

**Minutes
Cayuga County GML 239-l, m & n Review Committee
February 20, 2014**

The Cayuga County GML 239-l, m & n Review Committee was established in 2005 by Cayuga County Legislature Resolution 413-05 as the agency to conduct mandatory reviews in Cayuga County under sections 239-l, 239-m, and 239-n of the General Municipal Law of New York State. The Committee meets monthly to review local actions for potential intermunicipal or countywide impacts.

The meeting was called to order at 9:12 AM in the Conference Room on the 5th floor of the County Office Building at 160 Genesee Street in Auburn, New York.

The following committee members were present:

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| Director of Planning and Development: | Nick Colas (designee) |
| Director of Environmental Health: | Eileen O'Connor |
| Environmental Engineer: | excused |
| Superintendent of Highways: | Rich Wheeling (designee) |
| Director of Soil and Water Conservation: | John Fraser (designee) |

A quorum was thereby established.

Others present: Gabriel Holbrow (staff); David Morris (Cayuga County Planning Board representative from the Town of Sennett); Rima Shamieh (County planning staff).

MINUTES:

Minutes from January 16, 2014: Review was postponed because there was not a quorum of members who had been present at that meeting.

The following municipal matters were submitted to the Committee for consideration pursuant to New York State General Municipal Law §§239-l, m, & n:

1. Village of Port Byron – Zoning Amendment

The Committee carefully considered the materials provided by the Village related to the proposed local law which would amend the village Zoning Law to allow residential dwellings above the first story of nonresidential or mixed-use structures as special uses in the C-1 Central Business District. The Committee discussed the background for the amendment and the Village's efforts to properly manage the interest in creating and maintaining residential uses in the central business district. Committee members noted that there would likely be no intermunicipal impacts on traffic or neighborhood character. Although the amendment is technically increasing the number of uses

allowed in the zoning district, in effect it allows a lower intensity of use (i.e. residential use) in the commercial area.

MOTION BY EILEEN O’CONNOR: The action appears to have no intermunicipal concerns and to be of local concern only.

SECOND BY NICK COLAS: All vote AYE.

Motion Approved and Carried.

2. Town of Sennett – Site Plan – Kasper, 3365 East Genesee Street Road, “Quincy Hill Apartments”

The Committee carefully considered the materials provided by the Town related to the proposed apartments in the previously approved Quincy Hill PDD. The Committee briefly reviewed the PDD plan from 2010 and noted that the currently proposed apartments were not included in the original PDD plan.

The Committee discussed the proposed sewer connection and the design capacity as represented in the 2010 PDD application. Committee members observed that the sewer capacity seems to be adequate for the expected load of the proposed apartments but that the project will need approval from the New York State Department of Environmental Conservation (NYS DEC) for the sewer connection. Similarly, the proposed water connection will need approval from the Cayuga County Health Department.

The Committee discussed stormwater and drainage issues. Although the area of the proposed apartments are not within a listed NYS DEC-regulated wetland and have not been delineated as a U.S. Army Corps of Engineers-regulated wetland, Committee members noted that the 33.9% Lakemont silty clay loam soil type, as reported in question E.2.c. of the submitted Full Environmental Assessment Form Part 1, indicates that at least some of the property contains wet areas. The Committee discussed the drainage plan and agreed that it is important to control stormwater runoff and ensure that sediment does not contaminate the nearby stream on the property, which eventually drains into Hunter Brook.

The Committee discussed the road connect to U.S. Route 20 and possible impacts on traffic. The stretch of road in front of the proposed apartments is flat and already has a steady level of traffic, including heavier traffic during weekday commute times. There is a possibility that vehicles turning left into the apartments and into the opposite church at the same time could stop traffic momentarily in both directions on Route 20. Committee members noted that this is most likely to happen on Sunday mornings when the church holds services, which is not a peak traffic time on the road. Committee members agreed that this would be unlikely to create a significant impact on area traffic.

MOTION BY EILEEN O’CONNOR:

The action appears to have no intermunicipal concerns and to be of local concern only.

Comment: Applicant must have a Stormwater Pollution Prevention Plan (SWPPP) in place before development starts and should follow the SWPPP to make sure that sediment does not get into the stream on the property.

SECOND BY JOHN FRASER:

All vote AYE.

Motion Approved and Carried.

**Motion to adjourn by Rich Wheeling. Seconded by John Fraser. All approving.
Adjourned at 9:32 AM.**

Minutes submitted by Gabriel Holbrow (staff).

Minutes approved by the Committee on April 17, 2014.