

SENECA COUNTY PLANNING BOARD
MINUTES -- July 8, 2021 – 7 PM
Health & Human Services Building
2465 Bonadent Drive, Waterloo, NY 13165

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

MEMBERS ABSENT: Kyle Black

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

GUESTS: Schuyler Van Horn, representing the Burgess-Gustafson project; Frank Ruzicka, Seneca Falls Planning Board Chair; Adrienne Burgess & James Gustafson, Burgess-Gustafson applicants; Catharine McCracken, McCracken applicant

The meeting was called to order at 7:00 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 June 10, 2021 meeting were approved by a motion of John Swanson and seconded by Charles Brady. Carried 11-0

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 36-4-39, Minor Subdivision, Burgess-Gustafson

Tom Scoles moved and Mary Kelleher seconded adoption of resolution 44-21, recommending approval. This application was forwarded for review because it is within 500 feet of County Road 116 (Lower Lake Rd.). The applicants own 4 parcels that abut each other, including 4 rental cottages and their residence. Mr. Van Horn stated that there was a purchase contract to buy 2 of the cottages which do not have vehicular access from the road. A proposed deed was submitted to resolve access issues. Ms. Haynes stated that this subdivision should not have any negative impacts on County plans or purposes. Carried 11-0

2. TF 21-1-6.11, Subdivision, Lott

Charles Brady moved and Jon Salmon seconded adoption of resolution 45-21, recommending approval conditional upon completion of the survey map. This application was forwarded for review because it is within 500 feet of County Road 121 (Yellow Tavern Rd.) and Agricultural District #8. The applicants are requesting to subdivide approximately 3 acres from a 57+ acre parcel, which will allow for the transfer of the home at the address and approximately 2 additional acres to a partner of the LLC. Ms. Haynes stated that although farmland will be removed from production, there is an agricultural benefit by having the

family LLC partner able to reside on or near the farm operation. Ms. Haynes noted the life use restriction on the tax rolls and stated that this will need to be resolved amongst all involved. As the use restriction is a legal issue and there are no impacts on County plans or purposes, approval was recommended conditional upon survey map completion. Mark Lott and Charles Brady abstained. Carried 9-0

3. TF 25-1-29, Special Use Permit (Short Term Rental), McCracken

John Swanson moved and Tom Scoles seconded adoption of resolution 46-21, recommending approval. This application was forwarded for review because it is within 500 feet of an agricultural district. The applicant is requesting to operate a short term rental on Teall Beach. All requirements were met including the Town-required inspection. Ms. McCracken confirmed that parking space is plentiful and the septic system was updated to appropriately accommodate the maximum occupancy of 10 people. The parcel has not been in agricultural production and will not have any impact on the surrounding agricultural district or County plans or purposes. Mark Lott and Charles Brady abstained. Carried 9-0

4. TF 23-1-51, Special Use Permit (Short Term Rental), 3 Brothers Winery

Jon Salmon moved and John Pigman seconded adoption of resolution 47-21, recommending approval. This application was forwarded for review because it is within 500 feet of Agricultural District #8. The applicants propose to operate a short term rental at Three Brothers Winery that includes 2 bedrooms. All requirements have been met and the Town-required inspection was completed. The smoke alarms are to be hardwired into the larger system that is used for the winery buildings. The building is already connected to a septic system, which includes a large leach field. There are currently 4 parking spots and space for additional parking. Mark Lott and Charles Brady abstained. Carried 9-0

5. TW 25-1-01, Site Plan Review, Ragan (Feher)

Michael Scaglione moved and John Swanson seconded adoption of amended resolution 48-21, recommending conditional approval. This application required review because it is within 500 feet of County Road 110 (Border City Rd). This application was submitted for a site plan review for a potential antique and knick knock shop at the former site of Feher Disposal. Mr. McGrath stated that there are 13 parking spaces with plans for traffic flow included on the site map. Mr. McGrath noted that this proposal would require a change of occupancy in which a full building review would be needed by the Seneca County Code Enforcement Dept. The initial recommendation from the Seneca County Planning Dept. was for approval; after discussion amongst board members, however, the resolution was then amended to include the condition of requiring approval of public occupancy by County Code Enforcement. John Pigman abstained. Carried 10-0

OLD BUSINESS: None

NEW BUSINESS: Ms. Haynes stated that there are current vacancies in Lodi, Tyre, Varick, and Waterloo in addition to one at-large position. After receiving legal determination and approval, a resolution to reappoint Sally Kenyon is going to the County Board of Supervisors.

Adjournment: 7:55 pm

Respectfully submitted,

Amanda Forney
Secretary