

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

### **Minutes for Monday, June 26, 2017**

The Town of Fayette's Planning Board's June 26, 2017 meeting was called to order at 7:05PM 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, Scott Buck, James Roloson, Nathan Peckham, Ken Bohman, Beth Mabry

The meeting was opened with the Pledge of Allegiance.

Public Hearings were opened:

The continuation of the public hearing of Michael J. Hathaway of 3311 Parker Road, Seneca Falls, NY 13148 and petitioner Scott J. Buck of 3345 Parker Road, Seneca Falls, NY 13148 regarding a Sub-Division of property located on Parker Road, Town of Fayette, (Tax Map 13-2-36.121). Currently the area to be subdivided is a grassy area and the plan is not for the use to change. Mr. Buck is thinking that maybe down the road of building a garage on that section. A motion to close the public hearing was made by Ron Schubert, 2<sup>nd</sup> Nelson Wise; all in favor, public hearing closed.

The public hearing of the Canoga Volunteer Fire Department of 3576 NY State Route 89, Seneca Falls, NY 13148, Town of Fayette, (Tax Map 13-1-22) for a Site Plan and SEQR Review to build a new facility on 5.306 acres. The water and septic plans have been done by engineer Jason McCormick . Perk test passed. Parking is planned for the apron area of the old building. Start as stone later down the road pavement. They will need to have the parking delineated on the map. Drainage – how is run off going to be handled? A swale on the north side of the property and to the road ditch. 1. Septic setbacks, 2. Parking, 3. Paving, 4. Lighting.

The height of the building will be 18 feet, have 6 bays occupancy is 197 and parking should reflect that. Accessory building is a BBQ pit which will be moved and will also need to be reflected on the map. 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.

The hearing of Brian and Beryl Mabry of 33 Chauncey Land, Orchard Park, NY 14127 regarding a Site Plan Review to build an addition on a single family cottage located at 3824 Pastime Park, Geneva, NY 14456, Town of Fayette, (Tax Map 18-2-27) Due to the lot size; the property is preexisting non-conforming. A suggestion was made to apply to the Town of Fayette Zoning Board of Appeals for an area variance. A motion to decline the site plan was made by Dave Fitzgerald, 2<sup>nd</sup> by Teresa Bryan; all in favor, public hearing closed.

The continuation of the public hearing for Margaret Siok Ching Gan of 3721 South Parker Road, Seneca Falls, NY 13148, Town of Fayette (Tax Map 13-2-28) for a Site Plan Review to build an 12'X18' addition on to her lakeshore home situated on .54 acres was reopened by Dave Fitzgerald. Ms. Gan has applied to the Town of Fayette Zoning Board of Appeals for an area variance (to be heard August 7). 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 portion of the meeting is closed.

Preliminary Hearings – none.

Public comments – none.

The record stands that the roll call of members in attendance remains the same.

The hearing of Michael J. Hathaway of 3311 Parker Road, Seneca Falls, NY 13148 regarding a Sub-Division of property located on Parker Road, Town of Fayette, (Tax Map 13-2-36.121). The Sub-Division is straight forward. A motion to approve the Sub-Division with no contingencies was made by Dave Fitzgerald, 2<sup>nd</sup> by Ron Schubert; all in favor, Sub-Division approved.

The public hearing of the Canoga Volunteer Fire Department of 3576 NY State Route 89, Seneca Falls, NY 13148, Town of Fayette, (Tax Map 13-1-22) for a Site Plan and SEQR Review to build a new facility on 5.306 acres.

With the new survey being done the acreage is 5.306 (original amount was 4.6 acres) and so corrected. SEQR was reviewed and adjustments of the following were noted: Pedestrian accommodations or bicycle routes available on or near site is yes, land use addition of other i.e. public services along with commercial and residential (suburban), agricultural. The board was of the opinion that there were no adverse impacts therefore SEQR approved. A motion to approve the site plan with the following contingencies: the map needs to have the following added to it distance line, how run off is to be handled be it a swale, rain garden, - where

located, parking spaces (reflecting building occupancy) parking spaces shown, location of septic, and set back, building signage with dimensions and lighting, and with approval by the Seneca County Planning Board (July 13) made by Teresa Bryan, 2<sup>nd</sup> by Mark Lott; all in favor; site plan approved.

The hearing of Brian and Beryl Mabry of 33 Chauncey Land, Orchard Park, NY 14127 regarding a Site Plan Review to build an addition on a single family cottage located at 3824 Pastime Park, Geneva, NY 14456, Town of Fayette, (Tax Map 18-2-27) The property is preexisting non-conforming lot therefore no further building can be done as it would be altering the footprint of the current dwelling and there for the lot size is not large enough. The project does not encroach on setbacks. A motion to deny the site plan was made by Nelson Wise, 2<sup>nd</sup> by Mark Lott; all in favor, site plan denied.

*Approval of the Minutes:*

The minutes of the May 31, 2017 meeting were reviewed, corrections made. A motion to approve was made by Dave Fitzgerald, 2<sup>nd</sup> by Nelson Wise; all in favor, minutes approved.

*Planning Board Attorney Report:*

Joe led discussion on the process of executive sessions. A motion to go in to executive session must be made, the attorney needs to be invited, as the recording secretary. Sessions can be taped. Minutes of the meeting need to show that the members went into an executive session. Hand out of New York Public Officers Law section 105: Conduct of executive sessions was given to each member. In regards to minutes – they do not have to be detailed. Attorney notes cannot be foiled as it falls under attorney client privilege. All others can be foiled.

Yeo Case – letter was sent to Attorney Pat Morrale, he acknowledge he had received the letter. Have until July 31, 2017 to comply if no plan is in place for charging documents come August 1. Several months ago there was discussion on water hookup in which they need to contact Town of Fayette Water Dept.

*Land Use Officer Report:*

*Approved:*

Steve Wheaton - South Parker Road – Log Cabin  
Dale Freier – Reese Rd – building addition  
Phillip Wheeler – Woodworth Road – New Residence  
Mark & Marlene Stein – Old Rte 96 – Shed  
Daniel Kozienski – West Rd – 16'X20' Deck  
Timothy White – Co Road 121 - Shed

Denied Permits:

Timothy White – Co Road 121 – Shed encroaching in right of way

Court case for Jonathan Hosmer was May 17, Judge Ettman is to make a written decision.

1complaints filed – South Parker Road have been filed and letters sent.

Tom Murray permit was issued

Fielded 13 calls in regards to land use and code questions.

Parking on Private Road – Fire Marshall is to be called they can tow. Car owner to pay costs

Town Board Liaison Report – Cindy Lorenzetti

Budget to be completed by September 20.

**Other Business:**

July meeting - due to vacations meeting will need to be changed to July 17 - 1 week earlier.

*At 8:30PM a motion was made by Attorney Midiri to go into executive session to discuss an upcoming case. Chairman Tidball invited Supervisor Lorenzetti, Zoning Officer Steele, Attorney Midiri, Secretary Nelson to attend.*

At 8:49PM a motion to leave executive session was made by Dave Fitzgerald, 2<sup>nd</sup> by Mark Lott all in favor, exited executive session.

Members were reminded that July's meeting would be the 17<sup>th</sup> – one week earlier.

*County Planning:*

No Report

*Regional Planning:*

No Report

A motion to adjourn was made by Mark Lott, 2<sup>nd</sup> by Mike Cecere; all in favor Chairman Tidball adjourned the meeting at 8:51PM.

Respectfully Submitted by

Katherine “Katie” Nelson

Town of Fayette Planning Board Secretary.



