

**SENECA COUNTY  
PLANNING BOARD  
MINUTES**

**December 9, 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, Sally Kenyon, Charles Brady, Kathy Lutz, Michael Scaglione, Tom Scoles (Alternate), David Wood (Alternate)

**MEMBERS ABSENT:**

Kyle Black, John Pigman

**STAFF:**

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

**GUESTS:**

Dan Emmo, chairperson of the Seneca Falls ZBA

The meeting was called to order at 7:00 pm by William Dalrymple, chairperson.

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

The December 9<sup>th</sup> agenda listed the incorrect date for the meeting in which minutes needed approval. The minutes of the special November 16, 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 22-1-12.311, Site Plan Review, Daniels & Cleckner**

Michael Scaglione moved and Jon Salmon seconded adoption of resolution 73-21, recommending approval conditional upon either 1) a use variance being acquired by the applicants or 2) parcel 22-1-12.311 being attached to parcel 22-1-21. This was forwarded for review because it is within 500' of Agricultural District #8. The application is for the construction of a storage building on parcel 22-1-12.311. In the Lakeshore/Canal District, storage sheds are not a permitted principal use. The applicants also own parcel 22-1-21. Parcel 22-1-12.311 is currently undersized given the proposed area of the structure. Charles Brady and Mark Lott abstained. Carried 9-0

**2. TF 21-1-12, Subdivision, Murray**

John Swanson moved and Sally Kenyon seconded adoption of resolution 74-21, recommending approval conditional upon completion of a survey map. This was forwarded for review because it is within 500' of Agricultural District #8. The applicant wishes to subdivide 1.73 acres, retaining the residence and surrounding property, and to sell the remaining agricultural land. Both parcels meet minimum lot requirements. Charles Brady and Mark Lott abstained. Carried 9-0

**3. TF 27-1-2.111 & 27-1-46, Subdivisions, Murray & Snyder**

Sally Kenyon moved and Jon Salmon seconded adoption of resolution 75-21, recommending approval conditional upon it being attached to an adjacent parcel and the completion of a survey map. This was forwarded for review because it is within 500' of Agricultural District #8. This application includes a "land swap." The portion of 27-1-2.111 to be subdivided would not have adequate frontage as a standalone parcel and therefore should be attached to the smaller parcel as intended. The remaining parcels for both subdivisions meet minimum lot requirements. Charles Brady and Mark Lott abstained. Carried 9-0

**4. TF 18-1-40, Site Plan Review & Special Use Permit (STR), Speak**

Jon Salmon moved and Kathy Lutz seconded adoption of resolution 76-21, recommending approval of the site plan and special use permit for the operation of a short term rental. This was forwarded for review because it is within 500' of Agricultural District #8. The rental is proposed to have 2 bedrooms, 3 parking spaces, and a maximum occupancy of 6 persons. All required inspections have been passed. The property is also located within an archaeological sensitive area. The Department believes this operation will not have negative impacts on the District or sensitive area. Charles Brady and Mark Lott abstained. Carried 9-0

**5. TSF 2-1-12, Site Plan Review, McHale dba Bestmade Products, Inc.**

Sally Kenyon moved and Charles Brady seconded adoption of resolution 77-21, recommending approval under the condition that the site plan is updated to comply with the Town of Seneca Falls regulations for manufacturing in the Industrial District. This was forwarded for review because it is within 500' of US Route 20 and State Route 5. The applicant is proposing to build a manufacturing facility for lake docks on lot 2 and to use lot 1 for extra parking and product and sign display. The proposed off-street parking area does not meet the 180 sq. ft. requirement in the M-1 Industrial District. If the developer revises the plans to comply with conditions set forth in §300-20 of the Town of Seneca Falls Zoning Ordinance, the Department is in the opinion that this will have no negative impacts on County plans or purposes. Mary Kelleher, Kathy Lutz, and Tom Scoles abstained. Carried 8-0

**6. TSF 35-1-8.1, Minor Subdivision, Swanson & Jensen**

Mark Lott moved and John Swanson seconded adoption of resolution 78-21, recommending approval for a minor subdivision. This was forwarded for review because it is within 500' of CR 118, Agricultural District #8, and the Seneca Falls/Fayette municipal boundary. The applicants propose to subdivide 7.02 acres from a 160 acre parcel in the A-1 Agricultural District. The subdivision would include a farmhouse, detached garage, three storage bins, two ponds, and the remaining foundation of the property's original barn. Both parcels would comply with bulk requirements and would be accessible. Single family homes are a permitted use within this

district. Farms and customary farm operations are permitted under special conditions: no enclosed storage area for manure or other materials creating dust or odor shall be permitted within 100' of any street or residential property line (§300-47 Seneca Falls Zoning). This use may also require an application for a special use permit. Mary Kelleher, Kathy Lutz, and Tom Scoles abstained. Carried 8-0

**7. TV 10-3-26, Subdivision, Lafferty**

John Swanson moved and Charles Brady seconded adoption of resolution 79-21, recommending approval of the subdivision of parcel 10-3-26 into two parcels. This was forwarded for review because it is within 500' of Agricultural District #8. The applicant wishes to subdivide 4.274 of 7.2 acres, retaining the remaining parcel which includes the residence. The 4.274 is to be transferred to an adjacent parcel but would meet minimum lot requirements as a standalone. Carried 11-0

**OLD BUSINESS:** Ms. Haynes and Ms. Flynn have been visiting various towns within the County to speak to planning boards and ZBAs. They have been providing information about the MOU and the upcoming Agricultural and Farmland Enhancement Plan that will soon have its final review. Three towns have returned the MOU with signatures. Mr. Dalrymple will provide his signature and they will then be signed by the chairperson of the County Board of Supervisors. An original copy will then get sent back to the municipality. The procedures become effective ten (10) days after the authorized representatives of both parties have signed the MOU.

**NEW BUSINESS:** Ms. Haynes stated that the final draft of the Agricultural and Farmland Enhancement Plan is near completion. Press releases are due out on December 28<sup>th</sup>, 2021, announcing a public information meeting on January 12<sup>th</sup>, 2022 in the Seneca County HSS auditorium and on January 18<sup>th</sup> at the South Seneca Central School District. The meeting will be recorded and those that do not wish to attend in person will have an option to attend via remote conference. The Plan will be finalized as a recommendation by the Ag Enhancement Board following review of all comments and will then go to the County Board of Supervisors for a public hearing in February 2022. The New York Commissioner of Agriculture and Markets will grant the final approval. Ms. Haynes stated that included in the plan was an assessment of some local zoning codes and potential revisions to make them more farm friendly. Other recommendations were also made after the outreach process. The full plan will be made available on the Seneca County Planning & Community Development Department web page.

**Adjournment:** Meeting adjourned at 7:37 pm.

Respectfully submitted,

Amanda Forney  
Secretary