

**Town of Fayette  
Planning Board  
1439 Yellow Tavern Road  
Waterloo, NY 13165  
315-585-6282**

**Minutes for November 27, 2017**

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

Others present were: Bill Caster, Bette Schubert, Cindy Lorenzetti - Supervisor, Linda Zwick – Councilwoman elect, Bill Ebert – Cayuga Watershed Network & Bonnie Banks/Canoga Shores Representative, Charles Brady, Dervin Zeist, Lee Zimmerman, Randall Shirk, Tom Casella, Nathan Eby

The meeting was opened with the Pledge of Allegiance.

The first public hearing was opened:

The public hearing for Bonnie Banks/ Canoga Shores, LLC 4055 NY State Route 89 Seneca Falls, NY 13148, Town of Fayette, (Tax Map 22-1-12.2) regarding multiple Property Line Adjustments. Chairman Tidball acknowledged the good work this association has done over the past four years to make lots conforming and into compliance. 3 Lots to be done are Ryan, Berra, JM3 Holdings LLC are the last three.

Very straight forward. A motion to close the hearing was made by Ron Schubert, 2<sup>nd</sup> by Mark Lott; all in favor, public hearing closed.

The public hearing for Rose Hill Mennonite Church – Weaverland Conference 4206 MacDougall Road, Geneva, NY 14456, Town of Fayette (Tax Map # 24-1-12) regarding a Site Plan Review to build a 52'X 82' church with parking area and cemetery. The planned parking area is planned to be paved. Building occupancy is 298 people. It is located in an agricultural / residential area.

They are planning on a water garden for handling drainage sloping from the church and parking area. At the moment signage is not planned but would be modest. Amount of parking spaces is 1 per every 5 seats/people. A motion to close the public hearing was made by Mark Lott, 2<sup>nd</sup> by Dave Fitzgerald; all in favor, public hearing closed. The house was already removed. Following proper procedures. The septic field was discussed. Cemetery size to start is planned at 50' X 60'. Builder Dervin Zeist was given land-use regulations on churches, cemeteries, signage and parking. The Cemetery will be discussed at a separate hearing. Lighting and screening was discussed. 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.

### **New Business:**

The record shows the attendance roll call remains the same for the business portion of the meeting;

The public hearing for Bonnie Banks/ Canoga Shores, LLC 4055 NY State Route 89 Seneca Falls, NY 13148, Town of Fayette, (Tax Map 22-1-12.2) regarding multiple Property Line Adjustments. The map was reviewed again showing the lot line adjustments to be made with no further discussion. A motion to approve the adjustments was made by Ron Schubert, 2<sup>nd</sup> by Dave Fitzgerald, all in favor; Lot Line Adjustments approved. (signed/stamped survey maps ready for pick-up Tuesday)

The public hearing for Rose Hill Mennonite Church – Weaverland Conference 4206 MacDougall Road, Geneva, NY 14456, Town of Fayette (Tax Map # 24-1-12) regarding a Site Plan Review to build a 52'X 82' church with parking area and cemetery.

The cemetery was struck from the evening's hearing. They may need to add a designated bus parking spot in the parking area. Lighting was discussed further. Will need to submit a water mitigation plan (water drainage plans) a contingency from the roof to the swale / rain garden. Will need to do a special use permit for the cemetery and separate the cemetery from the church. They will need to follow county and state requirements for the amount of acreage for a cemetery.

A motion to approve the Site Plan with the following; parking (plan meets or exceeds the per number of seats amount, signage, and water mitigation in documented compliance with the Town Planning Board by Teresa Bryan, 2<sup>nd</sup> by Mike Cecere, Nelson Wise abstaining, all others in favor – Site Plan

### **Secretary Report – Katie Nelson**

A motion to approve the October 23, 2017 minutes with a few minor wording corrections was made by Ron Schubert, 2<sup>nd</sup> by Mark Lott, all in favor, meeting minutes approved. A motion to approve the October 24 minutes from the joint meeting with the Town Board was made by Teresa Bryan, 2<sup>nd</sup> by Dave Fitzgerald, all in favor, the minutes approved. Members were pleased with the detailed minutes from this meeting, as it will be very helpful.

**Legal Report** - Attorney Joe Midiri

The Yeo's jury trial was held on December 6. – Mr. Yeo was not in attendance. They did not have a lawyer, represented themselves. They were found guilty on 2 counts. Asked to go into executive session at the end of the meeting.

He has been in contact with State Senator Pam Helming. The navigation matter is back on track for January 2018. Received a call from Kristin Frank in Albany depending on schedules it could be addressed earlier.

**Zoning Officers Report** – Bob Steele

Approved Permits:

Rita Partee – Canoga Road, 60' X 120' Farm Equipment Storage Building

Rita Partee – Canoga Road, Hoop Style Hay Storage Building

Israel Stoltzfus – Leader Road, 12' X 38' house addition and a 24' X 28' 2<sup>nd</sup> story, Enclosed Porch

Riegel Family Farm – Ridge Road, 30' X 96' Hoop Barn and 24' X 36' Green House Expansion

Marilyn Hoster – Cemetery Road, Backup generator installation

No Denied Permits.

Scheduled for the Yeo Trial as a witness.

Backup generators are considered an accessory. Must meet setbacks and undergo an electrical inspection.

Rose Hill Mennonite Church – when demo'd the building on the property it went through Asbestos abatement.

Yeo - the appealed the decision. The authorization has to come from the Town Board – The notice of the appeal has been filed with the appropriate parties. The basic reply is no campground allowed in the hamlet.

**Town Board Report** – Cindy Lorenzetti

Business continues as usual. Thanked the Planning Board for the meeting at the Fayette Fire Department regarding the Vacation Rental issue. Introduced Councilwoman Elect; Linda Zwick who will be the new liaison for Planning and Zoning.

**County Planning Board Report** – Mark Lott

Nothing from Fayette on the agenda.

**Regional Issues** –

Vacation Rentals

A permit application. A Permit will prevent grandfathering.

Fee - \$500 a year was thought to be a good fee and comparable to others in the area.

Properties will need to be inspected yearly.

Renewals to Zoning.

Will need to have Special Use Permits and a Site Plan.

They could appeal with Zoning Board of Appeals on an imposed hardships but still must meet the guidelines, if denied then it would go to a tribunal hearing.

Charles Brady brought up the tax issue on the county level - discussion was held.

Enforcement – the town will need to rely on its residents and associations and work with the management /rental agencies.

Bill Ebert - Cayuga Watershed Network

Discussed the organization's concerns with the septic systems

A motion was made to go into executive session was made by Ron Schubert, 2<sup>nd</sup> by Mike Cecere, all in favor. For the purpose to discuss a legal matter. After short discussion of 8 minutes a motion to exit the executive session was made by Dave Fitzgerald, 2<sup>nd</sup> by Nelson Wise.

Meeting for December falls on Christmas – did the week before work for members (December 18) it does so this will be the meeting date.

A motion to adjourn the monthly meeting was made by Mark Lott; 2<sup>nd</sup> by Mike Cecere; all in favor meeting adjourned by Chairman Tidball at 8:39.

Respectfully Submitted by

Katherine "Katie" Nelson

Town of Fayette Planning Board Secretary.

