

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

### **Minutes for Wednesday, May 31, 2017**

The Town of Fayette's Planning Board's May 31, 2017 meeting was called to order at 7:04PM 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
- ✓ Sandy Caster - Present
- ✓ Joseph Midiri , attorney – Present
- ✓ Robert Steele , zoning officer –Present

In attendance were: Bill Caster, Bette Schubert, Margaret Gan, Todd Reed, Paul & Sue Wright

The meeting was opened with the Pledge of Allegiance.

Public Hearings were opened:

The continuation of the public hearing for Edwin & Sandra Hartman 1680 West Blaine Road, Ovid, NY 14521 regarding property located at 4087 MacDougall Road, Waterloo, NY 13165, Town of Fayette, (Tax Map 24-1-25.2) regarding an application for a Sub-Division was reopened. This Sub-Division was approved by the county planning with the sub-divided properties being amalgamated by the various property owners. A motion to close the hearing was made by Ron Schubert, 2<sup>nd</sup> by Mike Cecere, all in favor, public hearing closed.

The proposed Sub-Division would be evening up property lines and increasing setbacks for neighbors; the remaining parcel of property will remain with the Hartman's and continue to be used for farming.

A motion to close the public hearing was made by Mark Lott, 2<sup>nd</sup> by Nelson Wise; all in favor, public hearing closed.

The hearing of Michael J. Hathaway of 3311 Parker Road, Seneca Falls, NY 13148 regarding a Sub-Division of property located on Parker Road, Town of Fayette, (Tax Map 13-2-36.121). A motion to continue the hearing when the parties are present was made by Mike Cecere, 2<sup>nd</sup> by Nelson Wise, all in favor, hearing to be continued.

The public hearing for Margaret Siok Ching Gan of 3721 South Parker Road, Seneca Falls, NY 134148, Town of Fayette (Tax Map 13-02-28) for a Site Plan Review to build an 12'X18' addition on to her lakeshore home situated on .54 acres.

The area where she wants to build the addition (to be an entrance /mud room is 11 feet from the South property line, 60 feet from the North Property Line. The current house has a crawl space. They will duplicate the addition also with a crawl space. The base is a concrete poured slab. The Cramer's on the Southside were concerned. There is no obstruction for the drive way, road or viewshed which follows the direction of the current house. The house currently has gutters and drainage tiles (go west toward the road). The property is undersized. Various options were discussed.

A motion to close the public hearing made by Dave Fitzgerald, 2<sup>nd</sup>

Teresa Bryan; all in favor, public hearing closed.

Preliminary Hearings are were opened.

Paul and Susan Wright 2588 South Townline, Road, Geneva, NY 14456 regarding building a new home located at 3709 South Parker Road, Seneca Falls, NY 13148, Town of Fayette (Tax Map 13-2-26)

The property currently has a mobile home on the property. They have been in contact with Geneva Mobile Homes. The Wright's may replace or stick build. It is a pre-existing nonconforming lot – limited to the current footprint. If they move the dwelling to the center of the property would bring into compliance the setbacks. Decks do not count on the structure but do in regards to setbacks. They would need a more recent survey map with topography, water mitigation (swales, raingardens) septic. Three options were given A. Trailer, B. Trailer with awning, C. Envelope (rectangle) Roll call on which method. All members: Mike, Dave, Keith, Nelson, Teresa, Ron, Mark for choice C – The Envelope. The Wrights were given an application by Zoning Officer Bob Steele.

The preliminary hearing was closed.

Roll Call of planning board members remained the same.

Edwin & Sandra Hartman 1680 West Blaine Road, Ovid, NY 14521 regarding property located at 4087 MacDougall Road, Waterloo, NY 13165, Town of Fayette, (Tax Map 24-1-25.2) regarding an application for a Sub-Division.

A motion to approve the Sub-Division was made by Dave Fitzgerald, 2<sup>nd</sup> by Mike Cecere; all in favor, sub-division approved.

Michael J. Hathaway of 3311 Parker Road, Seneca Falls, NY 13148 regarding a Sub-Division of property located on Parker Road, Town of Fayette, (Tax Map 13-2-36.121). A motion was already passed to continue this hearing at the June 26<sup>th</sup> meeting with the parties present./

Margaret Siok Ching Gan of 3721 South Parker Road, Seneca Falls, NY 134148, Town of Fayette (Tax Map13-02-28) for a Site Plan Review to build a 12'X18' addition on to her lakeshore home situated on .54 acres.

The property has been owned by Ms. Gan since November 2014. The footprint cannot exceed the frontage – it is 10 feet short. One option is to deny the site plan - and go to the Zoning Board of Appeals for an area variance. The project doesn't make the non-conforming issue worse. A second option is dependent upon the remains of the concrete pad. A motion was made by Dave Fitzgerald to continue this public hearing at the June 26 planning board meeting with pictures and measurements of the pad, 2<sup>nd</sup> by Mark Lott, all in favor, public hearing for the site plan to be continued.

*Approval of the Minutes:*

The minutes of the April 24, 2017 meeting were reviewed and with a sentence worded and two typos corrected a motion to approve the minutes. All in favor, minutes approved.

*Planning Board Attorney Report:*

Joe will be sending out a letter reminding of the date action was to be taken as set by the judge. (Yeo matter in the Canoga District)

*Land Use Officer Report:*

*Approved:*

Erik Einset – Teall Beach – Dock  
Tod Hubbard – Bull Farm Road – Dock  
Enos Swarey – Leader Road – Addition  
Ken & Joan Hall – Teall Beach – Pole Barn  
Thomas Murray – NYS Route 96 – Deck on Barn  
Steve Wheaton – S Parker Road – Log Cabin with contingencies  
Robert Halladay – Poorman Road – Pool

No Denied Permits

*Other:*

The Wheaton's funding has fallen through but they are pursuing other channels.  
Court case for Jonathan Hosmer is May 17, 7pm regarding the dock – Judge Ettman is currently presiding in absence of a Town Judge.  
2 complaints have been filed and letters sent.  
Tom Murray permit was issued

Field 13 calls in regards to land use and code questions.

Route 96A – Cornwell – is being cleaned up

Canoga – abandoned house for the past 2 years  
Tom Kime - pole barn – has plumbing in concrete

*Other Business:*

Katie will contact Thom at Finger Lakes 1.com regarding the moving of the complaint form from the ZBA page to the planning board page.

*County Planning:*

No Report

*Regional Planning:*

Solar is coming back into the spotlight.

Land use on tiny homes – will need a zoning permit if on a foundation, considered recreational vehicles for zoning purposes

Parking on private roads - - concern on emergency vehicles

A motion to adjourn was made by Teresa Bryan, 2<sup>nd</sup> by Nelson Wise; all in favor Chairman Tidball adjourned the meeting at 8:41PM.

Respectfully Submitted by

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



