

**SENECA COUNTY
PLANNING BOARD
SPECIAL MEETING MINUTES**

March 23, 2022 – 7 PM

Teleconference only via GoToMeeting

MEMBERS PRESENT:

John Swanson, Mark Lott, William Dalrymple, Jon Salmon, Mary Kelleher, Karen Thomson, 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; Amanda Forney, Staff Resources Assistant of the Seneca County Department of Planning and Community Development

GUESTS:

Janet Lynch, Richard Morgan

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 Lodi.

The minutes of the February 10, 2022 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. TR 14-1-28 & 14-1-30, Subdivisions, Adam & James Klock & Lake Country Estates LP**
Charles Brady moved and Michael Scaglione seconded adoption of resolution 9-22, recommending approval conditional upon the parcel to be divided off be attached to an adjoining parcel. This was forwarded for review because the parcels are located within 500' of State Route 89. Adjoining neighbors are proposing a property swap. Klock will transfer 1.1 acres to Lake Country Estates to attach to 14-1-30. Lake Country Estates will transfer .28 acre parcel to attach to 14-1-28. There should be no negative impacts on County plans or purposes. The opinion of the Planning Department is that the divided parcels should be attached to adjacent properties. Carried 11-0

- 2. TR 20-1-42, Subdivision, Estate of J. Kaiser**
Sally Kenyon moved and Mark Lott seconded adoption of resolution 10-22, recommending approval. This was forwarded for review because it is located within 500' of State Routes 96 & 414, and the town of Ovid line. The request has been submitted to settle the terms of a will. Each parcel will have significant road frontage and adequate access. Carried 11-0

3. **TV 2022-1, Zoning Amendment for Short Term Rentals, Town of Varick**

Charles Brady moved and Kathy Lutz seconded an adoption of a resolution that would recommend approval conditional upon the definition of “Short Term Rental” being added to the zoning amendment. This was forwarded for review because it is a proposed amendment to a zoning law. Ms. Haynes stated that the Town has put forth these regulations to pass before the summer season begins while continuing to work on a more comprehensive set for the following season. The intent is to be a “stop-gap” without imposing a moratorium. Various members expressed that the requirements were vague and lacked definitions. There were also concerns about the limit on the number of units owned by one person. Common issues were discussed that occur with short term rentals such as the challenge of monitoring the properties to ensure regulations are being followed. Without clearly defined regulations, some members stated that these regulations may cause more harm to neighbors, renters, and the town due to their vagueness. Some members believed that a more comprehensive set of regulations should be completed before amending the zoning law whereas others believed that the Town could continue to refine them as other towns have done. Ms. Haynes drafted an alternate resolution that included two (2) conditions for approval; 1) the addition of a definition of “Short Term Rental” and 2) the removal of the capping of number of rentals owned by one person. The board ultimately voted on a resolution that included condition #1, requiring the addition of the short term rental definition. Sally Kenyon abstained. Failed 7-4

OLD BUSINESS: Ms. Haynes informed the Planning Board that the County BOS agreed at the March 22, 2022 committee that an amendment will be made to the current local law that established the County Planning Board. Term limits will be eliminated as well as the town designation factor. All areas of the County will be sought to represent on the Planning Board. For those towns that are unable to submit a member referral, those positions will be filled with recommendations from other towns.

NEW BUSINESS: None

Adjournment: Meeting adjourned at 7:46 PM by a motion from John Swanson.

Respectfully submitted,

Amanda Forney
Secretary