill no longer in operation.

The meeting adjourned at 7:26 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano, Staff Resources Asst.
Secretary