

Town of Seneca  
Planning Board  
April 24, 2023 7:30 PM

Planning Board Members present: John Nicholas, Dave Patrick, Tim Marks, Kelley Jensen, Bob Rhodes, Scott Hunt. Other's present: Shana Jo Hilton, Josh Douglas, Steve Hullings, Steven and Brittney Hullings, Mrs. Larry Japp, Molly Cappiello, Marissa Bournique, and Sarah Marquart.

The meeting was called to order at 7:30 pm. Minutes from the February 27, 2023 and March 27, 2023 meeting were distributed a motion to approve was offered by Tim Marks and seconded by Bob Rhodes and carried.

**Hearing continuation from last meeting - Summary:** Josh Douglas owner, at 4286 State Route 14A, application to operate 3 air B&B cabins behind his existing house. The cabins and pond were constructed in 2022. He is proposing to use 12ft x 32ft one room cabins to rent to adults only. He has proposed a separate bath house containing water closets and sinks with outdoor enclosed showers. The owner purposes that he lives full time in the log cabin in the front of the property and will be on site every night and will be always available by cell phone. He is considering adding a Gazebo with a hot tub at some time in the future. No other improvements were proposed. Mr. Douglas presented a copy of an updated "Rule Book" with information and guidelines that guests would adhere to.

The applicant will be applying for a variance to allow 4 accessory buildings where one is allowed for a home base business. The 4 buildings combined are below the allowed 2500sqft maximum.

Concerns were reviewed, and discussed, applicant was agreeable to many suggestions. At the conclusion of the discussion the public hearing was closed, and a motion was made by Scott Hunt seconded by Bob Rhodes to approve the site plan as presented with the following recommendation to the Zoning Board on purposed home-based business Air B&B owned by Joshua Douglas located at 4286 Rt14A.

Special Use Permit issued for 1 year. (Applicant would return to ZBA for review and renewal).

Fencing as presented - 6ft stockade fence approximately 70ft long along the north property line between subject and George Welz property.

Pond Aerator will be running at all times during the 3-season open period.

Lighting will be dark sky complaint.

Adhere to Sound/Quiet Time – Weekdays 9pm – 8am, Weekends 10pm – 8am

**Hearing continuation from last meeting - Summary:** Steve Hullings, Owner, application regarding a home business with a wedding venue in existing barns on the property. Applicant discussed the buildings that were demolished due to amount of disrepair. Applicant discussed that remaining barns have been receiving new siding and exterior work, but no interior improvements have been done until approvals are secured. The applicant, with approval, is hoping to launch venue in mid-late summer, July-September timeframe. All reception music will be kept in the barn. Only outdoor music will be low volume introductory wedding ceremony music. Applicants are proposing 70 parking spots on the south side of the barns and 5 handicap near the front entrance. No plans for screening between parking lot and road. The applicant spoke with the

Planning board in work shop several months ago before buying property. Not much has changed since the original conversation. One drive is proposed on the north side of the lot. Signs and all online advertising will direct traffic north on Redman Road approximately 1/2mile to Route 14A to avoid as much traffic on Turnbull and Redman Rd as possible. All lighting will be dark sky compliant. Septic for barn was pumped and inspected at time of sale. Maximum occupancy is presented as 150, however CEO needs to set limits based on square footage of venue once a floor plan is presented. A maximum number can be a condition for approval. The applicant also indicated that venue could potentially be used for other events such as birthday parties during slow wedding seasons such as winter.

Guest quarters portion were removed from application, as houses have been established rentals. The applicant has scaled back and will not be pursuing an outdoor bar area at this time. No use of the silos currently proposed. They will be applying for 4 variances: 1. Construct a 12X80 deck, 2. Allow an open wall building to be used as a pavilion/gazebo area, 3. Allow outdoor wedding ceremonies and use of deck, pavilion/gazebo, and courtyard, 4. Vehicle travel for home business until 10:30pm (current allowed 7:00 am – 9:30 pm).

An engineering dB test was completed, and results were reviewed. Also noting CEO Hoover was on site and they conducted sound tests with DJ Grade equipment. Noting dB were as follows: inside 111dB (had to yell to hear each other talk), 72dB at the road (equal to a lawn mower running), 47dB across the road in the field. Discussion was had on this, and neighbors still voiced concern over noise, noting deck is not constructed and concerned what the noise level will be with 150 out on it.

Would envision ceremonies in the yard and use pavilion/gazebo as an alternative wedding ceremony site for inclement weather, courtyard would be utilized for cocktail hour, deck for guest to enjoy, privacy fence would be between courtyard and parking area up to pavilion. Wedding band reception music would be allowed only inside, light ceremony music would be outside. The barn is insulated along with industrial fans. Concerns were raised on the lack of HVAC to date, thus the possible need to open doors for ventilation and noise traveling from this.

Molly Cappiello forward pictures and video of the view of the proposed venue from her property, back porch, and driveway stating 1000 foot is not very far. Marrisa noting this is a lifestyle change.

Additional discussion was had and no more questions, concerns were raised. Chairwoman Jensen closed the public hearing.

The Planning Board members had additional discussion and a motion was made by Scott Hunt seconded by John Nicholas to approve the site plan as presented with the following recommendation to the Zoning Board on purposed home-based business Wedding/Event Venue “The Silos of Seneca” owned by Hullings located at 4694 Redman Rd.

Special Use Permit issued for 1 year. (Applicant would return to ZBA for review and renewal).

No Roadside Parking.

Install a privacy fence to the south of the courtyard as shown on the site plan.

Consider setting some measurable analysis for noise at neighboring property lines and setting some maximum dB level at those neighboring property lines. (Japp, Japp, Bournique)

With no other business to conduct, motion was made by Dave Patrick for adjournment, 2nd by John Nicholas and carried. Meeting adjourned at 9:55pm

Respectfully submitted,  
Shana Jo Hilton