

TOWN OF FAYETTE
PLANNING BOARD MEETING
JULY 27TH,2020

Chairman Tidball called the meeting to order at 6:30 PM. Council approves of closing each public hearing and going to new business.

PRESENT:

- Mark Lott
- Nelson Wise
- Teresa Bryan
- Keith Tidball
- Dave Fitzgerald
- Charles Brady
- Charles Kelsey
- Bob Steele (land Use Officer)
- Linda Zwick (Town Board Liaison)
- Joseph Midiri (Planning Board Attorney)
- Nancy Murray (secretary)

PUBLIC HEARINGS:

1. Brent & Maria Maynard of 2226 County House Rd, Waterloo, NY Tax Map 07-1-01.1, regarding a minor sub-division/flag lot. Presented by Maria, no public comment. Straight forward minor sub division, going to used to build a new home and access driveway. The driveway will be on Disinger road as the applicant does not want to disturb the farm land. The board reminded applicant that the driveway cannot be within ten feet of either property line.
Motion from Wise and seconded by Lott to close public hearing. 7/0 carried
Motion from Wise and seconded by Lott to approve the Sub-division. 7/0 carried
Regarding SEQR application from Maynard for Sub-division, it is determined, based on Information, and any supporting documentation, that the proposed action will not result in significant adverse environmental impacts. 7/0 Carried
2. William Lewis of 3341 Canoga Island, Seneca Falls, NY Tax Map 8-1-43, regarding a Site Plan Review to demo an existing cottage and build a new one. Presented by William, no public comment. Short discussion on how building would be secured to the ground and that applicant is creating a hardship by having no running water and therefore a self created hardship will leave no room to appeal decision at a later date.
Motion from Brady and seconded by Wise to close public hearing. 7/0 carried
Motion from Brady and seconded by Lott to approve with the following Contingencies (1) the outhouse will be removed (2) the plan presented for anchoring The Building will be used/and/or at the very least. (3) There will be no accessory Structures. (4) Either a sump and or rain garden will be installed to slow/manage the water. 6/0 Carried, Tidball abstained.

Regarding SEQR application from Lewis for Site Plan Review, it is determined, based on Information, and any supporting documentation, that the proposed action will not result in significant adverse environmental impacts. 7/0 Carried

3. Joe Lucchesi of 4023 Bonnie Banks, Tax Map 22-1-23, regarding a Special Use Permit For a Short term rental, Presented by Joe, no public comment. Short discussion regarding parking.

Motion from Fitzgerald and seconded by Bryan to close Public Hearing. 7/0 Carried

Motion from Fitzgerald and seconded by Bryan to approve the Special Use Permit. 7/0 Carried

Regarding SEQR application from Lucchesi for a Special Use permit, it is determined, based on Information, and any supporting documentation, that the proposed action will not result in significant adverse environmental impacts. 7/0 Carried

4. William & Carol Urtz of 3635 Parker Rd North, Seneca Falls, NY Tax Map 13-2-12 Regarding a Site Plan Review to build a garage. Presented by William & Carol, no public comment. The non conforming lot has a 12 x 24 building and a 4 x 4 stone BBQ, It previously had a cover-all like temporary building. There was a short discussion about the square footage of the new building (on the application, it was requested to be a 16' x 20). This lot is in the Lakeshore district.

The Urtz's would like to build a permanent garage 18 x 24. The hearing will be continued to next month to allow the Urtz's to get correct square footage of existing buildings and come up with a drainage plan for water flow.

Motion from Lott and seconded by Fitzgerald to continue to next meeting. 7/0 Carried

5. Witmer Electric of 3759 State Route 414, Seneca Falls, Town of Fayette, Tax Map 12-1-17.2 regarding an building addition of 30 x 60. Aaron Hurst (owner) presented. Rita Partee, neighbor, concerned about the water run-off. This project is well within the setbacks, short discussion on using the same siding and roof materials as on present building.

Motion from Fitzgerald and seconded by Brady to close public hearing. 7/0 Carried
Motion from Fitzgerald and seconded by Lott to approve the Site Plan Review with the following contingency a storm water plan must be presented and approved by Zoning Officer Steele.

Regarding SEQR application from Witmer Electric for Site Plan Review, it is determined, based on Information, and any supporting documentation, that the proposed action will not result in significant adverse environmental impacts. 7/0 Carried

6. Joseph & Lorraine Lorenzetti of Shady Beach, Seneca Falls, Town of Fayette, Tax Map 30-2-39. Presented by Joe & Lorraine Lorenzetti, no public comment. Short discussion

regarding third floor egresses, non-conforming to conforming with remodel and storm water flow.

