

**MINUTES
SENECA COUNTY PLANNING BOARD
February 13, 2020**

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

MEMBERS PRESENT: Charles Brady, Gordon Burgess, William Dalrymple, Sally Kenyon, John Pigman Jr., Michael Scaglione, Tom Scoles, John Swanson, Melvin Wagner

MEMBERS CALLED: Betty Berger, David Wood (Alternate)

MEMBERS ABSENT: Mark Lott, Mary Kelleher (Alternate)

STAFF: Harriet Haynes, Sr. Planner, Justin Gahn, Staff Recourse Asst. Department of Planning & Community Development

GUESTS: None

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

The Minutes of the January 9, 2020 meeting were approved by a motion of John Swanson and seconded by John Pigman Jr. Carried 9 – 0.

GML Reviews:

1) Town of Waterloo – Zoning Map Amendment

Gordon Burgess moved and Sally Kenyon seconded the adoption of resolution 6-20, recommending Town of Waterloo for moving forward with recommendations in the Comprehensive Plan and further recommends that adoption of the proposed zoning map. The Town of Waterloo has proposed Amendments to this Zoning Map. On the existing map many tax parcels were included in more than one zoning district. In 2017 the Town adopted a Comprehensive Plan which recommended that the map be amended such that any existing Tax Parcel would be located in a single district. While upon first glance the map can look a bit "spotty" the district boundaries were drawn taking into consideration the recommendations of the Comprehensive Plan and the existing use of the parcels. Ms. Haynes started the meeting and produced a letter that was drafted by the Law Office of Douglas Zamelis in response to the Zoning Map amendment in behalf of Dixie D. Lemmon and the Concerned Citizens of Seneca County, Inc. Ms. Haynes brought up the two major concerns that the were addressed in the letter. The first concern; "Any zoning map amendment that would allow commercial excavation or mining where it is currently prohibited by the Town of Waterloo Zoning Law, such as the west side of Burgess Road, would be in direct contravention of the current Town of Waterloo Comprehensive Plan." The second argument; "After Seneca Meadows ceases waste disposal in 2025, clay mined from Seneca Meadows' Meadow View mine could be transported to other landfills and construction projects in large trucks over Burgess Road and other local roads..." Ms. Haynes made reference to the State Supreme Court Case *Dixie D. Lemmon and the Concerned Citizens of Seneca County, Inc. V. Seneca Meadows, Inc., James Cleere code enforcement officer 2017* and how the court reversed a ruling and made it that Seneca Meadows could not drive over a residential parcel R1 to access an agricultural parcel. Ms. Haynes then referred to the Town of Waterloo

Comprehensive Plan explaining that the Town of Waterloo had split zone issues that it wanted to clear up. The Board then had some small debate over both sides of the issue. It was determined that the Town of Waterloo Zoning Map amendment was in accordance to their Comprehensive Plan. Carried 9-0

2) **Town of Varick – Subdivision Review – Parella, Anthony**

Michael Scaglione moved and John Swanson seconded resolution 7-20, for recommendation Subdivision Review located in the Town of Varick and requires review under Section 239 of the General Municipal Law because it is within 500 feet of County Road 125 (East Lake Road) & Agricultural District #8. Ms. Haynes explained that the Fletcher parcel is an L shaped parcel that fronts onto Deal Rd and then turns and is directly behind the Parella property. The intension is to purchase the property directly behind his property. The portion to be acquired will need to be attached to Mr. Parella's property and it would not otherwise have access. The remainder to be will have the same access the total parcel has at this time. The Hudson property extends back from the East Lake frontage and is south of Mr. Parella's property. The portion to be acquired will need to be attached to Mr. Parella's property and it would not otherwise have access. The remainder to be will have the same access the total parcel has at this time. Even if the Fletcher subdivision does not proceed there would still be a connection to the Parella property however it will be much more extensive with the Fletcher subdivision also moving forward. The Lafferty subdivision is the division of a twenty ft. strip to provide improved access to the rear property for seasonal access for maintenance of the new acreage to be obtained from Fletcher and Hudson. This subdivision should be dependent on Mr. Parella's acquisition of the Fletcher property. It was further resolved that all parcels be united into a single parcel. Carried 9-0

OLD BUSINESS: None.

NEW BUSINESS: Tom Scoles made mention of the Onondaga County Planning Federation's 32nd Annual Planning Symposium will be held on March 12, 2020 at the Marriott Syracuse Downtown. Tom reminded the board that the deadline for early registration Tuesday, February 18th and that he is willing to carpool.

The meeting adjourned at 7:58 p.m. by motion of John Swanson.

Respectfully submitted,

Justin M. Gahn
Staff Recourse Assistant
Secretary