

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

Minutes for Monday, August 28, 2017

The Town of Fayette's Planning Board's August 28, 2017 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 – Absent
- ✓ 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, Ray Green, Sam Guglielmino, Perrin Knapp, Ezra Oyer, Glenn Suffredini, Steve & Penny DiDuro, Bette Schubert, David McMillan, Aaron Boutwell, Steven Chenenko, Erica Paolicelli, Shaun Logue, John & Susan Keller

The meeting was opened with the Pledge of Allegiance.

Public Hearings were opened:

The public hearing of Stephen DiDuro 1745 Yellow Tavern, Waterloo, NY 13165, Town of Fayette, (Tax Map 10-1-13.112) for a Special Use Permit for operating of a small retail internet based sales business.

Mr. DiDuro has a dealer license, no inventory or stock – he buys and restores then sells online. The federal license requires him to have a business permit. He does not do any advertising, and no sales from the house. On his property is a single family house, a renovated gas station which he use for his shop and a storage building. The record shows that Mr. DiDuro will not be have customers coming and going from the site and if the business changes he will notify the Town of Fayette Planning Board.

A motion to close the public hearing by Dave Fitzgerald, 2nd by Nelson Wise; all in favor, hearing closed.

The public hearing of Steven & Gretchen Chenenko of 76 Glen Dr, Worthington, Ohio 43085 to remove a preexisting dwelling and replace it with a new single story dwelling located at 3791 Gusty Lane, Seneca Falls, NY 13165, Town of Fayette, (Tax Map 22-2-07).

The Chenenko bought the place on the lake for a seasonal dwelling with plans to have it later become their retirement home. They have no plans for it to become a rental. The current dwelling has had a series of additions built, it has had water damage and mold. They would like to tear it down and rebuild it on the same footprint. The filter bed is an evaporated system (sand) need to replace the tank and they would have it inspected by the county. The plan to have French drain around the house. The garage is remaining – leaf guard gutters will be in place. As they have neighbors to the south; they plan on leaving the drain along the fence. They will not be hindering views. It was reminded that retention and detention of rain water and slowing its entry into the lake is of key importance. The Chenenko's would like to start their project in October when it is less populated in the area.

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

The public hearing of Ezra Oyer 4343 NY State Route 89, Seneca Falls, NY 13148, Town of Fayette, (Tax Map 30-2-20) for a Site Plan Review to build a three (3) bay garage and work shop on property. Size to be 55'X36'.

Mr. Oyer stated that the purpose of this building is to store his rv, boat and a workshop. The raingarden he put in is working well in regards to drainage. Glenn Sufferdini is the builder. There is 200 amp circuit for electric, no plumbing will be installed. No obstructions to any lake views will be created.

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

The public hearing for Leroy H. & Susan Martin of 3890 Route 96A, Geneva, NY 14456, Town of Fayette, (Tax Map 23-1-17.12) to Sub-Divide 3.036 acres from 62.919 acres to be purchased by 3 Brothers Winery.

The reason for this Sub-Division of the Martins is due to 3 Brothers Winery business expansion and a need for a way to disperse of their waste water. The current system is not large enough and with having this property they will be able to treat and use it for flushing toilets, watering instead of hauling it to be treated. Abutting neighbors had questions which were answered. The zoning for the area will remain agricultural.

3 Brothers have a grant to use for this subsurface mound style leach field to treat effluent that can be utilized for toilet and urinal flushing in restrooms on the winery. Increasing environmental sustainability and decreasing amount of solid and liquid waste disposed from the facility. In regards to public health there doesn't seem to be any issues as they have to test before pumping it out. They have holding tanks that can be utilized if need be and then haul it off site for treatment. Is Ag & Markets involved? No, they are not. It is to be 400 feet from the setback, north of the building and north of the pond. They are following the 10-10-5 rule and have to test for three elements daily which may result in the system being adjusted. Question from the audience and abutting neighbors were listened to and answered.

A Motion to close the public hearing was made by Ron Schubert, 2nd by Dave Fitzgerald; all in favor; public hearing closed.

Preliminary Hearings –

A preliminary hearing for Deborah Ciciulla of 3763 South Parker Road, Seneca Falls, NY 13148 was briefly discussed but it was commented that it was hard to discuss when she was not physically present to answer her questions. A motion was made by Teresa Bryan to continue this at another meeting when she could be present, 2nd by Mike Cecere; all in favor – discussion to be continued.

A preliminary of The preliminary hearing of Salvatore Guglielmino 6830 Citation Way, Victor, NY 14564 regarding a proposed Site Plan to build a garage at 3744 Kime Beach Road, Geneva, NY 14456, Town of Fayette, (Tax Map 18-1-23).

Mr. Guglielmino would like to build a 3 bay (2 2wide) spots with storage upstairs and an enclosed breezeway connecting the house to the garage. 200 feet deep and 50 feet across. He is located on .25 acres. Having a breezeway makes it an attached garage. Drainage was addressed and he will need to have a plan. Pages 75 and 76 of the land-use regulations was given to him.

