

**SENECA COUNTY  
PLANNING BOARD MINUTES**

**October 14, 2021 – 7 PM**

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

**MEMBERS PRESENT:** Mark Lott, Kyle Black, William Dalrymple, Jon Salmon, Sally Kenyon, Charles Brady, Michael Scaglione, Tom Scoles (Alternate), David Wood (Alternate)

**MEMBERS ABSENT:** John Swanson, Mary Kelleher, Kathy Lutz, John Pigman

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

**GUESTS:** Alex Amerino of Costich Engineering and applicant Brian Wilkins, representing the Wilkins RV project

The meeting was called to order at 7:01 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 September 9, 2021 meeting were approved by a motion of Charles Brady and seconded by David Wood. Carried 9-0

**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. TT 12-1-1.21 & 12-1-1.22, Site Plan Review & Subdivision, Wilkins RV, Inc.**

Charles Brady moved and Sally Kenyon seconded adoption of resolution 60-21, recommending approval conditional upon 1) legal action to assure access to municipal water and sewer for parcel 12-1-01.22, and 2) approval of NYSDOT regarding access to property. The application was forwarded because the parcel is within 500' of NYS Route 414, Interstate 90, the town of Junius, and Agricultural District #6. An RV sales and service facility is being proposed at this site. One subdivision will occur and merge with adjacent parcel. The adjacent parcel will then further be subdivided into 3 lots. There weren't significant concerns regarding traffic, neighborhood character, or agricultural impact. Since infrastructure & utilities will be needed for this development, the recommendation was for conditional approval. The process of acquiring access and approvals has already begun. The engineer and applicant were present to provide any additional information. Carried 9-0

**2. TT 15-1-27.1, Subdivision, Joseph Dendis & HDL Properties LLC**

Charles Brady moved and Michael Scaglione seconded adoption of resolution 61-21, recommending approval. The application was forwarded for review because the parcel is within 500' of NYS Route 414 and Agricultural District #6. Joseph Dendis is proposing a subdivision of residence and outbuildings on one parcel and the remainder of the land as another larger parcel. The Planning Department recommendation initially included a condition requiring an area variance but it was later determined to not be required. Carried 9-0

**3. TR 10-1-41.21, Subdivision, Bruce Austic**

Sally Kenyon moved and Mark Lott seconded adoption of resolution 62-21, recommending approval conditional upon the landlocked portion being made a part of an adjacent parcel. The application was forwarded because the parcel is within 500' of Agricultural District #12 and County Road 129. The proposed 2 lot subdivision will divide 17 acres that will remain in agricultural use. Since that lot will be landlocked after the subdivision, the recommendation is for conditional approval. Carried 9-0

**4. TF 13-2-60, Special Use Permit (Short Term Rental), Greg Irwin**

Charles Brady moved and Kyle Black seconded adoption of resolution 63-21, recommending approval. The application was forwarded because the parcel is within 500' of Agricultural District #8. The town-required inspection was completed and all requirements were met. The rental will include 3 bedrooms with maximum occupancy of 8 persons. Parking is sufficient. Mark Lott abstained. Carried 8-0

**OLD BUSINESS:** Tom Scoles moved and Sally Kenyon seconded adoption of resolution 64-21, requesting the Seneca County Board of Supervisors authorize the chairman to sign the proposed MOU regarding items that will be sent to the County Planning Board for review. Ms. Haynes presented the proposed 2021 MOU between Seneca County and the towns or villages. The previous MOU was signed in 2012. The proposed 2021 MOU includes additions. All towns and villages had a chance to review and comment. Carried 9-0

**NEW BUSINESS:** None

**Adjournment:** Meeting adjourned at 7:34 pm.

Respectfully submitted,

Amanda Forney  
Secretary