

**MINUTES
SENECA COUNTY PLANNING BOARD**

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

JANUARY 9, 2014

MEMBERS PRESENT: Keith Beck, Betty Berger, Gordon Burgess, William Dalrymple, Donald Denman, Sally Kenyon, Lawrence Kesel, Pam Kirk, Michael Scaglione, Tom Scoles, Michael Smith and John Swanson

MEMBERS CALLED: Jack Freer, Mary Kelleher (Alternate), Mark Lott and Linda Ochs (Alternate)

MEMBERS ABSENT: Edward Franzoni

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

GUESTS: Adam Forehand, Sr. Electrical Engineer, Buckeye Partners, L.P.; Jason Kappel, Project Manager, SPEC Engineering, PLLC; Ronald McGreevy, Supervisor, Town of Tyre; Robert Ryan, Carnegie Strategic Design Engineers, LLC; and Robert Seem, Chairman, Tyre Town Planning Board

The meeting was called to order at 7:02 p.m. by Chairperson William Dalrymple.

The Minutes of the November 14, 2013 meeting were approved by a motion of Keith Beck and seconded by Lawrence Kesel. Carried 12 – 0.

PUBLIC COMMENTS:

Mr. Robert Seem introduced himself as the Chairman of the Tyre Town Planning Board. Mr. Seem stated that the Tyre Town Planning Board has drafted regulations to establish Planned Unit Development (PUD) requirements as an overlay to the Town's zoning. Mr. Seem stated that it is primarily being put forward to help with the placement and approval of the proposed casino. Mr. Seem stated that after consultation with others, it was determined that the proposed PUD Regulations were most appropriate for the zoning.

Mr. Adam Forehand, Sr. Electrical Engineer for Buckeye Partners, L.P., stated that he represents Buckeye's proposal to make minor changes to the existing pumping station facility in the Town of Seneca Falls.

Mr. Jason Kappel, Project Manager, SPEC Engineering, PLLC, stated that he is also working on the Buckeye Project and has been in contact with Seneca Falls Town officials and County personnel regarding the site located on Route 414. He stated that Seneca Meadows Landfill is located to the west of the facility. The proposal will include adding piping which requires the change of motors on the existing pumps. This will be an electrical upgrade to the pumps at the facility. Mr. Kappel stated that there will be a pre-fabricated 10'X30'X12'2" structure constructed off-site to be delivered to the facility.

GML Reviews:

1) Town of Seneca Falls, Site Plan Review, Buckeye Partners, L.P.

John Swanson moved and Gordon Burgess seconded adoption of Resolution 1-14, recommending that the request for Site Plan Review submitted by Buckeye Partners, L.P. receives conditional approval. The proposal is for upgrades to be made at the applicant's facility located at 1987 Route 414. As stated earlier, the intent is to install a pre-fabricated building for electric equipment for pump operations. Ms. Haynes stated that the site is surrounded by the Seneca Meadows Landfill on all four sides of the property. In regard to SEQRA, Ms. Haynes stated that the Town of Seneca Falls has classified the project as an unlisted action. The structure will be situated with a 300' setback from Route 414. Ms. Haynes stated that there should be no direct impact on County plans or purposes; however, the applicant is proposing a 0' setback from the south property line of parcel 30-1-06, indicating ownership of tax parcel 30-1-07.2. The issue of this setback needs to be addressed prior to the granting of the Site Plan. Therefore, conditional approval is recommended upon one of the following three conditions being met: 1) the building is relocated so that it is the required 10' from the property line, 2) applicant applies for and the Zoning Board of Appeals (ZBA) grants an Area Variance after determining that the applicant meets the statutory requirements for granting an Area Variance, or 3) the applicant combines tax parcel 30-1-06 and 30-1-07.2. Ms. Haynes stated that the applicant has given some indication condition #3 is in their long-term plan. Ms. Haynes indicated that the Town of Seneca Falls will be the lead agency for SEQRA. Carried 12 – 0.

2) Town of Tyre, Zoning Amendment – PUD

Gordon Burgess moved and Sally Kenyon seconded adoption of Resolution 2-14, which recommends approval for the proposed Zoning Amendment, Town of Tyre Local Law #1 of 2014, to establish the standards for Planned Unit Development (PUD) regulations. The purpose is to allow large scale projects for multiple uses otherwise not allowed on a parcel. Such uses include: commercial, retail, service, casino complexes and other non-residential purposes and their accessory uses. Ms. Haynes stated that authority for review and approval of PUD applications is granted to the Town Board with required reviews from the Town Planning Board and County Planning

Board. Ms. Haynes cited what a PUD application must include, i.e., information on how a project will be staged, a Full Environmental Assessment Form and evidence that the proposal is compatible with the Town Comprehensive Plan. Ms. Haynes stated that she learned late in the day that a draft Resolution of the Town Board for the adoption of PUD Local Law #1 of 2014 was revised to add language regarding severability. The New York State Department of Transportation has also been identified as needing to be added to the list of agencies that will review proposed signage for traffic safety and impact. Ms. Haynes stated that a long Environmental Assessment Form has been prepared and the Tyre Town Board is the only agency involved. Carried 11 – 0. Board member, Lawrence Kesel, abstained from voting.

OLD BUSINESS:

None.

NEW BUSINESS:

Training:

Chairperson Dalrymple stated that he accessed through the internet the land use training offered by New York State. He stated that the training was somewhat frustrating because at the end of the series, the person is to print their name on the certificate to indicate completion; however, it does not allow you to do so. Mr. Dalrymple has sent notification to the State regarding the matter.

Former Army Depot:

Board member, Sally Kenyon, made an inquiry regarding the status of the transfer of the former Army Depot in 2015 to the Seneca County Industrial Development Agency. Ms. Haynes stated that our office is not as involved with that as in the past. A question was raised, regarding the possibility that the transfer of land may be delayed as there are still some hot spots in terms of environmental concerns. It was reported that some areas of the Depot that are currently being used under various agreements have been fully studied for environmental issues. Harriet reported that the Town of Varick and Romulus are working in unison on portions of the Depot that they feel are within town boundaries.

The meeting adjourned at 7:23 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano
Staff Resources Asst.