

Town of Fayette
Planning Board
1439 Yellow Tavern Road
Waterloo, NY 13165
315-585-6282

Minutes September 22, 2014

Ron Schubert, Chairman called the meeting to order at 7PM with the following present: Mark Lott, Dave Fitzgerald, Nelson Wise, Keith Tidball, Mike Battley, Ronald Schubert. Others present were: Katie Nelson Town Board Liaison. Barry Scott, Barbara Yeo, Autumn DeVries, Angela Quicre (sp)

Chairperson Ron Schubert called the meeting to order at 7PM.

Alcott Living Trust – Trustee Laurie Alcott Elwanyk 3194 Route 414, Seneca Falls, NY 13148 (Tax Map 07-1-16.111) Preliminary Review of Minor Sub-Division of 30 acres of property on the Tom Allen Road from the 98.461 acres. This property is comprised of 7 parcels two of which were already subdivide among family. The area already being farm by Mark Lott will continue to be farmed; the pine tree area will be merged with the property own by the brother. This needs to be sent to the county planning board before any decision can be reached due to the property being bordered by State Route 414.

Barbara and Geary Yeo of Seneca Falls to Review of Permanently Parking 4 motor homes on a 1 acre lot within the Hamlet of Canoga's boundary. They have some questions regarding the property they want to purchase 3484 Route 89 Seneca Falls, NY which is located in the Hamlet of Canoga. They have talked with Bob Steele Codes Officer regarding this. Currently on the property is a 12 x 24 shed and a trailer from a tractor trailer. They would like to park 4 5th wheel campers 36 feet in length. The one camper, theirs would be permanently there, the others family and friends would come and go. The Town of Fayette Land Use Regulations state:

SECTION 818 RECREATIONAL VEHICLES Recreational vehicles shall not be parked, stored or located closer to than 10 feet to any lot line.

In the Town of Fayette the legal definition of a **CAMPGROUND**: is A parcel of land used or intended to be used, let or rented for transient, vacation and recreational occupancy by travel trailers, campers, tents, recreational vehicles, motor homes and the motor vehicles propelling or carrying the same, but excluding mobile homes or manufactured housing designed for year-round occupancy or as a place of residence.

In the Town of Fayette, the legal definition of a **RECREATIONAL VEHICLE**: A vehicle type unit primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic types are *A. Travel Trailer* A vehicular portable unit, mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a motorized vehicle

and of a body width of no more than eight feet and six inch (8'6") excluding awning, and a body length of not more than forty (40) feet when factory equipped for the road. *B. Tent*

Camper A portable unit, mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle. *C. Truck Camper* A portable unit, designed to be loaded onto, or affixed to the bed or chassis of a truck. Truck campers are of two basic types: 1. Slide-in Camper – a portable unit designed to be loaded onto and unladed from the bed of a pickup truck. 2. Chassis-mount camper – A portable unit designed to be affixed to a truck chassis. *D. Motor Home* A vehicular unit built on a self-propelled motor vehicle chassis.

In the Town of Fayette Land Use Regulation dealing with Hamlets (to include Canoga), campgrounds are not a permitted use (Section 821 of the TOF Land Use Regulations deals with campground regulation , SECTION 821 COMMERCIAL CAMPGROUNDS

The Town Planning Board may issue a special permit for commercial campgrounds in the Agricultural/Rural Residential (AR) and Lakeshore/ Canal (L) Districts subject to the standards and conditions set forth in this Section.

A. Campgrounds shall comply with the Sub-part 7-3 of the State Sanitary Code and any other pertinent regulations of the New York State Department of Health pertaining to campgrounds.

B. The minimum campground area shall be 10 acres, of which 4 acres shall be recreation and open space areas. Such open space and recreational areas shall not include required lots, roads, streets, or parking areas.

C. The minimum camping site shall be at least 2,500 square feet for tents and 3,500 square feet for all other sites. The camping sites shall be placed not closer than 20 feet to adjacent campground access and interior circulation roadways and adjacent camping units, and not closer than 150 feet from adjacent property lines, public road rights-of-way.

