

Town of Fayette
Planning Board – Minutes September 28, 2015
1439 Yellow Tavern Road
Waterloo, NY 13165
315-585-6282

The Town of Fayette's Planning Board September 28, 2015 meeting was called to order at 7:02 PM by Chairman Keith Tidball with the following planning board members present: Ron Schubert, Mark Lott, Nelson Wise, Teresa Bryan, Dave Fitzgerald, Others present were: Katie Nelson – TB Liaison/acting secretary, Robert Steele –Codes Officer, Joe Midiri-attorney, George Aldrich.

Chairman Tidball opened the meeting with the pledge to the flag followed by a roll call of the board:

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

The preliminary hearing for Canoga Shores / Bonnie Banks, Seneca Falls, NY 13148, Town of Fayette (Tax Map 22-1-12.2) regarding 2 sub divisions. The property cannot be done as a lot line adjustment due to being too large of an area. Property for the section is located directly along state route 89 and has a potential buyer who is interested in putting in a microbrew. The paperwork needs to be separate for each subdivision – Katie will contact Attorney Riley regarding this. They need to be handled as two completely separate subdivisions and with maps.

A motion to open the preliminary hearing for George Aldrich of 11 Jonathan Court, Whitesboro, NY 13492 regarding a potential site plan on above mentioned subdivision to open a microbrewery and beer garden on 1 ¾ acres. He and his wife want to move to the area and be a part of the community. They want to create a welcoming and relaxing area for tastings, educational component with a garden with outdoor seating area for a family friendly place to sit and have a picnic meal and a glass of beer. The Aldrich's are very attracted to the local piece of using New York Products – he has a cousin in Farmington that has a hop farm and there are several in the Rochester area. The location is great. Plans at the moment are to sell 7 barrels worth of beer a week. Being consistent with the area wineries' business hours will be the same, 5 days a week. Currently working with Town Board Member Jeff Trout and Engineer Jason McCormick in regards to septic and water. Koch's have water. Well water would be okay but he would have to do a lot of treating of it to get it to where he needs it to be. He would like to expand the building currently there on the backside (to the east). Also would be able to expand the parking lot if needed. Concern is to allow privacy and allow for viewing of the lake views may be able to do with landscaping and some limited fencing. Room for buses to be considered. Mr. Aldrich was given a copy of the local law #3 2015 in regards to microbreweries in Fayette.

A motion to close the preliminary hearings was made by Dave Fitzpatrick, 2nd by Ron Schubert, all in favor, motion carried.

The regular meeting was called to order by Chairman Tidball with a roll call as previously done.

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

Review of the July 27, 2015 minutes took place. A motion to approve the minutes by Dave Fitzgerald, 2nd by Mark Lott, all in favor, motion carried.

Review of the August 24, 2015 minutes took place. A motion to approve by Dave Fitzgerald, 2nd by Teresa Bryan, all in favor, motion carried

Review of the September 22, 2014 minutes took place. A motion to approve by Dave Fitzgerald, 2nd by Mark Lott, all in favor, motion carried.

Zoning & Code Officer Robert Steele gave his report as follows:

Approved permits

Three Brothers Winery - Lerch Road – 16’ x 16’ addition

Three Brothers Winery – Lerch Road - 110’ x 50’ addition brewery

Seneca Yacht Club – Boody’s Hill Road – updates to make building handicap accessible

William Dahl – Leader Road – Roof Top Solar Array

Lawrence Wolonowski – Teall Beach – garage/workshop/storage with solar array on roof

Lawrence Wolonowski – Teall Beach – enclose porch and convert garage to living/hobby area

Maybury, Tracy - Route 96A – New manufactured home

Denied Permits

Scott, Barry and Maria – Canoga Island

New Business:

Discussion that Codes Officer Bob Steele and Liaison Katie Nelson both have been getting phone calls regarding solar farms, on property on East Lake Road.

Discussion ensued in regards to upcoming public hearing 10/26/2015 for an Upstate Cellular Network (Verizon Wireless) for a Special Use Permit and Site Plan Review to Construct and Operate a Wireless Telecommunications facility on property located at 4050 Ridge Road, Seneca Falls, NY 13148, Town of Fayette, (Tax Map 28-1-07.1) were lacking 4 copies - Katie will contact the company and have them send them. Question on page 2 map #10 (site notes) regarding an Access Road which is discussed on page 9 of 13 of the SEQR.

A FEMA Weather Station will be going in on Mark and Kathy Lott’s property on County House Road. 30’x30’ area, 30 foot high tower. For 30 years. The sensors will measure temperatures, wind speed, or water level and data will be compiled along with other data being collected. The public can view reports and forecasts such as: Current hourly reports—weather condition reports for each state, issued every hour, State forecasts—twice daily for each state and covers 1-5 day forecasts, Local forecasts—city-specific and covers 1-3 days, not all sites issue this, Zone forecasts—twice daily for individual county/zones in every state, Short term forecasts (NOWcasts)—several times per day and covers next 4 to 8 hours, Public information area—current record reports, public information statements, recreational reports, and additional state information reports. Climatic data—historical comparisons, running totals

for precipitation, etc. Issued daily for each state. Coastal, river, and hydrologic information—various hydro reports, some water related recreation reports. Special weather statements—additional details on current conditions can be given such as current severe weather in each state. Watches, warnings, and advisories for the following: Tornado severe thunderstorm, Flood, Flash flood, Hurricane local statement, Winter storm, Special marine warning, Severe weather statement

Other

Foster has contacted Bob and Attorney Midiri. Bob would like to see the building removed but Co Code and Bob aren't agreeing. Attorney Midiri will have Foster document his position. Complaint in regards to John's Auto on West River, issued an appearance ticket for building without a permit and is to appear to Town Of Fayette Town Court on Oct 7th at 6:30PM.

Mark brought up how do "we" handle miss representation on applications. They tell one thing but do another for example; a garage is built on the lake and next thing you know it's being used as a rental. The only way we know this is if we were told by someone. Something for us to look at as it creates a snowball effect.

The Purrott Property on North Parker (13-2-11.22) is currently up for sale. Word is that a person is interested in purchasing it wants to use it for a rental property.

County Planning Board Report - refer to attachment of minutes sent from county at their September 10, 2015 meeting. None of the hearings were from the Town of Fayette. Fayette's has already been submitted for October's meeting.

No Regional Issues –

The Genesee Finger Lakes has their annual fall training; November 13 to be held in Batavia. The form is in each member's binder. Ron recently attended several. The state in regards to Wind Energy Regulations is hoping that all towns include it in their comprehensive plans and link it to land use and regulation codes.

Old Business: A continuation of work on updates on the land use regulations, if anyone has not turned in their homework please do. Next work session will be Wednesday, October 14, 2015 at 7PM. Dave has been tasked with seeing if there are any grants available that we could use to cover the cost of updating our comprehensive plan. Dave mentioned that his daughter who is an English major and a fellow student would be willing to do proofing of the land-use regulations before we submit.

Motion to adjourn the meeting by Mark Lott, 2nd by Nelson Wise -all in favor, meeting adjourned at 8:17PM by Chairman Tidball.

Respectfully Submitted

Katherine "Katie" Nelson
Town of Fayette Councilwoman / Planning Board Liaison