The minutes reflect that the preliminary hearing of 3 Brothers Wineries & Estates 623 Lerch Road, Geneva, NY 14456, Town of Fayette (Tax Map 23-1-52) regarding a Site Plan subsurface mound style leach field to treat effluent that can be utilized for toilet and urinal flushing in restrooms on the winery. Increasing environmental sustainability and decreasing amount of solid and liquid waste disposed from the facility was discussed in the conjunction with the sub-division of the Martins.

The Record Shows that rollcall remains the same.

Public comments : As there were no further comments.

Stephen DiDuro 1745 Yellow Tavern, Waterloo, NY 13165, Town of Fayette, (Tax Map 10-1-13.112) for a Special Use Permit for operating of a small retail internet based sales business.

Per page 91 of the Land Use Regulations - CLASS A HOME BUSINESS: A Home Business that employs no more than four (4) persons other than members of the family who reside on the premises and the aggregate amount of building space utilized for the Home Business does not exceed 1,500 sq. ft.

As he has no actual spot of doing business, and has no customers coming and going no site plan for the business or for parking. There is no issue of other business, parking or share driveway. The land use officer may inspect. If the business expands or the nature of it changes Mr. DiDuro will need to come before the Planning Board. Dave expressed concern about the number of sales per month. Keith reminded that we cannot regulate firearms and that the ATF does inspections. A motion to approve contingent upon if the scale of the business increases they will then come back before the planning board by Mike Cecere, 2nd by Dave Fitzgerald; all in favor, Special Use Permit approved.

Steven & Gretchen Chenenko of 76 Glen Dr, Worthington, Ohio 43085 to remove a preexisting dwelling and replace it with a new single story dwelling located at 3791 Gusty Lane, Seneca Falls, NY 13165, Town of Fayette, (Tax Map 22-2-07). A motion to approve contingent upon plans for drainage be submitted to the town before receiving building permit was made by Mike Cecere, 2nd by Teresa Bryan; all in favor, site plan approved. The builder, Mr. Green asked if excavation/demolition can be done. Yes was the answer.

Ezra Oyer 4343 NY State Route 89, Seneca Falls, NY 13148, Town of Fayette, (Tax Map 30-2-20) for a Site Plan Review to build a three (3) bay garage and work shop on property. Size to be 55'X36'. He will utilize the established raingarden. Mike Cecere suggested that the raingarden and drainage be included on the map as a contingency for approval, 2nd by Sandy Caster; all in favor, site plan approved.

Leroy H. & Susan Martin of 3890 Route 96A, Geneva, NY 14456, Town of Fayette, (Tax Map 23-1-17.12) to Sub-Divide 3.036 acres from 62.919 acres to be purchased by 3 Brothers Winery. It is a straightforward sub-division Agricultural to remaining Agricultural. A motion was made by Mike Cecere to approve the sub-division, 2nd by Dave Fitzgerald; all in favor, sub-division approved.

In regards to the proposed leach system – trenching to divert water away from adjacent property owners, shift towards the pond. The footprint, elevations and altered EAF. Review of the Long SEQR will be revised .

Approval of the Minutes:

A motion to approve the minutes of the July 17, 2017 meeting was made by Dave Fitzgerald, 2nd by Nelson Wise, all in favor, minutes approved.

Planning Board Attorney Report:

He has had contact with State Senator Helming regarding the regulation. She will be introducing legislation in the beginning of the 2018 year.

Land Use Officer Report:

Approved Permits:

Justin Sensenig = NY State Route 96A – Addition via ZBA issued variance
Krista Parmelee – Zwick Road – Pool Deck
Henry Francis – Marshall Road – Detached Garage
Nelson Wise - County House Road – Cow Barn
JoLynn Cornwell – NY State Route 96A – Pool
Mark Wise – Murray Road – Heifer Barn
Scott Buck – Parker Road – Detached Garage
Rose Wickens – NY State Route 96A – Fence
Perry Dimmick – MacDougal Road – Rooftop Solar Array

Denied Permits:

Brian & Beryl Mabry – Pastime Park – addition and covered porch

Other:

complaint filed – fence installed with no permit
Scott Georger – Pastime Park travel trailer set up on property – paperwork issued to have removed by August 28, 2017.
Robert Bill – Pastime Park, has travel trailer on property – sent letter stating it had been there since 2004 .
Richard Berra – Bonnie Banks travel trailer on property set up – paperwork issued to have removed by August 28, 2017.
Dutchman Family Restaurant is not in violation.

Rick Covert – Leader Road issued letter to remove vehicles until August 21, 2017.
Jamie Duffy – State Route 96 issued letter to remove vehicles by August 21, 2017.
Kale Wilkins – NY State Route 414 issued letter to removed vehicles by August 21, 2017.

Town Board Liaison Report – Bill Goff

Members are reviewing the proposed changes to the land use regulations. Working on the 2018 budget. Next budget work session is September 16.

Other Business:

A motion to adjourn was made by Ron Schubert, 2nd by Mike Cecere; all in favor Chairman Tidball adjourned the meeting at 9:33PM.

Respectfully Submitted by

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

