

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

### **Minutes for March 31, 2016**

The Town of Fayette's Planning Board March 31, 2016 meeting was called to order at 7:00 PM by Keith Tidball, Chairman with a roll call for attendance, present were:

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

Others present were: Katie Nelson –secretary, Cindy Lorenzetti – Supervisor, Bill & Sandra Caster, John Pulver, Eleanor Burnett, Heidi Lott, Aaron Hurst, Coreen Lowery – Councilwoman, Charles D Wimmer, Craig Sessler, Sally Webster, Susan Bassett, Ty Allen, Lamar Martin, Dawn Carmell, Aaron Zimmerman,

The meeting was opened with the Pledge of Allegiance. Chairman Tidball started the meeting with a presentation to former chairman Ronald Schubert with a plaque for his dedicated serviced as Chairman of the Town of Fayette Planning Board.

The first public hearing was opened:

The public hearing for Charles & Carolyn Wimmer, 3163 County Road 121, Seneca Falls, NY 13148, Town of Fayette (Tax Map #13-1-41.21) regarding a Sub-Division of 22.303 acres into 12.57 acres 1.89 acres and 7.655 acres. The mathematical change was done to the survey maps as requested at the previous month's meeting. As there was no further questions. A motion to close the public hearing was made by Ron Schubert, 2<sup>nd</sup> by Mark Lott; all in favor, public hearing closed.

The public hearing for Aaron Zimmerman 3680 Watts Road, Waterloo, NY 13165, Town of Fayette (Tax Map # 20-1-01) regarding a Sub-Division of 47.480 acres from 97 acres. Mr. Zimmerman is selling land he is no longer farming , the land will remain agricultural. There is drainage tiles on the property (older clay tiles) that the previous owner's installed. The gas well – the access is from the south going north to site. The agricultural data statement was reviewed by the planning board members. There are no easements and the sub-division is straight forward. A motion to close the public hearing was made by Mark Lott, 2<sup>nd</sup> by Dave Fitzgerald; all in favor, public hearing closed.

The public hearing for Aaron Hurst of Witmer Electric and Automotive 3759 State Route 414, Seneca Falls, NY 13148 (Tax Map 12-1-17.12) regarding a change to the current Special Use Permit to include

the sale /repair of some barn and farm equipment. This is a long standing business to the Town of Fayette and they would like to increase the business by adding to the small auto and engine repair agricultural equipment repair / sales. This business has been in operation before special use permits were needed; this will bring them into compliance with the current regulations. A motion to close the public hearing was made by Ron Schubert, 2<sup>nd</sup> by Nelson Wise; all in favor, public hearing is closed.

The public hearing for Mark Wise 4301 Murray Road, Seneca Falls, NY 13148 for Site Plan Review to build a new manure storage unit at 4104 Watts Road, Waterloo, NY 13165, Town of Fayette (Tax Map 24-1-07). Mr. Wise would like to build a manure storage unit that is 12 x 90. The design standard he is using is 4000 psi the standard is one that the contractor is using. He doesn't plan on expanding his herd size and it below the regulation size (CFO regulations 200 and less) Mr. Fitzgerald reviewed the location set backs per page 72 of the Town of Fayette Land Use regulations. It appears to be in compliance. A contingency for a map with distances from the lot lines will be needed. A motion to close the public hearing was made by Mark Lott, 2<sup>nd</sup> By Nelson Wise; all in favor, public hearing closed.

The public hearing for Eugene, Juanita, & Dawn Carmell 4219 Yost Road, Waterloo, NY 13165, Town of Fayette (Tax Map 27-1-34) regarding a Sub-Division of property creating 2 – 1 acre parcels. Our codes officer is not familiar with the property. The total property is just a tad under 2 acres so one property will be .989 . This is an agricultural / rural area. Section 726 of the Town of Fayette Land Use Regulations (p.70) was referred to as there is a residence located on each section. They are single trailers. 4000sq feet lot size and have 125 on each for setbacks. Questions were discussion per markings on the map. The one was a driveway and the other a building a shed? Question what is it? as it is 6.7 feet which would be encroaching on the line. Setbacks need to be 10 feet for accessory buildings. A motion to close the public hearing was made by Dave Fitzgerald, 2<sup>nd</sup> by Mark Lott; all in favor, public hearing closed.

