

SENECA COUNTY PLANNING BOARD

MINUTES

August 11, 2022 – 7 PM

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

MEMBERS PRESENT:

John Swanson, Mark Lott, Kyle Black, William Dalrymple, Sally Kenyon, Kathy Lutz, John Pigman, Michael Scaglione, Tom Scoles, Sue Sauvageau (Alternate 1), Janet Lynch (Alternate 2), Frank Ruzicka (Alternate 4)

MEMBERS ABSENT:

Jon Salmon, Mary Kelleher, Karen Thomson, Charles Brady, David Wood, Domenica Catalano (Alternate 3)

STAFF:

Harriet Haynes, Sr. Planner; Amanda Forney, Staff Resources Assistant of the Seneca County Department of Planning and Community Development

GUESTS:

The meeting was called to order at 7:00 PM by William Dalrymple, chairperson.

Sue Sauvageau (Alternate 1) was appointed to sit in for Jon Salmon, Janet Lynch (Alternate 2) was appointed to sit in for Mary Kelleher, and Frank Ruzicka (Alternate 4) was appointed to sit in for Charles Brady.

The minutes of the July 14, 2022 meeting were approved by a motion of John Swanson and seconded by Sally Kenyon. Sue Sauvageau abstained. Carried 11-0

PUBLIC COMMENTS:

GML REVIEWS:

1. TF 13-2-18, Site Plan Review, Kenneth & Amy King Rev. Living Trust

Sally Kenyon moved and John Swanson seconded the adoption of resolution 37-22, recommending approval conditional upon compliance with Seneca County Local Law #7. The applicant proposes adding a 2nd story to their existing boathouse for storage and to use as a changing room. The drawing shows that there will be a restroom with a toilet, sink, and shower but there wasn't information regarding how they will be connected to sanitary services. The applicant did notify the Planning Department that there is a 1,000 gallon capacity septic tank at the main house with intention of pumping from the boathouse to that tank and septic field. The applicant also noted that this location has already been tested as in compliance with Local Law #7 of 2021. Ms. Haynes also advises that the Town of Seneca Falls be in touch with the Seneca County Health Department regarding if additional review is needed due to new construction occurring after a previous inspection. Mark Lott abstained. Carried 11-0

2. TSF 30-1-17.111C, Site Plan Review, Archaea Energy, Inc./Seneca Energy II, LLC

John Pigman moved and Sally Kenyon seconded an adoption of a resolution, recommending that the site plan review be approved, and that the Seneca County Planning Board does not need to do review of any further special use permit unless the scope of the project is significantly changed. The applicant's site plan would transfer processing of methane produced and collected at the Seneca Meadows Landfill to renewable natural gas, which would then be added to transmission facilities for natural gas. The intent is to convert almost all methane production from landfill to renewable natural gas which will allow removal of most generators off the line and reduce flaring. Kyle Black, Kathy Lutz, Frank Ruzicka, Tom Scoles, and Sue Sauvageau abstained. Failed 7-0

3. TV 10-3-26.1, Subdivision, Brian Lafferty

Tom Scoles moved and John Pigman seconded the adoption of resolution 38-22, recommending approval conditional upon the 1.023 acres of land being attached to other attached properties of the purchaser. The applicant wants to divide 1.023 acres off their approximately 3-acre parcel. The 1.023 acres will be landlocked if not attached to the purchaser's other property. Carried 12-0

4. TW 18-1-17.112, Area Variance, Tim Smith

Sally Kenyon moved and Mark Lott seconded the adoption of resolution 39-22, recommending approval. The applicant is requesting an area variance to allow construction of an additional attached 20' x 24' garage with rear corner within 7.4' of the property line. The required side setback is 15'. Carried 12-0

OLD BUSINESS: None

NEW BUSINESS: None

Adjournment: The meeting was adjourned at 7:48 pm.

Respectfully submitted,

Amanda Forney
Secretary