



Seneca County Planning Board Meeting

A G E N D A

Thursday
March 12, 2020

7:00 P.M.

Co. Office Bldg.
Former OFA Area

- Call to Order
- Roll Call
- Approval of February 13, 2020 Minutes
- Public Comments
 - **GML Reviews**
 - TF 11-1-09.11, Site Plan Review, Delaware River Solar, NE of Route 414 and Canoga Rd.
 - TSF 14-3-76, Special Use Permit , Site Plan Review & Area Variance, MBE Associates on behalf of Home Leasing & Eagle Star Housing, 201 Falls St.
 - TT 17-1-06.11, Site Plan Review, Montezuma Winery, NE of Intersection of Route 5&20 and 89
- Old Business
- New Business
- Adjournment

Seneca County Planning Board Agenda Attachment
March 12, 2020 Meeting

- TF 11-1-09.11
Site Plan Review,
Delaware River Solar
NE of Route 414 and Canoga Rd.

The applicants are proposing a 19.6 acre Major Solar Collection System on a portion of a larger 121.8 acre parcel currently in agricultural production. The total generation capacity for the proposed installation is 4.988 MW and will require final approvals by NYSEG following site plan review for interconnection to the grid. The project is considered a Community Solar Program and the option will be available to Town of Fayette residents to receive a discounted utility rate upon its completion.

- TSF 14-3-76
Special Use Permit, Site Plan Review & Area Variance
MBE Associates on behalf of Home Leasing & Eagle Star Housing
201 Falls St.

The applicants' intent is to create an estimated 50 unit multi-family housing complex to be known as Huntington Apartments. The complex will consist of mixed studio and one bedroom apartments serving households between 50-60% of Median Income. With ½ of the units to dedicated to supportive housing for homeless veterans. The applicants are requesting a height variance to allow restoration of the Mansard Roof as the building originally had. The applicants are also asking for variance to allow a lower number of parking spaces so that the proposed parking is in line with the type of facility in other areas.

- TT 17-1-06.11
Site Plan Review
Montezuma Winery
NE of Intersection of Route 5&20 and 89

In 2019 the applicant received approval an approximately 40' X 48' addition to the current production area for distilled products. At that time it was planned that the addition would extend east into the lawn area, and be connected to the existing structure. It has been determined that to meet fire rating requirements that it will be more practical to construct a 10' separation from the current structure.