

SENECA COUNTY
PLANNING BOARD MINUTES
October 12, 2023 – 7 PM
Health & Human Services Building
2465 Bonadent Drive, Waterloo, NY 13165

MEMBERS PRESENT: John Swanson, Mark Lott, Mary Kelleher, Sally Kenyon, Michael Scaglione, Tom Scoles, Kyle Black, Kathy Lutz, David Wood, Sue Sauvageau (A1), Janet Lynch (A2), Frank Ruzicka (A4), Kate-Lynn Woodhouse (A5)

STAFF: Harriet Haynes, Sr. Planner; Jason Rearick, Planner; Caitlin Ryan, Staff Resource Assistant of the Seneca County Department of Planning and Community Development

GUESTS: Dan Emmo, Town of Seneca Falls Zoning Board of Appeals Chairman; Gary Lahr, applicant; Chad Lahr

The meeting was called to order at 7:00 PM by Michael Scaglione.

Sue Sauvageau was appointed to sit in for Karen Thomson, Janet Lynch was appointed to sit in for William Dalrymple, Frank Ruzicka was appointed to sit in for Charles Brady, and Kate-Lynn Woodhouse was appointed to sit in for Jon Salmon.

The minutes of the September 14, 2023, meeting were approved by a motion of Sally Kenyon and Kate-Lynn Woodhouse. Mary Kelleher abstained. Sue Sauvageau not yet present. Carried 11-0

PUBLIC COMMENTS: Gary Lahr spoke stating he was present due to his application for a subdivision.

GML REVIEWS:

1. TF 21-1-02, Subdivision, Gary Lahr

This application was submitted to the Town of Fayette and forwarded for County review because the parcel is within 500 feet of Agricultural District #8. Harriet Haynes presented the GML report for the Seneca County Planning Department. No further discussion or questions. Tom Scoles moved, and Mary Kelleher seconded the adoption of resolution 58-23, recommending that the request of Gary Lahr be left solely to local determination. Mark Lott abstained. Sue Sauvageau not yet present. Carried 11-0.

2. TSF 38-1-18, Area Variance & Special Use Permit, David Goldberg

This application was submitted to the Town of Seneca Falls and forwarded for County review because the parcel is within 500 feet of Seneca County Road 116 and Cayuga Lake State Park. Harriet Haynes presented the GML report for the Seneca County Planning Department. Sally Kenyon asked about the potential for the garage, Ms. Haynes stated it was not indicated at this time. Mary Kelleher asked if it was in a floodplain, Ms. Haynes responded that the answer was not apparent on the available maps. Sally Kenyon moved, and Mark Lott seconded the adoption

of resolution 59-23, recommending that this request be approved. Kathy Lutz, Tom Scoles, and Frank Ruzicka abstained. Sue Sauvageau not yet present. Carried 9-0.

3. TSF 06-4-70, Area Variance, Sarah Ellison

This application was submitted to the Town of Seneca Falls and forwarded for County review because the parcel is within 500 feet of State Route 5 and US Route 20. Jason Rearick presented the GML report for the Seneca County Planning Department. Sue Sauvageau advised that Seneca Falls does not allow a second dwelling on the same property, Mr. Rearick advised that the dwelling is on a separate parcel from the owner's other property. Mary Kelleher advised that the size requirement would not be applicable to this case, Mr. Rearick confirmed this was correct. Sally Kenyon commented on a law Florida made requiring owner occupancy for a year prior to renting out a property with regards to the use of the property as a rental, short term or otherwise. Ms. Sauvageau also advised that the neighborhood is made up of larger homes, and stated that a tiny home would not fit the neighborhood. John Swanson brought up concerns about taxes with short term rentals. David Wood moved, and Kyle Black seconded the adoption of the resolution, recommending that the request for Sarah Ellison, on behalf of Elli Homes, LLC, for an Area Variance and Special Use Permit be approved conditional upon the applicant proving to the town that the project will adhere to NYS Uniform Fire Prevention and Building Code for tiny houses. Kathy Lutz, Tom Scoles, and Frank Ruzicka abstained. Did not carry 7-3.

4. TF 22-1-53 & 53.1, Subdivision, Guy & Karen Guthrie

This application was submitted to the Town of Fayette and forwarded for County review because the parcel is within 500 feet of Agricultural District #8. Harriet Haynes presented the GML report for the Seneca County Planning Department. No further discussion or questions. John Swanson moved, and David Wood seconded the adoption of resolution 60-23, recommending that the request of Guy and Karen Guthrie be left solely to local determination. Mark Lott abstained. Carried 12-0.

5. TF 30-2-24, Site Plan Review, Richard & Linda Mahuson

This application was submitted to the Town of Fayette and forwarded for County review because the parcel is within 500 feet of NYS Route 89 and Agricultural District #8. Harriet Haynes presented the GML report for the Seneca County Planning Department. John Swanson asked about the size of the garage, Ms. Haynes advised it was 26' x 26'. Sally Kenyon moved, and David Wood seconded the adoption of resolution 61-23, recommending that the request of Richard & Linda Mahuson be left solely to local determination. Mark Lott abstained. Carried 12-0.

OLD BUSINESS: Trainings are available coming up, please refer to emails that have been sent out.

NO NEW BUSINESS

ADJOURNMENT: 8:06 PM, motioned by John Swanson

Respectfully submitted,
Caitlin Ryan,
Secretary