

**MINUTES  
SENECA COUNTY PLANNING BOARD  
MAY 10, 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, Tom Scoles, Michael Smith and John Swanson

**MEMBERS CALLED:** Gordon Burgess, Michael Enslow, and Michael Scaglione

**MEMBERS ABSENT:** Steven Trout

**STAFF:** Harriet Haynes, Sr. Planner; Joe McGrath, Grants Management Specialist; and Mary DeStefano, Staff Resources Assistant, Department of Planning and Community Development

**GUESTS:** None

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

The Minutes of the April 12, 2018 meeting were approved by a motion of Tom Scoles and seconded by Michael Smith. Carried 9 – 0.

**PUBLIC COMMENTS:** None.

**GML Reviews:**

**1) Town of Seneca Falls, Area Variance, Austin, Chris**

Henry Bickel moved and Tom Scoles seconded adoption of Resolution 15-18, recommending conditional approval for an Area Variance for the applicant's property located at 2960 Lower Lake Road in the Town of Seneca Falls. The property owner is proposing to replace an existing 10' X 48' trailer with a 14' X 70' trailer. Ms. Haynes stated that the proposed trailer still does not meet the minimum dwelling size under Town of Seneca Falls Zoning Regulations; however, the replacement trailer will bring it closer to the required zoning. Board member, Sally Kenyon, stated that there are many homeowners in the surrounding area that are unhappy with the installation of trailers and would much rather see the placement of modular homes. As proposed, setback requirements will be met. Conditional approval is recommended upon the applicant meeting the installation requirements of the NYS Uniform Codes and the removal of the previously placed trailer. Carried 9 – 0.

**2) Town of Seneca Falls, Area Variance, Moran, Gerard**

Henry Bickel moved and Michael Smith seconded adoption of Resolution 16-18, which recommends conditional approval for an Area Variance request to allow the construction of a deck on the lake side of a home located at 2381 Lower Lake Road in the Town of Seneca Falls. The deck needs an Area Variance as it will be 3' from the side lot line and to the concrete break wall that is along the approximately high water mark. Ms. Haynes stated that it will be the same distance from the front of the house as the existing paved patio. Ms. Haynes stated that there are no solid diagrams as to the construction of the deck but will be at the same level with the house. Conditional approval is recommended upon the applicant meeting the requirements of the NYS Uniform Codes. Carried 9 – 0.

**3) Town of Waterloo, Site Plan Review, Tuuri, Raymond**

Tom Scoles moved and John Swanson seconded adoption of Resolution 17-18, which recommends conditional approval for a Site Plan Review submitted by Mr. Raymond Tuuri, owner of Finger Lakes Equipment Rental located at 1127 Waterloo-Geneva Road. Mr. Tuuri is proposing to construct a 132' long building that will extend from the current structure of within 7'6" of the Reed Road right-of-way. Ms. Haynes reviewed the aerial photos delineating the structures on the property. Setbacks are necessary as they are listed from the center line of the road. Ms. Haynes stated that the applicant presented the necessity of the building so that equipment can be stored indoors to preserve the value/condition of the equipment in a temperature controlled environment. Much of the new building will be built over a pre-existing concrete pad. The application shows a secured fenced area to the

north of the building for outdoor storage. Ms. Haynes stated that the application does not show existing "curb cuts" for either Waterloo-Geneva Road or for Reed Road. Ms. Haynes stated that as proposed, the access to the area that the application documents show as fence would either have to be 1) through the new building or 2) to exit the property via a gate onto Reed Road. Board members expressed their concerns with navigating large equipment onto Route 5&20 and/or Reed Road. Michael Smith stated that he understood that the applicant plans to go through the doors of the building for movement of equipment. Ms. Haynes reiterated the concerns of excessive use of crossing Reed Road and stated that the front access drive to Reed Road is quite close to the intersection of Reed Road. Additionally, Reed Road is not a county road but a town road. Approval is recommended conditional upon the applicant explaining to the Town Planning Board's satisfaction how equipment will move from the secured fenced area in the rear to the front of the property. Carried 8 – 0. Board member, Michael Smith, abstained from voting.

