

TSF 06-4-11
Area Variance
Mull, Sarah & Joseph
Town of Seneca Falls

TO: Seneca County Planning Board
FROM: Seneca Co. Dept. of Planning & Community Development
DATE: May 9, 2023

This request for an area variance is located in the Town Seneca Falls and requires review under Section 239 of the General Municipal Law because it is within 500' of State Route 5 & 20.

GENERAL INFORMATION

APPLICANT: Mull, Joseph & Sarah

STATUS OF APPLICANT: Owners

REQUESTED ACTION: Area Variance to allow installation of 10' x 12' shed.

LOCATION: 100 State St.

SIZE: .72 acres

SURROUNDING LAND USE:

North:	Residential
South:	Residential
East:	Residential
West:	Residential

PUBLIC UTILITIES & SERVICES:

Water & Sewer:	Seneca Falls
School District:	Seneca Falls
Fire Department:	Seneca Falls

SEQR: Part 1 short EAF submitted

ANALYSIS

The applicants are requesting an area variance to allow for the installation of a 3rd accessory structure. The property has a barn and concrete pool that was installed in 2022. While the Seneca Falls definition of accessory structure does not list pools as a form of accessory structure, it does not exclude pools as accessory structures and some definitions do include them. The applicants propose a 10' x 12' shed to be located within the fence around the pool.

This property is referred for review because a portion of the backyard is within 500' of the State Route 5 & 20, but the property does not have direct access onto the state route. The proposal should have no impact on county plans or purposes, especially being it will be within the footprint of the existing fence around the pool.

The applicants state that they already have approval from the historic society.

RECOMMENDATION

The Seneca County Department of Planning and Community Development advises the Seneca County Planning Board to recommend approval of this area variance.

DOCUMENTS AVAILABLE

Zoning Application
Variance application
Site Map
SEQR Part 1

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WHEREAS, the request for an area variance was forwarded for review under Section 239 of the General Municipal Law because it is within 500' of State Route 5 & 20, and

WHEREAS, the Seneca County Department of Planning and Community Development did review said request and prepared a report dated May 9, 2023, and

WHEREAS, the Seneca County Planning Board did meet on May 11, 2023, to consider this request, the report of the Seneca County Department of Planning and Community Development, and other pertinent information, be it therefore,

RESOLVED, that the Seneca County Planning Board recommends that this request be approved, and be it

FURTHER RESOLVED, that the Seneca County Department of Planning and Community Development be directed to forward word of this action to the Town of Seneca Falls.

Motion _____

Second _____

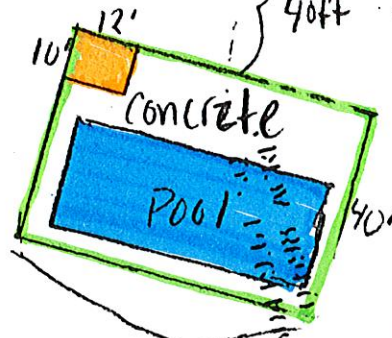
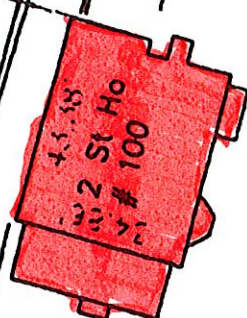
Ayes _____

Nays _____

Abstain _____

Amanda Forney, Secretary

N/F Lamb / Buschmann 219.363
N/F Westcott 155.119



48' fence

N/F Connell 154.385

N/F Huntington

N/F Connell



View E

State St.

Beryl Ave.

