



**September 12, 2013**  
**Seneca County Planning Board**

- Town of Seneca Falls  
Zoning Law

The Town of Seneca Falls has developed and is preparing to adopt the consolidated zoning for the full Town that is required as a result of the dissolution of the Village of Seneca Falls. The Town and Village of Seneca Falls had a jointly prepared Plan which was the basis for the Zoning for both municipalities, therefore the language, format, and term of the two zoning laws were very similar. There are no major changes being proposed to the zoning. Zoning Boundaries have been adopted to reflect current existing development , and set-back regulations have been adjusted to make them consistent.

- Town of Seneca Falls  
2146 River Road  
Sauder's Real Estate  
Site Plan Review, Use Variance, Area Variance (Store Expansion)

Sauder's Store is proposing the construction of a 35,285 sq. ft. expansion of their facility. The addition will be at the west end of the current building and extends further south than the current facility. Loading docks will be constructed at the east end of the addition where it is setback behind the current store. An expanded parking area will be constructed to the west of the building. The new main entrance will be at the northwest corner of the building.

- Town of Seneca Falls  
2445 Lower Lake Road (CR 116)  
Siegfried, Floyd  
Area Variance

The applicants are requesting an Area Variance for a deck that was constructed in the 70s or 80s. The property is being sold and the action is requested to clarify legality of deck. No construction is proposed at this time.

- Town of Romulus  
6590 South Cayuga Lake Road  
Sned-Acres Family Campground  
Site Plan Review

This is a resubmittal of the Site Plan that was submitted and reviewed in March 2013. The applicants propose to add 40 campsites and 6 cabins to their existing Campground by utilizing the portion of the property on the north side of South Cayuga Road.

- Town of Fayette  
1436 West River Road  
Pulver, John & Minguez, Kristine  
Special Use Permit (Auto Repair)

The applicants currently operate a auto repair facility on their residential property and are looking for approval to also do auto sales.