

TOWN OF FAYETTE
PLANNING BOARD December 21, 2020

- The meeting was called to order at 7:00 PM by Vice-Chairman Fitzgerald with the Pledge of Allegiance.

- **Roll Call**
 - Mark Lott
 - Nelson Wise
 - Teresa Bryan
 - Keith Tidball-excused
 - Dave Fitzgerald
 - Sandy Caster
 - Charles Brady
 - Charles Kelsey
 - Bob Steele (Land Use Officer)
 - Linda Zwick (Town Board Liaison)
 - Joseph Midiri- (Planning board Attorney)-via zoom
 - Nancy Murray(Secretary)

Public Hearing

- Continued to January 2021- The Public Hearing of Jeffery Trout of State Route 414, Town of Fayette, Tax Map # 29-1-10.11, regarding a Minor Sub-division to construct a 9100 square foot retail store.
 - Continued to January 2021 – Continued from November meeting-The Public Hearing of Fayette DNYP, LLC NYS Route 414, Seneca Falls, NY 13148, Town of Fayette, Tax Map # 29-1-10.11, regarding a Special Use Permit and a Site Review application to erect a 9100 square foot retail store.
 - Withdrawn 12/9/2020– continued from November meeting -Ronnie Rasmussen of 2987 Miller Road Waterloo, NY 13165, Town of Fayette, Tax Map # 03-01-19, regarding a Special Use Application to have a family cemetery
- 7:11 PM – continues from the November meeting - The Public Hearing of Stivers Point of 401 Boody's Hill Rd Waterloo, New York 13165, Town of Fayette, Tax Map #01-1-30 regarding a Site Plan Review application to construction of 3 buildings with 54 living units. Presented by Bob Stivers

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

Mr. Stivers had several updates to share with the board. Short discussion followed. He is working with City of Geneva for waste, has met with Hunt engineers, proposed a new route for sewer line, can meet electricity requirements, has met with Local Fire Department. At Seneca County Planning board, it was recommended that the application be denied as the proposed use is not allowed in the zoning district.

Motion from Brady and seconded by Caster to deny the application for the Stivers Project, based on the Seneca County recommendation that the proposed use is not allowed in the zoning district. 7/0 Carried

Preliminary Hearings

- 7:35PM Sandroni of 4121 Canoga Shores, Seneca Falls, NY 13148, Town of Fayette, Tax Map No.# 22-1-49; regarding recommendations for a deck renovation. Presented by the Mr. & Mrs. Sandroni and Albert Eller via zoom. The Sandroni's want to replace an existing deck, make it a little larger and add a roof. The sandronis lot is nonconforming at this time. Recommendations from the board, included; amalgamation of their two properties , so the lot would be conforming, not putting a roof on and putting a zoning application in , which would be denied and then they could appeal the decision.

- **Motion from Wise and seconded by Brady to approve the minutes from November 23rd, 2020. 7/0 Carried**
- **New Business-** Charter Communications- via zoom
Ric Breen and Jim Goodfellow represented Charter. Charter was unaware of permit and Land Use regulations. Stated they had been in contact with Highway Superintendent. Going Forward they would like meet and make sure they are good neighbors to the Town. It was decided that the Field Manager for Charter will meet Linda Zwick and Mark Lott to drive through Town and discuss issues. Some issues that were brought up, were; height of wires, guide wires, and placement of poles.
- **Planning Board Attorney Report-**Joseph Midiri- via zoom- as discussed last month, about the time lines of 62 days once the application is presented to the board. This time line can go on, as long as the Board gets the permission of the applicant.
- **Land Use Officer Report-**Bob Steele- 5 permits were approved this month, with 1 denial
- **Town Board Liaison Report-**Linda Zwick- brought the Town Board the questions about Fayette's regulations not listing multiple dwellings, it was suggested to form a committee to look at regulations and look into the possibility of amending them. They must not be amended on a case to case base; there should be no spot zoning. In the meantime, all applicants should be heard and a decision given, as applicants must be given due process.
- **County Planning Board Report-** Stivers project came before County and was declined. There was discussion about a solar project on Garden Street, Seneca Falls.
- **Regional Issues**

- **Old Business- Motion from Lott and seconded from Wise to ask the Town Board to accept the resignation of Bryan and to approve Kelsey as a Planning Board Member. 6/0 Carried, Kelsey abstained**

Motion from Lott and seconded by Wise to adjourn at 8:17 PM. 7/0 Carried

Respectfully Submitted,

Nancy Murray