

SENECA COUNTY PLANNING BOARD SPECIAL MEETING MINUTES

November 16, 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; Celia Flynn, Planner of the Seneca County Department of Planning and Community Development

GUESTS:

Frank Ruzicka, Chair of the Seneca Falls Planning Board; Michael Pettingill, applicant

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 minutes of the October 14, 2021 meeting were approved by a motion of Sally Kenyon and seconded by David Wood. 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 23-1-04.12, Special Use Permits & Site Plan Review (STR), Alexandra & Michael Meseke

John Swanson moved and Sally Kenyon seconded adoption of resolution 65-21 which includes 2 recommendations; the 1st is for approval of a special use permit for a short term rental. The 2nd recommends conditional approval of a special use permit for development of an event venue upon a) the Code Officer making a written determination that the application meets the intents of Fayette Land Management Regulations section 500.D.18.h, or b) the applicants obtain a use variance. This was forwarded for review because it's within 500' of CR 125 and Ag District #8. The applicants are seeking 2 special use permits, one for a short term rental and the other for an operation of an events venue. The short term rental is not believed to have any impact on County plans or purposes. However, the County Planning Department believes that the County Planning Board should not recommend approval of a use which, on its face, does not conform to the code. Charles Brady and Mark Lott abstained. Carried 10-0

2. TF 04-1-59, Site Plan Review & Special Use Permit (STR), Geneva Historical Society

Sally Kenyon moved and Michael Scaglione seconded adoption of resolution 66-21, recommending approval conditional upon the character of the building remaining the same. This was forwarded for review because it's within 500' of State Rt. 96A and Ag District #8. The applicant proposes to operate a short term/vacation rental and has completed the Town-required inspection and meets all requirements. The proposal should have little to no impact on County plans or purposes. Charles Brady and Mark Lott abstained. Carried 10-0

3. TSF 36-3-09, Area Variance, Memory Lane Properties, LLC

Michael Scaglione moved and Kyle Black seconded adoption of resolution 67-21, recommending that the request be left solely to local determination. The application was forwarded for review because it's within 500' of CR 116. The applicants are proposing to build a deck on the back of their home. The Planning Department believes this will have no impacts on CR 116. Kathy Lutz and Tom Scoles abstained. Carried 10-0

4. TSF 32-3-65, Subdivision, Michael Pettingill

Charles Brady moved and David Wood seconded adoption of resolution 68-21, recommending that the request be approved under the condition that the subdivided parcel be attached to parcel 32-3-68. The application was forwarded for review because it's within 500' feet of State Rt. 89. The proposed subdivision would not meet the minimum lot area requirement. Kathy Lutz and Tom Scoles abstained. Carried 10-0

5. TSF 33-1-37. Site Plan Review, Lamar Advertising

John Swanson moved and Mark Lott seconded adoption of resolution 69-21, recommending that the request for a special use permit for installation and operation for outdoor advertising signs be approved conditional upon either a) the Code Officer making a written determination that the application meets section 300-54C requirements of the Seneca Falls Zoning, or b) the applicant obtaining an area variance. The application was forwarded for review because it's within 500' of State Rtes. 5 & 20. The applicant has requested a special use permit to construct and operate a 2-sided billboard, one side to be static and other side to be CEVMS. Kathy Lutz and Tom Scoles abstained. Carried 10-0

6. TSF 35-1-11.11, Subdivision, Patrick Stein

John Swanson moved and Mark Lott seconded adoption of resolution 70-21, recommending that the request be approved conditional upon 1) Parcels C & D being attached to the adjoining parcels and 2) either Parcel E being attached to Parcel B and an area variance for frontage being granted, or Parcel E being attached to an adjoining parcel and Parcel B being made a part of either Parcels A or C. The application was forwarded for review because it's within 500' feet of CR 118, Ag District #8, and the town of Fayette. The applicants are preparing to sell the bulk of their jointly held agricultural acreage. Kathy Lutz and Tom Scoles abstained. Carried 10-0

7. TT 17-1-06.2, Area Variance, Austin's Collectibles and Antiques

Charles Brady moved and David Wood seconded adoption of resolution 71-21, recommending that the request be denied. The application was forwarded for review because it's within 500' of State Route 5, State Route 89, and Ag District #6. The applicants erected signs for their business and were issued a violation notice as they did not have a permit and required setbacks were not met. The maximum number of signs is 3 in the Commercial East District and no more than 2 can be free standing. The applicant currently has 4 signs, 2 of which are free standing, and another mounted sign is not allowable within the Town code. The signs must also be at least 200' away from one another. The smaller freestanding sign may also not adhere to the requirement that it be able to withstand wind pressure of 30lbs/sq. ft. Carried 12-0

8. TW 21-3-24, Site Plan Review, Javon Jackson

Charles Brady moved and Sally Kenyon seconded adoption of resolution 72-21, recommending that this request be approved conditional upon the Town accepting a site plan that covers the entire parcel. This application was forwarded for review because it's within 500' of State Route 5. The applicant has proposed opening an auto repair shop in a commercial building that likely was used for this purpose in the past. The Planning Department believes it is in the interest of the Town and County to ensure clear circulation and emergency access to the entire parcel, therefore a workable site plan including parking and vehicle storage should be produced. John Pigman abstained. Carried 11-0

OLD BUSINESS: None

NEW BUSINESS: None

Adjournment: John Swanson moved to adjourn the meeting at 7:59 pm.

Respectfully submitted,

Amanda Forney,
Secretary