

**MINUTES
SENECA COUNTY PLANNING BOARD
OCTOBER 10, 2019**

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

MEMBERS PRESENT: Betty Berger, Charles Brady, Mary Kelleher (Alternate), Mark Lott, John Pigman, Jr., Tom Scoles, John Swanson, Melvin Wagner and David Wood (Alternate)

MEMBERS CALLED: Henry Bickel, Gordon Burgess and William Dalrymple

MEMBERS ABSENT: Michael Enslow, Sally Kenyon and Michael Scaglione

STAFF: Harriet Haynes, Sr. Planner and Mary DeStefano, Staff Resource Asst., Seneca County Department of Planning and Community Development

GUESTS: Daniel Schrader

The meeting was called to order at 7:00 p.m. by Vice-Chairperson Tom Scoles.

Mr. Scoles appointed Alternate Members, Mary Kelleher, to sit in for Gordon Burgess and David Wood to sit in for Henry Bickel.

The Minutes of the September 12, 2019 meeting were approved by a motion of John Swanson and seconded by John Pigman, Jr.. Mary Kelleher abstained as she was absent from the September meeting. Carried 8 – 0.

PUBLIC COMMENTS:

Mr. Schrader stated that he was present to answer any questions regarding his application for a subdivision.

GML Reviews:

1) Town of Romulus, Minor Subdivision Review, Schrader, Daniel & Michelle

John Swanson moved and Charles Brady seconded adoption of amended Resolution 48-19, recommending approval. The subdivision request was forwarded from the Town of Romulus as the property is within 500 feet of Route 96 and Agricultural District #12. The total 20.7 acres will be separated into two parcels – Parcel A consisting of 1.4 acres and Parcel B of 19.3 acres. The surrounding land use is primarily residential properties. The 1.4 acre parcel will have frontage on Route 96 and will contain the house and other structures. The 19.3 acres will continue to be used for agricultural purposes. The larger parcel will have an access strip of 40' from Cherry Hill Road. Ms. Haynes stated that the Town of Romulus will have to determine if this proposal will require an area variance regarding the road frontage of the rear parcel. Ms. Haynes stated that the recommendation is for subdivision approval, conditional upon a determination that an area variance is not needed, the variance being granted, or the parcel being attached to an adjoining parcel with appropriate access. It is further recommended that if a variance is needed that it be left solely to local determination. The applicant, Mr. Schrader, stated that the rear parcel will have 100' access to County Road 135. Ms. Haynes stated that the smaller map that she had when writing the report did not clearly indicate the access from the rear parcel. Therefore, in learning this information, Resolution 48-19 was amended to read "the Seneca County Planning Board recommends that the subdivision be approved". Carried 9 – 0.

2) Town of Romulus, Minor Subdivision Review, VanRiper, Barton

John Swanson moved and John Pigman, Jr., seconded adoption of Resolution 49-19, which recommends approval. The triggering factor for referral of this application is that the property is within 500 feet of Route 89 and Agricultural District #12. The five acres will be divided into a 3.017 acre parcel and a 1.971 acre parcel. The property is located on the east side of Route 89 extending back to Cayuga Lake, and the surrounding area is predominately rural residential with some agricultural land. The smaller parcel will be attached to the neighbor's parcel. The land to be transferred does not have adequate road frontage to be considered a separate parcel.

without an area variance; therefore, Parcel B on the survey map must be attached to the adjoining property.
Carried 9 – 0.

OLD BUSINESS: None.

NEW BUSINESS: None.

The meeting adjourned at 7:10 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano, Staff Resource Asst.
Secretary