

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

The Town of Fayette's Planning Board meeting on Monday, May 21 was called to order at 7:01PM 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 - Absent
- ✓ Sandy Caster – alternate - Present
- ✓ Joseph Midiri , attorney – Present
- ✓ Robert Steele , land use officer–Present

1. Others present were: Bill Caster, Bette Schubert, Linda Zwick – Councilwoman, Joseph & Lorraine Lorenzetti, Daniel Long – architect, Dale Guthrie, Charles Shaffer – attorney, William & Rilla Taylor, Charles Kelsey – Contractor, Rick Carson

The meeting was opened with the Pledge of Allegiance .

Public Notice of the meeting was posted in the Sunday, June 17, 2018 edition of the Finger Lakes Times and on the Town of Fayette Website.

Public Hearings:

The preliminary hearing for Charlie Bang of 3 Fulton Farm Road, Hampton , VA 23669 for 4309 Leaderview Lane, Seneca Falls, NY 13148, Town of Fayette Tax Map 30-2-17 to build a single family residence. Mr. Bang was represented by Charles Kelsey . The property's drainage was discussed, it will be a drywell system with three sites, each being 750 gallons each. The septic is a 350 foot leech with a 1000 – 1200 gallon pump tank. Water is public. The property has a workshop with a bathroom which they are planning on using for a studio. They will be adding stairs instead of a path and trimming the trees on the north side of the property. The garage will be attached and the new drive will be a 14 foot wide gravel drive, which will continue from the original. There is a gully on the south side of the property, which is the nature conservancy. A motion to close the Public Hearing was made by Mark Lott, 2nd by Teresa Bryan; all voting in favor, hearing closed.

The Public Hearing of Dale Guthrie of 2862 Leader Road, Seneca Falls, NY 13148, Town of Fayette , Tax Maps 30-1-21,30-1-22, 28-1-09.111 regarding an amalgamation and sub-division of properties. Mr. Guthrie explained again that he was wanting to Sub-Divide a 2.223 portion from the original parcel and merge it with the adjacent agricultural parcel. This was heard at the county planning board on May 10. The County saw no problem with it but did say amalgamation was recommended afterwards. It meets all set back requirements. A motion to close the Public Hearing was made by Nelson Wise, 2nd by Mark Lott; all voting in favor, hearing closed.

The Public Hearing of Joseph A. & Lorraine M. Lorenzetti of 72 Cayuga Street, Seneca Falls, NY 13148 regarding the properties of 4241 and abutting vacant property on Shady Beach, Seneca Falls, NY 13148, Town of Fayette, Tax Maps 30-3-38 and 30-3-39. Site Plan review for a Zoning Permit to build on the property was reopened for continued discussion. The Lorenzetti's since their meeting in April have made some alterations to the original plan. The driveway instead of being paved will now be crushed blue stone. The absorption before the reaching the pipes which leads towards the lake will be an infiltration trench 24-30 feet 2 feet wide. This will collect the water from the runoff of the roof, gutters and downspouts. The old septic system will be abandoned and powder room will be in the building which will be pumped up to the new system using a presby (passive aerobic) system. To meet the setbacks the bump-out from the original plan has been removed. The property size of the two combined lots (in process of amalgamating) is .54 acres. A motion to close the public hearing was made by Dave Fitzgerald, 2nd by Mark Lott, all voting yes, Public Hearing closed.

The Public Hearing for William & Rilla Taylor, 3141 Miller Road, Waterloo, NY 13165, Town of Fayette Tax Maps 6-1-02 for a Sub-Division. The Taylors would like to Sub-Divide approximately 60 feet from the south side of parcel 6-1-02 and merge it with their current property 6-1-01. This is a very straightforward subdivision and practical as noted by the board. The property will be purchased by neighbor Ronnie Rasmussen. This was heard by the county planning board on May 10. The county recommends that this request be approved conditional upon the 60foot section be attached to the adjacent property where the Taylors reside. A motion to close the Public Hearing was made by Ron Schubert, 2nd by Dave Fitzgerald; voting all in favor; hearing closed.

No hearing for the Irwin's – will need to reschedule and post.

No Preliminary Hearings.

Secretary Report – Katie Nelson

Minutes of April 23, 2018 more details will be added to the Lorenzetti hearing. A motion to approve the minutes with the addition of more details was made by Dave Fitzgerald, 2nd by Nelson Wise, all in favor; minutes approved.

New Business:

✚ Charlie Bang of 3 Fulton Farm Road, Hampton , VA 23669 for 4309 Leaderview Lane, Seneca Falls, NY 13148, Town of Fayette Tax Map 30-2-17 to build a single family residence. Discussion held further on the addition of drainage and septic system plans. A motion to approve the Site Plan was made by Dave Fitzgerald with the contingencies, 1. A diagram of the drainage and septic system be given to Land Use Officer Steele and 2. NO residential use of the studio, 2nd by Mark Lott, voting all in favor; Site Plan approved.

