

**MINUTES**  
**CAYUGA COUNTY PLANNING BOARD**  
**December 5, 2001**

The meeting was called to order at 7:30 pm in the Chambers of the County Legislature on the sixth floor of the County Office Building.

The minutes from October 3, 2001 were approved without changes.

**Local Status Reports:**

Town of Cato: Mr. Lloyd discussed a situation with a Planned Development District (PDD) application approval that was recently overturned in the courts. This had been a preexisting assembly business in a barn in an Agricultural Zone. The applicant did not realize that they needed the permit and was applying for the PDD in order to legalize their use of the barn. The Planning Board reviewed the application at the request of the Town Board. Through their review they opted not to request certain required items from the applicant since they were preexisting.

As a result of this discussion the group talked about the difference between spot zoning and a PDD. We also discussed the need to properly document all the reasons why a decision was made.

Village of Aurora: Ms. Rittenhouse mentioned the difficulties that the Village is experiencing with the courts and the status of the Aurora Inn Project. The decision of the courts that upheld the approval of the project was appealed and now the village is waiting to go to court again. This has taken a great toll on the Village.

Town of Fleming: Mr. Moore asked about an affidavit he received for verification that the survey maps were accurate and expressed concern there was nowhere to sign. The group mentioned to him the applicant is supposed to file the affidavit with the map at the County Clerk's Office. Once it is filed, a copy of the affidavit is supposed to be sent back to the Town. Mr. Moore mentioned that the Planning Board has never received any affidavits back.

**Presentation of the Household Hazardous Waste Day and Solid Waste Issues**

Presented by: Bruce Natale, Cayuga County Solid Waste Manager

This year was the fourth event for collection of hazardous materials from farmers and residents in the county. The first collection was held in 1996 and removed 12,400 pounds of material from County farmers. The next two collections, 1997 and 1999, brought in 24,900 pounds and 45,000 pounds respectively. These events not only allowed farmers to get rid of wastes stored on their lands, but also were open to residents and small businesses if they met certain criteria. The most recent event took place this last year and brought in 51,800 pounds of waste from households, schools, and farms. The most unique item brought in this year was 11 lb 9 oz of Mercury in a ceramic crock with original label and cork.

These materials are shipped to facilities all over the country for destruction. The small amount that cannot be destroyed through incinerators is made as benign as possible and land filled or, in the case of strong acids and bases are combined so that they neutralize each other and then are disposed of properly.

The county is hoping to do some type of propane cylinder collection in the spring-early summer. With the new regulations coming out and propane cylinders being discarded on road sides and town/village recycling centers, the County wants to get them disposed of properly and is currently looking for funding sources.

Concerns were expressed about the lack of recycling in the County, especially paper recycling in Auburn. Mr. Natale mentioned that they are currently looking for another company to use for recycling and that they are attempting to address those concerns.

### **Presentation on Junkyard Laws**

Presented by: Amy D'Angelo, Cayuga County Planning

New York State General Municipal Law contains a section to regulate Automobile Junkyards. The main point of this presentation was to go over GML 136 and to remind board members of the law. The County Planning Office has received a number of phone calls in regards to writing Junkyard Laws. In the municipalities that have a Junkyard Law (4 municipalities) the law is almost verbatim the state's law. Proper enforcement of the state law could greatly minimize the aesthetic impacts of junkyards.

In addition to the state law there is also a section in the Owasco Lake Watershed Regulations that state that a junkyard cannot be within 100 ft of a lake or watercourse within the watershed in order to preserve water quality.

Municipalities that are considering adopting a Junkyard Law should ensure that it is stricter than the state law and consider adding provisions for the protection of natural resources such as water and soil.

Mr. Natale noted that there is a proposal to increase funds available to reimburse municipalities who have acquired Brownfield/junkyard properties through back taxes and wish to clean them up. For more information, please contact Mr. Natale at 253-1276.

### **Presentation on FEMA Meetings in November**

Presented by: Amy D'Angelo, Cayuga County Planning

Flood Insurance Rate Map Meetings took place on November 20<sup>th</sup> with members of NYSDEC and FEMA. Eighteen municipalities attended and worked one on one with the representatives to review their municipal maps and amend them to more accurately reflect the current flood zones. These maps are being drafted and preliminary maps will go to the municipalities for review. Once the NYSDEC has gotten them close, they will go to FEMA. FEMA will then review and adjust the maps, create another set of preliminary maps for municipal review and then once they have the final input they will finalize the maps.

Mr. Natale noted that the County has been working with the NYSDEC and FEMA and that this mapping project is an offshoot of our current project to produce digital tax maps with accurately matching aerial photographs for the entire county. Another product of this project will be a countywide topographic map and 3-D digital model. This tool could help us quickly assess drainage areas and the adequacy of culverts. This could help us assemble a list of frequently road-flooding areas and support requests on state highways for larger culverts where needed.

### **Presentation on Ideas for Training Classes**

Presented by: Amy D'Angelo, Cayuga County Planning

In a motion of the board last meeting to investigate training options, Ms. D'Angelo met with Cornell Cooperative Extension about the availability of such programs and the possibility of have them organize the sessions. After meeting with Cooperative Extension, it is proposed that we consider doing three training sessions. An Introduction to the Planning Board, designed for new members of the Town and Village Boards and those who want a refresher to be held in March, an Introduction to the Zoning Board of Appeals designed for new members of the these boards and those who want a refresher to be held in April, and a Meetings and Hearings course that will go over the difference, tips on running a hearing, and the Open Meetings Law to be held in May.

These classes would be held for a small fee on a Saturday. Based on the interest in these classes, the board will decide whether or not to continue this effort and/or see if we can combine this program with Regional Planning to hold regional wide training.

It was noted that the multi-week evening courses previously held at SUNY ESF have been discontinued due to the retirement of the coordinating professor.

### **Presentation on Land Use Regulation Options for Municipalities**

Presented by: Amy D'Angelo

A document called "Creating the Community You Want: Municipal Options for Land Use Control" was distributed. This document was developed by the NYS Department of State as part of the Local Government Series and was published in 1998.

This publication describes useful tools such as the Comprehensive Plan, Zoning, Site Plan Review, Overlay Zones, and more. A short discussion took place about a couple topics.

### **Other Matters**

Meeting was adjourned at 9:05pm.