

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

### **Minutes for April 24, 2017**

The Town of Fayette's Planning Board April 24, 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 –Present
- ✓ Teresa Bryan – Present
- ✓ Keith Tidball – Present
- ✓ Dave Fitzgerald – Present
- ✓ Mike Cecere – Present
- ✓ Sandy Caster - Present
- ✓ Joseph Midiri , attorney – Present
- ✓ Robert Steele , zoning officer –Present

In attendance were:, Bill Caster, Bette Schubert, Kent & Joan Hall, Tamara Lott, Tom Murray, Harriet Haynes – Seneca County Planner, Carl Thurston, Nelson weaver, Larry Martin, Curvin Martin, E. Weaver Jason King, Lori Judson, Joe McGrath – Seneca County Planner Cindy Lorenzetti – Supervisor.

The meeting was opened with the Pledge of Allegiance.

Public Hearings were opened:

Edwin & Sandra Hartman 1680 west Blaine Road, Ovid, NY 14521 regarding property located at 4087 MacDougall Road, Waterloo, NY 13165, Town of Fayette, (Tax Map 24-1-25.2) regarding an application for a Sub-Division.

The proposed Sub-Division would be evening up property lines and increasing setbacks for neighbors; the remaining parcel of property will remain with the Hartman's and continue to be used for farming. 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.

Ken & Joan Hall 4371 Teall Beach Road, Geneva, NY 14456, Town of Fayette, (Tax Map 25-1-21.1) regarding a Site Plan Review to build a 32' X 32' addition onto an existing 32' X 40' pole barn.

The proposed project of building a 32'X32' addition onto their storage barn will give them extra storage room and to be used for gatherings as a recreation room. The addition is towards the center of the

property. Current set back is 27.2, the roof is new and drainage is pea gravel with gutters and rain barrels to be installed on the new section to assist with water mitigation. The residence is located across the road. A new survey hasn't been done yet. Neighbor, Lois Judson voiced concern about drainage and the recreation use – parties. Would they be changing the entrance to the building? They currently use a footpath which is a grassy driveway. The waterline is on the east side of the road. They had no plans to alter the method of entry. A motion to close the public hearing was made by Teresa Bryan, 2<sup>nd</sup> by Dave Fitzgerald; all in favor, public hearing closed.

George & Judith Haynes 6510 Bryce Road, Clyde, MI 48049, regarding property locate 4255 Sherwood Lane, Seneca Falls, 13148, (Tax Map 30-3-43) regarding a Site Plan Review to install a new retaining wall on the west side of the house.

Represented by contractor Carl Thurston of Thurston Services. The steps /deck are rotted and need to be replaced and the proposed area for the retaining would be in the same footprint. The wall to be replaced is corrugated metal. The walkway is 6 feet and angled at 12 feet. Had to take trees down 1.5 weeks ago due to the danger to the residence. Discussion on an 18x5 concrete deadman, drainage tile and making sure a silt fence was in place. Suggested contact with Army Corp regarding fabric to be used with a fast growing root system. Possible to do a dry well 6 feet off the corner to further aid in water mitigation with potential for a second drywell to be installed. 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.

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 deck to be built onto the back of his event barn to grow is Ag Business.

Mr. Murray would like to amend his original special use permit for special event facility (issued 10-24-2016) He has a variance hearing on May 18, 2016 at the county. The entrance area off NY State Route 96 was paved April 24. The parking lot has not been paved and the size needs to be increased; the original was for 296 people wants to increase to 320 people He would like to build a deck off the back of the barn. Mr. Murray mentioned verbal agreements. Dave made mention that verbal agreements need to be put in writing and Attorney Midiri agreed. A motion to close the public hearing was made by Teresa Bryan, 2<sup>nd</sup> by Ron Schubert; all in favor, public hearing closed.

Public Hearings have all been closed

Preliminary Hearings. Curvin Martin regarding a site plan for new construction to build a church on corner of MacDougal Road and Leader Road. The 11.2 acre parcel has a house which they would subdivide from the property. Proposed use is a conditional used of church and cemetery. They were informed they would need architect plans, drainage, cemetery plans as well as the applications submitted. Katie will send him the pertinent subject information from the land use regulations will be mailed to him on churches and cemetery. A motion to close the preliminary hearing was made by Teresa Bryan, 2<sup>nd</sup> by Dave Fitzgerald, all in favor, preliminary hearing closed.

## **Planning Board Minutes**

The minutes from the March 27, 2017 meeting were reviewed. A motion to approve was made by Mark Lott, 2<sup>nd</sup> by Teresa Bryan, all in favor, minutes approved.