Motion from Brady and seconded by Bryan to close public hearing. 7/0 Carried
Motion from Fitzgerald and seconded by Bryan to approve Site Plan Review with an approve Storm water plan. 6/0 Carried. Kelsey abstains.

Regarding SEQR application from Lorenzetti for Site Plan Review, it is determined, based on Information, and any supporting documentation, that the proposed action will not result in significant adverse environmental impacts. 7/0 Carried

7. John Burkowski of 3363 South Parker, Town of Fayette, Tax Map 13-2-17. Presented by Charles Kelsey, builder. Regarding a revision to a previously approved Site Plan Review. The owner would like to cover his porch. Owner is asking for the board to allow him to remove a non-conforming garage and to use the sq feet of the garage to cover his porch. Short discussion as there are multiple gains on setbacks with the removal of the garage.

Motion from Brady and seconded by Wise to close public hearing. 7/0 Carried.
Motion from Brady and seconded by Wise to approve revision, contingent to the garage being removed. 5/0 Carried Kelsey and Fitzgerald recuse.

Regarding SEQR application from Burkowski for a revision to a previously approved Site Plan Review, it is determined, based on Information, and any supporting documentation, that the proposed action will not result in significant adverse environmental impacts. 7/0 Carried

8. Delaware River Solar, Partee Farm of 2497 Canoga Rd, Town of Fayette, Tax Map m11-1-09.11, regarding a Solar Farm. Presented by Dave Plante and Dan Compitello. Discussion about previous ask questions. Sink holes- Panels in that section have been removed from that area and moved, by removing those panels it will eliminate tree cutting. Tree line- all underground electric is outside of the drip line of trees by at least 15 feet. Access Road- Reeds Lane is the construction Road. Zwick and Brady had concerns regarding the entrance off from State Route 414- NYSEG requires an access road and are the only one using this entrance and very rarely or never. Panels- fixed tilt/stationary. Lott has concerns about field tiles broken or ruined during construction. There is no precedent on this, as it has not happened yet. Tiles would be addressed at onset if needed, and all repaired at decommissioning.

Motion from Fitzgerald and seconded by Wise close Public Hearing 7/0 Carried, with no dissention.

Chairman Tidball read all of the revised FEAF Part II and Part III to board and there were lengthy discussions surrounding questions E-b,E.2,e-h, the secretary received a letter from the U.S Department of the Interior stating there are no endangered plants or animals on the site. Seneca County Soil & Water Conservation has stated that there is nothing of significance at the site. After the reading and discussion a roll call vote was taken:

Brady- in favor of a negative declaration

Bryan-abstain

Fitzgerald- in favor of a negative declaration

Wise- in favor of a negative declaration
Lott-in favor of a negative declaration
Kelsey- in favor of a negative declaration
Tidball-abstain

Motion from Brady and seconded by Fitzgerald that this project will result in no significant adverse impacts on the environment, and, therefore, and environmental impact statement need not be prepared, accordingly, this negative declaration is issued. 5/0 Carried Bryan and Tidball abstain

Motion from Brady and seconded by Lott to approve the Site Plan Review as proposed and revised. 7/0 Carried.

Motion from Fitzgerald and seconded by Wise to refer the Decommissioning Plan and Town Engineer McCormick's letter to the Fayette Town Board, for review, so that the Town Board can approve and choose a form of security at their next meeting. 7/0 Carried

Preliminary Hearings

Bob Stivers of 401 Boody's Hill Rd, Town of Fayette, regarding recommendations for 54 canal side town homes, a restaurant, and tower. There was a short discussion about storm water, water and sewer. The Planning board directed Mr. Stivers to the Town Board as there are no multi-family dwellings allowed in the Town's codes. The code would need to be amended.

- **Approval of minutes-none**
- **Planning board Attorney Report-none**
- **Land Use Officer Report- 6 approved permits last month**
- **Town Board Liaison Report-Everyone will be getting a copy of the new debris Law. Public meeting for water district # 8 on Aug 15th, budget meeting August 3rd**
- **County Planning Board Report**
- **Regional Issues**
- **Old Business- Town engineer is working on getting answers from Mike Karlsen regarding EPOD mapping.**

Motion from Wise and seconded by Lott to approve the Site Plan Review for the Brady family of 4037 Bonnie Banks, Seneca Falls, Town of Fayette, Tax Map 22-1-29, regarding building a deck. 6/0 Carried. Brady recuses
Regarding SEQR application from Brady Family for Site Plan Review, it is determined, based on Information, and any supporting documentation, that the

**proposed action will not result in significant adverse environmental impacts. 7/0
Carried**

- **Public comment- none**

**Motion from Fitzgerald and seconded by Lott to adjourn at 10:41 PM. 7/0
Carried**

Respectfully Submitted,

Nancy Murray