

TF 22-2-30.2  
Site Plan Review  
Koehler  
Town of Fayette

TO: Seneca County Planning Board  
FROM: Seneca Co. Dept. of Planning & Community Development  
DATE: May 11<sup>th</sup>, 2022

This request for a site plan review is located in the Town of Fayette and requires review under Section 239 of the General Municipal Law because it is within 500 feet of Agricultural District #8.

**GENERAL INFORMATION**

**APPLICANT:** Zeiset's Construction  
2861 Fayette-Varick  
Townline Road

**STATUS OF APPLICANT:** Contractor

**REQUESTED ACTION:** Site Plan Review

**LOCATION:** 3901 Bull Farm Road

**SIZE:** 80 x 140.75

**SURROUNDING LAND USE:**

North: Lakeshore Residential  
South: Lakeshore Residential  
East: Cayuga Lake  
West: Woodlot/Agricultural

**PUBLIC UTILITIES & SERVICES:**

Water & Sewer: Public/Private  
School District: Seneca Falls CSD  
Fire Department: Canoga

**SEQR:** Short EAF

## ANALYSIS

Zeiset's Construction, on behalf of the owner Kurt Koehler, has applied for a site plan review for the removal of an existing partial second story of a home and replacing it with a new full 26' x 36' second level. This would provide for more usable space in the second story including increasing the total number of bedrooms from three to four. The first floor is to remain generally undisturbed except for the addition of a new staircase and pantry area.

Site plan review is required by the Town of Fayette for residential additions in the Lakeshore/Canal district (pg. 167)

The Town of Fayette, in its Land Use Regulations, has a list of requirements needed for a complete site plan submission. The site plan as presented does not give any information on the septic and leach field for the property. This application will affect the usage of the septic system by increasing the number of bedrooms from three to four.

*Excerpts from Section 1108 Application for Site Plan Approval (Page 169):*

*8. The location of existing utility lines, sanitary and storm sewers, septic systems, water supply wells, and agricultural drainage tiles, ditches and swales.*

*11. Description of the method of sewage disposal and location of the sewage disposal facilities.*

*Excerpt from Section 303(d) Application Procedure and Required Information (Page 42):*

*D. Approval of Water and Sewage Disposal Systems: Evidence of approval of the water supply and the sewage disposal system plans by the Seneca County Health Department or its agent, or design plans signed by a licensed engineer, shall be submitted at the time of application. Applications lacking such information shall be considered incomplete and shall not be accepted until said application is made complete.*

This application was forwarded solely based on the proximity to the agricultural district and should have no impact on use of the agricultural area. The project should not significantly impact traffic or other factors of county concern, except of Seneca County Local Law 7 of 2021.

Seneca County, under the Watershed Protection Law - Local Law 7 of 2021 requires routine septic inspections for any property

within 250' of the high water mark of Seneca or Cayuga Lakes, the Erie or Cay-Sen Canal, or the Clyde River. These routine inspections are beginning in 2022 with the towns of Fayette and Ovid with inspections due to the Health Department by November 1, 2022.

More information can be found at:

<https://senecacountyhealthdepartment.com/seneca-county-watershed-protection-law/>

### **RECOMMENDATION**

The Seneca County Department of Planning & Community Development advises the Seneca County Planning Board to recommend that the request of Zeiset's Construction/Koehler for a site plan review be approved conditional upon meeting the Town of Fayette's Land Use Regulations Section 1108 and 303D as well as conditional upon compliance with Seneca County Local Law #7 of 2021.

### **DOCUMENTS AVAILABLE**

GML 239 Referral Form  
Town of Fayette SPR Application  
Town of Fayette Zoning Permit Application  
Zeiset Contract  
Hand Drawn Site Plan  
Ag Data Statement  
Short EAF  
Plan Set from HD Cornerstone

**WHEREAS**, the request of Zeiset's Construction & Kurt Koehler for a site plan review was forwarded for review under Section 239 of the General Municipal Law because it is within 500 feet of Agricultural District #8, and

**WHEREAS**, the Seneca County Department of Planning and Community Development did review said request and prepared a report dated May 11<sup>th</sup>, 2022, and

**WHEREAS**, the Seneca County Planning Board did meet on May 12, 2022, to consider this request, the report of the Seneca County Department of Planning and Community Development, and other pertinent information, be it therefore

**RESOLVED**, that the Seneca County Planning Board recommends that this request be approved conditional upon meeting the Town of Fayette's Land Use Regulations Section 1108 and 303D as well as conditional upon compliance with Seneca County Local Law #7 of 2021, and be it

**FURTHER RESOLVED**, that the Seneca County Department of Planning and Community Development be directed to forward word of this action to the Town of Fayette.

Motion \_\_\_\_\_  
Second \_\_\_\_\_  
Ayes \_\_\_\_\_  
Nays \_\_\_\_\_  
Abstain \_\_\_\_\_

\_\_\_\_\_  
Amanda Forney, Secretary