

**MINUTES  
SENECA COUNTY PLANNING BOARD  
JUNE 11, 2020**

**Remote via  
GoToMeeting  
Video conferencing software  
HEROES 9-11-01 CONFERENCE ROOM**

**MEMBERS PRESENT:** Betty Burger, Gordon Burgess, William Dalrymple, Sally Kenyon, Mark Lott, Michael Scaglione, Tom Scoles, John Swanson III, Melvin Wagner, David Wood (Alternate)

**MEMBERS CALLED:** Mary Kelleher (Alternate),

**MEMBERS ABSENT:** Charles T. Brady, John Pigman Jr.

**STAFF:** Harriet Haynes, Sr. Planner, Joe McGrath, Grants Management Specialist, Justin M. Gahn, Staff Resources Asst., Dept. of Planning & Community Development

**GUESTS:** None

The meeting was called to order at 7:05 p.m. by Chairperson, William Dalrymple.

The Minutes of the May 14, 2020 meeting were approved by a motion of John Swanson and seconded by Sally Kenyon. Carried 10 – 0.

**PUBLIC COMMENTS:**

Chairperson William Dalrymple appointed Alternate David Wood to sit in for John Pigman Jr. who is absent.

**GML Reviews:**

**1) Town of Seneca Falls, Area Variance, Carey, Genesee Capital Partners**

Gordon Burgess moved and John Swanson seconded adoption of Resolution 18-20, request for Area Variance is located in the Town of Seneca Falls and requires review under Section 239 of the General Municipal Law because it is within 500' of County #116 (Lower Lake Rd.) Ms. Haynes gave an overview of the proposal and explained that applicants have requested an Area Variance to replace a single-family structure that has been determined, by a structural engineer, to have a foundation and framing that were not safe. The owners wish to build on the same footprint as the previous structure. Ms. Haynes explained further that the applicants indicate that they plan "build almost exactly on the previously existing home's footprint" however no information was included with the application to demonstrate the previous structure's footprint. The applicants need to demonstrate that the requested area Variance is no greater than the previous structure. Ms. Haynes then discussed her reconditions to the Planning Board and advised the Seneca County Planning Board to recommend approval of this Area Variance be conditional upon the applicant demonstrating that the requested setbacks are no less than those of the previous structure. There was some discussion on the proposal before the vote was cast. Carried 9 – 0 Tom Scoles abstained.

**2) Town of Romulus, Site Plan and Special Use Permit, Stolfus, Daniel Reuben**

Sally Kenyon moved and Gordon Burgess seconded adoption of Resolution 19-20, request for Special Use Permit and Site Plan Review is located in the Town of Romulus and requires review under Section 239 of the General Municipal Law due to its proximity to the Town of Ovid Boundary, Ag Dist. #12, and Route 96A. Ms. Haynes explained that applicant is seeking approvals to construct a 56' X 40' enclosed produce stand with 12' porch across the front. An approximately 24' 40' area will be for the sales floor and includes a restroom and checkout counter. The rear 32'X 40' will be the storage and prep area, and includes a cooling area and sink. The access is intended to share the drive with the residence, as it is commercial development, a permit will be needed from NYSDOT. Parking will be between the structure and road right-of-way. Ms. Haynes then explained that the Seneca County Department of Planning and Community Development advise the Seneca County Planning Board to recommend approval of this action conditional upon approval from NYSDOT. There was some brief discussion that the approval from NYSDOT may have come through as it was observed that the driveway is already being placed. There was some small discussion before the vote the cast. Carried 10 – 0.

### **3) Town of Romulus, Subdivision Review, Cornerstone Properties**

John Swanson moved and Michael Scaglione seconded adoption of Resolution 20-20, request for Subdivision Review is located in the Town of Romulus and requires review under Section 239 of the General Municipal Law. Ms. Haynes explained that the applicant wishes to subdivide a parcel along a previous property line. The area to be divided off of the parcel is minimally below the minimum frontage. The proposal is that the 1.129 acre parcel, which has 93' road frontage and 99' lake frontage, would be sold to and attached to the parcel to the south. If to be maintained as a separate parcel an area variance would be required. The area was a separate parcel prior to the adoption of the current code. Ms. Haynes then explained that the Seneca County Department of Planning and Community Development advise the Seneca County Planning Board to recommend approval of this subdivision conditional upon Parcel B being made a part of an adjacent property. There was some small discussion amongst the Board before the vote was cast. Carried 10 – 0.

#### **OLD BUSINESS:**

Ms. Haynes told the Planning Board that the Town of Tyre Codes received the lighting plan from the Love's Truck Stop. Code officer and Town Planning Board did not find any issue with the plan.

#### **NEW BUSINESS:**

- Ms. Haynes explained that some Planning Board Positions are at their limit. Municipal Law states that a person can continue to serve on the Board if a replacement has not been appointed.
- Sally Kenyon brought up discussion about a BitCoin company using an old power plant in Dresden that could be an issue to Seneca Lake. Ms. Haynes will look into it further.
- There was some discussion about phase 3 reopening, and if the chamber will be putting out information on dining.
- Mark Lott added some concern over utility companies such as Spectrum having any regulations on putting up lines. Several Farmers in the area are having issues with low cable lines and fiber optic lines.

The meeting adjourned at 7:37 p.m. by motion of John Swanson III.

Respectfully submitted,

Justin M. Gahn  
Secretary