

**Minutes
Cayuga County Committee for Review under NYS GML §§239-l, m & n
September 19, 2013**

The meeting was called to order at 9:04 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:

Director of Planning and Development:	Nick Colas (designee)
Director of Environmental Health:	Eileen O'Connor
Environmental Engineer:	Bruce Natale
Superintendent of Highways:	Steve Koon (designee)
Director of Soil and Water Conservation:	excused

A quorum was thereby established.

Others present: Gabriel Holbrow (staff); David Morris (Town of Sennett Planning Board);
Rich Wheeling (Cayuga County Highway Department).

MINUTES:

Minutes from June 20, 2013: Approval was postponed for a second time because there was not a quorum of members who had been present at that meeting.

Minutes from August 15, 2013:

MOTION BY EILEEN O'CONNOR: Approve minutes.

SECOND BY STEVE KOON: All vote AYE.

Motion Approved and Carried.

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

1. Town of Sennett – Special Permit – Kimball, 4239 East Genesee Street Road

The Committee carefully considered the materials provided by the Town related to the proposed conversion of the Colonial Motel into twelve residential apartments. The Committee noted that both the existing uses as a motel and the proposed use as apartments do not conform to the use regulations in the zoning district, but that the application for special permit was made with the

assertion that the proposed use would be less objectionable in external effects. The Committee discussed whether there would be any effect on traffic and agreed that the proposed conversion is unlikely to worsen traffic. The Committee discussed the potential impacts due to lost revenue from occupancy tax or loosing motel rooms in the Auburn and Skaneateles markets. Committee members noted that the loss of motel rooms and occupancy tax revenue would likely be minimal, and the lost tax revenue might be offset by an increase in tax assessment due to improving the motel rooms into full apartments.

MOTION BY BRUCE NATALE:

Approve with one comment:

Comment: If the structure is converted to apartments, the existing septic system will need to be reviewed by the county health department before occupancy to verify that it is adequate for the new use.

SECOND BY EILEEN O'CONNOR: All vote AYE.

Motion Approved and Carried.

**Motion to adjourn by Steve Koon. Seconded by Nick Colas. All approving.
Adjourned at 9:19 AM.**

Minutes submitted by Gabriel Holbrow (staff).

Minutes approved by the Committee on October 17, 2013.