D. Flexibility of camp ground site layout is encouraged, but with the following conditions:

1. Each site shall have a permanent fire place and picnic table.

2. Water and toilet facilities shall not be more than 500 feet from each camp site.

3. Privies are not permitted.

E. At least one (1) utility building is required which shall comply with the requirements of this Local Law and shall contain offices, telephone, first aid facilities, and portable fire protection equipment.

All other uses shall be approved by the Town Planning Board.

F. All internal streets and roads shall be at least 20 feet wide, shall have a hard surface, and shall be properly maintained.

G. There shall be adequate shower, toilet, and sink facilities meeting the standards of the New York State Department of Health and the State Sanitary Code. All sewage disposal systems, including holding tanks, shall be designed by a licensed engineer.

H. The campground area designed for the placement of camping units, streets, roads, accessory structures, shall have adequate drainage. All plans submitted with the special use permit application shall show finished grades and drainage.

I. If the campground will utilize ponds or artificial lakes, the plans shall be prepared by a licensed engineer or other qualified professional. The Town Planning Board may require that the plans be reviewed by the USDA Natural Resource Conservation Service, the Soil and Water Conservation District, the Town Engineer, or other qualified professional.

J. The campground owner or operator shall:

1. Maintain order within the campground at all times.
2. Prohibit the use of motorbikes, go-carts, all terrain vehicles (ATV's), motorcycles, or similar vehicles in the camping areas, unless such vehicles are licensed and operated by a licensed operator.
3. Provide for daily collection of refuse from the campground and the measures to prevent an infestation of insects and rodents.
4. Have an attendant responsible for the facility, who is at least 21 years of age, on site at all times while the campground is in operation.

K. Campgrounds shall be operated only during the months of May through October, unless such term is otherwise specifically extended or limited in the permit issued to the applicant.

Keith Tidball will look into state and federal codes regarding this for the October 2014 meeting.

Barry and Maria Scott 3349 Canoga Island, Seneca Falls, NY 13148 Town of Fayette (Tax Map 8-1-45) Would like to build an addition on to the bedroom. Their lot is 70x150 approximately. The building is currently on piers . New use laws would require a 40 inch cement foundation Mr. Scott mentioned that they have no issues with building to new requirements and the anchoring requirements. It was suggested that they go through the ZBA for altering the footprint.

The regular meeting was opened with a roll call vote by Chairman Schubert.

- ✓ Teresa Bryan – Present
- ✓ Mark Lott – Present
- ✓ Jeff Rosenkrans – Absent
- ✓ Ron Schubert – Present
- ✓ Keith Tidball – Present
- ✓ Nelson Wise – Present
- ✓ Mike Battley – Present
- ✓ Dave Fitzgerald – Present

The Approval for the August 25, 2014 meeting were reviewed with at Motion to approve with corrections by Keith Tidball, 2nd by Teresa Bryan, all in favor, motion carried. The July 28, 2014 minutes were also reviewed with a motion to approve with corrections by Keith Tidball, 2nd by Teresa Bryan, all in favor, motion carried.

Zoning and Codes Officer Bob Steele was not present but his report was given by TOF Councilwoman Katie Nelson as follows. Approved 1 permit in September for Rebecca Sims on West River for a foundation wall. 5 other permits were submitted but have been forwarded to the planning board for site plan reviews. The property on 4301 Ridge Road is vacant. All animals have been removed and clean up

is taking place. (landowner evicted) Harold Cornwell 4243 Rte 96A has been issued an appearance ticket for Nov 12. The Brewery is progressing.

Town Board Liaison Report A & J Farms is gone as mentioned in Bob's report. In August her issued 9 permits. Jeremy Slentz has been hired as our PT Water maintenance person as he has been certified, other items being looked into are junkyard paperwork and fee, late water payment fees and having Dallyn Jenkins dog control officer made a constable . Assessor Jim Cleere is looking to have educational classes for the public on assessments regarding re-evaluations and the process.

County Planning Board Report – nothing to report

Regional Issues – Fema program regarding disaster preparedness in regards to flooding - Mark attended it had really good points.

Motion to adjourn by Keith Tidball, 2nd by Nelson Wise, all in favor meeting adjourned at 8:50PM by Chairman Schubert.

Respectfully Submitted by

Katherine "Katie" Nelson
Town of Fayette Councilwoman / Planning Board Liaison
notes taken by Planning Board members