**4) Town of Romulus, Special Use Permit, Santos, James, Jr.**

Sally Kenyon moved and Henry Bickel seconded adoption of Resolution 18-18, recommending conditional approval for a request of a Special Use Permit. The applicant has a seasonal business, Cayuga Lake Cabins, which consists of two cabins located on a .92 acre parcel off of Route 89. At this time, Mr. Santos is proposing to add a third cabin. Mr. McGrath stated that in researching the application, the property owner never received a Special Use Permit from the Town of Romulus to allow for the existing cabins. Mr. Santos was instructed by the Romulus Town Planning Board to apply for a Special Use Permit which falls under "Campground/Travel Trailer Park" per the Romulus Town Zoning Code. The third cabin will be 30' X 44' in size, and the applicant has indicated that the existing septic system is large enough to handle the added capacity. Mr. McGrath stated that the septic application was approved in November of 2014 by the Seneca County Public Health Department for the septic system being able to handle up to four cabins on the site. The applicant also owns adjacent land to the west as well as properties on the east side of Route 89. Mr. McGrath stated that the application indicates the plan includes the setback at 85' from the road. The applicant will need to apply for an Area Variance for the setback if the planned location of the cabin is within 150' of Route 89. Mr. McGrath stated that the proposed site is located along the Route 89 Scenic Byway; therefore, additional vegetation screening is recommended to better shield the property from the highway. Approval is recommended with conditions of 1) the applicant applies for an Area Variance for the 85' setback and is approved by the Romulus Town Zoning Board of Appeals and 2) the applicant adds trees or other measures for screening along Route 89. Carried 9 – 0.

Ms. Haynes stated that the revised meeting agenda reflects that the Buckholder application was pulled for review as it is incomplete at this time.

**5) Town of Romulus, Special Use Permit, Wengerd, Urie**

Michael Smith moved and Mark Lott seconded adoption of Resolution 19-18, recommending conditional approval for a Special Use Permit regarding a commercial business located on Route 96, formerly known as the Prouty property, in the Town of Romulus. The property has been sold and the new owner proposes to make modifications to the site. Ms. Haynes stated that the greenhouse previously on the property is now gone. Ms. Haynes stated that the application includes two documents which indicate two different descriptions of the proposal – "remodeling the front of the store" and "remove existing 30' X 30' structure and replace it with a 30' X 60' new building". Ms. Haynes stated that on the partial survey map provided, there is a 30' X 90' structure listed as store – that footprint included the greenhouse which was removed. The applicant is proposing to remove the remainder of that structure and replace it with a 4,240 Sq. Ft. store which is proposed to have an 8' porch across the side toward Route 89. The new structure will attach to the "grocery store" on the north. The applicant also proposes to construct a 12' porch across the road end of the existing warehouse. The Special Use Permit is necessary because the owner has changed the nature of the business from the previous use of the property. Ms. Haynes stated that the inventory for retail will include food products including a deli, some apparel, housewares and gardening supplies. Conditional approval is recommended upon the Romulus Town Planning Board clearly stating that the Special Use Permit for the layout as proposed in documents submitted and the types of retail sales that will be allowed be adhered to. Carried 9 – 0.

**6) Town of Romulus, Minor Subdivision Review, Borchard, James and Dethier, Kathryn**

John Swanson moved and Sally Kenyon seconded adoption of Resolution 20-18, recommending approval for a Minor Subdivision for 5.375 acres located at 5741 Route 89 in the Town of Romulus. The subdivision will create a new parcel of 1.5 acres in the lakeshore residential district and leave the existing parcel of 3.875 acres. Both parcels will meet the zoning requirements established by the town. The applicants indicated that they are planning on transferring the easement for the access road to the parcel as well. Mr. McGrath stated that the lot that is being sold previously included a trailer which has been removed. There is a house situated on the parcel that the

owners are retaining. The application indicates that the main reason for selling the parcel is to reduce their property tax bill and their maintenance costs. Carried 9 – 0.

**7) Town of Fayette, Minor Subdivision Review, Taylor, William and Rilla**

John Swanson moved and Michael Smith seconded adoption of amended Resolution 21-18, recommending conditional approval. The applicants are owners of 14.954 acres of land located at 3141 Miller Road and 3135 Miller Road in the Town of Fayette. Mr. McGrath stated that the primary reason for this subdivision is to adjust the lot line – moving the property line of parcel B approximately 60’ to the north. Mr. McGrath stated this will bring the side setbacks into compliance. The new parcel sizes will be well within regulation for the agricultural zoning district. It is also believed that the property owners are preparing to sell one of the two parcels. Resolution 21-18 was amended to read “approved conditional upon the 60’ wide strip being attached to an adjacent property”. Carried 8 – 0. Board member, Mark Lott, abstained from voting.

**8) Town of Fayette, Minor Subdivision Review, Guthrie, Dale**

Henry Bickel moved and John Swanson seconded adoption of Resolution 22-18 which recommends conditional approval of a Minor Subdivision for property that includes 4.108 acres at 2693 Leader Road. Mr. Guthrie is subdividing a 2.225 acre portion from the original parcel and will merge it with the adjacent agricultural parcel. The remaining 1.853 lot with the house and barns will be sold. The new residential parcel meets all setbacks for accessory structures. The new agricultural parcel has 124’ frontage and the requirement for Town of Fayette Zoning is 125’. Conditional approval is recommended based upon the newly created agricultural parcel being merged with the adjacent parcel. Carried 8 – 0. Board member, Mark Lott, abstained from voting.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

The meeting adjourned at 7:53 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano, Staff Resources Asst.  
Secretary