

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

## Minutes for May 23, 2016

The Town of Fayette's Planning Board May 23, 2016 meeting was called to order at 7:01PM by Keith Tidball, Chairman with a roll call for attendance, present were:

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

Others present were: Katie Nelson –secretary, Richard & Judy Rouse, William Caster, Ginny Lott-DeMillo, Anthony DeMillo, Cindy Booth, Ellie Burnett, John Pulver, Dave Grifa, Pat Morriell-attorney, Bill Evans, Michael Benkowich, Richard & Carol Skinner, Bette Schubert.

The meeting was opened with the Pledge of Allegiance. A welcome to new planning board members Mike and Sandy.

The first public hearing was opened:

Michael R. Reeder 12595 Pennsylvania Street, Crown Point, IN 46307 for a Site Plan Review to replace a roof and add decking and railing on a boat hoist located at 4115 Canoga Shores, Seneca Falls, NY 13148, Town of Fayette (Tax Map 22-1-48). Represented by Bill Evans, Builder. Mr. Reeder is wanting to replace the roof on his boathouse with an extension and railing as they use the roof as a deck. A rubber roof will be replacing the wooden one which is currently 23X17. Set-backs are not changing. Would like to put on a steel cable rail on it. A motion to close the hearing was made by Ron Schubert with a 2<sup>nd</sup> by Nelson Wise, all in favor, public hearing closed.

Richard A. and Carol E Skinner 3512 Ritter Road, Waterloo, NY 13165, Town of Fayette (Tax Map 9-1-16) for a Sub-Division of 1.25acres from 2.59 acres. The property abutts the neighbor who has been using it for his horses. They will be selling the section they are sub-dividing to him. The maps have been updated. A motion to close the public hearing was made by Dave Fitzgerald, 2<sup>nd</sup> by Ron Schubert, all in favor, public hearing closed.

Virginia Lott-DeMillo 2194 Yellow Tavern Road, Waterloo, NY 13165, Town of Fayette , (Tax Map 21-1-4.12) for a Special Use Permit and Zoning Permit to put an addition on the house for a 32'X30' garage and a 32'X36' kitchen to be used for a catering business and cooking classes. The concern is that parking has not been figured into the maps. The number of spaces (12) and 1 handicap (front of the garage and to the west.. The application wording was altered by the applicant, Ms. DeMillo and made note of by the planning board members that is a certified kitchen not a commercial kitchen. A motion to close the public hearing was made by Dave Fitzgerald, 2<sup>nd</sup> by Nelson Wise, all in favor, public hearing closed.

The continuation of John Pulver & Kristine Minguez 1436 West River Road, Waterloo, Town of Fayette, (Tax Map #2-1-54.2) regarding a Site Plan Review to build a 18'x18' pole Barn office/waiting room on to his current business.

The record shows that neighbor Sandy Caster recused herself.

Codes officer Bob Steele had an updated survey map. Bob verified that the metal fence in violation of the town code was removed and that there was not a salvage yard. . The stockade fence between him and Grifa's (on the east) the tops have been cut off and solar lights have been put on. The Village fixed the Village Sign and planter. The front area has been leveled off and grass seeded. . The fence is 3 feet 1 inch from the property line. And 25 feet from the open area. The repair vehicles amount is consistent with his special use permit and are 42 feet from the property line. Neighbors Dick Rouse and Dave Grifa question a salvage yard due to tires and other stuff lying around. Attorney Pat Morriell, the Griffa's and neighbors questioned the height and setbacks for the fence. Also questioned that tires and autoparts are not to be seen by the public. There is to be no parking within 25 feet from the fence. Lighting is a concern – shining in neighbors windows at night. Codes Officer Steele will look into the matter. A motion to close the public hearing was made by Dave Fitzgerald, 2<sup>nd</sup> by Ron Schubert; all in favor, public hearing closed.

Public Hearings Closed.

Preliminary Hearings Opened: As there were no preliminary hearings; A motion to close Preliminary Hearings was made by Ron Schubert, 2<sup>nd</sup> by Nelson Wise; all in favor, Preliminary Hearings Closed.

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

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

- ✓ Mike Ceceri – Present
- ✓ Sandy Caster - Present
- ✓ Joseph Midiri , attorney – Present
- ✓ Robert Steele , codes enforcement - Present
- ✓ Katie Nelson –secretary

**Public Comment: none**

**Secretary Report – Katie Nelson**

The April 25, 2016 minutes were reviewed. A motion to approve was made to approve by Ron Schubert, 2<sup>nd</sup> by Nelson Wise, all in favor, the minutes approved.

