



Seneca County Planning Board Special Meeting

** A G E N D A **

**Tuesday,
November 16,
2021
at 7:00 PM**

**Masks are required
in all County-
owned facilities.
Masks must be
worn regardless of
vaccination status**

Location:
Auditorium at
Seneca County
Health & Senior
Services (HSS)
Building
2465 Bonadent Dr.
Waterloo, NY
13165

**This meeting will
be held in-person
only.**

1. Call to Order & Roll Call

2. Approval of October 14, 2021 minutes

3. Public Comments

4. GML Reviews

- **Town of Fayette:** Site Plan Review (STR) & Special Use Permit – Alexandra and Michael Meseke – 3978 East Lake Road
- **Town of Fayette:** Special Use Permit – Alexandra and Michael Meseke – 3978 East Lake Road
- **Town of Fayette:** Site Plan Review (STR) & Special Use Permit – Geneva Historical Society – 3365 Rt. 96A
- **Town of Seneca Falls:** Area Variance – Memory Lane Properties, LLC – 2263 Lower Lake Road
- **Town of Seneca Falls:** Subdivision – Michael Pettingill – 2157 Rt. 89
- **Town of Seneca Falls:** Site Plan Review – Chokshi Realty Group, LLC – 2100 Rts. 5 & 20
- **Town of Seneca Falls:** Subdivision – Patrick, Ronald, & Robert Stein – 2081 County House Road
- **Town of Tyre:** Area Variance - Roberta Austin dba Austin's Collectibles and Antiques – 2988 Auburn Road
- **Town of Waterloo:** Site Plan Review – Javon Jackson – 1321 Waterloo-Geneva Road

5. Old Business

6. New Business

7. Adjournment

Seneca County Planning Board Meeting Agenda Attachment – November 10, 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 Seneca County Planning Board has a policy of reviewing projects with persons present before those that do not have representation.

GML Reviews:

- **Town of Fayette: Site Plan Review (STR) & Special Use Permit – Alexandra and Michael Meseke – 3978 East Lake Road**
Applicants propose the establishment of a 4-bedroom STR unit. It has met all Town regulations and is a permitted use in the Ag/Rural Residential district with a special use permit.
- **Town of Fayette: Special Use Permit – Alexandra and Michael Meseke – 3978 East Lake Road**
Applicants propose use house as a short term rental and to establish a wedding and event venue. Property is located within Ag District #8.
- **Town of Fayette: Site Plan Review (STR) & Special Use Permit – Geneva Historical Society – 3365 Rt. 96A**
Applicant proposes establishment of a 3-bedroom STR unit at the West Tenant Cottage at Rose Hill Mansion.
- **Town of Seneca Falls: Area Variance – Memory Lane Properties, LLC – 2263 Lower Lake Road**
The applicants propose to install a deck on the back of their home, which is located in the Single-Family Residential District of Seneca Falls.
- **Town of Seneca Falls: Subdivision – Michael Pettingill – 2157 Rt. 89**
Applicant is proposing a minor subdivision to transfer less than 2 acres to adjacent property.
- **Town of Seneca Falls: Site Plan Review – Chokshi Realty Group, LLC – 2100 Rts. 5 & 20**
Applicant is proposing a 2-sided billboard.
- **Town of Seneca Falls: Subdivision – Patrick, Ronald, & Robert Stein – 2081 County House Road**
Minor subdivision involving sale of agricultural portion of property, retention of house lot, and transfer of 30' strips parcels owned by applicants.
- **Town of Tyre: Area Variance - Roberta Austin dba Austin's Collectibles and Antiques – 2988 Auburn Road**
An area variance is needed to keep 2 already-mounted business signs. The Signs do not meet the required setback of 80', as the property is only 65' from the road. Property is also within 500' of Ag District #6 and municipal boundary (Seneca Falls).
- **Town of Waterloo: Site Plan Review – Javon Jackson – 1321 Waterloo-Geneva Road**
Applicant is applying for a site plan review for a proposed automobile repair shop. There would be parking for 5 vehicles on site plus signage.