

Town of Fayette Planning Board
1439 Yellow Tavern Road
Waterloo, NY13165
315-585-6282

Minutes for October 24, 2016

The Town of Fayette's Planning Board October 24, 2016 meeting was called to order at 7:00PM by Keith Tidball, Chairman with a roll call for attendance, present were:

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

In attendance were: William Caster, Bob & Jean Macomber, Bette Schubert, Sam Messer William Reigel, John Sensenig, Mike Hagadorn, Constance Hagadorn, Nova Cadamatre, Robert & Mary Apgar, Thomas & Nancy Murray, Gary & Mary Wilsey, Peter Same

The meeting was opened with the Pledge of Allegiance.

Public Hearings were opened:

Constance Hagadorn 3646 NY State Route 96, Waterloo, NY 13165, Town of Fayette, (Tax Map 20-1-05.1) regarding a Sub-Division. Access to and from the property both the remaining and the property being subdivided were of concern. The Seneca County Planning Board suggested that it be conditional upon information demonstrating that deeded access across Hagadorn Lane will be provided to both parcels. No public comment. A motion to close the public hearing was made by Ron Schubert, 2nd by Dave Fitzgerald; all in favor, hearing closed.

Robert & Mary Apgar 2945 State Route 96, Waterloo, NY 13165 regarding a Special Use Permit for a storage facility for boats, cars, campers located at 3657 NYS Route 96, Waterloo, NY 13165, Town of Fayette, (Tax Map 20-1-26). The airport will be kept open for lessons and the fee will be covered by the flight instructor. Mercy Flight and Life Net make use of the airstrip for emergencies. No public comment. A motion to close the public hearing was made by Nelson Wise, 2nd by Mark Lott; all in favor; hearing closed.

John & Elma Sensenig 4599 McGrane Road, Romulus, NY 14541, regarding a Sub-Division located at 4470 MacDougall Road, Romulus, NY 14541, Town of Fayette, (Tax Map26-1-48.12)

to Sub-Divide 1.52 acres from 2.158 acres. The property with the house has a buyer, the remaining property will remain agricultural and will be amalgamated into his son's property. A motion to close the public hearing was made by Ron Schubert, 2nd by Nelson Wise; all in favor, hearing closed.

Tom Murray – 3075 NY State Route 96, Waterloo, NY 13165, Town of Fayette, (Tax Map 6-1-05.111) regarding a Special Use Permit for a parking lot and event barn to grow his Ag Business. Plan is to allow for parking for 60-80 cars. An updated map has been submitted to reflect the parking access will be using the driveway off NYS Route 96. The Seneca County Planning Board recommends that approval be conditional upon adequate parking will be provided for event uses, the event building and parking area will meet building codes, and the NYS DOT has approved the driveway access of the business. The renovated barn will be able to hold 300 people –It is already a DOT approved access road for the cheese business which is 32 feet wide. A public question was what exactly is an event barn? It was described as a building in this case a barn which is being renovated to hold public gatherings, receptions, weddings, showers, tastings, meetings. A motion to close the public hearing was made by Mark Lott, 2nd by Ron Schubert; all in favor, hearing closed.

William Reigel 4001 Bonnie Banks Road, Seneca Falls, NY 13148, Town of Fayette, (Tax Map 22-1-12.28) regarding a Sub-Division of .1 acre from .125 acres. The subdivided property will be amalgamated with each property owners current abutting property A motion to close the public hearing was made by Dave Fitzgerald, 2nd Teresa Bryan; all in favor, hearing closed.

Nova & Brian Calamatre 6007 Amber Drive, Farmington, NY 14425 regarding a Sub-Division of property to be sold, located at East Lake Road, Geneva, NY 14456 Town of Fayette (Tax Map 25-1-21.2) It is a 10 foot strip – with a 20 foot drop that you can't do anything with, so they decided to sell to the abutting neighbors. A motion to close the public hearing was made by Ron Schubert, 2nd by Mark Lott; all in favor, hearing closed.

Sam Messer 3921 Bull Farm road, Seneca Falls, NY 13165, Town of Fayette, (Tax Map 22-2-37 regarding a Site Plan Review to build a deck on the existing house and to add a dock and boat hoist. The property already has 16 steps. The deck will be 30-35 feet from the water. A motion to close the public hearing was made by Dave Fitzgerald, 2nd by Ron Schubert; all in favor, public hearing closed.

Preliminary Hearing

Maybury Real Estate Holding LLC 1536 Yellow tavern Road, Waterloo, NY 13165 for a Sub-Division of property located at 4376 NYS Route 96A, Geneva, NY 14456, Town of Fayette (Tax Map 25-2-05) to separate residential property from agricultural. They are currently awaiting survey maps. Also need to submit their AG Data and SEQR forms. Will need to go before the Seneca County Planning Board.

The business portion of the meeting; the roll call attendance stands.