**Public Comment** – as there was no public comment the meeting continued.

## **New Business:**

Roll call of members

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

Edwin & Sandra Hartman 1680 West Blaine Road, Ovid, NY 14521 regarding property located at 4087 MacDougall road, Waterloo, NY 13165, Town of Fayette, (Tax Map 24-1-25.2) regarding an application for a Sub-Division.

The Hartman's properties meet all setbacks, creates better buffers and the majority of the property remains agricultural. SEQR was done – no issues. It was assessed that no impact will occur. Approved by vote. All board members agreed. Lacking county input on May 11; a motion was made by Teresa Bryan to continue this hearing at the May meeting, 2<sup>nd</sup> by Dave Fitzgerald. All in favor, Meeting suspended until next planning board meeting.

Ken & Joan Hall 4371 Teall Beach Road, Geneva, NY 14456, Town of Fayette, (Tax Map 25-1-21.1) regarding a Site Plan Review to build a 32' X 32' addition onto an existing 32' X 40' pole barn.

It was agreed upon that the addition is not for living quarters. Contingencies are it have gutters, rain barrels/raingarden. A motion was made by Teresa Bryan to approve with the following contingencies and that it is not to be residential, 2<sup>nd</sup> by Dave Fitzgerald, all in favor, Site Plan approved.

George & Judith Haynes 6510 Bryce Road, Clyde, MI 48049, regarding property locate 4255 Sherwood Lane, Seneca Falls, 13148, (Tax Map 30-3-43) regarding a Site Plan Review to install a new retaining wall on the west side of the house.

Discussion on the location of the daylight and a way to increase the space between the bank and the house without having to remove too much of the bank. . Drywells for over flows. A motion to approve the building of a replacement retaining wall with the following contingencies is the to extend the wall 10 feet and install new larger capacity drywells on each side of the wall to be specified by Lake Side Engineering was made by Dave Fitzgerald, 2<sup>nd</sup> by Mark Lott; all in favor, Site Plan 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 deck to be built onto the back of his event barn to grow is Ag Business.

A roll call vote in regards to whether it was a major or minor request in the amending of the Special Use Permit currently held by Tom Murray of Muranda Farms.

- ✓ Ronald Schubert – minor
- ✓ Mark Lott – minor
- ✓ Nelson Wise – minor
- ✓ Teresa Bryan – minor
- ✓ Keith Tidball – minor
- ✓ Dave Fitzgerald – minor
- ✓ Mike Cecere – minor

A motion to amend Tom Murray of Muranda Farms' current Special Use Permit dated Oct 24, 2016 to increase the amount of people, to increase size of parking lot and the building of a deck and stairs was made by Mark Lott, 2<sup>nd</sup> by Ron Schubert, (Nelson Wise abstaining) all were in favor, amending carried. No additional SEQR was required. Katie will reissue an amended permit.

At this time Mr. Murray wished to address the planning board. Finds the county and towns have a lack of cohesiveness in interpretation of codes; what is allowed and what is not. He feels that it should be in favor of home rule. Why doesn't the county have an engineer?

Harriet Haynes County Senior Planner introduced her new co-worker Joe McGrath – county planner. They came tonight to inform us of the clean energies certified NY State Solar Permit. Breaking solar into major and minor – this would create a unified solar permit in the county.

At 8:56PM a motion was made by Dave Fitzgerald that we go into executive session by suggestion of Attorney Midiri. At 9:11PM a motion was made by Dave Fitzgerald, 2<sup>nd</sup> by Mark Lott that we exit executive session – all in favor.

**Land Use Officer Report – Bob Steele**

Approved the following permits:

Glenn Zimmerman – Yost Road, 101'X68' - dairy barn

Catharine Zook – West River Road- deck  
Eric & Tenneille Brewer – Rte 414 – pool  
Charles & Terrie Meyn – Rte 89 – Addition  
Thomas Kime – Kime Beach Rd – Storage Garage

There were no denied permits:

Informational Complaints have been completed and submitted to Attorney Midiri. A letter from Bonney Law offices was given to Town of Fayette Attorney Ricci. Continues to field phone calls.

**Planning Board Attorney Report** – Joe Midiri  
Information was covered in executive session.

**Town Board Liaison Report** – Bill Goff (absent)  
Supervisor Lorenzetti commented the board is looking forward to the land use regulation updates when we are ready. Reminded the board of spring clean-up day.

**County Planning Board Report** – Mark Lott / Dave Fitzgerald  
No report

### **Regional Issues**

A motion to adjourn was made by Mark Lott, 2<sup>nd</sup> by Nelson Wise at 9:28PM, all in favor – meeting adjourned by Chairman Tidball.

Next meeting May 22, 2017 at 7PM

Respectfully Submitted by

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



