

Town of Seneca  
Zoning Board of Appeals  
March 30, 2023 7:30 PM

Zoning Board Members present: Norbert Amberg, Rick Jantzen, Todd Hoover, Kate Jensen, Jerad Campbell, Eric Hansen, Teresa Jackson Other's present: CEO Hoover, Shana Jo Hilton, Steve Hullings, Tammy Hullings, Steve Hulling Jr., Mr. and Mrs. Larry Japp, Sarah Gilbert, Molly Cappiello, Tim Japp, Colleen Cappiello, Chuck Cappiello, Brittney Russ.

The meeting was called to order at 7:30 pm. Minutes from the March 2, 2023 meeting were approved on motion offered by Teresa Jackson seconded by Kate Silverstrim-Jensen and passed.

**Hearing Summary (Re-Open M Teresa, 2<sup>nd</sup> Rick, carried):** Josh Douglas owner, at 4286 State Route 14A, presented his application to the board 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. Owner purposes that he lives full time in the log cabin in the front of the property. He is considering adding a Gazebo with a hot tub at some time in the future. No other improvements were proposed.

Rule Book on regulations will be given to all guests. The owner will be on site every night and always has cell phone availability.

As presented the drive will be gravel with parking spaces at each cabin. Cabins are proposed to have porch lights and minimal lighting along drive to get back to cabins. Submitted site plans shows all dark sky lighting.

Woods has been thinned with the creation of the pond, specifically facing houses to the north.

Owner regulation guide calls for quiet hours along with other regulations. Security cameras are placed throughout the property.

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.

The Owner had a conflict this evening and was not on hand.

**Public Comments:** None at this time, application back to county. Public hearing adjourned: Motion by Kate Silverstrim-Jensen, Second by Todd Hoover carried unanimously

**Hearing open – Summary:** Steve Hullings, Owner, reviewed application with the board 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. Applicant, with approval, is hoping to launch venue in mid-late summer, July-September timeframe. All reception music will be kept in barn. Only outdoor music will be low volume introductory wedding ceremony music. Applicant is proposing 70 parking spots on the south side of the barns and 5 handicap near the front entrance. Board

asked if there were any plans for screening between parking lot and road. None planned initially. Applicant spoke with Planning board in workshop several months ago before buying property. Not much has changed since 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. Maximum occupancy is presented as 150, however CEO needs to set limits based on square footage of venue once a floor plan is presented. Discussed that main building will be fully insulated to avoid noise carrying. Music will be shut down by 9:30pm and venue will close down by 10:30pm.

Hulling's reviewed their application:

Engineer completed a sound study, and a certified report will be coming.

Rick Jantzen inquired about the cooling system, currently they have installed insulation some being R21, and have 2 large exhaust fans and 4 ceiling fans.

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 4 industrial fans. Questions were asked about fire and fire code. CEO Hoover stated he is working with the applicants to ensure the venue meets all code requirements.

Pictures were shown of before and to date showing the progress and improvements made. They will have staff and cameras to ensure guests stay on their property. Bar staff will be NYS trained and certified, along with applicant's family members being on site for all events.

Prior owner knows their plan and retains the adjacent farmland and will continue to farm it and does not use manure on the land. As there is farm traffic on the road no on street parking would be allowed, applicant indicated clients will know this via the contract and violator would be subject to vehicles towed.

They are applying for three variances: 1. 12X80 Deck, 2. Use of open style pavilion/gazebo, courtyard lawn area for wedding ceremony, 3. Vehicle trips allowed till 10:30pm

Reasonable conditions can be placed and give CEO Hoover something to enforce, Special Use Permit can be revoked if repeat violation of conditions. Special Use Permits can be issued with a review/renew condition, for example review in 2 years.

**Public Comments:** Mark M lives in Hall NY and is in support of the project and feels this will be a good use and addition to the town. Molly Cappiello is concerned with the deck being at the 2<sup>nd</sup> story height of the barn and sound traveling from that, also that on a warm day most all will be on the deck as the event space has no air conditioning. She feels this changes the neighborhood. Inquired as to home-based business being a single-family residence and wondered how a multi dwelling/Duplex fit? Discussion on buffering the area. Colleen Cappiello expressed concerns with the number of variances being requested. It was noted there is no limit. Chuck Cappiello is concerned in his opinion that this use does not fit, It's a great idea just in the wrong location. Home-based businesses are allowed.

With no other public comments, the board briefly discussed the path forward. They will consider all comments and continue the discussion at upcoming meetings.

With no other business conducted, a motion was made by Todd Hoover for adjournment of the public hearing, 2nd by Jerad Campbell, and carried.

Meeting adjourned at 8:20pm The next Zoning Board meeting will be April 27, 2023, at 7:30pm.

Respectfully submitted,  
Shana Jo Hilton