



# Seneca County Planning Board Meeting

## AGENDA

**Thursday  
May 14, 2015**

**7:00 P.M.**

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

- Call to Order
- Roll Call
- Approval of April 9, 2015 Minutes
- Public Comments
  - **GML Reviews**
    - Town of Seneca Falls – Site Plan & Use Variance – Park Outdoor Advertising – Intersection 5&20 and 318
    - Town of Seneca Falls – Use Variance – Shaklee, Scott & MaryBeth – 2389 Lower Lake Road
    - Town of Waterloo – Appeal of Code Officer’s Determination – Concerned Citizens of Seneca County – Burgess Road
    - Town of Tyre – Local Law #2 Site Plan Review Regulations
    - Town of Tyre – Local Law #3 Subdivision Regulations
    - Town of Tyre – Local Law #4 Dog Kennel Regulations
    - Town of Fayette – Site Plan Review & Special Use Permit – Vanno Estates LLC– 2612 Route 96
    - Town of Fayette – Site Plan Review & Special Use Permit – Locke, David W. – 4180 Teall Beach
    - Town of Fayette – Special Use Permit, Area & Use Variance – John Gardner – 676 Lerch Road
- Old Business
- New Business
- Adjournment

**Seneca County Planning Board Agenda Attachment**  
**May 14, 2015 Meeting**

- Town of Seneca Falls  
Site Plan & Use Variance  
Park Outdoor Advertising  
Intersection 5&20 and 318

The applicant proposes to construct 3 outdoor advertising signs on property at the intersection of Route 318 and Routes 5&20. The face of each sign will be 288 Sq. Ft. (12' X 25'). Two of the signs will be double faced while one will be sign faced. The bottom of each sign is to be 15' above grade.

- Town of Seneca Falls  
Use Variance  
Shaklee, Scott & MaryBeth  
2389 Lower Lake Road

The applicants wish to list their house for sale as a two-unit residence. The area is not zoned for two units and Town Zoning Records do not show that this was either a pre-existing use or that a Variance had previously been granted. The applicants contend that the property was a two-unit residence before they purchased it.

- Town of Waterloo  
Appeal of Code Officer's Determination  
Concerned Citizens of Seneca County  
Burgess Road

On February 20, 2015, the Town of Waterloo Code Officer issued a permit to Seneca Meadows, Inc. to Construct and Operate the Clay Mine as approved by the Town Board on July 28<sup>th</sup>, 2014 and the Town Planning Board on August 26<sup>th</sup>, 2014. The Concerned Citizens of Seneca County contest that the permit was issued inappropriately as the access drive crosses the R-1 Zone, and have filed a petition to the Zoning Board of Appeals for review of this action.

- Town of Tyre  
Local Law #2  
Site Plan Review Regulations

The Town of Tyre is now proposing adoption of Site Plan Regulations. Local Law #2 can be viewed on the Town's website.

- Town of Tyre  
Local Law #3  
Subdivision Regulations

The Town of Tyre is now proposing adoption of Subdivision Regulations. Local Law #3 can be viewed on the Town's website.

- Town of Tyre  
Local Law #4  
Dog Kennel Regulations

The Town Planning Board has prepared a Town Dog Kennel Law. The Law would require a Town Permit for any Dog Kennel wherein nine or more dogs, over the age of six months, are kept for sale, boarding, breeding, grooming, letting for hire, training or any other purpose involving compensation, whether monetary or otherwise.

- Town of Fayette  
Site Plan Review & Special Use Permit  
Vanno Estates LLC  
2612 Route 96

The applicant wishes to add an additional 30' X 130' building of self-storage units to a parcel which currently has self-storage units on it.

- Town of Fayette  
Site Plan Review & Special Use Permit  
Locke, David W.  
4180 Teall Beach

The applicant wishes to develop a portion of the residence to a Bed and Breakfast.

- Town of Fayette  
Special Use Permit, Area & Use Variance  
John Gardner  
676 Lerch Road

It is proposed to construct a Solar array. The property needs a Use Variance, an Area Variance (to be located 6' from property line) and a Special Use Permit. The area to be covered by the solar panels is 9' X 94'. The array will have a 30 degree tilt and include 28 Panels. There will be an Inverter structure located next to the array.