

**MINUTES
SENECA COUNTY PLANNING BOARD
JANUARY 9, 2020**

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

- MEMBERS PRESENT:** Charles Brady, Betty Berger, William Dalrymple, Mark Lott, Michael Scaglione, Tom Scoles, John Swanson, Melvin Wagner and David Wood (Alternate)
- MEMBERS CALLED:** Mary Kelleher (Alternate), Sally Kenyon, John Pigman, Jr., and, Gordon Burgess.
- MEMBERS ABSENT:** See above
- STAFF:** Harriet Haynes, Sr. Planner, Joe McGrath, Grants Management Specialist, Department of Planning & Community Development
- GUESTS:** Tim Hoster, Commissioner Bridgeport Fire District.

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

Chairperson William Dalrymple appointed alternate David Wood to sit in for Sally Kenyon who is absent.

The Minutes of the December 12, 2019 meeting were approved by a motion of David Wood and seconded by Mark Lott. Carried 8 – 0.

PUBLIC COMMENTS:

Tim Hoster identified himself as being from the Bridgeport Fire. He is here if there are any questions regarding the proposed additions to the Fire Hall.

GML Reviews:

1) Town of Seneca Falls – Site Plan Review – Bridgeport Fire District – 43 W. Bayard Street

John Swanson moved and Michael Scaglione seconded adoption of Resolution 1-20, recommending approval of Site Plan for the Bridgeport Fire District to construct two additions and do outside site work. The applicant proposes to construct two additions and do exterior site work. The west end of the existing building (600 sq. ft.) will be removed and a new 3200 sq. ft. addition will be constructed. The addition will include meeting rooms, a kitchen, restroom, and office. On the south side of the building a 760 sq. ft. addition will be constructed to extend the “High Bay” area and provide gear storage. Exterior work will include reconstruction of the existing parking area to include 18 spaces and 1 handicapped spot. The existing Memorial Wall will be enhanced with improvement to the area including pavers, flagpole and landscaping. Additional site work will include necessary drainage, covered patio area, grading, sidewalks, utility connections, storm water management, and landscaping. Carried 8– 0.

2) Town of Tyre – Subdivision & Site Plan Review – Chamber of Commerce – Corner 414 & 318

John Swanson moved and Mark Lott seconded adoption of Resolution 2-20, which recommends adoption of the Modified Site Plan Review and Subdivision Review for the Chamber of Commerce Property at the NW corner of NYS Route 414 and NYS Route 318. The Site Plan for the proposed Finger Lakes Gateway Visitor Center was approved in early 2019. This application modifies the Site Plan Review and is also an application for Subdivision. An Area Variance was also previously granted to allow a reduction in the front setback, to allow the historic brick house to be used as part of the Visitor Center. The only substantial change to the site plan from the original is a storm water retention area was proposed for the area to the rear of the property, which is now going to a separate parcel. The drainage for Visitor Center Parcel will now be directed into 2 drainage structures on site; one near the

rear property line and one between the drive and parking area. These will drain to the road side ditches. The rear parcel will be granted access across a right-of-way along the westerly property line. This is necessary because while the property will have frontage on Route 414 that frontage is not usable for access due to the proximity to the Thruway Exit, and the Route 318 & 414 intersection. Carried 8- 0.

3) Town of Romulus – Subdivision – Van Riper – Route 89

Tom Scoles moved and David Wood seconded adoption of Resolution 3-20, recommending approval of the revised Van Riper subdivision. This is a change to the property line from a review conducted in Oct. 2019. The applicant is proposing to divide .787 acres off of an approximately five acre parcel to be attached to the neighbor's parcel. The area to be transferred does not have adequate frontage to be considered a separate parcel without an area variance. Carried 8 – 0.

4) Town of Waterloo – Special Use Permit – Swinehart, Michael – 523 Packwood Road

Michael Scaglione moved and Betty Berger seconded adoption of Resolution 4-20, recommending Conditional Approval of the Special Use Permit for Targon Towers to construct and operate a Cellular Tower on property to be leased from Michael Swinehart. Verizon has identified the area near the intersection of Packwood Road and Routes 5 & 20 as having deficient wireless service. Tarpon Towers II LLC as the applicant will build and ultimately own the cell tower and equipment located on the 100'x100' leased segment of the property listed as 523 Packwood Road. Verizon Wireless through an agreement with Tarpon operates the tower as part of its network. The proposed cell tower is 125' tall with a 4' lightning rod. According to the site plan, there is no structure or improvement within the 126'. It appears that that the leased area is set back in the property, behind wooded areas and farm fields not visible from public roads. The applicants are proposing to use the 12' "access road" or the main driveway to the property which appears to convert into a laneway on the property, this would be extended and make a right hand turn to reach the proposed cell tower area. The impacted area of the cell tower pad is 10,000 sf and does not require a State Pollution Elimination Discharge (SPDES) permit. Carried 8 - 0

5) Town of Fayette – Site Plan Review – Cadamtre, Brian & Nova – East Lake Road & Teale Beach

Melvin Wagner moved and Betty Berger seconded adoption of Resolution 5-20, recommending Conditional Approval of the Special Use Permit & Site Plan, for development of a temporary Tasting Room. The conditions included: 1) Phase 1 and a concept level of Phase 2 be submitted, 2) Septic & Water access be accounted for both phase 1 and 2, 3) Septic system design approved by Seneca County Health Department, 4) More detailed drainage for parking and overall development, and 5) Lot 2's relationship with the project be clarified. The applicants are proposing to open a small, seasonal (June through October) temporary tasting room with a patio to serve their growing winery business, Trestle 31. The temporary tasting room is proposed to be a 640 sf. Air Stream trailer, with an additional 60'x70' patio area. The proposed business location with public access will need to meet all NYS building code, and Health code requirements, therefore, it appears that, there will need to be a flushable toilet as well as sink fixtures. Phased developments like this are best when a complete phase 1 application along with a concept level plan for phase 2 is submitted. This helps avoid any conflicts with spacing for septic and parking etc. Including the total proposed action in the initial application also avoids the issue of project segmentation in the State Environmental Quality Review Process (SEQR). Carried 8-0

OLD BUSINESS: None.

NEW BUSINESS: None.

The meeting adjourned at 7:42 p.m. by motion of John Swanson.

Respectfully submitted,

Harriet A. Haynes, Acting Secretary