

**SENECA COUNTY
PLANNING BOARD
MINUTES**

February 10, 2022 – 7 PM

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

MEMBERS PRESENT:

John Swanson, Mark Lott, William Dalrymple, Jon Salmon, Mary Kelleher, Charles Brady, John Pigman, Michael Scaglione, David Wood (Alternate)

MEMBERS ABSENT:

Kyle Black, Sally Kenyon, Kathy Lutz, Karen Thomson, Tom Scoles (Alternate)

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, Seneca Falls ZBA chairperson

The meeting was called to order at 7:07 PM by William Dalrymple, chairperson.

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

The minutes of the January 13, 2022 meeting were approved by a motion of John Swanson and seconded by John Pigman. 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. TSF 2022-1, Zoning Amendment, Solar Energy Systems

Charles Brady moved and John Swanson seconded adoption of resolution 4-22, recommending approval. This review is required because it applies to every existing district in the town of Seneca Falls and includes: municipal boundaries with five municipalities; two NYS agricultural districts; five County roads; four NYS routes; US Route 20; and Cayuga Lake State Park. The Town is amending their zoning code to accommodate regulations for Type 1 and Type 2 solar energy systems. Type 1 systems are those that produce energy for onsite consumption, or credit for consumption for single or multi-family residences, businesses, or farms. Type 2 systems are those that produce energy for offsite sale and consumption. The four kinds of solar energy system infrastructure considered in the amendment are building-integrated, building-mounted, roof-mounted, and ground-mounted. The amendment provides regulations that could prevent any potential adverse impacts on State or County roads, NYS agricultural districts, NYS parks, and neighboring municipalities. Mary Kelleher abstained. Carried 8-0

2. TSF 2022-2, Zoning Amendment, Battery Energy Storage Systems

John Swanson moved and Charles Brady seconded adoption of resolution 5-22, recommending approval. This review was required because it applies to every existing district in the town of Seneca Falls and includes: municipal boundaries with five municipalities; two NYS agricultural districts; five County roads; four NYS routes; US Route 20; and Cayuga Lake State Park. The Town is working to provide regulations for solar energy, applying to amend the Town's zoning for solar arrays and applying to add an amendment for Battery Energy Storage Systems. These systems store energy created by energy-producing infrastructure such as solar or wind energy. The types of systems can be categorized into three different tiers. Tier 1 systems are designed for one to two family dwellings with a maximum capacity of 40-80 kWh, depending on the placement. Tier 2 systems are moderately sized with the capacity to manage between 20-600 kWh depending on the battery technology. Tier 3 systems have capacity of 600 kWh or more and are housed in their own buildings with one or more other battery technologies. County-wide impacts would only be seen on a project-by-project basis during the beginning stages of development, as construction vehicles will likely use NYS and County roads. The zoning amendment will consider the health, safety, and quality of life for the public as well as impacts on environmental resources such as farmlands. Mary Kelleher abstained. Carried 8-0

3. TSF 30-1-17.111, Site Plan Review, Seneca Energy II, LLC

John Pigman moved and Jon Salmon seconded adoption of resolution 6-22, recommending approval. This parcel is within 500' of NYS Route 414 and Agricultural District #6. This site plan will remove the sale of electric energy to the grid. Some power will still be produced but designed to only meet the facility's needs. All landfill gas and renewable energy gas will be processed through the modifications to the high BTU facilities so that all output will be renewable natural gas to be added to the transmission facilities for natural gas. Ms. Haynes stated that because there will still need to be excess gas to burn off, the methane flare will not be eliminated. The project should reduce local air emissions, be a sustainable solution to displace fossil fuels, and help meet Federal and State standards for investing in clean fuel production. The Planning Department does not anticipate any impact on the Ag District as there are no farming operations within 500' of the project. Mary Kelleher abstained. Carried 8-0

4. TSF 06-4-33, Site Plan Review, George Crary, Jr.

Charles Brady moved and Jon Salmon seconded adoption of resolution 7-22, recommending approval conditional upon the Town of Seneca Falls ZBA granting a variance for total lot coverage and also conditional upon the Historic Commission granting a Certificate of Appropriateness. This parcel is within 500' of NYS Route 5. The applicant proposes a garage and kitchen addition to the rear of the house and removal of an existing deck and rear porch with potential relocation or possible removal of an existing garage. The final site plan totals 34% of lot coverage, not indicating whether the existing garage is included in the total. In the R-1 district, the maximum lot coverage is 30%, requiring a variance for this project. Mary Kelleher abstained. Carried 8-0

5. TV 15-1-46, Subdivision, Jason Martin

Mark Lott moved and John Pigman seconded adoption of resolution 8-22, recommending approval. This parcel is within 500' of NYS Route 89 and the Varick-Romulus Municipal Boundary. Two purchasers are buying the subdivided property from the current owner. Parcel A is 16.605

acres and includes a house, garage, and pond. Parcel B will be 1.183 acres and potentially be used as a building lot. Carried 9-0

6. TF 13-2-11.31, Site Plan Review, Diane & Donald Best

John Pigman moved and David Wood seconded adoption of a resolution recommending that the request be left to local determination, and further that if the Town determines that an area variance is needed that it also be left to local determination. The parcel is within 500' of Agricultural District #6. The applicants want to construct a 14' x 14' addition to the rear of their home on a portion of an existing deck. Based on the documentation, the minimum rear yard requirement of 25 feet will not be met. The addition will also be subject to setback requirements. The Planning Department does not believe this will have any adverse impacts on the Agricultural District. Charles Brady and Mark Lott abstained from voting. Failed 7-0 (eight affirmative votes required to pass.)

OLD BUSINESS: None

NEW BUSINESS: Ms. Haynes informed the Board that several members will no longer be able to serve due to term limits after June 2022. Letters will be sent out to town supervisors to note the concern over having a quorum at meetings and if there are any new member recommendations. If new members are not found, the local law will need to be revised in order to change how the Board is constituted.

Celia Flynn has accepted a new position and will no longer be with the County Planning Department.

If there are additional webinar trainings that a number of Board members are interested in, County Planning staff has the ability to hold them in the HSS lecture hall.

Adjournment: Meeting adjourned at 8:02 PM by a motion from John Swanson.

Respectfully submitted,

Amanda Forney
Secretary