

SENECA COUNTY
PLANNING BOARD MINUTES
September 9, 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, Mary Kelleher, Charles Brady, Kathy Lutz, John Pigman, Michael Scaglione, David Wood (Alternate)

MEMBERS ABSENT: Sally Kenyon, Tom Scoles

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: Nicholas Raymer, Lakeside Engineering representative for Keystone Mills; Merlin Kurtz & Jamie Mesmer, representatives of Keystone Mills

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.

The minutes of the August 12, 2021 meeting were approved by a motion of John Swanson and seconded by Mark Lott. 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. TF 27-1-16, Site Plan Review, Keystone Mills

Michael Scaglione moved and John Swanson seconded adoption of resolution 57-21, recommending approval conditional upon receiving NYS DOT approval for driveway access onto the state road and further conditional upon the applicants submitting a site plan to the town of Fayette Planning Board. This application was forwarded for review because it is within 500' of State Routes 96 and 336. The applicants propose building an 18,000 sq. ft. agricultural feed mill to expand storage and processing capacity. The application was forwarded to the Planning Department in its preliminary stages but it was reviewed as is. It was determined that there would be minimal inter-municipal impacts but that the traffic design should be approved by NYS DOT. The engineer and representatives were present to provide additional details and answer questions. Mark Lott and Charles Brady abstained. Carried 9-0

2. TF 4-1-34.1, Site Plan Review, Bonafiglia

Kyle Black moved and Michael Scaglione seconded adoption of resolution 58-21, recommending approval conditional upon the town of Fayette determining that this action doesn't require a use

variance for 2 residential structures on the same parcel or granting of said use variance. This application was forwarded for review because it is within 500' of State Route 96A and Agricultural District #8. The applicants are proposing to construct a cottage near the lakeshore. It was determined that there shouldn't be impacts on agriculture or County plans, but that the Town needs to determine if a use variance is needed. Mark Lott and Charles Brady abstained. Carried 9-0

3. TV 05-1-13.21, Subdivision, Backlund Trust C/O Eric Backlund

Jon Salmon moved and Charles Brady seconded adoption of resolution 59-21, recommending approval conditional upon completion of the survey map and that no structures are closer to the new property lines than allowed by Varick Zoning. This application was forwarded for review because it is within 500' of State Route 89 and Agricultural District #8. The applicants proposed a subdivision of approximately 6.5 acres from a 47+ acre parcel, dividing off the house and 3.5 acres of active farm land. Ms. Haynes initially recommended decreasing the removal of active farm land acreage to less than 3 acres, which typically gets approved through the County Planning Board, as the concern is with the decrease in farm land. After discussion, it was decided that the resolution would be passed as written but excluding this particular condition. Carried 11-0

OLD BUSINESS: Ms. Haynes presented a slideshow that includes the current MOU between the County and local towns & villages. The MOU was last signed in 2012. The purpose of the MOU is to establish mutually beneficial procedures whereby some items listed in the New York State General Municipal Law (GML) section 239 to be reviewed by the County Planning Board may be acted on by the Local Board of jurisdiction without review by the Seneca County Planning Board. Ms. Haynes shared potential additions and revisions with board members in hopes of adopting a new one by the end of the year.

NEW BUSINESS: Ms. Haynes let board members know that a survey is out in circulation from the Seneca County Chamber of Commerce to ask those in the community what infrastructure they feel is a priority in Seneca County. This survey will be used to prepare for and utilize the funds that the County will receive from the federal government. Amanda will email all board members the link to the survey and sharing with others to complete is encouraged. Kyle Black noted that broadband, water and sewer, roads, and a core base of infrastructure have been common input so far.

Adjournment: John Swanson moved and Charles Brady seconded to adjourn the meeting at 8:20 pm.

Respectfully submitted,

Amanda Forney
Secretary