

SENECA COUNTY PLANNING BOARD

**NEXT MEETING – THURSDAY, SEPTEMBER 12, 2013
AT 7:00 P.M.
HEROES CONFERENCE ROOM (3rd FLOOR)
COUNTY OFFICE BUILDING**

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes of August 8, 2013
4. Public Comments
5. GML Reviews
 - Town of Seneca Falls Zoning Law & Subdivision Regulations
 - Town of Seneca Falls Site Plan Review, Use Variance,
2146 River Road & Area Variance (Store Expansion)
Sauder's Real Estate
 - Town of Seneca Falls Area Variance
2445 Lower Lake Road (CR 116) Siegfried, Floyd
 - Town of Romulus Site Plan Review
6590 South Cayuga Lake Road Sned-Acres Family Campground
 - Town of Fayette Special Use Permit (Auto Repair)
1436 West River Road Pulver, John & Minguez, Kristine
6. Old Business
7. New Business
8. Adjournment

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.