The new signs regarding Right to Farm Law and Zoning Regulations in Effect are ready to be placed by the highway department.

**Zoning Officers Report – Bob Steele**

Bob reported the following permits were approved:

Laverne Sessler – Willowdale Lane - Garage

Donald Elardo – West River Road - Fence

Merlin Kurtz – Rte 336 - Farm Stand

Kyle Maslyn – Canoga Street – Raise Roof height on Garage

Terry & Lisa ward – Abbott Dr, 12’X14’ deck

Patty Case – Route 96 – Pool

James High – Disinger Road, House Addition

Nelson Weiler – Route 96 44’X24’X16’ shop addition

Denied Permits:

Lori DeFurio – North Parker Road, Deck Railings.

Other:

Appearance ticket for TOF court for May 18.

Property line situation on Shady Beach – has been rectified.

**Legal Report - Attorney Joe Midiri**

The court case for Yeo’s in the Hamlet has been adjourned until July 20<sup>th</sup>.

**Town Board Report – William Goff**

Not present – no report

**County Planning Board Report – Mark Lott**

No report

**Regional Issues –**

The solar farm company that was looking in this area has pulled out. . It is looking like in 5 years the panels for roofs will look more like shingles.

Dave attended the Genesee Regional Finger Lakes Area Training.

**New Business:**

Michael R. Reeder 12595 Pennsylvania Street, Crown Point, IN 46307 for a Site Plan Review to replace a roof and add decking and railing on a boat hoist located at 4115 Canoga Shores, Seneca Falls, NY 13148, Town of Fayette (Tax Map 22-1-48) The length is 10 feet will not exceed 18feet per section 520 in the land use regulations (p 46). A motion to approve the new roof with railing with out contingencies by Dave Fitzgerald, 2<sup>nd</sup> Sandy Caster; all in favor, Site Plan Approved.

Richard A. and Carol E Skinner 3512 Ritter Road, Waterloo, NY 13165, Town of Fayette (Tax Map 9-1-16) for a Sub-Division of 1.25acres from 2.59 acres. The property abutts the neighbor who has been using it for his horses. The buildings are not shown in regards to setbacks. New survey maps should we request or contingent upon the buildings (barn) be verified by Codes Officer Bob Steele that it meets the setbacks. A motion was made by Nelson Wise that the Sub-Division be approved upon contingency that the barn meets the setbacks by verification by the Codes Officer, 2<sup>nd</sup> by Mike Cecere, all in favor, Sub-Division approved.

Virginia Lott-DeMillo 2194 Yellow Tavern Road, Waterloo, NY 13165, Town of Fayette , (Tax Map 21-1-4.12) for a Special Use Permit and Zoning Permit to put an addition on the house for a 32'X30' garage and a 32'X36' kitchen to be used for a catering business and cooking classes. Upon discussion of the survey map and the lack of packing being shown; a motion by Dave Fitzgerald was made to approve the Special Use Permit contingent upon the maps have the parking areas sketched and verified by Codes Officer Bob Steele, 2<sup>nd</sup> by Nelson Wise, all in favor, Special Use Permit granted.

John Pulver & Kristine Minguéz 1436 West River Road, Waterloo, Town of Fayette, (Tax Map #2-1-54.2) regarding a Site Plan Review to build a 18'x18' pole Barn office/waiting room on to his current business.

Reminded that the record shows that neighbor Sandy Caster has recused herself from the decision making. Comments were made that he does tend to maintain his property. The public has helped to have him come into compliance. A motion to approve the Site Plan contingent upon no business activity within 25 feet of the property line to the east by Dave Fitzgerald, 2<sup>nd</sup> by Mike Cecere; all in favor with Sandy Caster Abstaining. Site plan approved.

In further discussion regarding news – Dave learned at his training that porous asphalt has to be cleaned every 2 years. Rain Gardens need to be coordinated with curbing or else they may not work correctly. Drones – FFA states that 2 people must be operating said drone, and if it lands on someone's property it is considered trespassing.

A motion to adjourn was made by Nelson Wise, 2<sup>nd</sup> by Sandy Caster, all in favor, meeting adjourned by Chairman Tidball at 8:34PM

A motion to adjourn by Mark Lott, 2<sup>nd</sup> by Nelson Wise. All in Favor, meeting adjourned by Chairman Tidball at 9:28PM. Next meeting to be held May 23, 2016 at 7PM.

Respectfully Submitted by

Katherine "Katie" Nelson  
Town of Fayette Planning Board Secretary.



