



# Seneca County Planning Board Meeting

## AGENDA

Thursday  
August 9, 2018

7:00 P.M.

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

- Call to Order
- Roll Call
- Approval of July 12, 2018 Minutes
- Public Comments
- **GML Reviews**
  - Town of Seneca Falls – Subdivision & Area Variance – Moorehouse, Robert – 2806 Lower Lake Road/CR 116
- Old Business
- New Business
- Adjournment

**Seneca County Planning Board Agenda Attachment**  
**August 9, 2018 Meeting**

- Town of Seneca Falls  
Subdivision & Area Variance  
Moorehouse, Robert  
2806 Lower Lake Road/CR 116

The property owners wish to subdivide their property into two lots. The larger lot which would include the current house and garage would be 1.6 Acres and the smaller lot would be .9 Acres. The Seneca Falls Zoning requires a width of 100' to be measured 30' from the street right-of-way. The larger parcel is proposed with 50' frontage along Lower Lake Road, however, that translates closer to 45' width at the setback line due to the angle of the property to the road. The narrow strip extends back approximately 220'. It then widens to narrowly 170', approximately 50' in front of the existing house. While the larger parcel extends back close to Route 89, it does not have frontage on Route 89. An Area Variance is needed relative to the larger parcel not having adequate lot width at the required distance from the road.