

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

Minutes October 26, 2015

The Town of Fayette's Planning Board October 26, 2015 meeting was called to order at 7:00 PM by Dave Fitzgerald, Vice-Chairman with a roll call for attendance, present were:

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

Others present were: Katie Nelson – TB Liaison/acting secretary, Robert Burgdorf – Verizon Wireless, Tom Eruln Verizon Wireless, Henry W. Eno, Bill Ebert, Dervin Zeiset, Robert Kirscheke, John Kirscheke, Amy Gallinger, James Clark, Richard Ricci,

The meeting was open with the pledge of Allegiance .

The Public Hearing for Bonnie Banks/Canoga Shores LLC. 56 Miller Street, Seneca Falls, NY 13148, Town of Fayette (Tax Map 22-1-12.2) regarding a Subdivision for 1.746 acres from 99+ acres. Proposed subdivision is for a possible microbrewery /beer garden to be located on Route 89, Seneca Falls, NY 13148 was open. Mr. Ebert of Canoga Shores spoke explaining the subdivision. Many had questions in regards to the microbrewery going in which in not definite. A letter from the Brady's giving their support of the subdivision was mentioned.

A motion to close the Public Hearing was made by XXXXX, all in favor, Public Hearing Closed.. SEQR Form was reviewed. Motion to approve the SEQR made by Ron Scubert,2nd Nelson Wise all in favor.

The Public Hearing for Robin L. and Rhonda L Anthony PO Box 600, Blirstown, NJ 07825 for a Site Plan Review/Building Permit to build a 16'X16' addition and a 20'x12' roof over a deck for the following property 4217 Shady Beach , Seneca Falls, NY 13148,Town of Fayette, (Tax Map 30-3-29). Dervin Zeiset , contractor for the project presented the project. Henry Eno of Shady Beach; neighbor was present and stated they have no issues with said project and it will be nice when completed. Concern over drainage was discussed.

A motion to close the Public Hearing was made by xxxx; all in favor, motion carried. SEQR

Form was reviewed. Motion to approve the SEQR made by Ron Schubert, 2nd Mark Lott, carried.

Upstate Cellular Network 1275 John Street, Suite 100, West Henrietta, NY 14586 for a Site Plan Review /Special Use Permit to build a Verizon Cell Tower on the property of Leon Jr. and Lynette S. Martin 4050 Ridge Road, Seneca Falls, NY 13148, Town of Fayette (Tax Map 28-1-7.1). XXXXX of Verizon Wireless presented the project. This project of constructing a 195 foot Tower has a fall zone of 200 feet. The Seneca County Planning Board is recommending that easements restricting development be obtained from the surrounding property owners within 200 feet. The equipment shelter is now a new design, more of a cabinet style instead of a building. Motion to close public hearing was made by XXXX, 2nd by XXXX, all in favor motion carried. Long form SEQR was completed, motion to approve by Ron Schubert, 2nd by Teresa Bryan.

A motion to close the public hearing portion of the meeting and move on to new business before the standard monthly business portion of the meeting was made by Mark Lott, 2nd by Nelson Wise, all in favor. Public Hearings closed at 7:26PM

Preliminary Hearing was called for Jessica Sinicropi –Elias of 240 Ovid Street Seneca Falls, NY 13148 and new owner of 1530 Marshall Road, Waterloo, NY 13165, Town of Fayette, Tax Map 3-1-06.12. Ms. Sinicropi – Elias has converted the former building that was an insurance office into a salon for hair and tanning. Her application and paperwork has been submitted to the County Planning Board for November 12, 2015. The property abuts Marshall Road (county road) and Route 96 (state road). She is scheduled for a public hearing with the Town of Fayette for a special use permit on November 23, 2015. Concerns in regards to water and sewer, and drainage have been noted among planning board members. Ms. Sinicropi –Elias was not present.

The business portion of the meeting was called to order at 7:34PM starting with a Roll Call:

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

Noted that Attorney Joe Midiri was present and Codes Officer Bob Steele was present.

New Business is being moved ahead in the agenda lineup. No further public comments.

Bonnie Banks/Canoga Shores LLC, Town of Fayette Tax Map 22-1-12.2 for Subdivision of 1.746 acres from 99+ acres. No further discussion by board members. A motion to approve by Ron Schubert, 2nd Mark Lott all in favor, motion carried. They will get a mylar for us to have signed. Maps are already set to be signed.

