

**MINUTES
SENECA COUNTY PLANNING BOARD
SEPTEMBER 13, 2018**

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

MEMBERS PRESENT: Betty Berger, Gordon Burgess, Sally Kenyon, Mark Lott, John Pigman, Jr., Michael Scaglione, Tom Scoles, Michael Smith, John Swanson, Melvin Wagner (late arrival) and David Wood (Alternate)

MEMBERS CALLED: Henry Bickel, William Dalrymple, Michael Enslow and Mary Kelleher (Alternate)

MEMBERS ABSENT: Dennis Booth and Edward Franzoni

STAFF: Harriet Haynes, Sr. Planner; Joe McGrath, Grants Management Specialist; and Mary DeStefano, Staff Resources Assistant, Department of Planning and Community Development

GUESTS: Kip Finley, Indus Hospitality Group, and Peter Vars, P.E., BME Associates

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

Alternate member, David Wood, was appointed by Vice-Chairperson Tom Scoles to sit in for Henry Bickel.

The Minutes of the August 9, 2018 meeting were approved by a motion of Michael Smith and seconded by Gordon Burgess. Carried 10 – 0.

PUBLIC COMMENTS:

Mr. Peter Vars, P.E., of BME Associates in Fairport, New York, introduced himself as representing Indus Hospitality Group. Mr. Vars stated that two applications are being presented at tonight's meeting forwarded from the Town of Tyre. One application is submitted by the Indus Hospitality Group to subdivide 1.49 acres of an 84.9 acre parcel owned by del Lago Resort & Casino. The creation of the subdivision will allow the 1.49 acre lot to be conveyed to the Indus Hospitality Group which is allowed under the PUD (Planned Unit Development) Zoning Regulations for the Town of Tyre. This referral was made by the Town of Tyre Planning Board. Mr. Vars stated that a subdivision application for this project was also reviewed by the County Planning Board in September of 2017.

Mr. Vars stated that the second application being reviewed was forwarded from the Tyre Town Board for Site Plan Review submitted by Indus Hospitality Group for the development of a new six-story hotel on the 1.49 acre lot which will be created. Mr. Vars stated that the location of the hotel will be situated at the southern end of the del Lago property. The property will be served by existing access from NYS Route 414 and will utilize current utilities (water, sanitary, gas, electric, telecom) on the site – this will be done through reciprocal agreements and easements between the del Lago Resort & Casino and Indus Hospitality Group. A reciprocal easement will also be in place for parking management. There will be no new access points to the proposed hotel. Mr. Vars stated that the initial review of this Site Plan also occurred in September of 2017.

GML Reviews:

1) Town of Tyre, Subdivision Review, Indus Hospitality Group

John Swanson moved and Sally Kenyon seconded adoption of Resolution 39-18, recommending approval for the request of a subdivision to create a 1.49 acre parcel from the 84.9 acre parcel owned by del Lago Resort & Casino. As reported earlier, Mr. McGrath stated that the subdivision will allow for the construction of a six-story hotel with approximately 150 rooms. Mr. McGrath stated that the del Lago Resort has the same number of six stories. Mr. McGrath stated that this Site Plan has been amended from the initial Site Plan from leasing the property to allow conveyance of the acreage to Indus Hospitality Group. Mr. McGrath stated that very little has changed regarding the footprint of the proposed project since the initial review. Mr. McGrath stated that as reported by Mr. Vars, sewer, water, parking maintenance, etc., are being worked out through lengthy easements.

Some Board members raised concerns regarding the del Lago Resort & Casino if its operation ever ceases. Mr. Vars stated that Indus Hospitality Group will be able to function independently by owning the property as well as having the reciprocal agreements / easements in place. Carried 11 – 0.

