

**TOWN OF FAYETTE
PLANNING BOARD MINUTES
OCTOBER 28TH, 2019**

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

Roll Call

- Mark Lott - present
- Nelson Wise – present
- Sandy Caster - present
- Teresa Bryan – present
- Keith Tidball – present
- Dave Fitzgerald – absent
- Charles Brady – present
- Charles Kelsey (alternate) – present
- Bob Steele - Land Use Officer – present
- Linda Zwick – Town Board liaison – present
- Joseph Midiri – Planning Board Attorney – present

Also attending:

Nancy Murray (Acting Planning Board Secretary), Deb Ciciulla, Joyce Nicholson, Lori DeFurio, Darren Palmer, Charles Kelsey, Maureen Weiller, Amanda Pundt, Daniel Long, Perrin Knapp, Sue & Richard Henderson, Sue & Paul Wright, Diane & Donald Best, Rhonda & Dale Zettlemyer, Brody Smith, Glenn Suffredini.

Chairman Tidball opened the Public Hearings

- The Public Hearing of Lori Ann DeFurio of 3565 North Parker Road, Seneca Falls, NY 13148, Town of Fayette, Tax Map 13-2-11.22 for a Special Use Permit to Operate a Short Term rental. Presentation by owner.
Motion from Brady and seconded by Lott to close hearing.
- The Public Hearing of Richard Henderson of 3864 Pastime Park Road, Geneva, NY 14456, Town of Fayette, Tax Map 18-2-18 for a Special Use Permit to operate a Short Term Rental. Presentation by owner.
Motion from Lott and seconded by Caster to close Public Hearing.
- The Public hearing of Darren Palmer of 3733 Parker Road, Seneca Falls, NY 13148, Town of Fayette, Tax Map 13-2-59.1 for a Special Use Permit to operate a Short Term Rental. Presentation by Owner.
Motion from Caster and seconded by Bryan to close Public Hearing.

- The Public Hearing of Rikki & Mitch Brodsky of 3775 Gusty lane, Seneca Falls, NY 13148, Town of Fayette, Tax Map 22-2-01 for a Site Plan Review to build a garage, enclosed porch and addition. Daniel Long, Architect presenting. Motion from Bryan and seconded by Brady to close public Hearing.
- The Public Hearing of Paul & Susan Wright of 3709 S Parker Road, Seneca Falls, NY 13148, Town of Fayette, Tax Map 13-2-26 for a Site Plan Review to replace a trailer with a stick built house. Presentation by owners. Motion from Wise and seconded by Caster to close Public Hearing.
- The Public Hearing of Glenn Suffredini of 3798 Pastime Park Road, Geneva, NY 14456, Town of Fayette, Tax Map 18-2-32.1 for a Site Plan Review to build an addition 12' x 30' to an existing garage. Presentation by owner. Motion from Brady and seconded by Bryan to close Public Hearing.

Preliminary Hearings

- Dale & Rhonda Zettlemoyer of 3231 Miller Road, Waterloo, NY 13165, Town of Fayette, Tax Map 5-1-10.4 Sub-division of 2 acres of farmland. Presentation from owners. Recommendation, to have survey, maps and application completed prior to next meeting. Concerns-where on property the house will be built, in relation to tile lines and where the water will go. Nelson Wise was asked to recuse himself from further action.
- Tim Batty, Westfall Drive, Seneca falls, NY 13148. Would like to combine four non-conforming lots, demolish three cottages and build one home and accessory buildings. Presentation from Attorney Brody Smith. Recommendations, completed applications, SEQR, and owners are encouraged to use some form of storm water management for the property.
- Donald & Diane Best, 3541 North Parker Road, Seneca Falls, NY 13148. Would like to tear down an existing garage that is on property line and build a new 2 story garage (with second floor used for storage). Presentation from owner. Recommendations, Completed application and board would like to see maps with new structure on it, drainage plans addressed with crushed stone and/or sump pumps. Attorney Midiri would like to see Boundary agreement with neighbor.

New Business

Discussion and decisions on above mentioned hearings:

- The Public Hearing of LoriAnn DeFurio of 3565 North Parker Road, Seneca Falls, NY 13148, Town of Fayette, Tax Map 13-2—11.22 for a Special Use Permit to operate a Short Term Rental. A rescue window has been installed in the loft. Undersized bedroom number four includes a sitting room to increase size for compliance. The Septic has been approved by the Seneca County Health Department. No public comment.

**Motion from Brady and seconded by Kelsey to approve the Special Use Permit.
7 voting yes/0 voting no, Carried**

- The Public Hearing of Richard Henderson of 3864 Pastime Park Road, Geneva, NY 14456, Town of Fayette, Tax Map 18-2-18 for a Special Use Permit to operate a Short Term Rental. Four People is the maximum for this rental. No public comment.