The public hearing for LaVerne Sessler Jr. 3900 Willowdale Lane, Geneva, NY 14456, Town of Fayette, (Tax Map 13-2-40 &18-2-11.11) ) for a Site Plan Review to build a garage and exterior remodel. Mr. Sessler is represented by his brother Craig Sessler and Ty Allen of New Energy (the architect) The garage will be going where the darker portion on the map are – the blacktop/ car port area. Will be expanding the roof to cover the decking in areas and replacing some windows. No changing of the foundation footprint area. The car port will be removed. Current rainwater is handled by gutters to storm drains. The plan is for the rainwater will be handled by gutters- which go to storm drains, which go to the lake on the southside of the property. The set back on one point is 10 feet and a little less at another point. They have some flexibility in regards to the angle. The upper level of the garage is for storage only – no living space. A motion to close the public hearing was made by Mark Lott, 2<sup>nd</sup> by Nelson Wise; all in favor, public hearing closed.

The public hearing for Susan Bassett and Sally Webster 4510 Seneca View, Geneva, NY 14456, Town of Fayette, (Tax Map25-2-25) for a Site Plan Review to build an addition of a living room / great room. To also being represented by Charles Kelsey – builder. Mr. Kelsey will be arriving later. A letter was received from a neighbor with no concerns on the project. The property they have owned since 1995. It was stated that they would be alter the footprint with the project they are proposing therefore loosing the grandfathering provision. This is lake front property. Ms. Bassett explained the project. The addition is to the north-side of the house - the distance is 31 feet to the property line 18 feet is the width of the addition leaving a setback of 13 feet. The application amended to reflect the architect's map. Options to help see the project done will be discussed in the business portion of the meeting. Received a phone call from the Heinzman's as to what the project was, the map showing what they

wanted to do was scan and sent to them and he sent message back that he had no concerns. A motion to close the public hearing was made by Ron Schubert, 2<sup>nd</sup> by Dave Fitzgerald; all in favor the public hearing closed.

The record shows the following members were in attendance at the business portion of the meeting;

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

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

#### **Secretary Report** – Katie Nelson

The February 22, 2016 minutes were reviewed. Several typos were found and a motion to approve was made to approve with corrections to approve by Dave Fitzgerald, 2<sup>nd</sup> by Mark Lott, all in favor, the minutes approved.

It was noted that there is good recognition to meeting details.

#### **New Business:**

Aaron Zimmerman 3680 Watts Road, Waterloo, NY 13165, Town of Fayette (Tax Map # 20-1-01) regarding a Sub-Division of 47.480 acres from 97 acres. This is a straight forward Sub-Division and the land use will be remaining the same. The Seneca County Planning Board left the decision to the Town of Fayette. SEQR was reviewed – no adverse changes. A motion to approve the Sub-Division was made by Ron Schubert, 2<sup>nd</sup> by Mark Lott; all in favor, Sub-Division is approved.

Charles & Carolyn Wimmer, 3163 County Road 121, Seneca Falls, NY 13148, Town of Fayette (Tax Map #13-1-41.21) regarding a Sub-Division of 22.303 acres into 12.57 acres 1.89 acres and 7.655 acres. No further discussion. A motion to approve the Sub-Division was made by Mark Lott, 2<sup>nd</sup> by Ron Schubert; all in favor, Sub-Division is approved.

Aaron Hurst of Witmer Electric and Automotive 3759 State Route 414, Seneca Falls, NY 13148 (Tax Map 12-1-17.12) regarding a change to the current Special Use Permit to include the sale /repair of some barn and farm equipment. Only concern was that is not become a junkyard. A motion to approve the change in business to the Special Use Permit with contingency that is not become a junkyard subject to Town of Fayette ZSoning Regulation was made by Nelson Wise, 2<sup>nd</sup> by Dave Fitzgerald; all in favor, Special Use Permit is granted.

