

Town of Fayette  
Planning Board – Minutes June 22, 2015  
1439 Yellow Tavern Road  
Waterloo, NY 13165  
315-585-6282

The Town of Fayette's Planning Board June 22, 2015 meeting was called to order at 7:00 PM by Chairman Keith Tidball with the following planning board members present: Ronald Schubert, Mark Lott, Teresa Bryan; Others present were: Katie Nelson – TB Liaison/acting secretary, Joe Midiri - attorney, Dale & Rhonda Zettlemoyer, Mary Anne Marr, Lewis Catherman, Ezra Oyer and Guy Donahoe –Representing Robert & Sue Pagano

Chairperson Tidball opened the meeting with the pledge of Allegiance and the reading of the first public hearing as advertised in the Sunday, May 10, 2015 Finger Lakes Times.

The public hearing for Lewis E. & Janet E. Catherman 3062 County Road 121, Seneca Falls, 13148, Town of Fayette (Tax Map 13-1-36) for a sub-division. Previously, was denied sub-dividing the property due to the one section would then be land locked. This time the section of property is being bought by Steve & Mary Ann Marr whose property already abuts the Catherman's. The plan of the Marr's is to continue to have the property remain agricultural. They will also need to amalgamate the property in the deed and tax map identification. Motion to close the hearing by Mark Lott, 2<sup>nd</sup> Ronald Schubert, all in favor; hearing closed.

The public hearing for Dale & Rhonda Zettlemoyer 3231 Miller Road, Waterloo, NY 13165, Town of Fayette (Tax Maps 5-1-10.1 & 5-1-10.2) for minor sub-division on each. The estate of Emily Pagano will be subdividing 3.47 acres 5-1-10.2 which their one daughter will be purchasing and living in the home. And the other parcel 5-1-10.1 will be subdividing 2.011 acres which their other daughter will be purchasing and putting a home on. The remaining property will remain agricultural which will be amalgamated to Dale and Rhonda Zettlemoyer's Tax Map 5-1-10.1 The sub-divided sections will need their own tax map identification numbers. Motion to close the hearing by Ron Schubert, 2<sup>nd</sup> Teresa Bryan; all in favor, hearing closed.

The public hearing Robert Pagano 4405 State Route 89, Seneca Falls, NY 13148, Town of Fayette, (Tax Map 30-2-26) for a site plan review to build a fence and to build an ornamental guard/ gate house entrance. Concern is the fence as currently proposed exceeds height restrictions and also impacts viewshed. Property slopes - the view from the road is not obstructed over the proposed fence. Concern over the water constriction concentration of water flow. Rudy Zona is the engineer on this project he will be consulted. The guard gate house accessory structure with gate wings. The gates are 7 ½ feet in height, one side slides and the other swings. The style of fencing is an open style to allow views to be seen of the lake. Concern regarding the setback of the gatehouse/accessory building. Motion to close the hearing by Ronald Schubert, 2<sup>nd</sup> by Teresa Bryan; all in favor, hearing closed.

The public hearing Ezra Oyer 4343 State Route 89, Seneca Falls, NY 13148, Town of Fayette, (Tax Map 30-2-20) regarding a site plan review to build a 10 x 18 ft storage building for his watercraft. To deal with drainage of the prefabricated storage building; he is proposing to put in submerged and surface pools, and a rain garden along the drive, rip wrap to help with stabilization of the soil. Motion to close the hearing by Mark Lott, 2<sup>nd</sup> by Ronald Schubert; all in favor, hearing closed.

A motion to close the public hearings was made by Mark Lott, 2<sup>nd</sup> by Teresa Bryan all in favor, motion carried.

Regular meeting was called to order by Chairman Keith Tidball with a Roll Call of members as follows:

- ✓ Ronald Schubert – Present
- ✓ Mark Lott – Present
- ✓ Nelson Wise – Absent with notice
- ✓ Teresa Bryan – Present
- ✓ Keith Tidball – Present
- ✓ Dave Fitzgerald –Excused
- ✓ Jeff Rosenkrans – Absent with notice
- ✓ Joseph Midiri , attorney – Present
- ✓ Robert Steele , codes enforcement – Absent with notice

Review of the May 18, 2015 minutes with a motion by Ronald Schubert, 2<sup>nd</sup> Mark Lott to approve 2<sup>nd</sup>, all in favor and motion carried.

