



# Seneca County Planning Board Meeting

## \* *A G E N D A* \*

**Thursday  
May 13, 2021**

**7:00 PM**

**Auditorium at:  
Seneca County  
Health & Senior  
Services Building  
2465 BonaDent Dr.  
Waterloo, NY 13165**

**There is no "remote"  
option for this meeting.**

- Call to Order & Roll Call
- Approval of April 8, 2021 minutes
- Public Comments
- **GML Reviews**
  - Town of Fayette – Special Use Permit & Conditional Use Permit Hetland – 4271 Sherwood
  - Town of Fayette – Subdivision – Hartman – 1171 Leader Rd.
  - Town of Fayette – Site Plan Review - Kasey – 4326 Teall Beach Rd.
  - Town of Fayette – Site Plan Review – Berra – 4009 Bonnie Banks
  - Town of Romulus – Subdivision – Martin/Deer Haven - Depot
  - Town of Romulus – Use Variance & Site Plan Review Busby - 5674 East Lake Rd.
  - Town of Romulus – Subdivision – Rice - 6356 County Rd 129
  - Town of Seneca Falls – Area Variance van Leusden – 2731 Lower Lake Rd.
  - Town of Seneca Falls – Subdivision – Kuryla – 2919 Rt. 89
  - Town of Tyre – Site Plan Review Martin’s Honey Farm and Meadery – 2981 Auburn Rd.
  - Town of Tyre – Site Plan Review Glenwood Foods - 2905 State Route 318
  - Town of Varick – Subdivision – Parella/Laferty - 714 Deal Rd
  - Town of Waterloo – Site Plan Review – Krueger – 424 Wat-Gen Rd.
  - Town of Waterloo – Site Plan Review Hobart & William Smith Colleges – 470 Blue Heron Lane
- Old Business
- New Business
- Adjournment

## Seneca County Planning Board Meeting (SCPB) Agenda Attachment – May 13, 2021

### Note:

The doors to the auditorium are on the north side of the Health and Senior Services (HSS) building. Bonadent Drive is accessible from either North Road or Thurber Drive. All persons attending the meeting will be required to sign in and give contact information.

### Public Comments:

Representatives of projects wishing to make a presentation are encouraged to contact Harriet A Haynes at (315) 539-1723 so that the needs for presentation materials may be discussed. Comments will be scheduled immediately before review of that project. The SCPB has a policy of reviewing projects with persons present before those that do not have representation.

### GML REVIEWS:

- **Town of Fayette – Special Use Permit & Conditional Use Permit - Hetland – 4271 Sherwood**  
The applicants are requesting a site plan review and conditional use permit for a short term rental.
- **Town of Fayette – Subdivision – Hartman – 1171 Leader Rd.**  
The applicants are proposing a minor subdivision that will create a 9+ acre lot and a 3+ acre lot both of which will have road frontage.
- **Town of Fayette – Site Plan Review - Kasey – 4326 Teall Beach**  
The applicant is proposing a second story addition of bathroom, office, and balcony. There will no increase in the footprint to the structure.
- **Town of Fayette – Site Plan Review – Berra – 4009 Bonnie Banks**  
The applicant wishes to construct a 40' by 60' on a 125' by 75' across the private road from the residence.
- **Town of Romulus – Subdivision – Martin/Deer Haven – Depot**  
Deer Haven Park, LLC is proposing to subdivide lands on the former Seneca Army Depot into two parcels consisting of 639 and 2,904 acres. The smaller parcel, which is being subdivided from larger, will be retained by Deer Haven Park and consist of road and railroad right of ways and a former ash landfill. The new parcel is to be transferred in the future and will require additional subdivision review.
- **Town of Romulus – Use Variance & Site Plan Review – Busby - 5674 East Lake Rd.**  
The applicants are requesting use variance and if successful, then a site plan review to construct a second residential structure to be constructed from shipping containers and be located on the east side of the parcel (current residence is on the west side). Town of Romulus Code Officer has deemed this as a mobile home which is not an allowed use in the Lakeshore Residential Zone. An additional variance for 2 single family residential structure on one parcel will also be required.
- **Town of Romulus – Subdivision –Rice - 6356 County Rd. 129**  
The applicant is looking for subdivision approval to create a parcel to be added to a different parcel. The parcel being divided is partially owned by the applicant and the other parcel fully owned by the applicant. Access to the barn on the parcel needs to be considered.
- **Town of Seneca Falls – Area Variance – van Leusden – 2731 Lower Lake Rd.**  
The applicant wishes to extend a deck 8' closer to the lake and adjust the access stairways.
- **Town of Seneca Falls – Subdivision – Kuryla – 2919 Rt. 89**  
The applicant and an adjoining parcel wish to adjust the property so that there will be a net zero gain for either property owner.

- Town of Tyre – Site Plan Review – Martin’s Honey Farm and Meadery – 2981 Auburn Rd.**  
 Montezuma Winery is looking to construct a 46' 10" by 48' addition to their main structure for dry storage of wine.
- Town of Tyre – Site Plan Review - Glenwood Foods - 2905 State Route 318**  
 The applicant is proposing to construct a 40' by 80' permanent framed canvas structure for the purpose of dry storage.
- Town of Varick – Subdivision – Parella/Laferty - 714 Deal Rd.**  
 The proposed minor subdivision will transfer a little over 2 acres from the rear of one parcel to an adjacent property.
- Town of Waterloo – Site Plan Review – Krueger – 424 Waterloo-Geneva Rd.**  
 The applicant is proposing to construct a 30' by 100' building to be “mini-storage” on the same parcel as a drive through coffee business.
- Town of Waterloo – Site Plan Review – Hobart & William Smith Colleges – 470 Blue Heron Lane**  
 The colleges propose to add a 4,935 square foot addition to the west side of the current crew facility. The addition will allow for expansion and improvement to locker room/restroom and exercise area. The addition will be built on the current parking area and a new parking area with landscaping will be developed on the east side of the building.