



# Seneca County Planning Board Meeting

## AGENDA

**Thursday  
April 9, 2015**

**7:00 P.M.**

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

- Call to Order
- Roll Call
- Approval of March 12, 2015 Minutes
- Public Comments
  - **GML Reviews:**
    - Town of Fayette – Site Plan Review  
Bottomless Brewery - 3543 East Lake Road
    - Town of Waterloo– Site Plan Review  
Emerson. Stephen – Route 96 & Powderly Road
    - Town of Waterloo– Site Plan Review  
Development Opportunity Corp. – 984 Wat-Gen Rd.
    - Town of Junius – Site Plan Review  
Riccelli Nothern, LLC– 2724 Route 318
    - Town of Fayette– Subdivision  
David Rauscher – 2724 Route 96
    - Town of Tyre – Extending Temporary Moratorium
    - ~~Town of Fayette– Site Plan Review~~  
~~David Ward – 3767 South Parker Rd.~~ *Omit*
- Old Business
- New Business
- Adjournment

**Seneca County Planning Board Agenda Attachment**  
**April 9, 2015 Meeting**

- Town of Fayette  
Site Plan Review –  
Bottomless Brewery  
Route 96 & Powderly Rd.

The application is for a micro-brewery to be located in a renovated Dairy Barn on East Lake Road. This is an allowed use under the Town of Fayette adopted Zoning Amendment. The applicant will be producing beer with agricultural products largely grown in New York State. The operation will include sampling of local beers, a café and small gift shop.

- Town of Waterloo  
Site Plan Review –  
Emerson, Stephen  
Route 96 & Powderly Rd.

The applicant proposes a 3-Phase Development of a Duplex Complex. Full build-out will include the development of three access roads, 30 Duplex units, and a storage area. The project needs connection to municipal water.

- Town of Waterloo  
Site Plan Review –  
Development Opportunities Corp.  
984 Wat-Gen Rd.

Install 8 improved RV sites.

- Town of Junius  
Site Plan Review  
Riccelli Northern, LLC  
Route 318

The applicant is proposing to locate 2 moveable Concrete Mix Plants (Portland & bituminous) on a 10.73 parcel. There would be aggregate stored on site for mixing and use off-site. A storage building is proposed for trucks/equipment.

- Town of Fayette  
Subdivision  
David Rauscher  
2724 Route 96

The proposal is for the property owner to sell 1+ acre from his 14+ acre parcel to an adjoining property owner to increase the size of the neighbor's parcel.

- Town of Tyre  
Extending Temporary Moratorium

Since the enactment of Town of Tyre Local Law #5 of 2014, the Tyre Town Board and Tyre Planning Board have made diligent efforts to study the potential effects of the activities addressed in Local Law #5 of 2014, including but not limited to drafting proposed subdivision regulations and site plan review regulations. Despite the diligent efforts of the Town Board and Planning Board, additional time is required to formulate and study the Planning Board's recommendations for the Town's first subdivision and site plan review regulations. This action will extend the moratorium for 90 days.

- ~~• Town of Fayette~~ *Omit*
- ~~— Site Plan Review —~~
- ~~— Ward, David —~~
- ~~— 3767 South Parker Rd. —~~

~~The property owner is requesting a Site Plan Review to allow the construction of a 42' X 35' garage and storage building on his property. The Site Plan Review is required because the property is located in the Lakeshore District.~~