There was no additional public comment.

The Zoning Officer's report was reviewed by Councilwoman Katie Nelson as follows:

6 building permits were approved for the following:

Kevin Martin - West River Road – Agricultural Pole Barn

David Ward – South Parker Rd – Detached Garage

Tim Lesslie – Westfall Drive – Deck

Ken Woodring – Shannon Drive – Deck

Mark & Kathy Lott – County House Road - Ag Storage Building on Yost Road

Jon & Tracey Winter – Leader Road –Attached pole garage

1 Denied Permit for John Gardner – Lerch Road Solar Array

Other:

Stop work on Salvatore Gugielmino has been referred to the ZBA (nothing submitted as of yet)

Inspected Thomas Paczkowski - property maintenance has been completed within 30 days

Trying to connect with Gary & Barb Yeo Route 89 Canoga regarding makeshift campsite which is against land use in the Hamlet.

Neil Teague case – fence has been removed.

Town Board Report – Katie Nelson

Heard from residents next to Burroughs Creek regarding flooding and soil erosion due to the rains.

Animal control 3 tickets issues and 1 dog reclaimed

Highway Dept – looking with a grant to add on to back of the building, the new town office door has been order and should be installed soon, road repair work started today (6/22) and looking into signing off on Larson Road which is off of Post Road – Doug Freier will maintain as it is access to his fields and a barn.

Budget Workshop meeting is July 18 8AM to 10AM.

New Electrical Wiring will be done this week and meeting room rearranging will take place.

The County Planning Board Report – Mark Lott

Nothing extra to report

Regional Issues –

Upcoming trainings are taking place, information was sent to members electronically.

Keith mentioned that due to water levels on the lakes there will be some public hearings coming in the future – he will keep us informed.

A closed meeting to work on updates to the Town of Fayette Land Use Regulations was proposed to follow the Town Board's Budget Workshop July 18 from 10:30AM to Noon. Katie will send out notice to members.

New Business:

Lewis E. & Janet E. Catherman (Tax Map 13-1-36) for a sub-division.

A straightforward sub division with the property not being landlocked with the Marr's purchasing it. A motion to approve contingent upon the Marr's having it deeded as one property and one tax map # by Ronald Schubert, 2<sup>nd</sup> by Mark Lott; all in favor, motion carried.

Dale & Rhonda Zettlemyer (Tax Maps 5-1-10.1 & 5-1-10.2) minor sub-division on each. Motion to approve both sub divisions with the parent lots of Dale and Rhonda Zettlemyer having been amalgamated and each of the subdivisions having their own tax map #s by Ronald Schubert, 2<sup>nd</sup> by Teresa Bryan; all in favor, motion carried.

Robert Pagano (Tax Map 30-2-26) for a site plan review to build a fence and to build an ornamental guard/ gate house entrance. The site plan is denied for a building permit due to not in compliance with town land use regulations due to the height of the fence and the setbacks of the accessory structure. The footings for the fence can be done as long as the compliant sections meet the setbacks, motion by Teresa Bryan, 2<sup>nd</sup> by Mark Lott; all in favor, motion carried. The accessory structure of the guard/gate house will be going to the Zoning Board of Appeals regarding height of the gates and the setbacks.

Ezra Oyer (Tax Map 30-2-20) regarding a site plan review to build a 10 x 18 ft storage building for his watercraft. Motion to approve the site plan review with the addition of a 5 x 50 ft rain garden with the storage building on a gravel pad by Teresa Bryan, 2<sup>nd</sup> by Mark Lott; all in favor, motion carried.

A motion to adjourn was made by Mark Lott, 2<sup>nd</sup> Dave Fitzgerald all in favor at 8:53PM.

Next meeting is July 27, 2015 at 7PM

Respectfully Submitted

Katherine "Katie" Nelson

Town of Fayette Councilwoman / Planning Board Liaison