Robin and Rhonda Anthony, Town of Fayette Tax Map 30-3-29 for site plan/building permit to build a 16'x16' addition and a 20'x 12' roof over the deck. Discussion on drainage and run off ensued. Motion to approve the site plan / building permit was given contingent upon having Contractor Dervin Zeiset work with Codes Officer Bob Steele on the drainage and correcting if it drains directly towards the lake. (A rain garden was suggested as a favorable method) by Nelson Wise, 2nd Teresa Bryan, all in favor, motion carried.

Upstate Cellular Network for a Site Plan Review /Special Use Permit to build a Verizon Cell Tower on the property of Leon Jr. and Lynette S. Martin Town of Fayette Tax Map 28-1-7.1. A motion to approve contingent upon easements restricting development be obtained from surrounding property owners within 200" of the Tower Base. If easements are not obtained, application to be declined and forwarded to the Zoning Board of Appeals for a Site Variance by Ron Schubert, 2nd Mark Lott, all in favor, motion carried.

8:05PM After a review of the September 28, 2015 minutes, a motion to approve was made by Teresa Bryan, 2nd Mark Lott, all in favor, minutes approved.

Zoning Officers Report – Bob Steele

Bob reported the 7 following permits were approved:

- Tom Ansastasio – Route 414, 8'x16' addition to the house
- Mark Wise – Yellow Tavern Road, 24'x28' garage and 7'x18' deck
- Lee Zimmerman – Goldsmith Road, 40'x8' addition to barn
- David & Nicole Cheney – Miller Road, New Residence
- MacDougal Sportsman Club – MacDougall Road, deck
- Barry & Maria Scott – Route 89 (Canoga Island) 6'x12" addition
- Mark & Kathy Lott – County House Road, Weather Station

No Denied Permits – other business

3142 Canoga Rd (co rd 121) abandon property. Under the care of J.P. Morgan Mortgage Company will contact them regarding this issue.

Inspected Sandrock property on Canoga Island. Took measurements – found no violations. While there looked a the Scotts project and that is in compliance.

Johns Auto Sales is in compliance as far Town of Fayette is concerned. Met with Town of Fayette Judge Joe Sapio, Joe Midiri-attorney, John Pulver and his attorney David Foster. A permit for the shed was issued and the charge with drawn. This was done so Seneca County Code Enforcement can move forward with their case. 1. Seneca County Codes needs him to put up a file wall between the 12x28 shed and the main building or move the shed more than 10 feet and put on a concrete foundation. 2. In regards to his special use permit – he is in compliance 9 autos for sale, 2 out back with our plates he is working on , 2 John's Auto Trucks., had several in for simple repairs. Anything environmental related needs to be brought to the attention of the DEC. After issue with County Codes is finalized he will have to come to apply for a permit for the 18x18 permit. He has already been made aware of doors, firewalls, to meet standards, and meeting setbacks.

Town Board Liaison Report – Katie Nelson

The Town Board has been busy working on the budget for 2016. The board has gone line by line and asking questions and looking at all. Working on a grant that will be covering an addition to the highway department, and looking at other areas for the funds to be spent and benefit the Town the best. Working with Jason McCormick on various plans for expanding water to those in the town.

Old Business (updates):

Guy Donahoe, architect presented before the Zoning Board of Appeals on October 19, 2015 regarding the area variance for Robert Pagano on Route 89. . The problems with the leaking oil tanks has been resolved and it caused the view shed to open right up with the removal of the trees and overgrown shrubbery. The issues of height, set back have been all address. The space before the gates is plenty for a delivery vehicle to pull in and be off the road, the gate house which will house the electrical components for the gates, outdoor landscape lighting along drive has been made smaller and the height of the gate is also shorter. The ZBA approved his area variance (copy is in each members binder)

Yeo's - an adjournment was asked for by Attorney Midiri so he could worked more efficiently with Pat Morrell their attorney. May need to amend the charge. Katie will resend him what minutes he needs.

County Planning Board – Mark Lott

Didn't attend the last meeting on October 8. (results from the two public hearings from Fayette are in the binders) The September meeting minutes are in each person's binder.

Regional Issues – None Just the November 11 is a training in Batavia.

Information was handed out to view before next work session on the land use regulations.

A motion to adjourn was made by Mark Lott, 2nd by Nelson Wise. Meeting adjourned at 8:40PM by Dave Fitzgerald. Next meeting is November 23, 2015, 7PM.

Respectfully Submitted by

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