2) Town of Tyre, Site Plan Review, Indus Hospitality Group

Michael Smith moved and Michael Scaglione seconded adoption of Resolution 40-18, which recommends conditional approval. As stated earlier, the footprint of the project remains the same as previously submitted. Mr. McGrath reiterated that the six-story hotel will be constructed on the southern portion of the property. There will be access directly from the Casino to the new hotel. Mr. McGrath stated that the parking and traffic at del Lago during peak operating times has been a concern of this Board. During the previous review of this application, Planning staff and Board members were concerned that the additional 150 hotel rooms would drive parking demand upwards of the point of full parking capacity. Mr. Vars stated management of del Lago has made some adjustments to better manage parking and traffic flow from the access onto Route 414. He stated that the different shifts of employees have been staggered so that dining and casino staff are not leaving the property at the same time. Also, del Lago stopped having two shows on one evening to help eliminate problems with traffic and parking. After a lengthy discussion regarding parking, Mr. McGrath stated that conditional approval is recommended upon the Tyre Town Board reviewing the on-site parking management practices. Carried 11 – 0.

3) Town of Varick, Major Subdivision, Somerville, James

Sally Kenyon moved and Melvin Wagner seconded adoption of amended Resolution 41-18, which recommends preliminary approval with conditions for final approval of a major subdivision review for the creation of seven lots located on Yale Farm Road. The applicant is proposing a seven lot subdivision (7.2 acres – each lot to be at least one acre). Tom Scoles, Seneca County Principal Public Health Sanitarian, concurred with Ms. Haynes that the Public Health Department will be involved in reviewing and approving this major subdivision. Tom stated that because it is a major subdivision, review is required under the NYS Subdivision Realty Law. Ms. Haynes stated that only a sketch drawing was submitted with the application – no subdivision map. Ms. Haynes stated that the property runs from Yale Farm Road south to the creek. There was a lengthy discussion regarding points of access to the properties. After discussion, Resolution 41-18 was amended to include an additional condition. Conditions include: 1) no more than seven lots being created, 2) no lot to be created being less than one acre, 3) the Water and Sewage Plan for the subdivision having been approved by the Seneca County Health Department, 4) the drainage pipe that exists on the property being outside of the development footprint, 5) the Town of Varick consider if an additional access strip to access the property to the south should be created and 6) completed and sealed Survey Map with contours (unless the Varick Planning Board has exempted this requirement) having been submitted to both the Town of Varick and the Seneca County Planning Board: c/o Seneca County Department of Planning and Community Development. Carried 10 – 0. Board member, Tom Scoles, abstained.

4) Town of Varick, Minor Subdivision Review, Stoltzfus, Gideon & Maddie

Gordon Burgess moved and John Swanson seconded adoption of Resolution 42-18, recommending conditional approval for a two lot subdivision. The applicants, Gideon and Maddie Stoltzfus, are proposing to subdivide 29 acres from the parent parcel of 72.6 acres located at 2271 County Road 128. Ms. Haynes stated that both parcels will have the required frontage from the road right-of-way. The smaller lot will be transferred to the adjoining farmer along the east side of the parcel. Carried 11 – 0.

OLD BUSINESS:

Upcoming Training:

Ms. Haynes reported that the fall training session co-sponsored by Seneca and Wayne Counties will be held on October 16, Tuesday, in the Seneca County Health and Senior Services Building (former BonaDent Facility) adjacent to the County Office Building. Training will start at 5:00 p.m. Anyone interested in attending may sign-up through Wayne County's Planning Department training portal or by calling staff at the Seneca County Department of Planning and Community Development. Representatives from the NYS Department of State and the New York State Energy Research Development Authority (NYSERDA) will be discussing the topic of Solar Collection Systems.

Pamphlets were distributed for the fall 2018 Regional Local Government Workshop sponsored by the Genesee/Finger Lakes Regional Planning Council to be held on Wednesday, November 14, at the Quality Inn & Suites in Batavia.

NEW BUSINESS:

Memorandum of Understanding (MOU) – Seneca County and Municipalities:

Ms. Haynes stated that it is time to revisit the MOU's between Seneca County and the communities within the county. Board members were asked to consider any items that should be addressed regarding the MOU's (for review or exemption of review) to please contact the Planning office. Ms. Haynes stated that the Seneca County Board of Supervisors would have to pass a resolution to authorize new MOU's with the municipalities.

The meeting adjourned at 7:54 p.m. by motion of John Swanson.

Respectfully submitted,

Mary DeStefano, Staff Resources Asst.
Secretary