



# Seneca County Planning Board Meeting

## AGENDA

**Thursday  
August 13, 2015**

**7:00 P.M.**

**Co. Office Bldg.  
Heroes Conf. Rm.  
3<sup>rd</sup> Floor**

- Call to Order
- Roll Call
- Approval of July 9, 2015 Minutes
- Public Comments
  - **GML Reviews**
    - Town of Varick Zoning and Subdivision Code Amendments
    - Town of Tyre PUD Application and Development Plan - Lago Resort and Casino – Route 414
    - Town of Tyre Local Law #5 of 2015 Amending Article II, Section 2.202 and Article XI, Section 11.1102, and Enacting a New Article II, Section 2.202.2, Planned Unit Development District
    - Town of Tyre Site Plan Review - Lago Resort and Casino – Route 414
    - Town of Tyre – Special Use Permit – Pathway House of the Finger Lakes – 1529 State Route 318
    - Town of Seneca Falls - Subdivision, Site Plan Review, Special Use Permit - Frontier Development LLC – Approx. 2450 Route 414
    - Town of Seneca Falls – Area Variance – Folts, Thomas – 2727 Bauer Road
    - Town of Fayette – Site Plan Review and Special Use Permit – Sigrist, William & Katherine – 3589 Yost Road
- Old Business
- New Business
- Adjournment

**Seneca County Planning Board Agenda Attachment**  
**August 13, 2015 Meeting**

- Town of Varick Zoning and Subdivision Code Amendments

The Town is proposing Zoning text and map changes. Portions of the existing Conservation, Recreation and Green Energy District (3,249 acres) proposed to be rezoned to a new Conservation District (1,651 acres) and Warehouse, Industrial, Transportation, Energy District (982 acres); 616 acres proposed to be rezoned to Agricultural Residential. Definitions and Special Use Permit criteria clarified for uses permitted in the new zoning districts. An Environmental Restrictions Overlay District delineates a portion of the former Depot where land uses are restricted due to environmental contamination. Procedures and criteria for Site Plan Review will apply to all new and significantly modified uses except for single and two-family residential uses and agricultural uses. Provisions for cluster subdivisions will allow for flexibility in the design of residential or mixed residential/non-residential subdivisions.

- Town of Tyre PUD Application and Development Plan - Lago Resort and Casino – Route 414

Lago Resort and Casino is seeking approvals to construct and operate the proposed Resort and Casino. This application includes the Planned Unit Development Application to request the Town Zoning be Amended and the Development Plan for this application.

- Town of Tyre Local Law #5 of 2015 amending Article II, Section 2.202 and Article XI, Section 11.1102, and enacting a new Article II, Section 2.202.2, Planned Unit Development District.

This is the proposed Local Law to amend the Town Zoning to establish a PUD District as applied for by Lago. Copy of Local Law available on Town Website.

- Town of Tyre Site Plan Review - Lago Resort and Casino – Route 414

The Approval of the Site Plan for a project that is being considered as a PUD is the next step after the acceptance of the PUD District and Development Plan. The Site Plan prepared and ready for review. The application includes a 6 story hotel w/meeting rooms and pool area, a 210,640 sq. ft. Casino with support services, restaurants, a theatre, a child care facility, a four story parking garage and surface parking for approximately 2,400 vehicles.

- Town of Tyre – Special Use Permit – Pathway House of the Finger Lakes – 1529 State Route 318

This project is for the development of a comfort care home which will provide palliative care to the terminally ill in a residential setting. This will be the conversion of an existing home.

- Town of Seneca Falls - Subdivision, Site Plan Review, Special Use Permit - Frontier Development LLC – Approx. 2450 Route 414

This project involves the subdivision of a lot from the Wal-Mart Holding of an area located between Monro Muffler and the exit to Route 414 from the Wal-Mart parking lot, and the subsequent development of a 2,507 Sq. Ft. structure to serve as a Verizon sales facility.

- Town of Seneca Falls – Area Variance – Folts, Thomas – 2727 Bauer Road

The applicant is requesting an Area Variance to construct an addition to their garage such that it would be within 5' of the property line.

- Town of Fayette – Site Plan Review and Special Use Permit – Sigrist, William & Katherine – 3589 Yost Road

The applicant wishes to construct an addition to the barn to create a 1200 sq. ft. retail store for the sale of antiques and Christmas items.