Secretary Report – Katie Nelson

A motion to approve the September 26, 2016 minutes with some typos was made by Ron Schubert, 2nd by Dave Fitzgerald, all in favor, minutes approved.

Land Use Officers Report – Bob Steele

Approved Permits

Mabel Rasmussen – MacDougal Road – Front porch

Jim & Kay Dyer – NY State Route 89 – Deck on rear of house

Aaron Hurst – NY State Route 414 – 50'X100' Pole barn

Jason Jones – County Road 124 – Fence

Jerry Bardo – Leader Road – 30'X40' Barn

No Denied Permits

Awaiting a call back from the Hosmers on Canoga Shores. Pins / Pipes in water survey have been done.

The Cemetary Road issue regarding skirting is in Kevin Benjamin's hands

Appearance ticket for unregistered vehicles on property on Leader Rd – Dec 7

The Parish property on Seybolt Road is up for auction - looks like the Cayuga Indian Nation appears to be interested.

New Business:

Constance Hagadorn 3646 NY State Route 96, Waterloo, NY 13165, Town of Fayette, (Tax Map 20-1-05.1) regarding a Sub-Division. Discussion was concern regarding access to property if for any reason the other properties were sold being a flag lot would be created. It was suggested deeded access should be included in the property transfer. A motion was made by Teresa Bryan to approve the subdivision of the property contingent upon their being deeded access to the property and that all properties have documented access, 2nd by Ron Schubert; all in favor, Sub-Division approved.

Robert & Mary Apgar 2945 State Route 96, Waterloo, NY 13165 regarding a Special Use Permit for a storage facility for boats, cars, campers located at 3657 NYS Route 96, Waterloo, NY 13165, Town of Fayette, (Tax Map 20-1-26). This is just a change of use from airport to storage. Life Net and Mercy Flight will still be using the landing strip along with a possible flight instruction "school". A motion to approve was made by Dave Fitzgerald, 2nd by Mark Lott; all in favor, Special Use Permit approved.

John & Elma Sensenig 4599 McGrane Road, Romulus, NY 14541, regarding a Sub-Division located at 4470 MacDougall Road, Romulus, NY 14541, Town of Fayette, (Tax Map 26-1-48.12) to Sub-Divide 1.52 acres from 2.158 acres. As the remaining agricultural property will be amalgamated to the other property owned and farmed by the Sensenig's son a motion was made by Nelson Wise to approve the Sub-Division, 2nd by Mark Lott; all in favor, Sub-Division approved.

Tom Murray – 3075 NY State Route 96, Waterloo, NY 13165, Town of Fayette, (Tax Map 6-1-05.111) regarding a Special Use Permit for a parking lot and event barn to grow his Ag

Business. Concerns regarding access from NY State Route 96 and parking were addressed with a copy of the permit from NY Department of Transportation and an engineered drawing of parking area. A motion was made by Ron Schubert to approve the Special Use Application, 2nd by Dave Fitzgerald; all in favor, Special Use approved.

William Reigel 4001 Bonnie Banks Road, Seneca Falls, NY 13148, Town of Fayette, (Tax Map 22-1-12.28) regarding a Sub-Division of .1 acre from .125 acres. As most lake properties are not conforming the Sub-Division as long as each sub-divided portion is amalgamated to each owners property there is no issues present. A motion to approve was made by Mark Lott, 2nd by Teresa Bryan; all in favor, Sub-Division approved.

Nova & Brian Calamatre 6007 Amber Drive, Farmington, NY 14425 regarding a Sub-Division of property to be sold, located at East Lake Road, Geneva, NY 14456 Town of Fayette (Tax Map 25-1-21.2) Original plan was to rebuild but foresaw the issues, so being practical decided to sell. A motion to approve the Sub-Division with the contingency that the new owners of the 10 foot strip amalgamate to their property was made by Nelson Wise, 2nd by Sandy Caster; all in favor, Sub-Division approved.

Sam Messer 3921 Bull Farm road, Seneca Falls, NY 13165, Town of Fayette, (Tax Map 22-2-37 regarding a Site Plan Review to build a deck on the existing house and to add a dock and boat hoist. A motion to suspend the hearing was made by chairman Tidball and agreed upon by all this was best to allow Mr. Messer to act upon the following suggestions by the board before the next planning board meeting. Mr. Messer will look into various ways of slowing down the flow of water to the lake be it catch basins, holding tanks, rain garden. He would also look at his septic capacity to make sure it doesn't need increasing.

Public Comment

There were no comments from the public.

County Planning Board Report – Mark Lott / Dave Fitzgerald

Legal Report - Attorney Joe Midiri

No Report

In regards to the submitted land use regulation updates

May need to look at reducing the punishment if found guilty. Suggestion of reducing the sentence but increasing the monetary fines.

A motion to adjourn was made by Mark Lott, 2nd Sandy Caster, all in favor, meeting adjourned by Chairman Tidball at 8:14PM.

Respectfully Submitted by

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

