

**MINUTES
SENECA COUNTY PLANNING BOARD
MARCH 14, 2019**

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

MEMBERS PRESENT: Betty Berger, Henry Bickel, Charles Brady, William Dalrymple, Michael Enslow, Mary Kelleher (Alternate), Sally Kenyon, Mark Lott, John Pigman, Jr., Tom Scoles, Michael Smith, John Swanson and Melvin Wagner

MEMBERS CALLED: Gordon Burgess and David Wood (Alternate)

MEMBERS ABSENT: Michael Scaglione

STAFF: Harriet Haynes, Sr. Planner; Joe McGrath, Grants Management Specialist; and Mary DeStefano, Staff Resources Asst.

GUESTS: None

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

Chairperson Dalrymple appointed Alternate Mary Kelleher to sit in for Gordon Burgess who was absent.

The Minutes of the February 14, 2019 meeting were approved by a motion of John Swanson and seconded by Michael Smith. Carried 13 – 0.

PUBLIC COMMENTS:

None.

GML Reviews:

1) Town of Tyre, Zoning Amendment / PUD

John Swanson moved and Charles Brady seconded adoption of Resolution 10-19, recommending that the Town of Tyre adopt proposed Local Law 2019-1. The proposed zoning change will specifically amend Section 100-40, Planned Unit Development District (PUD) Regulations. Ms. Haynes stated that the amendment will primarily make numerous minor administrative changes, e.g., to include "*entity* or person that may apply". Local Law #1 also provides clarification pertaining to the del Lago Casino PUD District, citing the description of the parcel boundaries and restrictions / approvals that had been previously adopted. The proposed Zoning Amendment was deemed to be a Type II Action and no further SEQR action is required. Carried 12 – 0. Henry Bickel abstained from voting.

2) Town of Tyre, Site Plan Review, Montezuma Winery

Charles Brady moved and Sally Kenyon seconded adoption of Resolution 11-19, recommending approval of the Site Plan Review request submitted by Montezuma Winery. Montezuma Winery, also known as Martin's Honey Farm and Meadery LLC, is proposing to build a 40' X 48' addition to the existing production area of the distillery. The 4.38 acre parcel is located at 2981 Auburn Road. The addition is going to extend east, closest to the Montezuma National Wildlife Refuge. Ms. Haynes stated that the addition will be constructed onto the lawn area where the proprietor has held farmers' markets and craft festivals with various vendors. Ms. Haynes stated that the new production area is to be separated from the current distillery by a fire wall. Ms. Haynes stated that this Board reviewed the original application for the construction of the distillery in 2006. There will be no increase to retail space. Ms. Haynes stated that there will be no significant impact on the flow of traffic at or near the intersection of Routes 89 and 20. Carried 12 – 0. Henry Bickel abstained from voting.

3) Town of Tyre, Area Variance, Seneca County Chamber of Commerce

Sally Kenyon moved and John Pigman, Jr., seconded adoption of Resolution 12-19 which recommends approval for the Chamber of Commerce to obtain an Area Variance for the front setback of the proposed Finger Lakes Gateway Visitor Center at the northwest corner of Routes 318 and 414. Last month, the County Planning Board reviewed the Site Plan for the Chamber of Commerce to relocate its offices and Visitor Center to the new location. Since then, it was determined that an Area Variance is necessary due to the significant change of use of the historical

house which has always been for residential purposes. The existing structure will include an exhibition / interpretive center on the first floor as well as offices for Chamber staff on the second floor. The two existing driveways will be eliminated and access to the property will be from the most westerly edge of the Route 318 frontage of the parcel. This transition will relocate the access to the property as far as possible from the intersection. Approval is pending from the New York State Department of Transportation (NYSDOT). Carried 12 – 0, with an abstention from Henry Bickel.

4) Town of Romulus, Minor Subdivision, Kuepfer, Janet and Dwight

John Swanson moved and Henry Bickel seconded adoption of Resolution 13-19, recommending approval of a Minor Subdivision request forwarded from the Town of Romulus. The applicants are proposing to subdivide approximately 24.8 acres located at 6899 State Route 96. Mr. and Mrs. Kuepfer will retain 2.005 acres which include their house and other structures. The 22.782 acres will be transferred for use of continued farming. The 22+ acre parcel will have 115' of frontage onto Route 96. Surrounding land use is Residential and Agricultural. Carried 13 – 0.

5) Town of Fayette, Minor Subdivision, Rosehill Mennonite Church

John Swanson moved and Michael Smith seconded adoption of Resolution 14-19 which recommends approval. The Rosehill Mennonite Church is currently located on an 11+ acre parcel on MacDougall Road. It is proposed that the Church will retain the 5.5 acre parcel and the 5.7 acres will be transferred to a local farmer. This type of action supports agriculture as it allows a percentage of agricultural land to be owned by the person that is actively utilizing it for farming. Carried 11 – 0. Charles Brady and Mark Lott abstained.

6) Town of Seneca Falls, Site Plan Review & Area Variance, Clifton Land Company

Henry Bickel moved and Melvin Wagner seconded adoption of Resolution 15-19 recommending that the request for Site Plan be approved conditional upon an Area Variance being granted. The applicant, Clifton Land Company, is proposing a 100' X 32' addition to the existing car wash structure located at Liberty Plaza on Routes 5&20. The M&T Bank, Tractor Supply Store and Salvation Army are among several businesses at this location. The new structure will be located to the southwesterly side of the existing service bays. The new addition will house a conveyor belt that will move passenger and small commercial vehicles or vans through manually operated cleaning stations. The vacuum stations that currently stand as islands in the pavement on the north and south sides of the building will be eliminated. New vacuum bays will be installed on the northeast and southwest side of the building with the machines against the building walls. Mr. McGrath stated that the Area Variance is required as the amount of nonconformity is increasing according to the Town of Seneca Falls Zoning Ordinance. In the C-2 Commercial Highway District, 35% is the maximum lot coverage. The lot is currently developed with 69.6% coverage. The proposed addition will increase the coverage to 75.5%. Mr. McGrath reiterated that the Site Plan approval depends on the approval of the Variance by the Town. Mr. McGrath stated that the grass strip could be kept intact by placing the exit of the conveyor bay in line with the other existing exits to allow for less surface coverage into the grass area. The grass area between the sidewalk and the paved area is roughly 85 feet. Within the 85 feet, the 50 foot setback is met for the building. The larger pine trees which functions as screening for the Plaza will have to be removed. Mr. McGrath stated that the owner of the Plaza is a different entity than the owner of the Car Wash. Mr. McGrath stated that the project would have no impact on traffic on Routes 5&20 or traffic patterns within the Plaza parking lot. It is recommended that this request for a Site Plan be approved with the condition that an Area Variance is granted; and is recommended that the request of the Area Variance be left to local determination. Carried 13 – 0.

OLD BUSINESS: None.

NEW BUSINESS: None.

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

Respectfully submitted,

Mary DeStefano, Staff Resources Asst.
Secretary