

**MINUTES
SENECA COUNTY PLANNING BOARD
JUNE 11, 2015**

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

MEMBERS PRESENT: Keith Beck, Betty Berger, Gordon Burgess, William Dalrymple, Donald Denman, Edward Franzoni, Jack Freer, Mary Kelleher (Alternate), Sally Kenyon, Pam Kirk, Mark Lott, Colby O'Brien (Alternate), Michael Scaglione, Tom Scoles, Michael Smith and John Swanson

MEMBERS ABSENT: None

STAFF: Harriet Haynes, Planner and Mary DeStefano, Staff Resources Asst., Department of Planning and Community Development

GUESTS: Paul Simonet, Park Outdoor Advertising and John Spence, Visitor

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

Chairman Dalrymple appointed Colby O'Brien, Alternate, to sit in for the vacant membership seat representing the Town of Tyre. Mary Kelleher, Alternate, was present at the meeting; however, was not needed to be appointed as all members were present.

The Minutes of the May 14, 2015 meeting were approved by a motion of Gordon Burgess and seconded by Keith Beck. Carried 15 – 0.

PUBLIC COMMENTS:

Mr. Paul Simonet, Lease Management of Park Outdoor Advertising, introduced himself as a representative of Mr. and Mrs. John Slingerland who owns property at the intersection of Routes 318 and 5&20 in the Town of Seneca Falls. Mr. Simonet cited his own family history in Seneca County, as well as Mr. and Mrs. Slingerland being previous residents of Seneca Falls. The Slingerlands approached Park Outdoor Advertising in an attempt to divest the property in which they have been trying to sell for the past 20+ years. Mr. Simonet stated that Park Outdoor Advertising has a purchase offer for the property contingent on being allowed to have advertising signs at the location. Mr. Simonet has been working with Seneca Falls Town Zoning Officer, Mr. Steven Turkett, and was informed that billboards are not permitted in this location. Mr. Simonet stated that generally these types of advertising signs are allowed in commercial or highway zones. He stated that a variance is also required because of the proposed signs being 300 square feet. Mr. Simonet stated that 300 square feet is the industry standard size. He further stated that 200 square feet is less intrusive; however, becomes a safety hazard because the signs are harder to read and may cause traffic accidents. He also stated that the requested size conforms to all New York State Department of Transportation (NYSDOT) requirements.

GML Reviews:

1) **Town of Seneca Falls, Use & Area Variances & Site Plan Review, Park Outdoor Advertising**
Edward Franzoni moved and Colby O'Brien seconded adoption of Resolution 25-15, which recommends that the request of Park Outdoor Advertising for a Use Variance, Area Variances and Site Plan Review be left to local determination. The property at the intersection of Routes 318 and 5&20 consists of 4.5 acres. Ms. Haynes stated that Mr. Simonet touched on a number of issues that are presented with this project. Ms. Haynes stated that the Town of Seneca Falls would have to grant the Use Variance because signs of this nature are not allowed in the Highway / Commercial Zone. She stated that Mr. Simonet alluded to the size of the service area for the signs – the 500' space under the Town Zoning Code is more than met between the proposed sign to the east and sign to the most westerly direction. Harriet stated that the granting of the Use Variance should be considered first as it has the highest standards for it to be granted, further stating that a self-created hardship is not applicable to Park Outdoor Advertising because the property has not yet been acquired. Additionally, Mr. and Mrs. Slingerland did not address the "dollars and cents" aspect of hardship in their letter included in the application, and that this becomes the Town's issue to address. Ms. Haynes stated that the granting of the variances

for the construction of 1,500 sq. ft. of off-site advertising will have a significant impact on the character of the rural intersection that is more and more developing the character of a rural tourism node. The applicant, however, pointed to the existence of similar type signs 600' from the property in one direction and 1,000' from the property in the other. There was discussion regarding the distance between multiple signs. Gordon Burgess stated that the five signs in close proximity could create a driving hazard. Mr. Simonet cited other similar locations with such signage. Ms. Haynes stated that there will be 500' between each subsequent sign. She stated the development of the property also becomes difficult because Niagara Mohawk owns a strip of property that contains high power lines. Usability of the adjacent property is restricted within 100' of the lines. Ms. Haynes stated that the project will have to meet all NYSDOT regulations. County purposes in relation to traffic generation, impact of proposed land uses on existing and proposed county or state institutional or other uses, drainage, or community facilities are basically non-existent with this application. Carried 14 – 1, with Gordon Burgess voting nay.

