Town of Seneca
Planning Board
September 27, 2010

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

Others present: Shana Jo Hilton, Jerry Hoover, Kevin Nedrow

The meeting was called to order at 7:30 pm.

The minutes of the August meeting were read. Laura Pedersen made the motion, seconded by John Nicholas and carried to approve the August minutes.

Applicant: George Mueller, Willow Bend Farms, Inc.
Description of Property: 2228 County Rd 4, Stanley (formerly the Halpin Homestead)
Summary: Mr. Mueller of Willow Bend Farms Inc. is seeking minor subdivision approval for this property, which has been offered for sale. It consists of a house and surrounding buildings on 1.9 acres. This was part of a larger farm which Willow Bend purchased several years ago. This is a conforming lot according to Town Zoning regulations. The prospective buyer is interested in repairing and updating the house. For SEQR, it is an unlisted action, because it is a subdivision of property in an agricultural district and the Short Environmental Assessment Form was completed by the Board. *Laura Pedersen made the motion, seconded by Tim Marks and carried that a negative declaration was determined on the SEQR form.*
Board Recommendations: *John Nicholas made the motion, seconded by Mary Bodine and carried to approve the minor subdivision.*

Jerry informed us that there is an interested party in the former pool supply/bait shop property on Routes 5 & 20. They are interested in opening a truck parts store out of this location. Jerry is going to recommend that the interested person come before the Board with site plan review. Concerns include the area where trucks may turn around in the parking lot, hours of operation, signage, lights, and the plans for this business.

Another proposed project will be coming up for property at Route 245 and South St. in Stanley.

Shana Jo distributed information on upcoming training workshops. There may be an opportunity for more training in Geneva in November, Jerry will have more details next week and will let us know.

Next meeting: **Monday, October 25, 2010 at 7:30 pm.**

Laura Pedersen made the motion, seconded by Bob Rhodes and carried to adjourn the meeting at 8:21 pm.

Respectfully submitted,

Sue Gray