

**MINUTES
SENECA COUNTY PLANNING BOARD
OCTOBER 8, 2015**

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

MEMBERS PRESENT: Keith Beck, Betty Berger, Gordon Burgess, Donald Denman, Edward Franzoni, Sally Kenyon, Pam Kirk, Colby O'Brien (alt.), Michael Scaglione, Tom Scoles, Michael Smith and John Swanson

MEMBERS CALLED: William Dalrymple

MEMBERS ABSENT: Jack Freer and Mark Lott

STAFF: Harriet Haynes, Planner, Department of Planning and Community Development

GUESTS: Michelle Billington and Upnit Bhatti of Bond Schoeneck & King, Mike Simon and James Cretekos of BME Assoc., Timothy Hoover and Rachel Martin

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

Mr. Scoles appointed alternate Colby O'Brien to sit in for William Dalrymple.

Mr. Scoles announced that Harriet A. Haynes, Planner, will also be serving as Acting Secretary for this meeting.

The Minutes of the September 10, 2015 meeting were approved by a motion of Mike Smith and seconded by Keith Beck. Carried 12 – 0.

PUBLIC COMMENTS: None.

GML Reviews:

1) Town of Waterloo, Special Use Permit, Timothy Hoover, 1025 Route 96

John Swanson moved and Sally Kenyon seconded adoption of Resolution 40-15, which recommends that a request for Special Use Permit be approved conditional upon 1) driveway permit from NYSDOT and plans modified to meet any requirements of that permit, 2) wheel stops be included for the western row of parking, and 3) if the parking is to be paved, a storm water plan be prepared and approved. The applicant, Tim Hoover, is proposing to construct a new approximately 8,400 sq. ft. building for retail purposes. They plan to carry quilt fabric sewing supplies, shoes, toys, clothing and housewares. The new structure will be located to the rear of the house at 1025 Route 96 and in front of the existing barn. An additional drive onto the property only about 100' from the current driveway is proposed. This needs to receive a permit from NYSDOT. Carried 10 – 0. Keith Beck and Michael Smith abstained from voting.

2) Town of Tyre, Affirmation of Action in light of new environmental information, Lago Resort and Casino and Town of Tyre Proposed Local Law #5

Colby O'Brien moved and Michael Scaglione seconded adoption of Resolution 41-15, which 1) reaffirms the Seneca County Planning Board's recommendation that the Town of Tyre accept and approve the Application for Planned Unit Development, and the proposed Development Plan for Development of a Resort and Casino on Town of Tyre Tax Parcel 12-1-36, 2) reaffirms the Seneca County Planning Board's recommendation that the Town of Tyre adopt proposed Local Law #5 of 2015, that adds clarifying language to the Town of Tyre Zoning Law regarding Planned Unit Development, and amends the Town of Tyre Zoning Map such that Tax Parcel 12-1-36 be zoned Planned Unit Development (PUD) for the purposes of the development of a Resort and Casino, and 3) reaffirms the Board's August 13, 2015 action to recommend approval of the Site Plan for Lago Resort and Casino. Ms. Haynes advised the Board that this action was requested in light of additional environmental information that was not available at the time this Board last reviewed the action and that has been added as part of the SEQR process for this action. Ms. Haynes also advised the County Planning Board that the Town Board of Tyre, acting as lead agency, at a meeting on October 1, 2015 passed a resolution of findings and made the determination that "the

Action will not have significant adverse environmental impact and issues a Negative Declaration, and that the Board will not require preparation of an environmental impact statement with respect to the Action." Carried 12 – 0.

3) Town of Seneca Falls, Site Plan Review, Upstate Cellular Network, 123 Fall St. and 2468 Mound Rd.

Michael Scaglione moved and Sally Kenyon seconded adoption of Resolution 42-15, which recommends that a request for Site Plan Review for the proposed Cellular Towers to be located on top of buildings at 123 Fall Street and 2468 Mound Road be approved. The applicant proposes to install a Micro Cell Phone antenna on the top of each of the buildings. Micro Cell Antennas are designed to provide additional/improved service in hot spot areas of concentrated use that, therefore, require greater service. The one at the Holiday Inn on Mound Road will service a "hot spot" that exists along Route 414 (Mound Road) between the Water Fall Bridge and North Road. The one to be located on top of the Summit Credit Union building will service a "hot spot" in downtown Seneca Falls. Carried 12 – 0.

4) Town of Fayette, Site Plan Review & Special Use Permit, Upstate Cellular Network, 4050 Ridge Rd./County Rd. 154

Colby O'Brien moved and Pam Kirk seconded adoption of Resolution 43-15, which recommends that a request for Site Plan Review and Special Use Permit for the proposed Cellular Towers to be located on Town of Fayette Tax Parcel 28-1-7.1 be approved conditional upon easements restricting development be obtained from surrounding property owners within 200' of the Tower Base. The applicant proposes to construct a 195' Wireless Communication Tower to help "infill" service on the eastern side of Fayette and adjacent towns. There appears to be no towers in the identified location area for co-location. A "fall zone" for this tower is not fully located on the property owned by the property owner. It is, therefore, recommended that easements restricting development be obtained from surrounding property owners within 200' of the Tower Base. Carried 12 – 0.

5) Town of Fayette, Minor Subdivision Review, Bonnie/Canoga LLC, 4055 State Route 89

John Swanson moved and Don Denman seconded adoption of Resolution 44-15, which recommends that a request for Minor Subdivision Review be approved conditional upon Parcel #2 on the Subdivision Map being transferred only to an adjacent property owner. This proposal is for the subdivision of Town of Fayette Tax Parcel #22-1-12.2 to be subdivided. The parcel identified as parcel #1 on the map and which contains the buildings and related infrastructure will be divided off to be sold to a person interested in developing the site for commercial purposes. The application is unclear as to if there is an intent to sell parcel #2 at this time. Parcel #2 does not meet the zoning area requirements and should only be transferred to an adjoining property owner. The remainder parcel is of adequate size and access. Carried 12 – 0.

6) Town of Seneca Falls, Area Variance, Scott and Deena Swenson, 2227 Lake Rd.

Colby O'Brien moved and Michael Scaglione seconded adoption of Resolution 45-15, which recommends that a request of Scott and Deena Swenson for Area Variances to enclose an existing deck and install a new 4' wide deck within 3' of the north property line and 17' of the Lakeshore be approved conditional upon the applicant demonstrating that all construction will meet all requirements of the New York State Fire Prevention and Building Code. The applicant has not provided details regarding the proposed work to enclose the deck or the materials to be used for construction of the new deck. Mr. Burgess who lives near this location indicated that work is underway on this project. Carried 12 – 0.

OLD BUSINESS: Harriet passed out brochures for training by the Genesee Finger Lakes Regional Planning Council on November 13, 2015 in Batavia, NY.

NEW BUSINESS: None

The meeting adjourned at 7:50 p.m. by motion of John Swanson.

Respectfully submitted,

Harriet A. Haynes, Planner
Acting Secretary