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**Planning Board Minutes  
August 18, 2016**

**Planning Board Members Present:** Brad Bennett, Daniel Compton, Karl W. Smith, Matt Rogers, Fred Fink, Fran Overmoyer

**Absent:** Julie Pellett

**Others Present:** Andy Hall (CEO), Kim Rayburn (Secretary), Michael Wagner (Agent)

**Bennett opened the meeting at 7:30 pm**

**I. Owner, Michael Wagner Review of Site Plan for expansion of mini storage into front existing structure located at 6996 Rts 5&20. Tax map #'s 80.00-1-42.111.**

Bennett asked Wagner to explain his proposal, Wagner stated that in the front building there were two apartments, Office space for the rental business and another Business operating out of the space. All but the space where to two (2) apartments were will remain the same. Wagner stated that the apartments are in need of major repair and plumbing and keeping them as apartments is cost prohibitive. He would like to convert that space into temperature controlled rental space with four (4) man doors that open outward on the rear of the existing building and two (2) more on the west end of the building along with two (2) overhead garage doors. Total of eight storage bays with a light inside and a motion downward facing light on the outside of each. A discussion was held on the type of door and lighting. The board would like more information on the doors and lighting as none was provided. A brief discussion was held on the gravel area that is shown on the map which is a part of the loading area, Wagner stated that he will level the area in the back and meet up with the existing grade. Compton stated that the parking should be kept back by the fenced area to keep cars as far back from the highway as possible, Bennett stated that there will be less vehicles on site for shorter periods of time now that the apartments will be no longer used as such. Wagner agreed to have four (4) parking spaces back by the fence area on the east side of the building.

A further Discussion was held regarding the nearest neighbors in concerns to parking, loading area (gravel site) and lighting. The board feels that there have not been any complaints regarding these concerns but will hold a public hearing on September 1, 2016 after receiving the requested documentation from Wagner.

**Bennett discussed SEQOR, Bennett made a motion and Smith seconded the motion to declare SEQOR a Type II action with no further review required. All Board Members voted Aye.**

**Planning Board Decision:**

**Bennett made a motion and Compton seconded the motion to approve Preliminary Site Plan review for the expansion of mini storage into front existing structure located at 6996 Rts 5&20. Tax map #'s 80.00-1-42.111.**

**Whereas:**

1. A site plan showing the lighting specs and design, door specs and design of the two overhead doors, and the dimensions of the gravel pad will be provided at the Final meeting.

**Record of Vote:**

Brad Bennett Aye  
Karl W. Smith Aye  
Dan Compton Aye  
Matt Rogers Aye  
Fred Fink Aye

**All Board members present voted Aye, Vote carried unanimously.**

## II. Discussion

Bennett stated he wanted to continue the discussion on solar, Rayburn advised the Board she made the changes agreed upon at the last meeting to the Town of Seneca's regulations, Compton stated that he would like to attend the Solar training opportunity that is being offered in Steuben County, he will update the Board at the next meeting of what he learns, Smith hopes that they can share some obstacle's that other towns have come across regarding solar systems. Bennett stated that the open items to look at still are the Gurnee, IL regulations, and to discuss adding that the components be UL listed. The Board also discussed the size of minor systems, they discussed the size of Adam Tally's system and decided to change the maximum size from 4,000 sq ft to 1,000 sq ft for a minor system that does not require a Special Use Permit. Anything over 1,000 sq feet will require a SUP. Bennett stated that Overmoyer wanted some verbiage that all the components must be UL listed, Compton agrees and stated that it will not hurt to add extra verbiage as a laboratory has tested the components if they are UL listed. The board decided to add "All components shall be UL listed" to the general requirements as a last sentence under item B. Bennett stated that he likes the code they currently created but will hold off until Compton has had a chance to attend the training to see if anything else comes up that may be useful, the Board agreed.

Rogers asked if the 16MW maximum coverage for the Town should be looked at, the Board held a brief discussion, this will be tabled until the next meeting.

Compton asked the Board if they have heard about the issues they are having in Conesus with the former Conesus Inn rebuild as the structure that has been rebuilt does not meet code and they had to get a court order to stop work on the building. He wanted to know the process as he thought the Town should have been able to put a stop work order on the structure before waiting for a court order. Rayburn stated that the process is in the code book and it's not as easy as you would think to stop the work being done that quickly.

## VI. Minutes of August 4, 2016

**Compton made a motion and Smith seconded the motion to approve the minutes of August 4, 2016  
All board members present voted aye, Vote was carried unanimously.**

## VII. Meeting Adjourned

**Smith made a motion and Bennett seconded the motion to close the meeting @ 8:30pm.  
All Board members present voted aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn  
Planning & Zoning Board Secretary