✚ Dale Guthrie of 2862 Leader Road, Seneca Falls, NY 13148, Town of Fayette , Tax Maps 30-1-21,30-1-22, 28-1-09.111 regarding an amalgamation and sub-division of properties. His Sub-Division and Amalgamation is very straightforward. Will continue to be agricultural usage. A motion to approve was made by Teresa Bryan contingent upon the amalgamation of parcel, 2nd by Nelson Wise; voting all in favor, Sub-Division granted.

✚ Joseph A. & Lorraine M. Lorenzetti of 72 Cayuga Street, Seneca Falls, NY 13148 regarding the properties of 4241 and abutting vacant property on Shady Beach, Seneca Falls, NY 13148, Town of Fayette, Tax Maps 30-3-38 and 30-3-39. Site Plan review for a Zoning Permit to build on the property. Roll call format for members thoughts on the revisions to the Site Plan.

*Sandy Caster – yes – the setbacks are being met and the change of the drive to stone

*Mark Lott – yes – also liking the setbacks, the drive and abandoning of the old septic in bunkhouse

*Nelson – yes liking the changes

*Dave yes – liking the removing of the old(septic)and linking to the new system

*Ron – yes – pleased with the improvement in design, the septic, bunkhouse septic and the material change in the driveway

*Teresa – yes – compliance and likes the changes

Chairman Tidball stated that the revisions are increasing the size of the property, reduced the size of the structure, the uses are compliant and they are building new. Ron mentioned the drainage and its mitigation to the lake was an improvement. Chairman Tidball sees no opposition to the project. Attorney Midiri stated we have enough to support the Planning Board's decision. Bullet format .

A favorable proposal for them and the town therefore gives approval for the board to approve. Land Use Officer Steele had no questions.

A motion to approve with the following contingencies Whereas: Two pre-existing non-conforming lots are made less non-conforming by the project,

Whereas: A substandard septic system is being removed, which is a benefit to the community, the town, and the health of the lake,

Whereas: The use of the bunk house will be restricted to only family bunkhouse use and not single-family residence of rental housing,

Whereas: The project goes beyond most neighbor's efforts to mitigate flooding and water pollution via run-off, was made by Mark Lott, 2nd by Nelson Wise,

voting by roll call vote Lott yes, Caster yes, Schubert yes, Wise yes, Tidball yes, Fitzgerald yes, Bryan yes –Be it resolved that the Town of Fayette Planning Board approved the Site Plan Review of the Lorenzetti project.

William & Rilla Taylor, 3141 Miller Road, Waterloo, NY 13165, Town of Fayette Tax Maps 6-1-02 for a Sub-Division. The Taylors would like to Sub-Divide approximately 60 feet from the south side of parcel 6-1-02 and merge it with their current property 6-1-01. Very straightforward, it's basically a lot line adjustment and will alleviate encroachment and set back issues. A motion to approve the Sub-Division was made by Teresa Bryan with the contingency of amalgamation to their current residence, 2nd by Ron Schubert, voting all in favor, Sub-Division approved.

Public Comment: .

There were no further Public Comments

Legal Report - Attorney Joe Midiri

A motion was filed requesting a court injunction and the Yeo's are to be in Seneca County Supreme Court at 10AM on May 25, 2018 before Judge Doyle. They were denied the request of having an attorney. They have not applied for a building permit with Seneca County. Home Rule Request in regards to Docks and Moorings should have a result by June 20 the end of session for the state senate and assembly.

Zoning Officers Report – Bob Steele (per his report)

***Approved Permits:**

Tom & Jan Riley – Teall Beach – Porch

David & Kathleen Ferarra – Parker Rd – Deck

Paula Lipker – Leader Rd – Detached Garage

Irvin Shirk – Miller Rd – Carport

Lorry Janus – South Parker Road – second story addition

William & Kathleen Nearpass – South Park Road – Reconfiguration of handicap accessibility

Michael Lambert – Ridge Road – Pole Barn

Gina Lynch – Canoga Road - Shed

***Denied permits.**

None

Mr. Lambert moved his pole barn back to meet the setback.

Seneca Stone will be downsizing the size of their sign to comply.

Regarding the Parish Property on Seybolt & Martin Roads – Fred Parish bought at Auction.

Town Board Report – Linda Zwick

100 thanks from the Town Board. At the May 10 Town Board meeting the review of SEQR was done and the resolution made accepting all updates / changes to the Land Use Regulations. The

grant came through for the Canoga Fire Dept. The position that Dave Fitzgerald had on the county planning board expires June 30. The Town of Fayette would like to maintain that seat, so if you have any suggestions contact her (Linda).

County Planning Board Report – Mark Lott

Old Business:

Assessor Jim Cleere has a “cheat” sheet on amalgamation.
The Town Engineer is Jason McCormick.

Next project– Sub-Division or the Comprehensive Plan? Discussion in June on the vacation rental enforcement.

A motion to adjourn was made by Nelson Wise, 2nd by Mark Lott meeting adjourned at 8:34 PM by Chairman Tidball.

Respectfully Submitted by

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