**Motion from Wise and seconded by Brady to approve the Special Use Permit.
7 voting yes/0 voting no, Carried**

- The Public Hearing of Darren Palmer of 3733 Parker Rd, Seneca Falls, NY 13148, Town of Fayette, Tax Map 13-2-59.1 for a Special Use Permit to operate a Short Term Rental. Recently added another 500 gallon tank to the existing septic, for a total of 1500 gallons. Smoke detectors and CO2 detectors were installed. The two bedrooms in the basement were locked and will not be used by renters. Public Comment- Neighbors Maureen Weiler and Sue Wright, both have concerns about traffic and people parking on the leach fields. Dumpster not being emptied in a timely manner.

Motion from Brady and seconded by Lott to approve the Special Use Permit with the following contingencies (1)- Parking on the leach field and in yard will be prohibited, (2)-Dumpster will need to be concealed. (3) Parking adjusted to five cars. 7 voting yes/0 voting no, Carried

- The public Hearing of Rikki & Mitch Brodsky of 3775 Gusty lane, Seneca falls, NY 13148, Town of Fayette, Tax Map 22-2-01 for a Site Plan Review to build a garage, enclosed porch and addition. Daniel long presented new map which addressed water concerns with the neighbor to the North. The garage will be raised slightly and all existing septic will be pulled out and replaced with new, including [perforated lines in pea gravel. The septic is currently being reviewed by the Seneca County Health Department. Public Comment- Deb Ciciulla and Joyce Nicholson both have concerns about where the water is being redirected. Mr. Long showed them on his map where the path for the water is.

**Motion from Lott and seconded by Bryan to approve the Site Plan Review with the contingency that Mr. Long submits a map with a diagram of the riprap.
7 voting yes/0 voting no, Carried**

- The Public Hearing of Paul & Sue Wright of 3709 South Parker Road, Seneca Falls, NY 13148, Town of Fayette, Tax Map 13-2-26 for a Site Plan Review to replace a trailer with a stick built home. Using the same footprint, but changing dimensions to 24 x 40, and moving building to a more center location. No public comment. This hearing will be tabled until the November meeting, to allow the Wrights to get survey maps, with the septic plan, and include all buildings on the property, including elevations.
- The public Hearing of Glenn Suffredini of 3798 Pastime Park Road, Geneva, NY 14456, Town of Fayette, Tax Map 18-2-32.1 for a Site Plan Review to build an

addition 12' x 30' to an existing garage. Addition is to park owners' recreational vehicles. Water concerns- to slow water down with riprap, and have it drain to a natural swale. No public comment.

Motion from Bryan and seconded by Caster to approve the Site Plan Review with the contingency that Mr. Suffredini submit drawings of the width view and depth view of the water management plan. 7 voting yes/0 voting no, Carried.

Regarding SEQR applications from Short Term Vacation Rental applicants DeFurio, Henderson, and Palmer, it is determined, based on the information, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts. 7 voting yes/0 voting no.

Regarding SEQR application from Brodsky for a Site Plan Review, it is determined, based on the information, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. 7 voting yes/0 voting no.

Regarding SEQR application from Suffredini for a Site Plan Review, it is determined, based on the information, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. 7 voting yes/0 voting no.

Public Comment – none

Minutes from September 23rd, 2019

Motion from Brady and seconded by Lott to approve September 23rd, 2019 minutes as written. 6 voting yes/0 voting no/1 abstain (Kelsey), Carried

Planning Board Attorney Report

Do SEQR short forms need to be completed for short term rentals?

Land Use Officer Report

6 Approved permits and one property violation, which the County will be dealing with it. Seybolt road, all permits in place, owners updating property.

Town Board Liaison Report

Town Board welcomes Charles Kelsey to the Planning Board as an alternate.

Town Board has finished 2020 Budget meetings. Budget should be approved at November meeting. 11/5 on Election Day, Senator Helming will be at the Seneca Falls American Legion honoring local vets.

County Planning Board Report- Lott and Brady-no report

Regional Issues- Seneca County on November 16th, 2019 at one Dipronio Drive, Waterloo, NY 13165 will have electronic recycling and shredding.

Old Business

- Attendance Policy- (a)Should any vacancy occur among the members of the Planning Board by reason of death, written resignation, disability or absence from three (3) consecutive meetings, or (5) meetings in a twelve-month period, notice thereof shall be given to the Town Board for action. (b)Should such vacancy occur among the officers of the Board, the Vacancy shall be filled by appointment at the next regular meeting of the Town Board- the officer so appointed to serve the unexpired term of the office in which such vacancy occurred.
- Planning Board Secretary job/duties description- tabled, as more research is needed.
- December's Planning Board Meeting will be on Thursday December 19th, 2019 at 7PM

Motion from Lott and seconded by Bryan to adjourn at 9:25 PM. 7 voting yes/0 voting no, carried

Respectfully Submitted,

Nancy Murray
Acting Planning Board Secretary