

**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, June 25, 2018 was called to order at 7:00PM 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 – alternate - Present
- ✓ Joseph Midiri , attorney – Present
- ✓ Robert Steele , land use officer–Present

Others present were: Bill Caster, Bette Schubert, Linda Zwick – Councilwoman, Janette Seamans, Ken & Amy King. 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 Public Hearing for Janette Seamans of 3520 Miller Road, Waterloo, NY 13165, Town of Fayette – Tax Map 10-1-18.1 regarding a Sub-Division to divide an approximate 99 – acre parcel by creating a 1.3 acre parcel that will have the required frontage and selling the remainder to a local farmer; keeping that portion of the property in agricultural production. Ms. Seamans announced that she was withdrawing her application as the section of property has poor drainage and the ditch would have to be altered. Chairman Tidball encouraged Ms. Seamans to talk with the farmer about some other possible areas for her Sub-Division plans and come back to the planning board.

As there were no other public hearings a motion made by Dave Fitzgerald, 2<sup>nd</sup> by Mike Cecere; all in favor to close the Public Hearings; motion approved.

Dave Fitzgerald recused himself from the preliminary hearing due to Ken and Amy King being neighbors. Alternate Planning Board member Sandy Caster will replace him for the preliminary portion of the meeting.

The Preliminary Hearing of Ken & Amy King of 1541 Kings Bridge Road, Grand Blanc, MI 48439 regarding expansion of a boathouse located at 3665 Parker Road South, Seneca Falls, NY 13148, Town of Fayette – Tax Map 13-2-18. The property is non compliant; preexisting, non-conforming. The King’s would like to increase the living space of the current 630 sq ft dwelling which consists of 2 bed rooms and a full bath. The current boathouse is 15.5’X24’X12’ (ground level) they would like to 15.5’X30’x23’ adding a deck on the east side. The addition of a second floor would include a wet bar, pump-up waste, 1 full bath, have solar/wind energies, rubber roof with gutters (water directed to retaining wall landing and landscaping. No stove or bed rooms planned. Question of who maintains the road – the private road (easement for various property owners) is maintained by Parker Road South Resident Lars Olufsen. Dave Fitzgerald has no objections for improvement to the area. The height of the boathouse is currently 12 ft planning on 21 ft the maximum is 30 ft. It was noted that it is hard to expand due to the footprint but maybe able to “mushroom”. The north-side is right on the property line. Stairs are not an issue to the footprint as it is considered an accessory. Landscape – drainage important to have in your plain how you will maintain and retain the water. There are creative ways to drain it by preventing it going directly into the lake. A tank/ sump system was discussed. A deck is not an issue with the foot print but the setbacks and encroaching is. Is the deck going to go over the lake? The height restriction is 18 feet from mean high water mark. The bathroom and sink pumping up to the septic tank is feasible. Placing solar panels on the roof is non-encroaching. The preliminary hearing was closed.

Roll call remains the same:

Dave Fitzgerald resumed his seat at the Planning Board meeting and Sandy Caster has returned to her prior seat.

**Secretary Report** – Katie Nelson

A motion to approve the May 28, 2018 Planning Board minutes with a clarification by Joe Midiri was made by Nelson Wise, 2<sup>nd</sup> by Dave Fitzgerald, all in favor; minutes approved.

**New Business:**

Accepted the withdrawal of the Sub-Division of Janette Seamans, no action to be taken.

Ronald Schubert submitted his resignation from the Town of Fayette Planning Board effective July 1st. He and his wife Bette are moving to Illinois. Sandy Caster was asked if would accept the position?

**Public Comment:**

There were no further Public Comments

**Zoning Officers Report** – Bob Steele

Approved Permits:

Margaret Zwick – NY State Route 89 – garage and porch addition

Andrew Worden – NY State Route 96 - addition and front porch

Scott Ridley – Hoster Road – In-ground pool  
Gerald Robson – Leader Road – new mobile home  
Steven Barto – Seybolt Road – new deck  
Brian Hathaway – County Road 121 (Canoga Rd) Sunroom  
Doug Freier – Post Road – addition and new garage  
Robert Rowley – NY State Route 89 – In-ground pool  
Matthew Yuhas – Route 336 – deck on pool

Discussion on the following:

A driveway is not a structure. Setback is 2 feet from property lines

Hedges and Fences 2 feet from setbacks and property lines

In regards to land-use the setbacks of driveways and whether they are private or public are important in regards to information for decision making.

**Town Board Report** – Linda Zwick

Awaiting the reply from New York State in regards to the Land-Use Regulation updates.

Canoga Fire Dept. is having a chicken bbq on Saturday, June 30.

The following roads are still closed West River Road, and Yellow Tavern. Have discussed consolidation of Fayette and Canoga FD and that is still not of interest to the 2 parties. In regards to the county planning board seat, Dennis Booth of West River Road has accepted the position along with the position on the Fayette Zoning Board of Appeals.

**Regional Issues**

The incinerator is still major concern. Dave attended a training on the topic recently.

**County Planning Board Report** – Mark Lott

Funding each town should have some available.

**Legal Report** - Attorney Joe Midiri

Yeo – was rescheduled to from June 30 to July 27 . The August 15 date is being kept open. They have removed a trailer. Property is for sale.

Article 78 - A writ is a written judicial order to perform a specified act. **In New York State**, the relief previously obtained by writs of certiorari to review, mandamus or prohibition, is now obtained by bringing a special proceeding under **Article 78**. Joe will contact Harriet Haynes Seneca County Sr. Planner and the Association of Towns.

Docks & Moorings – there has been no reply to date. He will check on the status.

**Old Business:**

Next meeting to discuss Vacation Rentals – enforcement/notifications. Bob will have written thoughts in regards to compliance, timeline in regards to notify, new rentals, existing rentals, when they need to be compliant by, grace periods, etc.

A motion to adjourn was made by Mark Lott, 2<sup>nd</sup> by Nelson Wise meeting adjourned at 8:27 PM by Chairman Tidball.

Respectfully Submitted by

Katherine "Katie" Nelson  
Town of Fayette Planning Board Secretary.

