

**SENECA COUNTY  
PLANNING BOARD MINUTES**

**August 12, 2021 – 7 PM**

Health & Human Services Building  
2465 Bonadent Drive, Waterloo, NY 13165

- MEMBERS PRESENT:** John Swanson, Mark Lott, Kyle Black, William Dalrymple, Jon Salmon, Sally Kenyon, Charles Brady, Kathy Lutz, John Pigman, Michael Scaglione, Tom Scoles (Alternate), David Wood (Alternate)
- MEMBERS ABSENT:** Mary Kelleher
- 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:** Robert Pagano, applicant; Guy Donahoe, Pagano representative; Chad Lahr, applicant; George Kalkowsky, MRB Group representative for the village of Waterloo

The meeting was called to order at 7:03 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 July 8, 2021 meeting were approved by a motion of John Swanson and seconded by Charles Brady. Carried 12-0

**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. TF 30-2-26(D), Site Plan Review, Pagano**

Michael Scaglione moved and John Pigman seconded adoption of resolution 49-21, recommending that the review be left solely to local determination. This application was forwarded for review because the site is located within 500' of State Route 89. The applicants propose removing an existing water feature in the landscaping and installing an in-ground pool with patios. Mr. Donahoe spoke on behalf of the applicant and provided additional details. Ms. Haynes stated that there should be no impact on County plans, purposes, or the Cayuga Lake Scenic By-way. Mark Lott and Charles Brady abstained. Carried 10-0

## **2. TF 18-1-6.2, Site Plan Review, Village of Waterloo**

John Swanson moved and Sally Kenyon seconded adoption of resolution 50-21, recommending that the request be approved conditional upon the SEQR being updated to include the infiltration basin. This application was forwarded for review because the site is within 500' of Agricultural District #8. This plan was initially approved by the Fayette Planning Board on October 26<sup>th</sup>, 2020. No records were found to indicate that this plan was referred to the County at that time. The initial plan was eventually amended to include an infiltration basin which required a full review by the County and Town. Mr. Kalkowsky, civil engineer of the MRB Group, was present to offer additional details and answer questions on behalf of the Village. Mark Lott and Charles Brady abstained. Carried 10-0

## **3. TF 25-1-50, Site Plan Review & Special Use Permit (STR), Lahr**

John Swanson moved and Sally Kenyon seconded adoption of resolution 51-21, recommending that the request for a site plan review & special use permit be approved conditional upon the town of Fayette Planning Board accepting a site plan as well as conditional upon an Engineer's Certification as to capacity and compliance with all aspects of New York State Codes, Rules, and Regulations Appendix 75-A. This application was forwarded for review because the site is within 500' of Agricultural District #8. Mr. McGrath explained that a site plan was not provided. Mr. McGrath also noted that the septic system is being shared with the neighboring property and does not meet the 1,250 gallon minimum for one home per Town regulations. Mark Lott and Charles Brady abstained. Carried 10-0

## **4. TR 19-1-32.111, Subdivision, Austic Land Holdings LLC**

Tom Scoles moved and Charles Brady seconded adoption of resolution 52-21, recommending that the request be approved conditional upon being granted an area variance for the minimum area of the parcel and for the reduced frontage. This application was forwarded for review because the site is within 500' of a municipal boundary and Agricultural District #12. The applicant proposes subdividing 1.8 acres, which includes a house and garage that sits between 2 residential properties. Area variances are needed because the 1.8 acres does not meet the minimum lot requirement for a stand-alone lot and it does not have adequate frontage per Town zoning. The removal of acreage from an agricultural parcel will not significantly reduce production potential due to the location and layout of the parcel. Carried 12-0

## **5. TR 19-1-31.112, Subdivision, Bruce Austic**

Sally Kenyon moved and Mark Lott seconded adoption of resolution 53-21, recommending that the request be approved conditional upon either A) being granted an area variance for the minimum area of the parcel, or B) the 1.29 acre parcel being attached and made part of an adjacent parcel. The resolution further recommends the granting of the area variance for the proposed subdivision. The applicant proposed to subdivide a 1.29 acre lot that sits between 2 residential properties. This lot would become "lawn." The proposed subdivided parcel does not meet minimum lot requirements as a stand-alone lot. It was determined that the removal of acreage from an agricultural parcel will not significantly reduce production potential due to the location and layout of the parcel. Carried 12-0

**6. TR 01-1-11, Subdivision, Amama Farms LLC**

Charles Brady moved and John Pigman seconded adoption of resolution 54-21, recommending approval conditional upon completion of necessary mapping. The applicant proposed to subdivide an approximately 4.1 acres that contains the residence and agricultural buildings from approximately 250 acres. The house and buildings are anticipated to be sold while the remaining acreage will remain in agricultural production. No survey map was provided. Carried 12-0

**7. TSF 36-3-52.1, Area Variance, Abraham**

Charles Brady moved and Mark Lott seconded adoption of resolution 55-21, recommending that the request be approved conditional upon the submission of an updated site plan. The applicants are proposing to build a new deck on their lakefront property. The application listed the setback as being less than 10 feet, which would not meet the residential zone requirement. Mr. McGrath spoke to the applicant and they stated that the actual setbacks would be over 10' and 13.97'. Kathy Lutz and Tom Scoles abstained. Carried 10-0

**8. TT 7-1-16, Area Variance, Filoso**

John Swanson moved and Mark Lott seconded adoption of resolution 56-21, recommending that the request be approved conditional upon the Town receiving a site plan where dimensions reasonably add up and documentation that septic and well are adequate of the proposal. This applicant is requesting area variances (site area and road frontage) to allow the installation of a mobile home on a parcel that previously contained a residence. The site plan provided was not to scale and the Department was unable to determine if the plan met all required setbacks. It was determined that there would be minimal impacts on County plans and purposes which led to the recommendation of conditional approval. Carried 12-0

**OLD BUSINESS:** Ms. Haynes recently sent out the MOU that is currently used with local towns & villages. Ms. Haynes requested that members review the current MOU and offer feedback to aid with revisions. The revised MOU is anticipated to be finalized by the 1<sup>st</sup> of 2022.

**NEW BUSINESS:** None

**Adjournment:** 8:20 pm

Respectfully submitted,

Amanda Forney  
Secretary