



Seneca County Planning Board Meeting

AGENDA

Thursday
January 14, 2016

7:00 P.M.

Co. Office Bldg.
Heroes Conf. Rm.
3rd Floor

- Call to Order
- Roll Call
- Approval of December 10, 2015 Minutes
- Public Comments
- **GML Reviews**
 - Town of Seneca Falls – Site Plan Review – Fuccillo Automotive Group– 2071 Route 5&20
 - Town of Seneca Falls – Subdivision – Brinkerhoff, Jessie – 2340 King Road
 - Town of Tyre – Subdivisions – E. Tyre, Durling, Gravel and Lay Rds. – Lawrence, Stephen & Sharon
 - Town of Tyre – Area Variances –Sonbyrne Sales Inc. (Byrne Dairy) - SW Corner of Routes 318 & 414
 - Town of Junius – Site Plan Review – Martin’s Country Market– 1138 State Route 318
 - Town of Fayette – Site Plan Review & Special Use Permit – Upstate Cellular Network / Verizon Wireless – Yale Station Road
 - Town of Romulus – Subdivision & Area Variance – Hoyt, Donald & Maurine – 6132 & 6138 Poplar Beach
- Old Business
- New Business
- Adjournment

Seneca County Planning Board Agenda Attachment
January 14, 2016 Meeting

- Town of Seneca Falls
Site Plan Review
Fuccillo Automotive Group
2071 Route 5&20

The proposed work includes the construction of a new 19,890 Sq. Ft. building to replace the existing 8,250 Sq. Ft. building. Additional parking is proposed and land owned north of the existing developed area.

- Town of Seneca Falls
Subdivision
Brinkerhoff, Jessie
2340 King Road

The applicant is the daughter to the property owners and intends to have subdivided an approximate one acre lot for the purposes of her constructing a home.

- Town of Tyre
Subdivision Review
Lawrence, Stephen & Sharon
E. Tyre, Durling, Gravel and Lay Rds.

The property owners are requesting approval of Subdivision of three large parcels of land along road lines. The intent then is that all the land owned by the Lawrences that is located in the block defined by Lay Rd., Gravel Rd., Durling Rd., and East Tyre Rd. would be sold to a single property owner.

- Town of Tyre
Area Variances
Sonbyrne Sales Inc. (Byrne Dairy)
SW Corner of Routes 318 & 414

The applicant has applied to construct and operate a new 5,000 Sq. Ft. Byrne Dairy Retail Store and Fueling Facility. The site is zoned Commercial Business. The project includes freestanding fuel canopies with fuel pumps under the canopies. There are two proposed curb cuts, one on each of Route 318 and 414. The application has come before us this month for Area Variances for signage and setbacks of non-building structures.

- Town of Junius
Site Plan Review
Martin's Country Market
1138 State Route 318

The property owner and operator wishes to construct a 125' X 90' building which will be attached to an existing building. The new building will be used for retail and the existing structure will become storage space.

- Town of Fayette
Site Plan Review & Special Use Permit
Upstate Cellular Network / Verizon Wireless
Yale Station Road

Upstate Cellular Network d/b/a Verizon Wireless proposes to construct a new 180' self-supporting tower and a 12' X 30' equipment shelter within a 75' X 75' fenced compound located at Yale Station Road. The new cell site is needed to provide additional wireless coverage in the area.

- Town of Romulus
Subdivision and Area Variance
Hoyt, Donald and Maurine
6132 & 6138 Poplar Beach

The applicants are proposing to subdivide an existing 4.4 acre lot, which has two houses located on the parcel. Due to the location of the existing structures, setback variances are required. Also to be considered are variances to lot size and frontage.