

SENECA COUNTY PLANNING BOARD

MINUTES

May 12, 2022 – 7 PM

Health & Human Services Building

2465 Bonadent Drive, Waterloo, NY 13165

MEMBERS PRESENT: John Swanson, Mark Lott, William Dalrymple, Karen Thomson, Sally Kenyon, Charles Brady, John Pigman, David Wood (Alternate)

MEMBERS ABSENT: Kyle Black, Jon Salmon, Mary Kelleher, Kathy Lutz, Michael Scaglione, Tom Scoles (Alternate)

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

GUESTS: Allen Martin, applicant; Shawn Ritchie, Wilcox representative from FLX Tram

The meeting was called to order at 7:10 PM by William Dalrymple, chairperson.

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

The minutes of the April 14, 2022 special meeting were approved by a motion of John Swanson and seconded by Mark Lott. Carried 8-0

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. TJ 14-1-22, Site Plan Review, Allen Martin

Sally Kenyon moved and David Wood seconded the adoption of resolution 21-22, recommending approval conditional upon: 1) Mr. Martin showing he has control over tax parcel 14-1-21, 2) tax parcels being combined into a single parcel, 3) NYSDOT or County Highway Dept. approvals or permits for access drive to parcel for commercial purposes, 4) NYS DEC approval of SWPPP if required, and 5) a new address being developed based on location of entrance drive. The applicant is proposing to construct a parking area to be used for sales of items such as pre-built sheds and a potential retail sales structure in the future. A retention pond will also be included. Carried 8-0

2. TF 23-1-28, Site Plan Review, Wayne & Linda Wilcox

John Swanson moved and John Pigman seconded the adoption of resolution 22-22, recommending approval conditional upon compliance with Seneca County Local Law 7 of 2021. The applicants are proposing the installation of a tram system to replace the dilapidated stairs used to access the lakefront. The tram will be 60' long, powered by electric,

hold up to four people, and have an open air cabin. The tram is considered an accessory structure. Though the tram will not affect the septic system, site plan reviews in the Town call for an inspection and Seneca County Local Law 7 of 2021 is now in place. The Planning Department does not believe there will be any impact on the agricultural area. Carried 8-0

3. TF 13-2-11.5, Site Plan Review, Jutta Locker

John Pigman moved and Charles Brady seconded the adoption of amended resolution 23-22, recommending approval conditional upon 1) compliance with Seneca County Local Law 7 of 2021, 2) the submission to and acceptance by the Town of Fayette of a short Environmental Assessment Form, 3) the requirement for no human occupancy, 4) compliance with 10' setback, and 5) property survey posts being properly identified. The applicant plans to construct a 12' x 32' storage shed. The site plan review will require a septic inspection. The shed is considered an accessory structure and will not increase the floor plan or increase use of the septic system. The County Planning Department's recommendation was for approval conditional upon condition 1 only, but was amended after discussion. Carried 8-0

4. TF 22-2-30.2, Site Plan Review, Kurt Koehler

Sally Kenyon moved and John Swanson seconded adoption of resolution 24-22, recommending approval conditional upon meeting Town of Fayette's Land Use Regulations Section 1108 and 303D, and compliance with Seneca County Local Law 7 of 2021. Zeiset's Construction, on behalf of owner Koehler, wishes to remove the existing, partial second story of the home and replace it with a full second story. The house will go from three bedrooms to four. Seneca County Local Law 7 of 2021 will go into effect and as this is a site plan review, the Town would require a septic inspection. Carried 8-0

5. TF 22-2-11, Site Plan Review, Michelle Cole

John Swanson moved and John Pigman seconded adoption of resolution 25-22, recommending approval conditional upon meeting the requirements of Seneca County Local Law 7 of 2021. The applicants propose constructing an addition to their residence to increase their living and dining area. The addition will include a deck. Carried 8-0

6. TJ 15-2-03.12, 15-2-03.22, Site Plan Review, Wilkins RV

John Pigman moved and Mark Lott seconded adoption of resolution 26-22, recommending approval conditional upon 1) legal action to assure access to municipal water and sewer, 2) approval of NYSDOT regarding access to property, and 3) it being noted that no signage review is included in this action. Wilkins wishes to develop an RV sales and service center that was originally proposed in the town of Tyre. This project will require a subdivision and approximately 35 acres will be used. The Town does not require a subdivision review. The County Planning Department sees no issue with traffic at this location and the applicant is working with NYSDOT. The applicant will need access to water and sewer and will need to become an out of district customer in order to receive both. Signage information was not submitted but the applicant anticipates putting a sign along the NYS Thruway. Carried 8-0

7. TV 14-1-22, Subdivision, Donald Andrus

Charles Brady moved and John Pigman seconded adoption of resolution 27-22, recommending that the request be left solely to local determination. The applicants propose

subdividing 32 acres from an agricultural parcel for their daughter to construct a home. The action will potentially remove 32 acres from agricultural production. Carried 8-0

8. TW 18-1-17.11, Area Variance, Tim Smith

Charles Brady moved and Sally Kenyon seconded adoption of resolution 28-22, recommending denial at this time pending the applicant providing greater information. The applicants are requesting a 10' out of 15' side line set back variance to allow construction of an additional garage. According to what was submitted, this would place the structure 5' from the property line. A sketch map was provided that was not drawn to scale. Ms. Haynes stated that insignificant information was provided and she was unable to clearly determine the extent of the variance being requested. Carried 8-0

OLD BUSINESS: Ms. Haynes again offered a ride to anyone interested in attending the Spring Local Government Workshop being held at the Genesee Community College on May 13th. An additional training may be offered during the fall season.

For those County Planning Board members whose terms were to expire in 2022, term limits will no longer be an issue. Members can remain serving if they wish. Total membership will drop to 14 and there will be 5 alternate positions.

NEW BUSINESS: Mr. Lott expressed his concerns regarding the lakefront development in Geneva on Routes 5&20. Mr. Lott stated that traffic must be shut down for agriculture equipment to travel through the area during construction. There is also great concern about the ability for agriculture equipment to travel through after the construction is complete. Mr. Lott requested that members who share these same concerns to submit letters as this is a major concern for all agriculture.

Adjournment: The meeting was adjourned at 8:30 PM.

Respectfully submitted,

Amanda Forney
Secretary