

# Planning Board

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## TOWN OF SENECA FALLS

Meeting Minutes  
January 26, 2022

The Town of Seneca Falls Planning Board held a monthly meeting on Wednesday, January 26, 2022 at the Town Hall, 130 Ovid Street, at 6:30 p.m. with COVID-19 precautions in place.

Present were Chairperson Frank Ruzicka, John Quattrocciocchi, Melissa Brown, Steve Gleason, Kathleen Lutz and alternates Marie Scoles and Matthew Blair. Also present was the Attorney for the Town Patrick Morrell.

Chairperson Ruzicka moved to approve the meeting minutes of April 28, 2021, seconded by Mrs. Brown. Motion carried. Chairperson Ruzicka moved to approve the meeting minutes of December 22, 2021, seconded by Ms. Lutz. Motion carried.

PRELIMINARY SITE PLAN – Bestmade Products at Deer Run Industrial Park Lots 1 & 2 – Joseph McHale: The applicant proposed to construct a 120 ft x 60 ft. boat dock manufacturing facility with a 10 ft x 120 ft exterior lean-to located on Lot 2 at Deer Run Industrial Park will comprise the manufacturing facility to allow for driveway access, parking and utility servicing. Lot 2 would be developed to accommodate staging of products and signage as well as a small parking area.

Chairperson Ruzicka moved to open the Public Hearing, seconded by Mr. Quattrocciocchi. Motion carried. There were no public comments entered nor any written comments received for the record. Chairperson Ruzicka moved to close the Public Hearing, seconded by Mrs. Brown. Motion carried.

Chairperson Ruzicka reviewed the criteria for Preliminary Site Plan review as outlined in Town Code §300-128 (C) (4) with Mr. McHale. Discussion followed of the application noting: the applicant proposes 10 parking spaces and by calculation 6 spaces are the minimum number required by Code; Amount of green space exceeds the 5% requirement per Code; Proposed height of manufacturing facility is 25 ft. 2", meeting the Code maximum requirement of 35 ft. in height in M-1 zone; Concrete pad to be laid for the manufacturing facility; Proposed one 8 ft. x 4 ft. sign attached to building with a gooseneck light above & one monument-type dual-sided acrylic sign (5ft height, 7ft long, 3.5 ft wide) with company name and logo on both sides and meeting Code §300-54 (B) with the dual-sided sign to count as two signs and totaling three signs for the project; No proposed lighting plan for the Lot 1 anticipated; However, 5 gooseneck lights & 2 directional lights will be installed on the front northeastern elevation: (1) attached to building above sign, (1) over office doorway, (1) to parking lot, (1) over doorway to shop, (1) over the bay door and (1) directional light (1) on eastern side entry door, and on the rear northwestern elevation (1) side bay door and (1) directional light; storm water flow will be directed to existing culverts and a 30" concrete gutter drain to onsite storm water pond; no landscaping plan for Lot 1 as it will be a mowed field and maintained grass at the northeast, northwest and southwest of the facility; noise would be controlled in the manufacturing facility; monument sign on Lot 1 will be illuminated; a fire hydrant will be located 250 ft. away on Rodman Drive; access drive is proposed 56 ft. wide to accommodate large semi-trucks and EMS. The project is not within 500 ft. of an agricultural district.

Chairperson Ruzicka moved to designate the Seneca Falls Planning Board as Lead Agency in SEQRA review, seconded by Mr. Gleason. Motion carried.

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As stated in Appendix B, Part 2, Impact Assessment, members are to identify either no or small impacts or moderate to large impacts.

Questions	Board Response
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	No
2. Will the proposed action result in a change in the use or intensity of use of land?	No
3. Will the proposed action impair the character or quality of the existing community?	No
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	No
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	No
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	No
7. Will the proposed action impact existing: a. public/private water supplies? b. public/private wastewater treatment utilities?	No / No
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	No
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	No
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems.	No
11. Will the proposed action create a hazard to environmental resources or human health?	No

Chairperson Ruzicka moved to designate this application an Unlisted Action, and seconded by Mr. Gleason. Motion carried.

Chairperson Ruzicka moved for a negative declaration as no moderate to large impacts were identified and that the proposed action would not result in a significant adverse environmental impact, seconded by Mrs. Brown. Motion carried.

Chairperson Ruzicka said that the concerns of the Seneca County Planning had been answered.

Chairperson Ruzicka moved to approve the Preliminary Site Plan contingent that the setback dimensions for the monument sign on Lot 1 are provided prior to Final Site Plan approval, seconded by Mr. Quattrocchio. Motion carried.

SPECIAL USE PERMIT – Lamar Advertising (Chokshi Realty) at 2100 Route 5 & 20 – Michael Greene:  
Lamar Advertising proposed to erect a 11 ft. long x 23 ft. wide dual-sided billboard pole sign with a height of 23 ft. at 2100 Route 5 & 20 (Tax Map ID#33-1-37). Discussion of the Special Use Permit followed. The applicant was not present.

Chairperson Ruzicka moved to recommend to the Zoning Board of Appeals denial of the Special Use Permit on the basis that the proposed sign exceeds the maximum permissible square footage requirement of 300 square feet set forth in §300-54(B)(2) of Town Code, seconded by Mrs. Brown. Motion carried.

With no further discussion, Chairperson Ruzicka moved to adjourn the meeting at 7:40 p.m., seconded by Mrs. Brown. Motion carried.

Respectfully submitted,  
Melissa Howell  
Recording Secretary

