

**MINUTES
SENECA COUNTY PLANNING BOARD
OCTOBER 11, 2018**

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

MEMBERS PRESENT: Betty Berger, Henry Bickel, Gordon Burgess, William Dalrymple, Mary Kelleher (Alternate), Sally Kenyon, Mark Lott, Michael Scaglione, Tom Scoles, Michael Smith and John Swanson

MEMBERS CALLED: Michael Enslow, Edward Franzoni, Melvin Wagner and David Wood

MEMBERS ABSENT: John Pigman

STAFF: Harriet Haynes, Sr. Planner and Joe McGrath, Grants Management Specialist, Department of Planning and Community Development

GUESTS: Brian Bouchard, P.E., CHA Consulting, Inc.; Joseph Boles, Director of Real Estate Development, Ithaca Neighborhood Housing Services, Inc.; Jess Sudol, P.E., Vice President, Passero Associates; and Lou Terragnoli, Sr. Development Director, Tops Friendly Markets

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

Mary Kelleher (Alternate) was appointed by Chairperson Dalrymple to act on behalf of Michael Enslow for tonight's meeting.

The Minutes of the September 13, 2018 meeting were approved by a motion of Gordon Burgess and seconded by Sally Kenyon. Carried 11 – 0.

PUBLIC COMMENTS:

It was determined that comments would be made prior to projects being represented.

GML Reviews:

1) Town of Seneca Falls, Site Plan Review & Area Variance, Tops Markets LLC

Tops Markets LLC is proposing the construction of a fuel station in the southwest corner of the parking lot that is part of the Plaza where Tops is located. Brian Bouchard of CHA Engineering spoke on behalf of the Tops project. This project is the same proposal as was approved in 2011, however, those approvals have expired. The project will consist of a canopy over three fueling stations and a Kiosk for the attendant. Modifications to the striping in this area of the parking lot will direct traffic flow, and the proposed "islands" will provide traffic flow delineation and separation of the fuel station use. The catch basins in this area will be of the design to contain incidental small spills.

Michael Smith moved and Mark Lott seconded adoption of Resolution 43-18, recommending the request for the Site Plan Review be approved conditional upon the Town of Seneca Falls ensuring the following categories have been addressed to the satisfaction of the Zoning Board: 1) coordination with fire department, 2) traffic flow through site, 3) storm water issues, and 4) traffic study, and further recommends that the Seneca County Planning Board recommends that the request of Tops Markets LLC for an Area Variance be approved. Carried 10 – 1. Tom Scoles voted nay.

2) Town of Tyre, Subdivision Review, Site Plan Review, Special Use Permit, Better Housing of Tompkins County & Ithaca Neighborhood Housing Services

Mr. Joseph Boles from Ithaca Neighborhood Housing Services (INHS) presented the project which is an expansion of the existing Pine View Circle Apartments. Mr. Boles stated that due to the amount of applications received for apartments and the length of the current waiting list, a second phase of one and two bedrooms is justified in the

Town of Tyre. The second phase will consist of one building containing 59 apartments and will be senior friendly but have no official age restriction.

Mr. Jess Sudol, PE, of Passero Associates, the engineering firm hired by INHS to design the project, then spoke about the proposed road construction and dedication. The proposed apartment building will have a new road constructed from State Route 414 to the existing Pine View driveway. The Town of Tyre has agreed to accept this road as public after completion as it is part of their comprehensive plan for the development of the Routes 318/414 intersection.

Gordon Burgess asked if the new sewer service will be gravity sewer. Mr. Sudol responded that the sewer connection to Route 414 from the proposed apartment building will be gravity fed but the existing sewer connection along Route 318 from the original Pine View development operates from a pump station owned and maintained by INHS.

William Dalrymple asked if the road in phase one would be dedicated to the town. Mr. Sudol responded that the parking configuration in the phase one section of driveway is not suitable to the Town of Tyre for a public street as there would be too much liability for accidents with public through traffic.

John Swanson asked why they constructed this so far from Ithaca. Mr. Boles responded that INHS has grown into Seneca County over the last decade or so.

Gordon Burgess asked if there will be property taxes paid on the site as INHS is non-profit. Mr. Boles responded that yes, there would be taxes paid on the site.

Harriet Haynes, Sr. Planner of Seneca County Department of Planning and Community Development, then summarized the department's recommendations for the proposal. She explained that the application in front of the board was for a subdivision, special use permit, and a site plan review. She also mentioned that the increase in housing in this area improves the chances that RTS would begin bus service to the apartments. She also stated that the developers worked with the Town of Tyre to ensure that this project would conform to current and future zoning in the Town. Also, the SEQR process includes a third phase representing a full build-out of the site as to avoid segmentation. Finally, due to the new zoning regulations being adopted in the Town of Tyre, there may be no need for a Special Use Permit for a project of this type.

