

**MINUTES
SENECA COUNTY PLANNING BOARD
SPECIAL MEETING
SEPTEMBER 16, 2020**

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

MEMBERS PRESENT: William Dalrymple, Gordon Burgess, Mike Scaglione, Charles Brady, John Pigman, Tom Scoles, Mark Lott, John Swanson, Mary Kelleher (Alternate), Sally Kenyon, Melvin Wagner

MEMBERS CALLED: David Wood, Betty Berger

STAFF: Harriet Haynes, Sr. Planner
Joe McGrath, Planner
Dept. of Planning & Community Development

GUESTS: Stacy Silvers (Propane Systems), Jean Davis, Patrick McLean (NOCO Propane), Christian Zimmerman, Reuben Zimmerman

The meeting was called to order at 8:03 p.m. by Chairperson, William Dalrymple.

The Minutes of the August 13, 2020 meeting were approved by a motion of John Swanson and seconded by Sally Kenyon. Carried 10 – 0.

PUBLIC COMMENTS: None.

GML Reviews:

- 1) Town of Fayette – Site Plan Review – Finger Lakes Propane – 3605 State Route 96: Ms. Haynes introduced the project as being located at the former restaurant located at Route 96 and Leader Road. Ms. Haynes then reviewed the site plan pointing that the propane area would be located in the south west corner of the area to be disturbed and addressed the traffic flow and cuts to both Leader and State Route 96, she then asked if anyone representing the project would like to speak. Stacy Silvers then remarked that she has worked with the local fire chief and meets required setbacks. Ms. Haynes then asked if there were any questions from the board for the representatives of the project. No questions. Motion made by Scaglione to approve the recommendation and Seconded by Gordon Burgess. Motion Carries 9 Affirmative and 2 abstentions. Motion passed.

- 2) Town of Fayette – Site Plan Review – NOCO Energy – 1975 State Route 336: Ms. Haynes introduced the project location of State Route 336 as the Keystone Mills Property. She went on to describe the project as the installation of a 20,000 gallon tank for fuel. The tank will hold both dyed and clear diesel fuel for farm use. The tank is roughly 10 foot by 30 foot. The tank will be located near a currently operational propane tank. Mr. Dalrymple asked what triggered this as a GML review. Ms. Haynes stated that in the Town of Fayette any fuel storage triggers site plan review. Sally Kenyon moved to accept the recommendation of approval and John Pigman Seconded. 9 Affirmative and 2 Abstentions. Motion Passed.
- 3) Town of Waterloo – Site Plan Review – Kenny, John and Paula – 706 Wat-Gen Road: Ms. Haynes introduced the project as stating that the property was located on 5&20 and seeking a site plan review for campground with six sites. This includes two camping trailers, an established rentable tent site, a yurt, and two houseboats docked. There is no indication that any sites would be used by people with their own transitory equipment. She then stated that this appears that it is an application of forgiveness and that there is no EAF. The property has morphed over the years from applications for miniature golf, craft shops, boat rentals etc. Environmental reviews have been done for past applications but not one for this particular set. Ms. Haynes then said that there doesn't appear to be much impact from the proposal. She then stated that the recommendation from the department is to leave the decision solely to local determination as there does not appear to be any major county concerns with the proposal or the ongoing use. Mr. Dalrymple then brought up the question of the fence around the pond and if that was necessary. Mr. Scaglione also asked if there would be a fence at the neighboring border. Mr. Scoles then stated that he was there on a complaint a few years ago with the Health Department and County Codes. He spoke to his memory of the property that there was a cease and desists for sanitation purposes and that engineered plans needed to be submitted. Ms. Haynes stated these were engineered plans including restroom facilities. Gordon Burgess asked if water and sewer was addressed for each site, Ms. Haynes stated that the comment was made that water and sewer is addressed for the entire site. Motion to deny from Tom Scoles, Seconded by Gordon Burgess. Ms. Haynes asked if there would be any comments to forward to the Town Board. Mr. Scoles stated that there weren't enough details on site plan and facilities plans. Ms. Haynes then clarified that the board was asking for water sewer connections for each site. The consensus of the board was that under the current information, there was not enough information on the maximum number of occupants on the site and what the sanitation requirements would be. Motion for denial by Tom Scoles Seconded by Gordon Burgess. 10 Affirmative and 1 Abstention. Motion to Deny Carries.
- 4) Town of Romulus – Subdivision & Area Variance – James Bouchard and Kathy Dethier – 5741 State Route 89: Ms. Haynes introduced the project as the same property that came before the county planning board last meeting. She explained that the parcels located on or near Cayuga Lake would be subdivided to ensure access to roadways. The overall plan is that a prospective buyer would purchase a parcel located on the lake known as 5753 would be interested in purchasing the larger parcel B and a ten foot strip dealing with an encroachment. This arrangement keeps in line with the Town of Romulus zoning. Due to intricacies of the buying and selling of real estate process, the buyer may need to apply

twice for subdivisions. Ms. Haynes stated this seconded application should be left to local determination. Moved by John Pigman and Seconded by John Swanson. 11 Yes 1 No. Motion Carries.

Adjournment:

Moved by Swanson, Seconded by Pigman.