

**MINUTES  
SENECA COUNTY PLANNING BOARD  
MARCH 13, 2014**

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

**MEMBERS PRESENT:** Keith Beck, Gordon Burgess, William Dalrymple, Edward Franzoni, Jack Freer, Pam Kirk, Mark Lott, Michael Scaglione, Tom Scoles and John Swanson

**MEMBERS CALLED:** Betty Berger, Donald Denman, Mary Kelleher, Sally Kenyon, Lawrence Kesel, Linda Ochs and Michael Smith

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

**GUESTS:** Rick Hannan, President, and Linda Hannan, Finger Lakes Self Storage

The meeting was called to order at 7:07 p.m. by Chairman William Dalrymple.

The Minutes of the February 13, 2014 meeting were approved by a motion of Jack Freer and seconded by John Swanson. Carried 10 – 0.

**PUBLIC COMMENTS:**

Mr. Rick Hannan, President, Finger Lakes Self Storage, stated that he was in attendance regarding the Finger Lakes Self Storage application. The proposal is for a Site Plan Review for the construction of storage units on the property at 791 Waterloo-Geneva Road, including the red barn which previously housed a farm market. The existing structure will contain climate controlled (geo thermal heat) storage units with an internal drive to access units by vehicle. Six additional storage structures will be built – the construction will occur in two or three phases. A fence will secure the property with 24-hour entry through a mechanical gate, allowing passage by code access. Structures will be built with steel framing and placed on slabs. The parcel will undergo extensive excavating to provide the necessary elevation to accommodate the building complex. A Stormwater Protection Plan is in place for erosion control and stormwater runoff will be maintained with a system of drainage swales, catch basins and storm sewers which will empty into a new retention pond near the street. The existing drive off of Waterloo-Geneva Road will be utilized. At this time, blacktopping is not planned because it would likely be cost prohibitive. Mr. Hannan stated that the Waterloo Town Planning Board has reviewed the application and is awaiting recommendations from the County Planning Board. He stated that Variances are also necessary to allow for setback of the fence and proposed signage.

**GML Reviews:**

**1) Town of Waterloo, Site Plan Review, Finger Lakes Self Storage**

Gordon Burgess moved and Mark Lott seconded adoption of amended Resolution 10-14, which recommends that the Site Plan Review and Variances be left solely to local determination. The applicant, Finger Lakes Self Storage, is requesting a Site Plan Review for construction of storage units on the property at 791 Waterloo-Geneva Road in the Town of Waterloo. Ms. Haynes stated that as reported by Mr. Hannan, the site includes an existing barn which will be converted to storage units and an additional six structures will be built for storage units. The 7.91 acres is located in an area with mixed land use – residential, commercial and railroad tracks. Ms. Haynes stated that a concern could be the impact on traffic flow; however, there should be no change in traffic flow from the previous use of the farm market, and the property would have received previous approval for commercial access off of the State Route. Ms. Haynes stated that the visual impacts of the property being fully fenced needs to be considered by the local board. She also stated that she was not made aware by the Town of Waterloo that the applicant also needed Variances as stated earlier by Mr. Hannan. Therefore, not to delay the project, Resolution 10-14 was amended to read “recommends that the Site Plan Review and Variances be left solely to local determination.” Carried 9 – 0 with an abstention from Keith Beck. For full disclosure, Board member, Michael Scaglione, requested it be noted that Mr. Hannan is a customer of the lending institution he is employed by; however, he has never met the customer.

(OVER)

**2) Town of Junius, Site Plan Review, Town of Junius (Town Highway Department)**

John Swanson moved and Pam Kirk seconded adoption of Resolution 11-14, recommending that the request of a Site Plan Review submitted by the Town of Junius be left solely to local determination. The Junius Town Highway Department is located on Dublin Road near the location of the water trough – east of that site on the south side of the road. The Highway Department is proposing to demolish the existing 3,000 sq. ft. storage barn and construct a 4,200 sq. ft. building at the same site. Utility improvements and modified pavement areas are also proposed. Ms. Haynes stated that the Town of Junius requested a coordinated review for the SEQRA process of this project – neither the Department of Planning and Community Development or the County Planning Board can serve as lead agency. Ms. Haynes stated that the Department or Board can be an interested agency but not serve as lead agency. Gordon Burgess stated that there could be concerns with removing existing fuel tanks and storage for salt. Mr. Dalrymple stated that most municipalities have to receive inspections / permits at determined intervals of time. It is recommended that this matter be left solely to local determination, and that the Seneca County Planning Board finds that it is reasonable that the Town of Junius serve as lead agency under the New York State Environmental Quality Review Act. Carried 10 – 0.

