

**TOWN OF FAYETTE
PLANNING BOARD MINUTES
DECEMBER 19TH, 2019**

Meeting was called to order by Chairman Tidball at 7PM with the Pledge of Allegiance.

Roll Call

- Mark Lott- absent
- Nelson Wise-present
- Sandy Caster-present
- Teresa Bryan-present
- Keith Tidball-present
- Dave Fitzgerald-present
- Charles Brady-present
- Bob Steele-Land Use officer-present
- Linda Zwick-Town Board Liaison-present
- Emil Bove-Planning board Attorney-present

Also Attending:

Nancy Murray (Acting Planning Board Secretary), Joan & Greg Lynch, Sam & Donna Gugliemino, Dale Zettlemyer, Jimmie Johnson, Clayton & Lauryn Hemminger, Rita Partee, Holly Lahue, Dave Plant, Dan Compitello, Bernard Naegele.

Chairman Tidball opened the Public Hearings

- The Public Hearing of Dale & Rhonda Zettlemyer of 3231 Miller Road, Waterloo, NY 13165, Town of Fayette, Tax Map 5-1-5.1 for a Minor Sub-division of 2 acres of land. Presentation by owner.
Motion from Fitzgerald and seconded by Bryan to close Public Hearing. 5/0 Carried. Wise/abstained
- The Public Hearing of Greg & Joan Lynch of 3551 North parker Road, Seneca Falls, NY 13148, Town of Fayette, Tax Map 13-2-11 for a Site Plan Review on the demo of a existing cottage and building a stick or modular home. Presentation by owners.
Motion from Brady and seconded by Wise to close Public hearing. 6/0 Carried.

- The public Hearing of Anne Kelly of 3944 Abbott Drive, Geneva, NY 14456, Town of Fayette, Tax Map 23-1-42.6 regarding a two story pole barn 24 x 24. Presentation by owner.
Motion from Fitzgerald and seconded by Caster to close Public Hearing. 6/0 Carried.
- The Public Hearing of Salvatore and Donna Gugliemino of 3744 Kime Beach Road, Geneva, NY 14456, town of Fayette, Tax Map 18-1-23 for a Site plan Review regarding an addition to an existing home. Presented by Vineyard Homes and owners.
Motion from Fitzgerald and seconded by Wise to close Public Hearing. 6/0 Carried.

Preliminary Hearings:

- Franklin/GBT Realty Corp- Town of Fayette, Tax Map 29-1-10.11, State Route 414, Presentation from Bob Gage. Store would be on 2 acres of land. A 9000 square foot store with 30 parking spaces, a septic system would be needed. Recommendations- Should go before Town Board and County Planning Board, would need to rezone as a permitted use.
- Delaware River Solar, 2497 Canoga Rd, Town of Fayette, Tax map 11-1-09.11 Recommendations for a Solar project. Presented by Dan Compitello and Dave Plante. Recommendations- Let Town Board know what the plan is before Public Hearing in January, decommission plan must be in lease.

Public Comment- none

Motion from Fitzgerald and seconded by Caster to approve November 25th, 2019 minutes as written. 6/0 Carried

New Business:

Discussion and decisions on above mentioned hearings.

- The Public Hearing of Dale & Rhonda Zettlemyer of 3231 Miller Road, Waterloo, NY 13165, Town of Fayette, Tax Map 5-1-5.1 for a minor sub-division of 2 acres of land. Owners presented a new survey map and explained Subdivison, where child will build a new home. Short discussion on tile line disruption. No public comment.

Motion from Fitzgerald and seconded by Bryan to approve sub-division with the contingency that any tile line disruption be mitigated. 5/0 Carried. Wise abstained

- The Public Hearing of Greg & Joan Lynch of 3551 North Parker Road, Seneca Falls, NY 13148, Town of Fayette, Tax Map 13-2-11 for a Site Plan Review on the demo of a existing cottage and building of a modular home. Owners presented. The Lynch's presented plans for a new home to be centered on property, making a non-conforming lot into a conforming lot using a smaller footprint. Short discussion about drainage. Jimmie Johnson, neighbor stated that he and all surrounding neighbors have no objections to the Lynch's plan and sited them as great neighbors.

Motion from Fitzgerald and seconded by Wise to approve Site Plan Review with the contingency that the owners present the Land use officer with an acceptable drainage plan. 6/0 Carried.

- The Public Hearing of Anne Kelly of 3944 Abbott Drive, Geneva NY 14456, Town of Fayette, Tax Map 23-1-42.6 Regarding a 24 x 24 two story pole barn. Presented by Anne Kelly. Short discussion of where the water runoff will go and that owner understands the 2nd story on barn is not for residential use only storage.

Motion from Fitzgerald and seconded by Bryan to approve the Site Plan review with the contingency that she supplies the Land Use officer with a map containing the setbacks and plan for drainage. 6/0 Carried.

- The Public Hearing of Salvatore & Donna Gugliemino of 3744 Kime Beach Rd, Geneva NY 14456, Town of Fayette, Tax Map 18-1-23 for a Site Plan Review regarding 3 additions' to an existing home. 524 sq ft additional living space, 484 sq ft garage and 297 sq ft for a covered porch. Presented by owners and Holly for Vineyard Homes. This lot is a non conforming lot with a footprint of 830 square feet. The owners would like to more than double the footprint, encroaching further on both north and south neighbors. Bernard Naegele, north side neighbor spoke against the encroachment.

Motion from Brady and seconded by Fitzgerald to deny the Site Plan Review application. 6/0 Carried

Regarding SEQR application from Zettlemyer for a subdivision, it is determined, based on the information, and any supporting documentation, that the proposed action will not result in significant adverse environmental impacts. 6/0 Carried

Regarding SEQR application from Lynch for a Site Plan Review, it is determined, based on the information, and any supporting documentation, that the proposed action will not result in significant adverse environmental impacts. 6/0 Carried

Regarding SEQR application from Kelly for a Site Plan Review, it is determined, based on the information, and any supporting documentation, that the proposed action will not result in significant adverse environmental impacts. 6/0 Carried

Planning Board Attorney- no report

Land Use Officer Report- 4 approved permits

Town Board Liaison Report- Congratulations to Keith for receiving the NYS Military Commendation Metal for responding to a February 2, 2019 accident in Seneca Falls. Rental Regulations coming in February. Good article worth reading in NY Town magazine about Solar Farms. ZBA will be meeting on the 3rd Monday of each month as needed beginning in 2020. ZBA will also be adding a Deputy Chair and alternates.

County Planning Board- Short meeting, new sign law in Junius

Regional Issues- Seneca White deer Tours-more info to follow

Old Business:

- Hemminger, 4500 Seneca View Road, Geneva NY, 14456, Town of Fayette, Tax Map 25-2-26, Short Term Rental. Original application on 1/15/2019, inspection on 04/03/2019, denied because application for too many people 05/20/2019, ZBA variance denied on 07/08/2019, resubmitted adjusted application on 12/05/2019. Short discussion on waiving of fee for resubmission as the original fee was paid on 01/05/2019.
Motion from Brady and seconded by Caster to waive fee for resubmission of application. 6/0 Carried
Motion from Fitzgerald and seconded by Bryan to approve Short Term Rental Special Use Permit as resubmitted. 6/0 Carried

- Appointment of Planning board Secretary- The employment ad will be removed and applicants discussed at the January Meeting.

Motion from Wise and seconded by Caster to adjourn at 9:04 PM. 6/0 Carried.

Respectfully Submitted,

Nancy Murray