Town of Seneca
Planning Board
July 26, 2010

Members present: Cliff Kunes, Tim Marks, Sue Gray, Mary Bodine, Bob Rhodes, Laura Pedersen

Others present: Stephen Taylor, Steve Harris

The meeting was called to order at 7:34 pm.

The minutes of the June meeting were read. Bob Rhodes made the motion, seconded by Cliff Kunes and carried to approve the June minutes.

A bound copy of the Town of Seneca Subdivision Local Law #1 – 2010 was distributed to the members.

Applicant: Stephen Taylor
Description of Property: Property located at 2808 Johnson Rd.
Summary: Mr. Taylor is requesting minor subdivision approval for this vacant parcel of land on Johnson Road. Total acreage is 8.6 and he wants to divide it in half. It is over 5 acres so you are allowed to subdivide it once in an agricultural district. He has interested buyers for the south lot. There is plenty of road frontage, and it meets all setbacks, etc. There is public water available.
Board Recommendations: *Sue Gray made the motion, seconded by Mary Bodine and carried to approve the minor subdivision. Roll call: M. Bodine – y, C. Kunes – y, T. Marks – y, S. Gray – y, B. Rhodes – y.*

Laura Pedersen arrived at 7:42 pm.

Applicant: Steve Harris
Description of Property: Property located at 1270 Leet Rd.
Summary: Mr. Harris is requesting minor subdivision approval for this lot, on which he has placed a building. He would like to subdivide a 1.434 parcel from the larger 51.8 acre parcel which is owned by Mr. Harris and several other family members. In an agricultural zone, this will be the only subdivision of this property that will be allowed. He will be obtaining exclusive title to the 1.434 parcel from the other owners. This does not have to go to county, meets all setbacks, and no neighbors have concerns. He plans on living on the property.
Board Recommendations: *Laura Pedersen made the motion, seconded by Mary Bodine and carried to approve the minor subdivision. Roll call: M. Bodine – y, C. Kunes – y, T. Marks – y, S. Gray – y, B. Rhodes – y, L. Pedersen – y.*

Laura Pedersen shared information on the windmills proposed for Zotos in Geneva. The height of the windmills is 356 feet, so it does not seem that our height restriction would be a hardship.

Next meeting is scheduled for Monday, August 23, 2010 at 7:30 pm.

Mary made the motion, seconded by Tim and carried to adjourn the meeting at 8:04 pm.

Respectfully submitted,

Sue Gray