Ms. Haynes went on to recommend that the Board approve the site plan, recommend the approval of the subdivision of the proposed roadway for a future transfer, and recommend the approval of the special use permit.

Betty Berger moved and Michael Scaglione seconded adoption of Resolution 44-18. Carried 10 – 0. Henry Bickel abstained.

3) Town of Fayette, Minor Subdivision, Brown, Duane

Ms. Haynes reviewed the submitted plat and noted that many of the parcels in this are long and skinny with the back end of the parcels all abutting the same farm field. Ms. Haynes went on to explain that the applicant proposes to retain the front 1.25 acres of this long narrow parcel, and to sell the rear acreage to the adjacent property owner. The 7.32 acre parcel will not have frontage on a public right-of-way, so provision needs to be made for this parcel to be attached to an adjoining parcel as has been indicated to be the subdivider's intent that does have the required frontage. There is no conflict with surrounding land uses and no significant impact on county or state facilities. The action maintains most of the property in active agricultural use. As a condition of the approval, Ms. Haynes suggested that the back farm field be combined to an adjacent parcel as to not create a landlocked parcel.

John Swanson moved and Gordon Burgess seconded adoption of amended Resolution 45-18. Carried 10 – 0. Board member, Mark Lott, abstained.

4) Town of Varick, Minor Subdivision, Karlson, Estate of Mary Alice

Ms. Haynes explained that this subdivision application was an effort to settle an estate. The applicants wish to keep a pond, a barn, and a residence on the same parcel. The result would create a landlocked parcel with the intent to be sold to a neighbor for the use of continued farming. The recommendation is for the neighbor to combine parcels in order to ensure that the subdivision creates parcels with adequate road frontage.

John Swanson moved and Sally Kenyon seconded adoption of Resolution 46-18, recommending conditional approval upon the understanding that the remaining parcel of approximately 24.8A will stay in the same ownership as parcel 1-2-16.1. Carried 11 – 0.

5) Town of Seneca Falls, Area Variance, Varga-Pagliaro, Adam

The applicant wants to demolish the front 8-9' of the home, and replace it with a 15' addition and a 10' deck. This then means that the structure will extend approximately 17' further toward the lake. It appears that the required setback may still be present with that action. The project needs an area variance as the new work will be approximately 3' from the side lot line (same as existing house).

There was considerable discussion regarding this parcel having multiple residential structures, and existing parking issues related to its use as a retail property. The Board felt that this expansion of one of the residential structures would serve to exacerbate the existing problem and have a significant negative impact on traffic on County Road 116.

Gordon Burgess moved a modified resolution with an additional "Whereas", stating "the Seneca County Planning Board feels that expanding the area of a residential structure on extremely small lots creates issues regarding parking of vehicles" and recommending denial and John Swanson seconded adoption of Resolution 47-18 as modified. Carried 11 – 0.

6) Town of Ovid, Adoption of Comprehensive Plan

The Town of Ovid has completed a draft of its first ever comprehensive plan. The production and adoption of this plan represents a significant achievement in shaping the evolving character of the town for years to come. The vision statement formed during the planning process reads as follows:

"The Town of Ovid, nestled between Cayuga and Seneca Lakes, strives to maintain its small-town character; a safe, friendly, and quiet community; attractive and healthy environment; and place where people want to live, work, and play. We encourage all citizens to be active in all aspects of community life."

This plan represents a workable framework for guiding the Town of Ovid's future development. The plan aptly demonstrates the issue of creating a zoning ordinance within the Town remains hotly contested. Moving forward, the plan creates a framework in which public officials and residents can become more knowledgeable of development within the Town. The plan also lays the foundation for the development of future ordinances that would be acceptable to the citizens of the Town.

Sally Kenyon moved and Michael Scaglione seconded adoption of Resolution 48-18, which recommends approval. Carried 11 – 0.

OLD BUSINESS:

The Board was reminded of the 10/16 training on Solar Energy, and many on the Board asked that they be signed up to attend.

The Genesee Finger Lakes Regional Planning Council's all day training is on November, 14th in Batavia, NY.

NEW BUSINESS:

None.

The meeting adjourned at 8:25 p.m. by motion of John Swanson.

Respectfully submitted,

Harriet A. Haynes, Sr. Planner
Acting Secretary