

SENECA COUNTY PLANNING BOARD

MINUTES

January 12, 2023 – 7 PM

Health & Human Services Building

2465 Bonadent Drive, Waterloo, NY 13165

MEMBERS PRESENT:

John Swanson, Mark Lott, Kyle Black, William Dalrymple, Mary Kelleher, Sally Kenyon, Charles Brady, Michael Scaglione, Tom Scoles, David Wood (present for last two reviews), Sue Sauvageau (Alternate 1), Janet Lynch (Alternate 2)

MEMBERS ABSENT:

Jon Salmon, Karen Thomson, Kathy Lutz, John Pigman, Domenica Catalano (Alternate 3), Frank Ruzicka (Alternate 4)

STAFF:

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

GUESTS:

Tom Challen, Markan Corporation applicant; Kate-Lynn Woodhouse

The meeting was called to order at 7:02 PM by William Dalrymple, chairperson.

Sue Sauvageau (Alternate 1) was appointed to sit in for Jon Salmon and Janet Lynch (Alternate 2) was appointed to sit in for Kathy Lutz.

The minutes of the December 8, 2022 meeting were approved by a motion of John Swanson and seconded by Charles Brady. Mary Kelleher abstained. Carried 10-0

PUBLIC COMMENTS:

GML REVIEWS:

1. TR 21-1-26.12, Subdivision, Markan Corporation

Sally Kenyon moved and Tom Scoles seconded the adoption of resolution 1-23, recommending approval. The applicant proposes dividing two sections of a parcel which are separated by another tax parcel, as well as State Route 89. The property will be transferred to the adjacent property owner. Carried 11-0

2. TSF 24-1-03.2, Subdivision, Deloss Stuck

Mark Lott moved and Charles Brady seconded the adoption of resolution 2-23, recommending approval conditional upon the access via the existing drive being granted in the deed. The applicant wishes to subdivide .931 of a 27.6-acre parcel and have access via an existing drive. Tom Scoles abstained. Carried 11-0

3. TV 09-1-28.12, Subdivision, Lisa & Neil Oliver

John Swanson moved and Mark Lott seconded the adoption of resolution 3-23, recommending approval. The resolution also stated that a final approval of the subdivision will not be required by

the Seneca County Planning Board if the layout remains significantly the same. The application is preliminary. The applicant is proposing to subdivide into 7 parcels. There will be two larger parcels, one with significant lake frontage. The second and third largest will each have some lake frontage. The four remaining parcels were surveyed at 1.4 acres with lake frontage. The Town has concerns over the potential view obstruction of the Cayuga Byway unless building is restricted on these four parcels. Currently there are no zoning regulations in place. Carried 10-2

4. TF 13-2-11.24, Site Plan Review, Amy & Andrew Lyle

Tom Scoles moved and Kyle Black seconded the adoption of resolution 4-23, recommending approval conditional upon the applicant demonstrating that the current septic system is adequate for the expanded size, a determination being made that no area variance is needed or that the variance has been granted, and that no construction is occurring in the flood plain. The applicants are proposing a 480 sq. ft. addition, primarily on the south end, and a wraparound porch on the east, south, and west side. It was difficult to determine if setbacks will meet Town requirements. The applicants stated that there would be no increase in bedrooms and they planned for the residence to become permanent within 10 years. Charles Brady and Mark Lott abstained. Carried 8-2

NEW BUSINESS: The Housing Survey was sent out to board members and municipalities. The Seneca County Planning & Development Department encourages all to take the survey and share with other residents. It is an important piece of the Housing Needs Assessment.

Potential training opportunities are sent to municipal offices when they become available. It is important for those opportunities to get forwarded to local zoning and planning board members.

Adjournment: 7:57 PM

Respectfully submitted,

Amanda Forney
Secretary