

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

Minutes for March 27, 2017

The Town of Fayette's Planning Board March 27, 2017 meeting was called to order at 7:02PM by Keith Tidball-Chairman with a roll call for attendance, present were:

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

In attendance were:, Bill Caster, Bette Schubert, Tracey Winters, Steve Wheaton, Maria Ortiz, Maureen Weller, Tom & Karen Kime, Bill Goff – town board liaison, Cindy Lorenzetti – Supervisor.

The meeting was opened with the Pledge of Allegiance. It was announced that we had one public noticed and one unpublicized.

Public Hearings were opened:

The continuation of the public hearing for

- Steve Wheaton of 3707 South Parker Road, Seneca Falls, NY 13148, Town of Fayette (Tax Map 13-2-25) regarding a Site Plan-Review, to build a modular log cabin (29'x 52") on the portion of the lot west of South Parker Road to be conducted by the Town of Fayette Planning Board.

The Wheaton's previously has a dwelling on the upper section of property. It is one parcel split by South Parker Road; the road goes right through the middle of the property. The parcel originally has 2 modular homes which, they removed 8-10 years ago. Concerns: health dept regulations, engineered plans for sewer, and water mitigation using gutters and down spouts.

A motion to close the public hearing was made by Mark Lott, 2nd by Teresa Bryan; all in favor – public hearing closed.

- Tom Kime of 3783 Kime Beach Road, Geneva, NY 14456, Town of Fayette (Tax Map 18-1-06.112) regarding a site plan review to build a 55'X 32' storage garage with 8 ft overhang for a total footprint of 71' x 48'.

This adjoins the other property. 47 feet is the closest boundary. They will be using eaves troughs, gutters to assist in water mitigation. The property slopes to the north / northwest, stone retention is in place as is a dry well with downspouts. Abutting property is currently agriculture, a ditch and lawn area. Previous property that was subdivided and sold to family including the storage garage and this is to replace the loss of that garage. To the east is trees and brush. The 2nd story is rafters with flooring for additional storage. Lighting is not a concern.

A motion to close the public hearing was made by Ron Schubert, 2nd by Mark Lott; all in favor – public hearing closed.

Public Comments:

Maureen Weller came with regards to concerns regarding vacation rentals. The past weekend (24-26) there was 16 cars parked on a property of a weekend rental.

Also expressed concern regarding possible development of a brewery / winery with cottages on NY State Route 89 with a driveway going to the lake.

Both concerns were addressed by the board.

Roll call attendance remains the same.

Secretary Report – A motion to approve the minutes from February 27, 2017 planning board meeting was made by Teresa Bryan, 2nd by Sandy Caster, all in favor, approved.

From now on New business will be moved up in all forth coming agendas.

New Business:

- Steve Wheaton of 3707 South Parker Road, Seneca Falls, NY 13148, Town of Fayette (Tax Map 13-2-25) regarding a Site Plan-Review, to build a modular log cabin (29'x 52") on the portion of the lot west of South Parker Road to be conducted by the Town of Fayette Planning Board.

There currently is one dwelling on the property on the lakeshore side of the property. In regards to evidence of multiple dwelling in the past per the map. The amount of acreage was discussed along with the septic system. The leech lines are currently 8 yrs old on current dwelling. The plan to add a separate septic system for the new. Hypothetically, combining the 2 preexisting structures on the property – is greater than what they are asking for. A concrete pad is still on the property where the previous dwelling structures were. At this time codes has no issues. Legal Council is deferring to the planning board.

Roll call of members regarding the combining of the two previous footprints

Ron Schubert – in favor of combining

Mark Lott - in favor of combining but lowering the amount of parking

Teresa Bryan – in favor of combining

Sandy Caster – in favor of combining and upgrading the sewer system

Mike Cecere – in favor of combining

Dave Fitzgerald – in favor of combining - as there is no obstruction of view, and having a contingency having the old system looked at.

Parking is gravel and the current dwelling has 2 bedrooms and 2 full baths – can fit 3 cars.

A motion was made to approve the site plan review with the following contingencies: This is a Pre-Existing Non-conforming lot and had two mobile homes originally on the property;

1. Parking for the cottage is 2 cars for guest renting the property,
2. The septic system meets the requirements from the county health department,
3. Water mitigation in regards to drainage that it is slowed down going to the lake,
4. The new dwelling does not exceed the combined footprint of the previous existing mobile homes originally on the property, was made by Mark Lott, 2nd by Ron Schubert; all in favor, Site Plan approved.

Land-use officer Bob Steele was given the zoning application.

- Tom Kime of 3783 Kime Beach Road, Geneva, NY 14456, Town of Fayette (Tax Map 18-1-06.112) regarding a site plan review to build a 55'X 32' storage garage with 8 ft overhang for a total footprint of 71" x 48".

This is a straight forward Site-Plan; all issues have already been address. A motion to approve was made by Ron Schubert, 2nd by Teresa Bryan; all in favor, site plan approved.

Land-use officer Bob Steele was directed to issue their building permit.

Land Use Officers Report – Bob Steele

Approved Permits

Robert McCann – Disinger Rd – Pole Barn

Rich & Judy Lerch – Teall Beach – Covered Porch

Anne & Paul Kelly – Abbott Drive – Garage / 2story addition

Tony Zeck – Mohawk Lane – Addition

Richard Parker – Martin Road – Pole Barn

Updates on the Pasttime Park and Hosmer / Sandroni situations on Canoga Shores.

Town Board Liaison Report – Bill Goff

Attorney Report – Joe Midiri

Attorney Midiri reported on the litigated matter and that the portable potty has been moved.

In regards to the Hosmer/ Sandroni issue 2 separate code violation are in effect, the town attorney will be reviewing the tickets before they are cited.

Town Board Report – William Goff

Just awaiting the Land Use Regulation revisions when completed.

County Planning Board Report – Mark Lott / Dave Fitzgerald

No report.

Zoning Board of Appeals Report

No report.

Regional Issues –

Lakeshore rentals are of concern in the area

OLD BUSINESS:

At the February meeting concern was expressed on vacation rentals and extra traffic and parking. Parties, Noise – the real issue is parking. A thought was change the number of cars to 1 per bedroom plus one. Vacation rentals will be added to all districts not just lakeshore.

A motion was made by Dave Fitzgerald at 8:42PM to go into executive session on the suggestion of Attorney Midiri. 2nd by Mike Cecere.

A motion to come out of executive session was made by Ron Schubert at 8:55PM, 2nd by Mark Lott.

The Property Violation Complaint Form will be put on the website and it will be anonymous. None will be accepted verbally or over the phone. County Codes has a form too they will not handle without name, address, phone - it has a clause on the bottom and one has to apply to foil for the above information. He will be following up with a letter on complaints

When giving the public Katie's contact number – please use the land-line number that is in the directory book and the website.

A motion to adjourn was made by Mark Lott, 2nd by Dave Fitzgerald, all in favor meeting adjourned by Chairman Tidball at 9:03PM.

Respectfully Submitted by

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

