

**MINUTES
SENECA COUNTY PLANNING BOARD
JANUARY 11, 2018**

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

MEMBERS PRESENT: Betty Berger, William Dalrymple, Sally Kenyon, John Pigman (Alt.), Michael Scaglione, Tom Scoles, Michael Smith and John Swanson

MEMBERS CALLED: Henry Bickel, Gordon Burgess, Michael Enslow and Mary Kelleher

MEMBERS ABSENT: Donald Denman, Edward Franzoni, Mary Kelleher (Alt.), Mark Lott and Steven Trout

STAFF: Harriet Haynes, Sr. Planner and Joe McGrath, Planner

GUESTS: None

The meeting was called to order at 7:05 p.m. by Chairperson, William Dalrymple.

The Minutes of the December 14, 2017 meeting were approved by a motion of John Swanson and seconded by Sally Kenyon. Carried 8 – 0.

PUBLIC COMMENTS:

None.

Chairperson William Dalrymple appointed Alternate John Pigman to sit in for Mark Lott who is absent.

GML Reviews:

1) Town of Varick, Subdivision & Area Variance, Carey, Stephen & Bonnie

Michael Scaglione moved and John Pigman seconded adoption of Resolution 1-18, recommending approval of the parcel into two lots each .688 acres (.012 less than required lot size). Carried 8 – 0.

2) Town of Romulus, Moratorium on Large Scale Solar Development, Town of Romulus

Sally Kenyon moved and Tom Scoles seconded adoption of Resolution 2-18, which recommends adoption of the proposed one year Moratorium on the development of 25 kW Solar Projects, conditional upon language being added to clarify that Farm Operation in the Agricultural District will not be included under this moratorium for projects that will produce up 110% of their needs. Carried 8 – 0.

3) Town of Romulus, Moratorium on Zoning Board of Appeals' Actions and Approvals

John Swanson moved and Mike Smith seconded adoption of Resolution 3-18, which recommends that the Town of Romulus not adopt the Moratorium at this time. Ms. Haynes reported that court cases that have supported Moratoriums are all for communities that have identified a deficiency in their Comprehensive Plan or Regulations to have time to prepare plan and/or regulations. This action is not to develop plans and/or regulations but rather is a blanket halt to all Zoning Board Actions. The rationale for this is so the Town can appoint additional members, and have them trained. The Town has over half of the total membership appointed, and therefore under the General Construction Law can conduct business. There are numerous resources available to new members to receive training including meeting with County Planning staff either as a group or as individuals. Carried 8 – 0.

4) Town of Waterloo, Site Plan Review and Special Use Permit, Martin, Glenn

John Swanson moved and Sally Kenyon seconded adoption of Resolution 4-18, recommending approval conditional upon screening be provided along the north driveway. Mr. McGrath explained that the applicant submitted a site plan detailing that the facility would be a cinder block building consisting of seven loading bays and an office area. Mr. McGrath explained that the building would be oriented so that the bays would be facing the west, away from County Road 107 with two driveway access points on the north and south side of the property. He went on to detail that some buildings on site would need to be demolished for the construction of a gravel driveway as well as the

water well which will be located in the north western portion of the property. The applicant detailed in the materials that the Seneca County Health Department already approved the location of the septic installation on the south eastern portion of the property. Mr. McGrath also went on to detail that the applicant only submitted for a site plan review under the Town of Waterloo code but in fact, they will also need a special use permit for warehousing and storage in the agricultural zoning district. He recommended that the board add that the special use application be accepted and considered as part of approval of the project.

The vote was 6-0 with Mr. Mike Smith and Mr. John Pigman abstaining as they will be reviewing this action at the Town level. Therefore, the motion does not carry. The action was received by the Seneca County Dept. of Planning and Community Development on 12/20/17. If the County Planning Board takes no additional action on this matter before 1/20/18, the local Board may take action as if the matter was recommended for approval by the County Planning Board.

OLD BUSINESS: None.

NEW BUSINESS: Information on the training in Onondaga County on March 1, 2018.

The meeting adjourned at 7:50 p.m. by motion of John Swanson III.

Respectfully submitted,

Harriet A. Haynes, Sr. Planner
Acting Secretary