



# Seneca County Planning Board Meeting

**Thursday,  
April 13,  
2023  
at 7:00 PM**

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## **Location:**

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

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

## **AGENDA**

- 1. Call to Order & Roll Call**
- 2. Approval of March 9, 2023 minutes**
- 3. Public Comments**
- 4. GML Reviews**
  - **Village of Waterloo:** Coe, Rick - Site Plan Review & Subdivision - 46 W. Main St, 41 Williams St, & 2 Memorial Day Pl
  - **Town of Junuis:** Lin, Fang (Mark) - Site Plan Review - Blue Sky & Dunham Rds
  - **Town of Waterloo:** Linsey & David Bethea - Site Plan Review & Area Variances - 2058 Edwards Rd
  - **Town of Seneca Falls:** Carmel, Travis & Megan - Special Use Permit - 2351 Lower Lake Rd
  - **Town of Seneca Falls:** Seneca Housing - Use Variance - 11 Auburn Rd
  - **Town of Seneca Falls:** Barnell, Cleo - Special Use Permit - 2391 Route 89
  - **Town of Seneca Falls:** Manzari, David - Subdivision Review - Lower Lake Rd, Noble Rd, & Route 89
  - **Town of Seneca Falls:** Use Variance - 69 Ovid St
  - **Town of Fayette:** Hoover, Beverly - Site Plan Review - 4025 Bonnie Banks
- 5. Old Business**
- 6. New Business**
- 7. Adjournment**

## **Seneca County Planning Board Meeting Agenda Attachment – April 13, 2023**

**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.

**Public Comments:** Representatives of projects wishing to make a presentation are encouraged to contact Harriet A. Haynes at (315) 539-1723 so that the need for presentation materials may be discussed. With notification, 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:**

- **Village of Waterloo: Coe, Rick - Site Plan Review & Subdivision - 46 W. Main St, 41 Williams St, & 2 Memorial Day Pl**  
Site plan review required for the construction of garage to replace existing barn and sheds. Property lot line adjustments.
- **Town of Junius: Lin, Fang (Mark) - Site Plan Review - Blue Sky & Dunham Rd**  
Construction of 4 structures for use as short term rentals.
- **Town of Waterloo: Linsey & David Bethea - Site Plan Review & Area Variances - 2058 Edwards Rd**  
Site plan review to operate a beauty salon in an accessory structure located on the property and Area Variance for signage.
- **Town of Seneca Falls: Carmel, Travis & Megan - Special Use Permit – 2351 Lower Lake Rd**  
Special use permits for modifications to deck and stairs on non-conforming lot.
- **Town of Seneca Falls: Seneca Housing - Use Variance - 11 Auburn Rd**  
Use variance to install 2 apartments into existing structure along with current offices for not-for profit.
- **Town of Seneca Falls: Barnell, Cleo - Special Use Permit - 2391 Route 89**  
Special use permit to replace existing accessory structures with new structure.
- **Town of Seneca Falls: Manzari, David - Subdivision Review - Lower Lake Rd, Noble Rd, & Route 89**  
Subdivision of lot into 3 single family parcels. Each will have lake access.
- **Town of Seneca Falls: Use Variance - 69 Ovid St**  
Use variance to use existing structure in R-1 zone as a commercial use.
- **Town of Fayette: Hoover, Beverly - Site Plan Review - 4025 Bonnie Banks**  
Site plan review for installation of shed for storage.