Town of Seneca

Planning Board Workshop Meeting

March 22, 2010

Members present: John Nicholas, Mary Bodine, Tim Marks, Bob Rhodes, Laura Pedersen

Excused: Sue Gray, Cliff Kunes

Others present: Jerry Hoover, Shana Jo Hilton, Supervisor Sheppard, Ron Stringham

The meeting was called to order at 7:35 pm.

The minutes of the February meeting were read. Mary Bodine made the motion, seconded by John Nicholas and carried to approve the February minutes.

Workshop meeting on Application number Z2010-0020

Applicant is requesting ZBA determination on Thursday March 25th, 2010 if a portable temporary food stand complies with an allowable temporary use per Article X, Section 94 (B,5) of the Town zoning in a C-1 District. Town of Seneca Zoning allows permanent restaurants, excluding drive thrus in C-1 District.

If this use complies, applicant is requesting site plan approval to place a portable food stand on property. Site plan is attached.

If this use complies, applicant is seeking site plan review for six permits as follows:

Permit for 30 day temporary use for food service stand from 4-27 to 5-26-10.

Permit for 30 day temporary use for food service stand from 5-27 to 6-25-10.

Permit for 30 day temporary use for food service stand from 6-26 to 7-25-10.

Permit for 30 day temporary use for food service stand from 7-26 to 8-24-10.

Permit for 30 day temporary use for food service stand from 8-25 to 9-23-10.

Permit for 30 day temporary use for food service stand from 9-24 to 10-23-10.

Applicant is proposing having an existing portable stand set on lot with seating inside building and under canopy. This will not require upgrades to building for kitchen equipment.

Ron Stringham was present to discuss his application in a workshop forum with the planning board. Pending the ZBA's determination this application could be a formal site plan review next month for the planning board and the applicant wanted preliminary exposure with the planning board to see if there were any specific items they had concerns with and would like him to address. He would like to open a temporary portable food service stand (Hot Dog Stand). He has a 7x11 foot enclosed trailer with a service window and counter to interact with the public. He has a complete kitchen unit including a fryer with vent. He uses propane gas that would be setup and service by a local company. He has all the proper health department permits and necessary insurance. His menu consists of summertime fare and fryer foods: i.e.: Hots, Hamburg's, Philly Steaks, French Fries, Onion Rings, Mozzarella sticks etc. and beverages.

Ron is planning on renting space from Steve Seely and will have table and chair seating under his own canopies and will be able to use the inside of the building for seating and the current canopy area if needed. Mr. Seely is in the process of putting a restroom in that will be accessible. There is plenty of parking available. He plans to use sandwich style boards for signage. He would like to operate between the hours of 10 am and 6 pm.

Board recommendations: *Laura made the motion, seconded by Mary and carried to make the recommendation to the ZBA that a portable temporary food stand complies with an allowable temporary use per Article X, Section 94 (B,5) of the Town zoning in a C-1 District. Roll Call: J Nicholas – Yes, M Bodine – Yes, T Marks – Yes, L Pedersen – Yes, B Rhodes – Yes.*

Information on upcoming training opportunities were given to the board. John Nicholas asked about the recent notice in the paper regarding Subdivision Regulations. Jerry explained it was part of the process of the town board adopting the recent planning board reviewed and updated subdivision regulations. This is separate from our zoning regulations. John also brought to Jerry's attention a neighbors concerned about Mr. Beattie dumping on his property. Jerry stated Mr. Beattie's Special Use permit was revoked as he did not comply with its terms and he should not be dumping there. If people see this happening they should call the DEC immediately. John also asked if Jerry knew of any regulations regarding people building on private cemeteries. Jerry would follow up with Jane Wolfe the town's historian.

Supervisor Sheppard stated Councilman Keeney is heading up the committee reviewing the comprehensive plan.

Next meeting: Monday, April 26, 2010 at 7:30 pm.

Laura made the motion seconded by Mary and carried to adjourn the meeting at 8:10 pm.

Respectfully submitted,

Shana Jo Hilton