

MINUTES
SENECA COUNTY PLANNING BOARD
January 14, 2021
Remote Meeting via
GoToMeeting Software

MEMBERS PRESENT: John Swanson, Mark Lott, William Dalrymple, Mary Kelleher (Alternate), Sally Kenyon, John Pigman, Gordon Burgess, Michael Scaglione, Charles Brady, Tom Scales, David Wood (Alternate)

MEMBERS CALLED: Kyle Black

MEMBERS ABSENT:

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

GUESTS: Jon Salmon, Bob Stivers, Guy Donahoe of Donahoe Group

The meeting was called to order at 7:01 p.m. by Chairperson, William Dalrymple.

Mary Kelleher (Alternate) was appointed to sit in for the Town of Tyre vacancy and David Wood (Alternate) was appointed to sit in for the Town of Lodi vacancy.

The Minutes of the November 12th, 2020 meeting were approved by a motion of Gordon Burgess and seconded by Tom Scales. Carried 11-0

The Minutes of the December 10th, 2020 meeting were approved by a motion of Charles Brady and seconded by Gordon Burgess. Carried 11-0

PUBLIC COMMENTS: None

GML Reviews:

1.) Town of Waterloo, Site Plan Review, Bob Stivers

Sally Kenyon moved and Charles Brady seconded an adoption of Resolution 1-21, recommending the site plan and special permit be approved conditional upon approval by the DOT for street access to Routes 5&20. This application is for an RV park consisting of 52 sites. The project also includes a storage unit/office building, pavilions, bathroom facilities, a walking path, boat launch, and docks. Mr. McGrath noted that there was not a clear plan in the application for water and sewer hook-up access but believes that is part of the project. Mr. McGrath's largest concern was with the curb cut or access to Routes 5&20. During rush hour, there is a high amount of traffic, foot pedestrians, and bicycles that frequent the area and recommends DOT approval. This property was previously a mobile home park and Bob Stivers noted that the entrance will remain the same but would be able to widen the area, if necessary. A question was raised about the docking facility and if it would need DOT approval. Bob Stivers stated that it

would need Canal Corporation approval and is currently working with them on that aspect of the project. Bob Stivers also clarified that this park will be a combination park that is both transient and permanent. John Pigman abstained from voting. Carried 9-0

2.) Town of Fayette, Site Plan Review, Robert & Sue Pagano

John Pigman moved and Michael Scaglione seconded an adoption of a resolution, recommending the site plan and special permit be approved conditional upon approval by the NYS Department of Environmental Conservation and U.S. Army Corps of Engineers. Guy Donahoe, architect, was present to give details. Guy stated that over the years, a series of improvements have been made. This is a raise and rebuilding project with improvements enhancing the use of the building. The building will go from a 2 bedroom to 1 bedroom unit. A large retaining wall will be installed around the building which will eliminate the previous threat of storm water. Green space will be put between the cottage and hard surfaces with a plan for some rain gardens. There will be changes in the roof which will partially include a flat roof, ballasted roof, green roof, and metal shingle roof. All improvements will greatly enhance the appearance of the structure and the view of the water will also increase. The existing seawall will be replaced with stone. Applications with the DEC are currently being filled out. Ms. Haynes noted the slight increase in total footprint but says it will be offset by the increased amount of permeable area by removing the asphalt and the utilization of the green roof. Ms. Haynes stated that they will be removing an oil storage tank from the flood plain boundary and noted that due to the removal of the 3rd story and use of green roof, she recommends approval conditional upon the necessary permits from the DEC and the Army Corp of Engineers. A question was asked about possible coverage restrictions by the Town of Fayette. Both Mr. Donahoe and Ms. Haynes did not believe that there are any restrictions. Ms. Haynes also noted that she does not believe it would be an issue due to the removal of asphalt in this project. Mark Lott and Charles Brady both abstained from voting. Failed 7-1 (Eight affirmative votes required to pass.)

3.) Town of Romulus, Minor Subdivision, Kelley & Angela O'Neill

Gordon Burgess moved and Mark Lott seconded an adoption of Resolution 2-21, recommending the subdivision be approved conditional upon parcel B-1 on the survey map being attached to an adjoining property and Parcel C being granted access via the existing right-of-way that provides access to other adjacent parcels. Ms. Haynes explained that this is a 4-lot subdivision and 1 small lot would be attached to an adjacent property on the lakefront, which would improve conditions. Ms. Haynes stated that no plans were specified for Parcel C in the application. She noted that Parcel C could be used as a 2nd tier lake-view residential structure, having access via the same right-of-way as the lakefront homes. Parcel D will be just over 2 acres. Parcel A is more than 28 acres and includes vineyards. The owners intend on selling the vineyards so that they can stay in use and production. Applicants indicated their intention is to retain Parcel D and retain the enlarged Parcel B. Carried 10-0

4.) Town of Varick, Minor Subdivision, Estate of Mary Alice Karlsen

Sally Kenyon moved and Tom Scoles seconded an adoption of Resolution 3-21, recommending the minor subdivision be approved conditional upon the understanding that Parcel A (6.54 acres) will be transferred to an adjacent property owner. Ms. Haynes stated that a western portion of the property will be divided and transferred to adjacent property further west. It is mostly a woodlot that will be transferred to a family member. Acreage that has been typically tilled will also be transferred for the intention of it remaining in active agriculture. Carried 10-0

5.) Town of Varick, Minor Subdivision, Estate of Mary Alice Karlsen

Tom Scoles moved and Gordon Burgess seconded an adoption of Resolution 4-21, recommending the approval of the subdivision. Ms. Haynes noted that the primarily wooded area would be divided from the area that has been historically tilled. The 12 acre parcel has frontage on Secor Road and the remainder is approximately 37 acres and has frontage on both Secord Road and Yale Farm Road. Carried 10-0

6.) Town of Seneca Falls, Area Variance, David Tweedie

John Pigman moved and Gordon Burgess seconded an adoption of Resolution 5-21, recommending the approval of the area variance. Mr. McGrath explained that a portion of the house will be demolished due to a bad foundation. The portion being demolished is an addition that will be replaced by a smaller addition. Mr. McGrath explained that this will be an improvement that is closer to code. Mary Kelleher and Tom Scoles abstained from voting. Carried 8-0

7.) Town of Seneca Falls, Subdivision Review, Kirschke/Matthews

Michael Scaglione and John Pigman seconded an adoption of Resolution 6-21, recommending approval of this subdivision conditional upon the approximately .5 acre parcel being made a part of an adjacent property. Ms. Haynes explained that this subdivision will occur between two neighbors with the purpose of straightening out a property line. Mary Kelleher and Tom Scoles abstained. Carried 8-0

OLD BUSINESS: Ms. Haynes noted she had been in touch with town supervisors for recommendations of reappointments and new members to replace those with expired terms. Jon Salmon, a guest this evening, will join the board from the Town of Romulus.

Tom Scoles asked if there would be an election next month and Ms. Haynes explained that she expected to have an organizational meeting to appoint a nominating committee with remaining members.

Chairman Dalrymple appointed John Swanson and Charles Brady to serve as the nominating committee to report to the next meeting.

NEW BUSINESS: None

The meeting adjourned at 7:59 p.m. by motion of Gordon Burgess.

Respectfully submitted,

Amanda Forney
Secretary