

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

Minutes for February 2018

The Town of Fayette's Planning February 26, 2018 meeting was called to order at 7:03PM 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: Charles Brady, Tom Casella, Bill Caster, Perry Knapp, Paul Nearpass, Larry Watson, Maureen Weller, Bette Schubert, Linda Zwick – Councilwoman, Lorry Janus & Bob Conner, Charles Kelsey, Dawn Aprile

The meeting was opened with the Pledge of Allegiance followed by a moment of silence due to the 25th anniversary of the world trade center bombing.

Public Hearings:

The hearing of Aaron R & Elizabeth A Wise of 3759 Ridge Road, Seneca Falls, NY 13148, Town Fayette, (Tax Map 22-1-63.2) regarding a Sub-Division to separate residential property from agricultural property. The Seneca County Planning Board has approved the sub-division. SEQR has been done. It is a very straight forward sub-division. A motion to close the public hearing was made by Dave Fitzgerald, 2nd by Mike Cecere; all in favor, public hearing closed.

The hearing of Thomas J. Casella of 4015 Bonnie Banks Road, Seneca Falls, NY 13148, Town of Fayette (Tax Map 22-1-12.27) for a Site Plan Review to place a pre-built 14' X 24' storage shed on the property. The storage shed is a prebuilt pressure treated wood. The accessory structure will be moveable and will be placed on the opposite side of the road from the septic. In regards to drainage; a 12 inch pipe drains to the east. Set back is 10 feet. Mr. Brady; neighbor has no concerns. A motion to close the public hearing was made by Mark Lott, 2nd by Nelson Wise; all in favor, public hearing closed.

The hearing of Robert Connor of 60 Eiseman Avenue, Piscataway, NJ 00854 for a site plan review for 3717 South Parker Road, Seneca Falls, NY 13148, Town of Fayette (Tax Map 13-2-27) to build a second floor addition for a bedroom, bathroom and storage space. The second floor addition will also allow for the living space on the 1st floor to increase. The height increase is 9ft. A ranch trailer is located on the other side. The survey map – they are not changing the footprint. The current septic is a 1000 gallon tank, the leech line was certified about 3 years ago. A neighbor questioned the septic. Keith reminded the public that the planning board and town do not control the septic requirements, the county does. Where does the run-off currently go, what are the current plans? A motion by Ron Schubert to close the public hearing was made, 2nd by Mark Lott; all in favor, public hearing closed.

Preliminary Hearings:

The preliminary hearing of Bill & Kathy Nearpass of 3438 Shore Dr. Dahlonega, GA 30533 regarding 3681 South Parker Road, Seneca Falls, NY 13148, Town of Fayette, Tax Map 13-2-2. The Nearpass's would like to be removed and replace the attached porch on the west side of the building and reconfigure and upgrade the entry, bathroom, bedroom and kitchen to have it become wheelchair accessible. Bill's brother Paul was representing the family. The lot is a pre-existing, nonconforming structure on a non-conforming lot and the building cannot exceed the footprint. The septic is fairly new, upgraded to a bubbler system in about 6 years ago. There is no issues with the actual construction but they will need to apply (which they have done), they will be denied due to wanting to expand the footprint, they will need to apply for an area variance from the Town of Fayette Zoning Board of Appeals. It is not a self imposed hardship. Will need a survey map with the set-backs clearly marked. Will need documentation that this hardship is not self-imposed. In order to save time the planning board will have it denied at this meeting and so they can apply to the Zoning Board of Appeals.

The preliminary hearing of Larry Watson and Mary Jo Terpstra 3621 North Parker Road, Seneca Falls, NY 13148, Town of Fayette, Tax Map 13-2-11.7 regarding a sub-division (50 foot wide) of a vacant lot (Tax Map 13.2.11.5). The lot they would like to split in half with half remaining with the Drobny's and the other half going to them (Watson/Terpstra). The sub-division is straight forward but each party would need to amalgamate the split section to their property. It would make two non conforming lots to becoming more conforming.

Preliminary hearings are completed; roll call remains the same.

New Business:

The hearing of Aaron R & Elizabeth A Wise of 3759 Ridge Road, Seneca Falls, NY 13148, Town Fayette, (Tax Map 22-1-63.2) regarding a Sub-Division to separate residential property from agricultural property. No further discussion. A motion to approve was made by Dave Fitzgerald, 2nd by Mike Cecere, all in favor, sub-division approved.

The hearing of Thomas J. Casella of 4015 Bonnie Banks Road, Seneca Falls, NY 13148, Town of Fayette (Tax Map 22-1-12.27) for a Site Plan Review to place a pre-built 14' X 24' storage shed on the property. Issue of run-off was discussed. A sump pump or some other format to prevent running into the road, the owners are thinking flowerbeds on each side of the storage unit. A motion to approve the site plan for the storage building contingent upon a rain garden to mitigate the flow of water made by Ron Schubert, 2nd by Mike Cecere, all in favor, site plan approved.

The hearing of Robert Connor of 60 Eiseman Avenue, Piscataway, NJ 00854 for a site plan review for 3717 South Parker Road, Seneca Falls, NY 13148, Town of Fayette (Tax Map 13-2-27) to build a second floor addition for a bedroom, bathroom and storage space. It is a pre-existing, on conforming structure on a non-conforming lot. Not altering the footprint, there are no issues with the construction. If going to apply for an area variance will need the survey map verifying setbacks. Using a dry well to handle run-off. A motion to approve the site plan contingent upon having a survey with set-backs, and a plan to handle the run-off was made by Teresa Bryan, 2nd by Mike Cecere, all in favor, site plan approved.

Public Comment:

A discussion was held on why mandatory site plan reviews for all lake properties.

Secretary Report – Katie Nelson

A motion to approve the January 22, 2018 minutes was made by Teresa Bryan, 2nd by Ron Schubert, all in favor, minutes approved.

Legal Report - Attorney Joe Midiri

March 28 the Yeo's will be back in court.

Home Rule Request forms – awaiting paperwork from Town of Varick. Fayette's paperwork is complete and will be going out. State Senator Helming is continuing to work on The Docks & Mooring Bill.

Zoning Officers Report – Bob Steele (per his report)

***Approved Permits:**

Dale Freier Jr. – Reese Road, Cattle Barn

Rosehill Mennonite Church – MacDougall Road – Church

Yeo's have applied for a building permit – haven't applied to the county yet.

Town Board Report – Linda Zwick

Regarding The Land Use Regulations the Board has voted to have an engineer review SEQR, public hearing to be held in April. The town has a facebook page and doing a resolution opposing the incinerator.

County Planning Board Report – Mark Lott

Regional Issues –

Grants for funding of septic for lakeshore if primary residence.

Since we have updated the Land-Use Regulations, next we need to decide which first – Sub-Division or the Comprehensive Plan

Respectfully Submitted by

Katherine “Katie” Nelson

Town of Fayette Planning Board Secretary.

