

SENECA COUNTY PLANNING BOARD MINUTES

September 8, 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, Karen Thomson, Sally Kenyon, Charles Brady, Kathy Lutz, John Pigman, Michael Scaglione, Tom Scoles, Frank Ruzicka (Alternate 4)

MEMBERS ABSENT:

Kyle Black, David Wood, Sue Sauvageau (Alternate 1), Janet Lynch (Alternate 2), Domenica Catalano (Alternate 3)

STAFF:

Harriet Haynes, Sr. Planner; Jason Rearick, 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.

Frank Ruzicka (Alternate 4) was appointed to sit in for Kyle Black.

The minutes of the August 11, 2022 meeting were approved by a motion of John Swanson and seconded by Sally Kenyon. Mary Kelleher abstained. Carried 12-0

PUBLIC COMMENTS:

GML REVIEWS:

1. TV 2022-4, Moratorium, Local Law #4 of 2022, Town of Varick

Charles Brady moved and Karen Thomson seconded the adoption of resolution 40-22, recommending that the Town of Varick adopt proposed Local Law #4. The Town has proposed a moratorium to temporarily halt development on those tax parcels which are bisected by the boundary between the Lakeshore Residential District ("LR") and the Agricultural and Rural Residential District ("ARR") for a period of six months. Any projects that have had applications submitted should not be put on hold. The County Planning Department believes that it is beneficial for communities to take the necessary time to study and improve situations within their zoning. Carried 13-0

2. TF 2022-2, Land Use Management/Amendment for PUD, Town of Fayette

Sally Kenyon moved and Kathy Lutz seconded the adoption of resolution 41-22, recommending that the Town of Fayette adopt proposed Local Law #2 conditional upon clarification of Section 550A1. This local law will add Section 550 Planned Unit Development to the Land Management Requirements. These PUD will be mostly for residential development and may contain individual building sites and a possible mix of service and retail uses designed to meet daily convenience. The

PUD will require a minimum of 20% open space and must conform to the Comprehensive Plan.
Carried 13-0

3. TF 22-2-11, Site Plan Review & Area Variance, Michelle Cole

John Swanson moved and John Pigman seconded the adoption of resolution 42-22, recommending that the request be approved conditional upon meeting the requirements of Seneca County Local Law 7 of 2021. The applicant is proposing to construct an addition to their residence for the purpose of having a larger living and dining area. A previous application was submitted and required an area variance for a side yard setback that was ultimately denied. The size of the addition has now decreased. It is a matter of local regulation if an area variance is needed due to this being a pre-existing nonconforming lot. Charles Brady and Mark Lott abstained. Carried 11-0

4. TF 18-1-48, Site Plan Review & Area Variance, Laura & Adam Sullivan

Sally Kenyon moved and Frank Ruzicka seconded the adoption of resolution 43-22, recommending that the request be approved conditional upon: 1) certification by a licensed architect that adequate fire separation per the NYS Uniform Fire Prevention Code is included in the design, 2) the submission and review of the EAF, 3) the approval of an area variance, 4) if this addition is to become a bedroom space, a re-evaluation should be undertaken to conform to building codes, and 5) if the addition is to become a bedroom, a re-evaluation of the septic system should be undertaken to conform to Local Law 7 of 2021. The applicants propose adding a single-story addition that is approximately 9'6" x 27'8" to their house for storage. The addition would leave approximately 3' of clearance between the edge of the addition and the property line. No EAF was submitted. Charles Brady and Mark Lott abstained. Carried 11-0

NEW BUSINESS: Ms. Haynes discussed the current review process for Agricultural District #6. This district is located within Waterloo, Junius, Tyre, and Seneca Falls. Letters were sent out to those within the district that may choose to remain, and other letters were sent out to those who may be recommended for removal from the district. Ms. Haynes will be meeting with town boards and town planning boards for their input. The review for Agricultural District 8 will likely begin in November or December of 2022 which will take approximately six months to finish. Review for Agricultural District #12 will follow. The review process for all districts is due to be completed within a year.

The Genesee/Finger Lakes Regional Planning Council is holding a training session at del Lago Resort on Thursday, November 3, 2022 from 8:30 AM – 5:00 PM. Various topics will be discussed.

On Wednesday, September 28th, 2022, a webinar training is available from 5:30 PM – 7:00 PM titled How the Electric Grid Works: Building Energy Independence and Resilience with Solar.

The joint training for Wayne and Seneca counties will be held on Thursday, October 6th, 2022 from 4:00 PM – 8:00 PM. Additional details on this training will be released soon.

Adjournment: The meeting was adjourned at 7:50 PM

Respectfully submitted,

Amanda Forney
Secretary