

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

**FORMER OFFICE FOR THE AGING ROOM, 1<sup>ST</sup> FLOOR  
COUNTY OFFICE BUILDING  
WATERLOO, NEW YORK**

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

**MEMBERS CALLED:** Henry Bickel, Charles Brady, Gordon Burgess and David Wood (Alternate)

**MEMBERS ABSENT:** Excused Members Above

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

**GUESTS:** Robert Aronson, Executive Director, Seneca County Industrial Development Agency

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

Chairperson Dalrymple appointed Alternate Member, Mary Kelleher, to sit in for Gordon Burgess.

The Minutes of the October 10, 2019 meeting were approved by a motion of John Swanson and seconded by John Pigman, Jr.. Carried 11 – 0.

**PUBLIC COMMENTS:** None.

**GML Reviews:**

**1) Town of Seneca Falls, Site Plan Review, Fingerlakes Agronomics**

John Swanson moved and Sally Kenyon seconded adoption of Resolution 50-19, recommending conditional approval for a request of a Final Site Plan Review submitted by Fingerlakes Agronomics. Ms. Haynes stated that in April of 2019, a preliminary Site Plan was reviewed by the County Planning Board for a fertilizer and seed business to be built on lots 3 – 5 on Rodman Drive in the Town of Seneca Falls. The development of the three lots will consist of 10.7 acres at the Deer Run Corporate Park. Ms. Haynes stated that the application has now returned for review for a Final Site Plan. Some of the concerns raised at the April meeting are now being properly addressed in the application that includes wetlands, topography, and drainage. Ms. Haynes stated that the Town of Seneca Falls is lead agency and they have made the determination that there will be no significant impact. Mr. Aronson, Executive Director of the Seneca County Industrial Development Agency, stated that there was a previous easement granted to Scepter along the railroad bed for the installation of a natural gas line. Scepter worked with a petroleum design engineer and at Scepter's cost, a sleeve will be installed. The natural gas line is not being constructed at this time but a sleeve will be installed so that the line can be installed at a future date to allow a price reduction. Mr. Aronson stated that an agreement will be established between Scepter and Fingerlakes Agronomics regarding the sleeve to the natural gas line. Mr. Aronson stated that there is an agreement that if Mr. James Saik, owner of Fingerlakes Agronomics, does not build within two years, then the land will revert back to the Industrial Development Agency; however, it is expected this will not happen as Mr. Saik is very eager for this project to move forward. When questions were raised regarding tanks being installed inside buildings, Mr. Aronson stated that tanks will be raised off the surface of the floor and will have contamination barriers surrounding them. The New York State Department of Environmental Conservation will have oversight regulations and permits that will have to be adhered to. Ms. Haynes stated that the drainage plan is to create a number of smaller retention ponds on the property that will drain through underground pipes to the larger retention pond on the site. Ms. Haynes stated that all three lots should be deeded as a single parcel and will be assigned one tax identification number. Ms. Haynes stated that the site plan is in line with County plans and purposes. Chairperson Dalrymple stated that it is very positive that a second tenant is building at the Deer Run Corporate Park. Mr. Aronson agreed, and stated that typically, most industrial parks are the size of 100+ acres. The Deer Run Corporate Park is only 25 acres total and many potential businesses cannot build on such limited acreage. Conditional approval is recommended upon

the three parcels shown in the original subdivision being transferred as a single parcel. Carried 10 – 0. Board member, Tom Scoles, abstained from voting.

**2) Town of Romulus, Zoning Amendment**

Tom Scoles moved and Betty Berger seconded adoption of Resolution 51-19, recommending that the request of the Town of Romulus for a Zoning Amendment be approved. Mr. McGrath stated that the amendment to the zoning ordinance has been forwarded for review for housekeeping purposes in that two minor changes are proposed which will not alter the intent of the law. The first change is to be made in the definitions section, by changing the word "renewable" to "clean". This will make the wording consistent throughout the document. The second change is to remove *Section 5: Certificate of Occupancy* as the Town of Romulus does not enforce the Unified Building and Fire Code. Mr. McGrath referred to the distributed attachment which outlines the proposed changes. Carried 11 – 0.

**3) Town of Waterloo, Area Variance, Temple, Mark and Eileen**

Melvin Wagner moved and Michael Scaglione seconded adoption of Resolution 52-19, which recommends that the request for an Area Variance be left to local determination. The applicants are proposing to construct a 24'X32' pole barn on their property located at 1104 Waterloo-Geneva Road. Mr. McGrath referred to the site plan diagram provided to Board members. Mr. McGrath stated that parcels A, B and C as identified on the site plan map have been merged and one parcel now exists. As planned, the project requires an Area Variance as the south corner of the proposed barn would be 3' from the neighbor's property line. The Waterloo Town Regulations require a 15' setback. Mr. McGrath stated that Google Earth (satellite imagery) shows that the applicants currently have a fence in place in the vicinity of the proposed pole barn. The application does not indicate if the existing fence will be removed or if the pole barn will be constructed to the west of the fence with it remaining in place. Issues were addressed regarding the type of fence currently installed as well as various measurements on the site plan. The question was also raised as to any knowledge of how the neighbors are responding to the proposal. Board member, John Pigman, Jr., and Ms. Haynes stated that the Town of Waterloo does have a current policy that neighbors must be notified of such a project, and that the Waterloo Town Zoning Board of Appeals will be involved in the review process of this application. Carried 10 – 0. John Pigman, Jr., abstained from voting.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

The meeting adjourned at 7:25 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano, Staff Resource Asst.  
Secretary