2) Town of Seneca Falls, Site Plan Review, Scepter NY, Inc.

Sally Kenyon moved and John Swanson seconded adoption of Resolution 26-15, recommending approval for a request of a Site Plan Review. Scepter NY, Inc. is requesting to build a 150' X 50' addition to an existing building that is central to the complex. The building currently has a cut-out and that will be filled in so it becomes rectangular. It is reputed that the addition will be used for storage space. The project will have no significant increase in traffic on Route 5&20. Carried 15 – 0.

3) Town of Waterloo, Special Use Permit, Ellison, Thomas K.

Gordon Burgess moved and John Swanson seconded adoption of Resolution 27-15. The applicant, Thomas Ellison, is seeking a Special Use Permit to allow operation of a motor vehicle repair shop on his property at 605 Route 96. The owner indicates that he will have at the most one or two vehicles or motorcycles on the premises that are not his own. The pole barn is located back from the road 113' and is partially blocked from view by existing trees. The applicant plans to recycle used oil and other fluids. Conditional approval is recommended for the Special Use Permit to operate a motor vehicle repair shop upon no more than two vehicles not owned by the property owner for his personal use be located outside of buildings on the property. Carried 14 – 0, with an abstention from Keith Beck.

4) Town of Fayette, Area Variances, Pagano, Robert & Sue

Tom Scoles moved and Gordon Burgess seconded adoption of Resolution 28-15, recommending that the request for Area Variances be denied at this time. Mr. and Mrs. Pagano are seeking the variances to allow installation of a 6' metal and masonry fence along their property closest to the road on State Route 89. Additionally, they are proposing to construct an 8' X 8' "guard house" type structure that will be used for storage. The "guard house" will be situated at the north entrance to the property. Ms. Haynes stated that along the Lakeshore / Canal District in the Town of Fayette, fences are not to exceed the allowed height of 4 feet. Under the Town of Fayette Zoning, accessory structures are to be set back 25' from the road right-of-way. A variance is necessary to allow the fence and "guard house" to be only 6' from the highway right-of-way. Ms. Haynes stated that the applicants have made no attempt to demonstrate the statutory requirements for granting of Area Variances. Ms. Haynes stated that as well as being a request for a 76% reduction in the legal setback, the view overlooking Cayuga Lake while driving on Route 89 would also be adversely impacted. The Cayuga Lake Scenic Byway and Seneca Lake Wine Trail are prime tourism destinations in Seneca County. There was discussion regarding the potential for a hazard to motorists on Route 89 while other vehicles are waiting to enter the gate. Carried 14 – 0. Mark Lott abstained from voting.

OLD BUSINESS: None.

NEW BUSINESS:

Upcoming Training Opportunities:

Ms. Haynes announced that the Finger Lakes Housing Consortium is scheduled for Friday, June 19 at the Ramada Inn in Geneva. The four counties of Ontario, Wayne, Seneca and Yates will be addressing housing needs as well as other economic development issues. The deadline to register is Friday, June 12.

Ms. Haynes stated that the New York State Department of Environmental Conservation will be sponsoring a Floodplain Management Training session for Seneca and Ontario Counties on Friday, July 10, 2015 from 9:30 a.m. to 4:30 p.m. at the Ontario County Safety Training Facility on County Road 48 in Hopewell. If interested, you are to register by July 8.

The meeting adjourned at 7:40 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano, Secretary
Staff Resources Asst.