

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

Minutes for Monday, July 17, 2017

The Town of Fayette's Planning Board's July 17, 2017 meeting was called to order at 7:01PM by Keith Tidball-Chairman with a roll call for attendance, present were:

- ✓ Ronald Schubert – Absent
- ✓ Mark Lott – Present
- ✓ Nelson Wise – Absent
- ✓ 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, James Roloson, Ken Bohman, Perrin Knapp, James Johnson – Fayette Councilman, Steve Kruger, Ann Heizmann

The meeting was opened with the Pledge of Allegiance.

Public Hearings were opened:

The public hearing of Melkon Babigian 3 Wandering Trail, Pittsford, NY 14534 for a Site Plan for 4179 Sunrise Cove, Seneca Falls, NY 13148, Town of Fayette, (Tax Maps 30-3-17 & 30-3-16)(recently amalgamated) for a Site Plan to build a new dwelling. Steve Kruger architect discussed the project. In discussion drainage was discussed. Sand filtration and use of rain barrels. A motion to close the public hearing was made by Mark Lott, 2nd by Sandy Caster, all in favor; public hearing closed.

The public hearing of Dale and Connie Hemminger 4490 Seneca View Geneva, NY 14456, Town of Fayette, (Tax Map 25-2-28) regarding a Site Plan Review to build an addition on a single family dwelling. Mr. Hemminger was not present and Chairman Tidball noted that it is not required that the applicant needs to be present although it is helpful in answering questions the board may have. Per looking at the maps and information, discussion was held in regards to setbacks. A motion to close the public hearing was made by Dave Fitzgerald, 2nd by Teresa Bryan, all in favor, public hearing closed.

A motion to re-open 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) from the June 26, 2017 meeting regarding due to a contingency by the Seneca County Planning Board that a

Special Use Permit be obtained to operate a Fire Department for the protection of the Town of Fayette was made by Dave Fitzgerald, 2nd by Mark Lott. Attorney Midiri said to proceed; all in favor – hearing was opened. Office Steele questioned the pond, Water garden and drainage pipe. Decontamination is done inside, where they have their washing machines which go to the septic . The bays will drain to the rain garden / pond swale. The water and septic plans have been done by engineer Jason McCormick . The pond is set back further – so to be easier to maintain. A motion to close the public hearing was made by Dave Fitzgerald, 2nd by Sandy Caster; all in favor, hearing closed.

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

The public hearing of Melkon Babigian 3 Wandering Trail, Pittsford, NY 14534 for a Site Plan for 4179 Sunrise Cove, Seneca Falls, NY 13148, Town of Fayette, (Tax Maps 30-3-17 & 30-3-16)(recently amalgamated) for a Site Plan to build a new dwelling. It was reviewed that is was originally two undersize lots which have been amalgamated, the issue of storm water has been addressed. The property still is undersized although meets the setbacks of neighbors and doesn't block viewshed. It is an improvement towards compliance. A motion to decline due to it being a preexisting and non-conforming lot was made by Dave Fitzgerald, 2nd by Mark Lott, all in favor, site plan not approved. It was recommended that he applies for a variance by the Zoning Board of Appeals.

The public hearing of Dale and Connie Hemminger 4490 Seneca View Geneva, NY 14456, Town of Fayette, (Tax Map 25-2-28) regarding a Site Plan Review to build an addition on a single family dwelling. The public hearing portion of the meeting is closed. A motion to deny due to not meeting setbacks was made by Mark Lott, 2nd by Mike Cecere; all in favor, Site Plan denied. It was recommended that that apply to the Zoning Board of Appeals for a variance.

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) regarding Special Use Permit to operate a Fire Department for the protection of the Town of Fayette. The revised maps demonstrate they are meeting the contingencies from the June 26th meeting. A motion to approve the Site Plan and Special Use Permit was made by Mark Lott, 2nd by Teresa Bryan, all in favor, Site Plan and Special Use Permit approved.

Preliminary Hearings – none.

Public comments

A presentation by Farm Bureau member Ann Heizmann from the Town of Tyre was made. Planning Board members were encouraged to give their feed back to the Town Board. Any thoughts James Johnson - Councilman offered to relay back.

Approval of the Minutes:

A motion to approve the minutes of the June 26, 2017 meeting with corrections was made by Sandy Caster, 2nd by Dave Fitzgerald, all in favor, minutes approved.

Planning Board Attorney Report:

A motion was made to go into executive session by the recommendation of Attorney Midiri by Chairman Tidball. Planning Board members, Councilman James Johnson, Attorney Joe Midiri , Land Use Officer Bob Steele and Secretary Katie Nelson at 7:51PM exited Executive Session at 8:17PM with a motion by Mike Cecere, 2nd by Mark Lott, all in favor.

Land Use Officer Report:

Approved:

John Bojczuk – Murray Road – Pole Barn
Michael Waite – Route 89 – 2 Decks
Charles Kelsey – Parker Road – New Residence
Carol Sayward – Ridge Road – Pool
Michelle Kelsey West River Road – Deck
Tony Zeck – Mohawk Lane – Family Room/ Garage

Denied Permits:

Justin Sensenig – Route 96A – Addition to residence to close to property line
Margaret Gan – South Parker Road – Addition to residence, pre-existing / non-conforming lot

4 complaints filed - letters written and sent to the residents.

He questioned what a reasonable time period should be - response was 30 days.

Town Board Liaison Report – James Johnson

Working on the Town Budget for the 2018 year.

Other Business:

Keith presented land use regulations to the Town Board – currently on hold with them at the moment.

Update on Sanrock - Cangoa Island put in holding tank for septic – no certificate of occupancy has been issued.

Solar Farm – has been shut down on 318 due to a lack of information.

A motion to adjourn was made by Dave Fitzgerald, 2nd by Mark Lott ; all in favor Chairman Tidball adjourned the meeting at 8:40PM.

Respectfully Submitted by

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

