

SENECA COUNTY PLANNING BOARD

MINUTES

November 10, 2022 – 7 PM

Health & Human Services Building

2465 Bonadent Drive, Waterloo, NY 13165

MEMBERS PRESENT:

John Swanson, Kyle Black, William Dalrymple, Karen Thomson, Charles Brady, Kathy Lutz, John Pigman, Michael Scaglione, Sue Sauvageau, Janet Lynch, Frank Ruzicka (Alternate 4)

MEMBERS ABSENT:

Mark Lott, Jon Salmon, Mary Kelleher, Tom Scoles, David Wood, Sally Kenyon, 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

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 Tom Scoles.

The minutes of the October 13, 2022 meeting were approved by a motion of John Pigman and seconded by Michael Scaglione. Janet Lynch, Charles Brady, and Karen Thomson abstained. Carried 8-0

PUBLIC COMMENTS:

GML REVIEWS:

1. TF 2022-3, Retail Moratorium, Town of Fayette

Charles Brady moved and John Pigman seconded the adoption of resolution 49-22, recommending that the Town of Fayette adopt the proposed local law regarding a six-month moratorium on permits for retail development. The moratorium would temporarily halt the processing and approval of land use permits and special use permits for retail business within the town while it studies the need for further legislation to protect its character. The Town is working on their Comprehensive Plan and the process of establishing sewer districts. The purpose of the moratorium is to protect the character of the town. Carried 10-1

2. TV 14-1-21, Subdivision, Ben Stoltzfus

Kyle Black moved and Frank Ruzicka seconded the adoption of resolution 50-22, recommending that the subdivision be granted. The applicant wishes to subdivide a 70-acre parcel into three. Two of the three parcels will be approximately 17 acres and the third will be approximately 35 acres. A short form EAF was not submitted. County Planning utilized the online mapper tool to determine potential hazards. The owner will be keeping with agricultural practices and there are no impacts on County plans or purposes. Sue Sauvageau abstained. Carried 10-0

3. TT 2022-5, Solar Regulations, Town of Tyre

Charles Brady moved and Sue Sauvageau seconded the adoption of resolution 51-22, recommending

the adoption of the proposed local law to repeal and amend the solar energy zoning law by the town. The local law would regulate medium-sized solar facilities or community solar-sized facilities that are above and beyond the 25 kW capacity for "By Right" individual land use and below the 25 MW major electric generating facility that is regulated by NYS. Mr. Rearick stated that the local law is the most robust in decommissioning so far in Seneca County while also comprehensive in its definitions, application to existing zoning district regulations, and site treatments. The most important aspect of the decommissioning process is the third-year report which will require the facility owner to provide a report as a condition of approval by the Town Planning Board that shall provide the filing of evidence of financial surety. If the owner fails to do so, an abandonment clause will be triggered within the law. The law will encourage clean solar energy while protecting the town and Seneca County against abandonment. Carried 11-0

4. TT 2022-6, Site Plan Regulations, Town of Tyre

Charles Brady moved and Sue Sauvageau seconded the adoption of resolution 52-22, recommending the adoption of the proposed Local Law #6 of 2022. The current Article 3 will be repealed and replaced with shorter, consistent language. Ms. Haynes stated that this is fully an administrative action. Carried 11-0

5. TF 13-2-18, Site Plan Review, Ken King

John Pigman moved and Karen Thomson seconded the adoption of resolution 53-22, recommending approval conditional upon compliance with Seneca County Local Law #7 of 2021. This application is a resubmission that the County Planning Board reviewed in August 2022 with the same recommendation. The Town ZBA denied the application due to the height of the building. The resubmitted application now includes a design with a flat roof. Charles Brady abstained. Carried 10-0

6. Town of Waterloo, Property Annexation, Town & Village of Waterloo

John Pigman moved and Charles Brady seconded the adoption of resolution 54-22, recommending approval of the annexation. Approximately 2.53 acres within the Town of Waterloo will be annexed into the Village of Waterloo where a water storage facility is being developed. Demand for water has increased in the village and the Village of Waterloo also serves portions of the Town of Fayette, Town of Waterloo, and the Town of Junius. Service is also provided to the Town of Varick and Town of Romulus from mains that run south of the treatment plant. Carried 11-0

NEW/OLD BUSINESS: Ms. Haynes informed members of the possibility that draft zoning for local communities on marijuana dispensaries will be released by the end of the year. Currently, there are tentative permits but ultimately there will be six or seven categories of permits due to varying steps in the process such as growing, processing, transporting, etc. Writing and adding information into the local community zoning will require definitions in reference to allowed categories. Communities will be unable to outlaw marijuana dispensaries by zoning law, but restrictions can be made. It will fall under the same category as adult entertainment type use.

Adjournment: The meeting was adjourned at 7:42 PM

Respectfully submitted,

Amanda Forney
Secretary