

**TOWN OF FAYETTE
PLANNING BOARD
September 27th, 2021**

Chairman Tidball called the meeting to order at 7 Pm with the Pledge of Allegiance

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

Public Hearing

- Bonafiglia of 3404 State Route 96A, Geneva NY 14456. Town of Fayette, Tax map # 4-1-34.1, regarding a Site Plan Review application for a lakeside cottage and cart paths. Mark Pitifer and Jason McCormick presented for the land owners. They have been working with the RR and hope to use the natural landscape and include large oak trees. Trench drains with a small speed bump, as the RR tracks should stop most of the rain drainage. The surface for the cart paths has yet to be chosen, but will most likely be pavers with small stones between. An existing boathouse and wood retaining wall will be demolished. Load bearing will not be affected by the home and RR has sent a tentative agreement letter. The new home will sit on the RR property line with zero setbacks. Where does liability lie, should a railroad accident occur?

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

Board Discussion- this is an impressive project, although zero setback is a concern and this board has never approved a zero setback.

Motion from Brady and seconded by Lott

WHEREAS, the Bonafiglia project is consistent with the community character and will likely improve the property esthetically and in value;

WHEREAS, the project has taken into consideration environmental and ecological guidance, to include storm water drainage plans, provided by the planning board at multiple planning meetings,

WHEREAS, there still exists ambiguity regarding railroad rights of way and/or property ownership,

WHEREAS, the proposed structure, which is a seasonal dwelling, does not meet setback requirements as set forth in the Town of Fayette land Use regulations,

BE IT THEREFORE RESOLVED that the Town of Fayette Planning Board has denied, or not approved the Site Plan Review presented by the Bonafiglias' team, with a suggestion, that the Bonafiglia Team conference with the Zoning Board of Appeals regarding a possible appeal and procedural review regarding an area variance. 6/0 Carried

- **Keystone Mills of 1775 Route 336, Romulus, NY 14541, Town of Fayette, Tax Map # 27-1-16 regarding a Site Plan Review application for a new grain facility. Presented by Nicholas Raymer engineer for project. Have been busy working on recommendations from Seneca county planning board and the DOT. Also getting Hydrology plan in place for a pocket pond. There will not be much disturbance as the site is mostly flat. Soils are D classification, the slope is between 2 and 5 %, and there is a swale also.**

The following will be needed to move forward, a utility plan, approved septic plans, a drainage plan that is calculated over 100 year and what a spillover would look like, DOT study and to declare Town of Fayette Planning Board as lead agency.

Motion from Brady and seconded by Kelsey to continue the Public Hearing with the applicants approval. 6/0 Carried

Preliminary Hearings

None

- **Motion from Fitzgerald and seconded by Wise to approve the minutes from August 23rd, 2021, as written. 6/0 Carried**
- **New Business**

Canoga Fire Department- sign replacement- The Fire Hall has been designated as a emergency shelter. The new sign will be a 4 x 6; the old sign was 4 x 8. It will be in the same spot. This sign does not require a public hearing with the Planning board as stated on Page 86 of the Land Use Regulations. All six board members present approve of the new sign as long as it meets the setback requirement.

- **Planning Board Attorney Report-none**
- **Land Use Officer Report-2** approved permits and still monitoring several complaints
- **Town Board Liaison Report -9/9** Town Board, opt out law failed, will reintroduce on 9/29. Informational meeting on 9/29 at 7PM at three Brothers, about a potential sewer district. PUD- revising Land use regulations
- **County Planning Board Report-none**
- **Regional Issues-none**

Old Business

- Village of Waterloo, Water Treatment Plant, of 3754 Kime Beach Road, Geneva NY, 14456. Town of Fayette, Tax Map # 18-1-6.2, regarding review of SEQR for the previously approved application for a Site Plan Review for a new Water Treatment building and a water drainage plan.

**A RESOLUTION WITH REFERENCE TO THE TOWN OF FAYETTE,
SENECA COUNTY, NY PROPOSED VILLAGE OF WATERLOO WATER
SYSTEM IMPROVEMENTS PROJECT. STATE ENVIRONMENTAL
QUALITY REVIEW ACT (SEQRA) LEAD AGENCY STATEMENT**

WHEREAS, The Village of Waterloo proposes to undertake development of a Water Systems Project in the Town of Fayette and

WHEREAS, an engineering report has been prepared by MRB Group, dated September 2021 and

WHEREAS, various regulatory, funding, and public approvals will be needed in the planning and development of the proposed improvement project:

NOW, THEREFORE, LET IT BE RESOLVED THAT:

1. The Fayette planning board of the Town of Fayette determines pursuant to Article 8 of the Environmental Conservation Law and the regulations contained in 6 NYCRR Part 617, herein after called SEQRA, that the proposed project is a Type I action under SEQRA, and therefore a Full Environment Assessment Form (FEAF) must be prepared.
2. The Fayette Planning Board declares its intent to establish itself as lead agency in the coordinated review of this action.
3. The Planning Board Secretary or the agent of the Planning Board shall notify all involved Agencies of the Planning Boards intention to designate itself lead agency.
4. A coordinated review will be performed.

5. This resolution shall take effect immediately

Motion Fitzgerald

Second Wise

Passed 6/0

Certified

Nancy Murray, Planning Board Secretary

09/27/2021

**Motion from Wise and seconded by Fitzgerald to adjourn at 8:59 PM 6/0
Carried**

Respectfully Submitted,

Nancy Murray