Mark Wise 4301 Murray Road, Seneca Falls, NY 13148 for Site Plan Review to build a new manure storage unit at 4104 Watts Road, Waterloo, NY 13165, Town of Fayette (Tax Map 24-1-07). Mr. Wise would like to build a manure storage unit that is 12 x 90. After review of the project a motion to approve the Site Plan was made contingent upon a map showing the setbacks from the property lines be submitted to the Town of Fayette Planning Board with in a week was made by Dave Fitzgerald, 2<sup>nd</sup> by Nelson Wise; all in favor, Site Plan approved.

Eugene, Juanita, & Dawn Carmell 4219 Yost Road, Waterloo, NY 13165, Town of Fayette (Tax Map 27-1-34) regarding a Sub-Division of property creating 2 – 1 acre parcels. Discussion with Codes officer Bob Steele regarding the accessory building noted on the map. A motion to approve the Sub-Division contingent upon Codes Officer Bob Steele check out the property and take picture to verifies it is not a structure was made by Dave Fitzgerald, 2<sup>nd</sup> by Ron Schubert ; all in favor, Sub-Division approved. Maps will be signed by Planning Board Chairman Tidball after verification by Officer Steele.

LaVerne Sessler Jr. 3900 Willowdale Lane, Geneva, NY 14456, Town of Fayette, (Tax Map 13-2-40 & 18-2-11.11) ) for a Site Plan Review to build a garage and exterior remodel. Concern is the setback on the north-end . There is not a significant change in the impervious surface. A motion to approve the site plan is contingent upon the pulling the garage back from the setback line as much as possible was made by Mark Lott, 2<sup>nd</sup> By Dave Fitzgerald; all in favor, Site Plan approved.

Susan Bassett and Sally Webster 4510 Seneca View, Geneva, NY 14456, Town of Fayette, (Tax Map 25-2-25) for a Site Plan Review to build an addition of a living room / great room. Section 702 pages 63-65 were give to Ms Bassett and Ms Webster. Discussion on Section B1 regarding pre-existing, non-conforming use was reviewed. All members of the board were in agreement. A motion to approve with out any contingencies was made by Dave Fitzgerald, 2<sup>nd</sup> by Nelson Wise; all in favor, Site Plan approved.

**Public Comment:**

John Pulver – of John’s Auto West River Road, Waterloo, NY in regards to the hold up.

List of verifications of contingencies that were to be checked out by Codes Officer Bob Steele.

Mr. Pulver has 30 days to correct the fence. Bob has had to foil (did 2 weeks ago) the DEC’s report. The Planning Board would consider this a preliminary review of the project. Informal site plan review due to meeting the various requirements to make county deadlines (Monday, April 5). Will need to fill out new application

Sandra Caster of West River concerns cars for sales, the addition of building. Concern over not parking on the concrete pad.

The planning board needs to honor concerns of all parties.

If out back; its for repair, if sold parked out back so out of way.

**Zoning Officers Report – Bob Steele**

Bob reported the 5 following permits were approved:

Jason Wise – Route 96 – 50’x100’ pole barn

Jay Hoover – Martin Road – 60’x84’ addition (woodshop)

Martin Nolt – Miller Road – 28’x24’ kitchen 30’40’ garage

Sylvia Apple – Kime Beach Road - Dock

Travis Martin – Seybolt Road – 14’x36’ shed

No denied permits.

**Legal Report - Attorney Joe Midiri**

Yeo - the appealed the decision. The authorization has to come from the Town Board – The notice of the appeal has been filed with the appropriate parties. The basic reply is no campground allowed in the hamlet.

**Town Board Report** – Cindy Lorenzetti  
Bill Goff will be the liaison.

**County Planning Board Report** – Mark Lott

**Regional Issues** –  
Rumor of solar farms to move into the area.

A motion to adjourn was made at 9:09 PM by Mark Lott, 2<sup>nd</sup> by Nelson Wise; all in favor, meeting adjourned. Motion to reopen made by Keith Tidball, 2<sup>nd</sup> by Mark Lott, all in favor – meeting reopened. +Meeting was reopened at 9:11 for closed session on filling the vacancies on the board. Meeting to adjourn at 9:14PM - motion by Mark, 2<sup>nd</sup> by Nelson all in favor.

Respectfully Submitted by

Katherine “Katie” Nelson  
Town of Fayette Planning Board Secretary.