**3) Town of Waterloo, Site Plan Review, Jeff Padlick**

Pam Kirk moved and Jack Freer seconded adoption of Resolution 12-14, which recommends that a Site Plan Review request be left solely to local determination. The applicant, Jeff Padlick, is proposing to construct a 56-site RV Park and four self-storage units on the six acres located at 954 Waterloo-Geneva Road in the Town of Waterloo. Ms. Haynes stated that there is no indication of providing a recreational area, such as a playground. The proposal does show the site providing dockage to the canal that will be attached to the Canal Corporation property. The applicant has not provided what procedures would be in place as to when the mooring can occur. Permit approvals for use of this Canal Corporation land (including wetland areas) needs to be in place prior to any final approval of this project. Ms. Haynes stated that the Town should take into account neighbors' concerns for this type of use. Ms. Haynes stated that the local Public Hearing is when neighbors will be allowed to voice their concerns. Board member, Jack Freer, stated that he spoke to Mr. Padlick who stated that the one neighbor is a local marina and is enthusiastic about assisting in the project. The sanitary system is delineated on the submitted engineering maps viewed by Board members. Ms. Haynes stated that this type of proposal has the potential of impacting traffic on State Route 5 & 20 if at any time all 56 lots are occupied. The parcel used to be a mobile home park which may have generated similar traffic flow. Ms. Haynes stated that the RV sites will have no shade or landscaping, and are a size that will basically only allow for the RV and a strip of land for awning or tarp, table, chairs and a fire circle. Ms. Haynes stated that the sites will more likely be occupied by seasonal renters instead of transient persons or tent campers. Carried 9 – 0 with an abstention from Board member, Keith Beck. For full disclosure, Board member, Michael Scaglione, requested that it be noted that Mr. Padlick is a customer of the lending institution he is employed by; however, Mr. Scaglione has not been involved with this project.

**4) Town of Waterloo, Site Plan Review, Jaynes Family Partners / Michael Shores**

Gordon Burgess moved and Tom Scoles seconded adoption of Resolution 13-14, recommending a request for a Site Plan Review be left solely to local determination. The proposal is for Michael Shores, leasee, to convert a portion of the building located at 373 Waterloo-Geneva Road in the Town of Waterloo to a Wine & Spirits Store. The property is situated between Emile's Restaurant and Peppy's Ice Cream establishment. The surrounding land use is commercial. The front 1,600 sq. ft. of the building will be utilized by the applicant, allowing 1,488 sq. ft. of sales floor, 220 sq. ft. of storage, office and a restroom. Primary access to the store will be via a drive from Route 5 & 20. Eight parking spaces will be available adjacent to the store and additional parking elsewhere on the lot. This proposal should have minimal impact for traffic on the State Route. Carried 9 – 0 with an abstention from Board member, Keith Beck.

**OLD BUSINESS:**

**Training:**

Pamphlets were distributed to Board members regarding the Spring 2014 Regional Local Government Workshop sponsored by the Genesee/Finger Lakes Regional Planning Council on Thursday, May 15 at the Burgundy Basin Inn in Pittsford, New York. These flyers will be sent to village / town clerks throughout Seneca County so that members of various local boards and officials may have the opportunity to attend the training session.

**NEW BUSINESS:**

**Seneca Water Shed Webinar:**

Ms. Haynes stated that a recent webinar was held regarding the Seneca Water Shed. Ms. Haynes stated that the task of Bergmann Associates (working for FEMA and DEC) is to identify where the major issues are in relating to the FIRM maps. A report will then be generated for each region of New York State. Ms. Haynes stated that either May 6 or May 7 will be the date of a follow-up meeting and will be held at the County Office Building. Ms. Haynes reported that during the webinar, she reported that three communities within this county have never been mapped and do not have an ID #s. The communities include the Town of Junius, Village of Ovid and Village of Lodi. Ms. Haynes stated that it becomes a problem if homeowners that live in any of the three communities wish to obtain a federally-assisted mortgage – it needs to be demonstrated that the person does not need flood insurance, and without maps, it is hard to achieve. The flood maps for Town of Romulus have no base flood elevation to show property is above the base flood elevation. Charlie McCann, Director, of the Emergency Management Services Office for Seneca County, attended the webinar and stated that flood issues are first seen usually at the north end of Cayuga Lake, near Pumphouse Road. A lengthy discussion pursued regarding the increasingly high rates of flood insurance – in some cases, premiums are increasing by 200%.

The meeting adjourned at 7:52 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano  
Staff Resources Asst.