

**TOWN OF FAYETTE
PLANNING BOARD MEETING
March 22, 2021**

- Chairman Tidball called the meeting to order at 7:01 PM with the Pledge of Allegiance.
- **Roll Call**
 - Mark Lott arrived at 7:11 PM
 - Nelson Wise arrived at 7:06 PM
 - Keith Tidball-present
 - Dave Fitzgerald-present
 - Sandy Caster-present
 - Charles Brady-present
 - Charles Kelsey-excused
 - Bob Steele (Land Use Officer)-excused
 - Linda Zwick (Town Board Liaison)-excused
 - Joseph Midiri (Planning board Attorney)-present
 - Nancy Murray(Secretary)-present

Public Hearings

7:11PM- **Cont. from Feb.**-Gregory & Diane Niles of 415 Boody's Hill Road, Geneva, NY 14456, Town of Fayette, Tax Map # 01-1-29 regarding a Site Plan Review constructing a room atop of an already existing basement and elevating an existing deck to entry level, on a non-conforming lot, with a non-conforming building with complicated setback and encroachment issues, and a change of use.

***Motion from Brady and seconded by Lott to close the Public Hearing. 6/0 Carried
New Business:**

The gains of approving this project could be the propane tank and shed would be moved and no longer encroaching. The rain water/storm plan would reduce pressure on the property. If the building is not sitting empty, it is a win for the Town.

***Motion from Lott and seconded by Wise to approve the Site Plan Review with the following four contingencies. 1- the shed will be removed completely. 2- The propane tank will be moved to a location where it shall not encroach. 3- The storm/rain water plan that was proposed, will be the one used. 4- The owners will provide the Board with supporting documentation from Canal Corp and RR regarding Lease agreements and termination regarding propane tank and shed. 6/0 Carried**

***Regarding the long SEQR application from Gregory & Diane Niles for a Site Plan Review permit, it is determined, based on the information and any supporting**

documentation that the proposed action/negative declaration will not result in significant adverse environmental impacts. 6/0 Carried

7:59PM- Thomas Kime- of 3783 Kime Beach Rd, Geneva NY 14456, Town of Fayette, Tax Map # 18-1-08.12 regarding a Site Plan Review application to renovate and add small addition to existing home. Email received from S. Albright (neighbor), no opposition to project.

***Motion from Brady and seconded by Wise to close Public Hearing. 6/0 Carried**
New Business:

This is a straight forward Site Plan Review.

***Motion from Caster and seconded by Lott to approve the Site Plan Review Application. 6/0 Carried**

***Regarding the long SEQR application from Thomas Kime for a Site Plan Review permit, it is determined, based on the information and any supporting documentation that the proposed action/negative declaration will not result in significant adverse environmental impacts. 6/0 Carried**

8:08PM- Jennifer Alcott of 516 Marshall Road, Geneva, NY 14456 Town of Fayette, Tax Map # 04-1-05, regarding a Site Plan Review application for a Special Use Permit to build a salon. DEC clean up documentation for this site, is on file with this office. Neighbor reminded the Alcott's that due to farming there may be at times manure smells, and dust.

***Motion from Fitzgerald and seconded by Brady to lose the Public Hearing. 6/0 Carried**

New Business

The Seneca County Planning recommended approval of this application and this Board sees it as a compatible, necessary business.

***Motion from Brady and seconded by Lott to approve the Site Plan Review application for a special Use Permit with the following 2 contingences. 1- The Sign used by the Alcott's will fit in the Town of Fayette Land Use regulations. 2- The Parking will also fit in the Town of Fayette Land Use regulations. 6/0 Carried**

***Regarding the SEQR application from Alcott's for the Special Use permit, it is determined, based on the information and any supporting documentation that the proposed action will not result in significant adverse environmental impacts. 6/0 Carried**

8:21PM-Bruce Bonafiglia of 3404 State Route 96A, Geneva, NY 14456. Town of Fayette, tax map #'s 4-1-34.1 and 4-1-34.2, regarding a minor sub-division of part of neighboring property recently purchased and amalgamating to existing property.

Via Zoom:

***Motion from Wise and seconded by Fitzgerald to close Public Hearing. 6/0 Carried**

New Business:

Straightforward sub-division, will improve a setback and create less strife with driveway.

***Motion from Brady and seconded by Wise to approve Sub division application. 6/0 Carried**

8:33PM- Scott Georger of 3840 Pasttime park, Geneva, NY 14456 Town of Fayette, Tax Map # 18-2-23, regarding a Site Plan review application to add a sleeping building to property. Pre-existing non-conforming building on a non-conforming lot with setback issues.

***Motion from Fitzgerald and seconded by Lott to close Public Hearing. 6/0 Carried**

New Business

***Motion from Fitzgerald and seconded by Brady to deny Site Plan Application based on Lot size. 6/0 Carried**

Preliminary Hearings

Carey-Boehlert of 3675 S Parker Road, Seneca Falls. NY 13148. Town of Fayette, Tax Map # 13-2-20. Regarding recommendations for building a covered porch on a non conforming lot. Recommendations were 1- windows, siding and deck could be applied for using a zoning permit. The deck roof will need a Site Plan Review application .

- ***Motion from Brady and seconded by Caster to approval the minutes from February 22, 2021. 6/0 Carried**
- **New Business-** Investigation continues regarding the Canoga wetland s violation
- **Planning Board Attorney Report-**The Board does not have to allow Public comment
- **Land Use Officer Report-** 5 approved permits, letter written about a unpermitted fence.
- **Town Board Liaison Report-**Planning Board ask that Liaison task Town Board with finding the secretary assistance.
- **County Planning Board Report-** busy
- **Regional Issues-**Covid 19 regulations are relaxing and getting reduced

- **Old Business-** Chairman to present the board with a draft of a Public Comment policy next month. Multiple dwelling committees has met twice, the meetings have been useful. Hopeful, that someone will be presented to the Boards.

***Motion from Brady and seconded by Lott to adjourn at 9:26 PM. 6/0 Carried**

Respectfully Submitted,

Nancy Murray