

MINUTES
SENECA COUNTY PLANNING BOARD
February 11, 2021
Remote Meeting via
GoToMeeting Software

MEMBERS PRESENT: John Swanson, Mark Lott, William Dalrymple, Jon Salmon, Mary Kelleher, Sally Kenyon, Charles Brady, Kathy Lutz, Tom Scoles, David Wood

MEMBERS CALLED: Kyle Black

MEMBERS ABSENT: John Pigman, Michael Scaglione

STAFF: Harriet Haynes, Sr. Planner; Amanda Forney, Staff Resources Assistant, Seneca County Department of Planning and Community Development

GUESTS: Bill Squires, Town of Varick

The meeting was called to order at 7:08 p.m. by Chairperson, William Dalrymple.

Tom Scoles (Alternate) was appointed to sit in for the Town of Lodi vacancy and David Wood (Alternate) was appointed to sit in for the Town of Waterloo vacancy.

The Minutes of the January 14th, 2021 meeting were approved by a motion of Sally Kenyon and seconded by Mary Kelleher. Carried 10-0

PUBLIC COMMENTS:

GML Reviews:

1.) Town of Fayette, Site Plan Review, Aaron & Melissa Stevens

John Swanson moved and Jon Salmon seconded adoption of Resolution 7-21, recommending that the request for a site plan review to operate a short term rental be left to local determination.

Ms. Haynes explained that the unit will have 4 bedrooms available and will have a maximum occupancy of 10 persons. The site meets the requirement of 5 or more parking spaces, as required by local regulations. The applicants also completed a town-required inspection for short term rentals and were found to meet all requirements.

Ms. Haynes stated that there were no agricultural or county impacts. Ms. Haynes recommended that the request for a site plan review be left to local determination. Mark Lott and Charles Brady abstained from voting. Carried 8-0

2.) Town of Fayette, Site Plan Review, Steven & Wendy Sandroni

Tom Scoles moved and Jon Salmon seconded adoption of Resolution 8-21, recommending approval of the site plan review.

These applicants propose to make repairs and improvements to this residence. Ms. Haynes began by explaining that there is a piece of deck with a cement slab under it that is tied in with a retaining wall. This has become unsafe, so the applicants are proposing to remove those elements and replace them. The retaining wall will be replaced where it is and they will construct the deck approximately 4 feet wider than it was previously. Ms. Haynes explained that the deck will actually extend out beyond the retaining wall but will not be in contact with the ground there. Ms. Haynes also stated that the Sandroni's will be merging 2 tax parcels, which will require no action by the Seneca County Planning Board.

There are minimal impacts on county plans and/or purposes; therefore Ms. Haynes recommended approval of the site plan review. Mark Lott and Charles Brady abstained from voting. Carried 8-0

3.) Town of Fayette, Site Plan Review, Gregory & Diane Nilles

John Swanson moved and Sally Kenyon seconded adoption of Resolution 9-21, recommending that the request for a site plan review be approved conditional upon the project not needing or receiving an area variance.

This property is located on Boody's Hill Road and was formerly known as The Crow's Nest restaurant. This project is up for review due to being within 500 feet of State Route 96A and County Road 119.

The applicants are proposing to construct a 30' by 13.5' addition, which will be located on top of a portion of flat roof. Ms. Haynes explained that there is a foundation and a flat roof, in which the applicants will build on the main floor and will include 2 bedrooms. Ms. Haynes stated that there is no indication that modification of docks will occur. If modification occurs, the docks will have to be cleared through or extended, which would fall under jurisdiction of the Army Corps of Engineers. She also explained that the provided map does not clearly indicate if there is adequate setback to determine that a variance would not be needed due to the increasing amount of encroachment.

Ms. Haynes stated that there is minimal impact on county or state roads with there being a lot less traffic than when the restaurant was open. She recommended approval conditional upon not needing an area variance or having received an area variance, and that if an area variance is needed it be left to local determination. Mark Lott and Charles Brady abstained from voting. Carried 8-0

4.) Town of Romulus, Subdivision, McDonald 4th Family Limited Partnership

Charles Brady moved and Mary Kelleher seconded an adoption of Resolution 10-21, recommending approval conditional upon the preparation of the survey map, and that the .3 to .4 acre parcel is attached to an adjoining parcel.

This is a review of a minor subdivision. Ms. Haynes explained that the applicants are working with neighbors to sell a piece of property that is approximately 120' by 120', which will straighten up the property line and provide better access to the neighbor's property. Ms. Haynes

stated that the straightening up of boundaries would help make the neighbor's parcel more useful.

Ms. Haynes recommended approval conditional upon preparation of the final survey map and that the small .3 to .4 acre parcel is attached to the adjoining parcel. Carried 10-0

OLD BUSINESS: None

NEW BUSINESS:

- **Report of Nominating Committee**

John Swanson and Charles Brady recommended the nominations of William Dalrymple as Chairperson and Michael Scaglione as Vice Chairperson.

- **Election of Officers (Terms to 6/30/22)**

John Swanson moved and Charles Brady seconded a motion that the nominations were closed and the Secretary was directed to cast 1 vote for the slate of candidates. After the roll call, William Dalrymple and Michael Scaglione were elected Chairperson and Vice Chairperson. Carried 10-0

- **Establish proposed meeting dates**

William Dalrymple recommended keeping the meeting dates the same. Ms. Haynes stated that the only issue is that November's meeting will fall on Veteran's Day. The county building will technically be closed, but Ms. Haynes believes arrangements may be made if the board wants to meet that evening, or another evening may be scheduled. Mr. Dalrymple stated that the meeting date could be changed as the date gets closer. By consensus, the 2nd Thursday of each month will remain as the date of board meetings through the June 2022 meeting.

Adjournment: The meeting adjourned at 7:38 p.m.

Respectfully submitted,

Amanda Forney
Secretary