

**TOWN OF FAYETTE
PLANNING BOARD
November 22nd, 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-excused
- Sandy Caster-present
- Charles Brady-present
- Charles Kelsey-present
- Bob Steele (Land Use Officer)-present
- Linda Zwick (Town Board Liaison)-excused
- Joseph Midiri (Planning board Attorney)-excused
- Nancy Murray(Secretary)-present

Public Hearings

- Meseke, Alexandra & Michael of 3978 East Lake Road, Geneva, NY, Town of Fayette, Tax Map # 23-1-04.12 regarding a Special Use Permit application for an event venue and a Short term rental application

Motion to close public hearing regarding Special use permit. 6/0 carried

Motion to close public hearing regarding short term rental. 6/0 carried

- Geneva Historical Society of 3365 State Route 96A, Town of Fayette, Tax Map # 04-1-59, regarding an application for a Short Term vacation Rental

Motion to close public hearing regarding short term rental. 6/0 Carried

Preliminary Hearings

- Murray, Brent of 1977 Zwick road, Waterloo, NY 13165, Town of Fayette, Tax Map 27-1-02.11(land address Sweets Hill Rd, Waterloo, NY) regarding a minor subdivision and land swap with neighbor.(Snyder)

- Snyder, William, of 1865 Sweets Hill Road, Waterloo, NY 13165, Town of Fayette, Tax Map # 27-1-46, regarding a minor sub-division and land swap with neighbor.(Murray)

- Murray, Brent of 1977 Zwick Road, Waterloo, NY 13165, Town of Fayette, Tax Map #21-1-12, regarding a minor subdivision of approx 2 acres, out of a 97.4 acre farm, in order to remove his home from the farmland that is being sold. Recommendations- Should representation be present for land swap

- **Motion from Brady and seconded by Wise to approve the minutes from October 25th, 2021. 6/0 Carried**

- New Business

Meseke, Alexandra & Michael of 3978 East Lake Road, Geneva, NY, Town of Fayette, Tax Map # 23-1-04.12 regarding a Short term rental application
Motion from Brady and seconded by Lott to approve the Short term rental application with the following amendments to the application. To change it to 4 bedrooms with a max capacity of 8. 6/0 Carried

Meseke, Alexandra & Michael of 3978 East Lake Road, Geneva, NY, Town of Fayette, Tax Map # 23-1-04.12 regarding a Special Use Permit application for an event venue. Long discussion on how this fits into our Land Use regulations, the Mesekes did bring a drainage plan from their engineer as discussed last month.
Motion from Brady and seconded by Lott to approve the Special Use Application, with the contingency that a detailed storm water design of the level spreader from a licensed engineer be presented to add to application file. 6/0 Carried
***Regarding the SEQR application from Mesekes' for a Special Use application, it is determined, based on information, and any supporting documentation, that the proposed action will not result in adverse environmental impacts. 6/0 Carried**

Geneva Historical Society of 3365 State Route 96A, Town of Fayette, Tax Map # 04-1-59, regarding an application for a Short Term vacation Rental. Short discussion on keeping the exterior of building the same. Justin Sensenig (neighbor) has some privacy concerns.

Motion from Wise and seconded by Brady to approve the Short Term Rental application with the contingency that the Geneva Historical Society puts a plan in place, as it relates to the neighbors concerns regarding buffering, privacy and screening. 6/0 Carried

- Harriet Haynes -Sr Planner Seneca County introduced Celia Flynn, new Planner with county. Harriet explained the new MOU agreements and changes, and asks the Board to recommend that the Town Board sign. Chairman Tidball would like to have a conversation with the Town Board regarding the Comprehensive Plan and getting grant money to assist in the updating of the agriculture section.

- **Motion from Brady and seconded by Lott to recommend that the Town Board sign the MOU agreement with County. 6/0 Carried**
- **Land Use Officer Report-** 3 approved permits this last month; have written a ticket to a resident about a fence. Short discussion about another resident building without a permit.
- **Town Board Liaison Report** – Would like a resolution from Matt Horn regarding PUD to move forward at next Town Board Meeting
Motion from Brady and seconded from Lott to recognize Linda for her efforts as liaison. 6/0 Carried
- **County Planning Board Report-**Lots of approvals, Fayette seems busy, Seneca Falls has had a lakefront development.

Old Business

**SEQR RESOLUTION-NEGATIVE DECLARATION
TOWN OF FAYETTE, NEW YORK. PROPOSED VILLAGE OF
WATERLOO WATER SYSTEM IMPROVEMENT PROJECT, STATE
ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)**

WHEREAS, in accordance with the New York State environmental Quality Review Regulations, The Planning board of the Town of Fayette announced its intent to serve as lead agency on September 27th, 2021, to conduct an environmental review of a project to be known as “Village of Waterloo, Water Systems project”.

WHEREAS, the Planning Board, of the Town of Fayette, in its capacity as lead agency, has caused to be prepared an environmental assessment of the significance of any potential environmental impact of the action described above; and

WHEREAS, on September 27th, 2021, The Town of Fayette Planning board notified the involved agencies of its intention to act as lead agency for this project and circulated the Full Environmental Assessment Form. No comments were received from those agencies.

WHEREAS, the Town of Fayette Planning Board will continue to work with Federal, State, and local agencies until all the necessary permits and approvals have been obtained.

WHEREAS, the Town of Fayette Planning Board has considered the environmental record prepared for this action, including any comments received from the involved agencies in the proposed negative declaration.

NOW THEREFORE BE IT RESOLVED THAT:

- (1) The Town of Fayette Planning Board has served as lead agency for the Village of Waterloo Water Systems project
- (2) The Town of Fayette Planning Board hereby declares that, based on environmental record which has been prepared, the project will result in no major impacts, and therefore, will not cause significant damage to the environment. A negative declaration under SEQR is therefore issued for this project.

Moved by Wise, Seconded by Caster, Carried 6/0

Pagano- drainage- reviewed- good to go

Motion from Wise and seconded by Brady to adjourn at 8:45PM.

Respectfully Submitted
Nancy Murray