

**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, March 25, 2019 was called to order at 7:00PM by Chairman Dave Fitzgerald with a roll call for attendance, present were:

- ✓ Mark Lott – Present
- ✓ Nelson Wise –Excused
- ✓ Teresa Bryan –Excused
- ✓ Keith Tidball – Present
- ✓ Dave Fitzgerald – Present
- ✓ Sandy Caster – Present
- ✓ Charles Brady; - Present
- ✓ Joseph Midiri, attorney –Present
- ✓ Robert Steele, land use officer–Present

Others present were, Linda Zwick – Councilwoman, Cindy Lorenzetti – Supervisor, Jamie Mulcahy, Merlin Kurtz, Donna Stivers, Casey Fick, Bob Stivers. The meeting was opened with the Pledge of Allegiance.

The Monthly meeting / hearings were posted on the Town of Fayette Website and in the Sunday, February 17, 2019 edition of the Finger Lakes Times.

**Public Hearings:**

The Public Hearing of Rose Hill Mennonite Church 4206 MacDougal Road, Waterloo, NY 13165, Town of Fayette, Tax Map 24-1-12 regarding a Sub-Division to divide the property with the building from the remaining farmland for the purpose of selling the farmland to the person currently farming it. This property is located in Agricultural District #12.

The neighbor Merlin Kurtz was in attendance. The county has weighed in and left the decision in the Town's hands. The section being Sub-Divided and sold will continue to be farmed. A motion to close the hearing was made by Charlie Brady, 2<sup>nd</sup> by Mark Lott, all in favor; Public Hearing Closed.

The Public Hearing of Robert Berra 4120 Sandy Spring Road, Burtownsville MD 20866 regarding property located at 4009 Bonnie Banks Road, Seneca Falls, NY 13148, Town of Fayette, Tax Map 22-1-12.38 regarding a Site Plan Review. The Berras' would like to install a new modular Cape House with a basement.

Questions in regards to what is being demolished and which properties are being amalgamated Neighbor; Tom Cassella has concerns in regards to drainage. There are already issues of when it rains. Currently, a 12 "pipe is being used for drainage. Neighbors are pleased to learn that a better place will be built and hoping that the water / drainage issue will be improved. In

September 2017 was granted approval for a pole barn to be built, which hasn't been. It is past the 1 year time frame to do so. A motion to continue the hearing at a later date was made by Sandy Caster, 2<sup>nd</sup> by Mark Lott, all in favor, hearing to be continued.

**Preliminary Hearing:**

Robert Stiver of 401 Boody's Hill Road, Geneva, NY 14456, Town of Fayette Tax Map 1-1-30 regarding a proposed project. The marina is being moved east off of 5 & 20 to the former Blue Heron Marina. He is looking to have 54 town houses (4 buildings) on 3 acres. The first floors to house retail establishments and at least a restaurant. This project is dependent upon water and sewer. Attorney Midiri asked about documentation regarding Indian Burial Grounds and documentation that there would be no need for phase 2. It was mentioned at this point that at the April Town Board Meeting that there would be a presentation on Sewer. Questions were asked in regards to setbacks, height restrictions, common areas. It is currently preexisting non-conforming use. Each of three buildings would have 18 units, and parking is planned 2 spaces per unit (paved/stone). Asked about flood plain – is going to need to consult fema flood maps. 35 feet single family in regards to height. There will be docking but no boat fueling station for the residents. The light house is a decorative accessory building (like the guard house on Route 89)

**Public Comment:**

No other comments

**Secretary Report – Katie Nelson**

A motion to approve the February 25, 2019 minutes was made by Dave Fitzgerald, 2<sup>nd</sup> by Sandy Caster, with typographical corrections having been made; all in favor, minutes approved.

**New Business:**

The Public Hearing of Rose Hill Mennonite Church 4206 MacDougal Road, Waterloo, NY 13165, Town of Fayette, Tax Map 24-1-12 regarding a Sub-Division to divide the property with the building from the remaining farmland for the purpose of selling the farmland to the person currently farming it. This property is located in Agricultural District #12.

It is straightforward. There is a cemetery located on the church property (30 feet), it is the opposite side that is being divided off. A motion by Dave Fitzgerald to approve the Sub-Division with no contingencies, 2<sup>nd</sup> by Mark Lott; all in favor, Sub-Division approved. A comment was made that this was an excellent example of a rain-garden.

**Land Use Officer's Report – Bob Steele**

Approved Permits:

L. Davoli – East Lake Road – Detached garage

E. Teneyck – County House Road – Pole Barn

Other:

The Steven's on Route 89; the demolition of the discussed section of house has been completed and the addition construction has been started.

Vacation rental inspections have started.

In regards to vacation rental inspections – those doing the septic inspections are contacting him (Bob) if there are any issues. So far Brewers and Verdi have done some of them.

**Town Board Report** – Linda Zwick

Updated the board on the progress with the Fayette Hamlet. Thom Shanken has had good turn out on the programs he has done on Fayette history. Reminder regarding fish fries at the Fayette Fire house and that the April meeting of the Town Board will have a presentation on the Sewer Project. Progress is being made on the updated website.

Charlie was approved to full time member. It will need to be advertised for an alternate member.

A certificate for Ron for all his service will need to be made and sent to him. The requirement for all to have sexual harassment training, will be held on May 2 at 1pm. There is an on-line link.

**Legal Report** - Attorney Joe Midiri

No report.

The Hamlets (Canoga, MacDougall and Fayette) are in need of redevelopment plans. Keith reminded all that the Comprehensive Plan is in need of updating.

It was brought up that Vacation Rental fees - New applications are \$500 and then renewal inspections will be \$250. Dave mentioned that a detailed fee schedule should be posted on the web. Vacation rentals need to be added to the schedule.

Wording on February's minutes needed to be reworked regarding Vacation Rentals. A motion to reapprove the minutes was made by Mark Lott, 2<sup>nd</sup> by Dave Fitzgerald with the adjustment; all in favor, minutes reapproved.

**Regional:**

The need to generate an epod map and review epod language and will be added to April's agenda. Next meeting will be April 22, 2019 (day after Easter)

A motion to adjourn was made by Mark Lott, 2<sup>nd</sup> by Sandy Caster, all in favor – meeting adjourned by Chairman Tidball at 8:43pm.

Respectfully Submitted by

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

