

MINUTES
SENECA COUNTY PLANNING BOARD
June 10, 2021 – 7 PM
In-person meeting:
Health & Human Services Building
2465 Bonadent Drive
Waterloo, NY 13165

MEMBERS PRESENT: John Swanson, Mark Lott, Kyle Black, William Dalrymple, Jon Salmon, Mary Kelleher, Charles Brady, Kathy Lutz, Tom Scoles (Alternate), David Wood (Alternate)

MEMBERS ABSENT: John Pigman, Michael Scaglione

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

GUESTS: John Q, Seneca County Resident; Dan Emmo, Seneca Falls ZBA Chairperson; Frank Ruzicka, Seneca Falls Planning Board Chairperson

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

David Wood (Alternate) was appointed to sit in for the town of Lodi and Tom Scoles (Alternate) was appointed to sit in for the town of Tyre.

The minutes of the May 13, 2021 meeting were approved by a motion of John Swanson and seconded by Charles Brady. Carried 10-0

PUBLIC COMMENTS:

Public comments are requested before GML reviews. There were no public comments and all discussions during this meeting pertained to GML reviews.

GML Reviews:

1. TSF 6-2021, Zoning Moratorium, Town of Seneca Falls

Charles Brady moved and Mark Lott seconded adoption of Resolution 41-21, recommending approval of the zoning moratorium. The zoning moratorium was forwarded for review because it impacts allowed uses of property within the town.

Ms. Haynes explained that recent projects have fallen under the town of Seneca Falls' "Energy Production and Distribution Facilities" land use category. The language included predates much of the current energy landscapes such as solar and other forms of renewable energy.

The town of Seneca Falls wishes to have an opportunity to develop appropriate regulation in accordance with the Town's zoning law and related legislation. The one-year moratorium will allow the Town to review and determine legislative action with the health, safety, and welfare of the community in mind. According to Ms. Haynes, communities are seeking regulations after the state of New York passed the Accelerated Renewable Energy Growth and Community Benefit Act. State siting boards will be required to look at local regulations within communities. Though the State is not bound to those regulations, it is an opportunity for towns to be heard. There was also a short discussion about recent projects in the area and the importance of having regulations in place.

The Seneca County Planning Department recommended approval of the zoning moratorium. Kathy Lutz and Mary Kelleher abstained from voting. Carried 8-0

2. TT 3-2021, Zoning Moratorium, Town of Tyre

Charles Brady moved and John Swanson seconded adoption of Resolution 42-21, recommending approval of the zoning moratorium. The zoning moratorium was forwarded for review because it impacts allowed uses of property within the town. Ms. Haynes explained that the Town adopted the Town of Tyre Solar Energy Law in 2018 and that there have been considerable changes since then. The Town is seeking time through this one-year moratorium to consider the draft addition legislation after the passing of the Accelerated Renewable Energy Growth and Community Benefit Act. This moratorium will specifically apply to solar farms and solar power plants. The recommendation by the County Planning Department was for approval. Carried 10-0

3. Town of Fayette, Minor Subdivision, Stuck Irrevocable Trust

John Swanson moved and Mary Kelleher seconded an adoption of Resolution 43-21, recommending approval of the minor subdivision. This was forwarded for review because it is within 500 feet of Agricultural District #8. Ms. Haynes explained that there are 114 acres and the applicants want to divide off approximately 8.5 acres that include a house, 2 garages, a shed, and 2 ponds. The larger parcel includes the majority of the agricultural acreage. Each parcel would have frontage on Seybolt Road. The proposal meets all requirements by the Town. The recommendation given by the County Planning Department was for approval. Mark Lott and Charles Brady abstained. Carried 8-0

4. Town of Fayette, Site Plan Review, Special Use Permit, Subdivision, Fayette DNYP

John Swanson moved and Jon Salmon seconded an adoption of a resolution to approve the site plan review, special use permit, and subdivision request. This was forwarded for review because it is within 500 feet of State Route 414 and Agricultural District #8. Ms. Haynes explained that a Dollar General store was being proposed for a location just north of the Fayette hamlet on State Route 414. Previously, the board reviewed and turned down a proposal for a Dollar General in a different location. In comparison to the previous proposal, the total square footage has increased and there will not be a sign requiring an area variance. Ms. Haynes noted that there was previous approval by DOT and they are currently working with them on the location change. The Seneca County Planning Department recommended approval of each application. Mark Lott and Charles Brady both abstained from voting. Failed 7-1 (Eight affirmative votes required to pass.)

OLD BUSINESS: None

NEW BUSINESS: Ms. Haynes informed the members that Bill Squires has resigned from the Seneca County Planning Board. She requested that the Board inform the Planning Department of any potential members. Ms. Haynes also reminded members to send any completed training certifications into her.

Adjournment: Charles Brady made a motion and John Swanson seconded. The meeting adjourned at 7:44 pm.

Respectfully submitted,

Amanda Forney
Secretary