



Seneca County Planning Board Meeting

**Thursday,
May 11,
2023
at 7:00 PM**

Location:

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

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

AGENDA

- 1. Call to Order & Roll Call**
- 2. Approval of April 13, 2023 minutes**
- 3. Public Comments**
- 4. GML Reviews**
 - **Town of Romulus:** Estate of Herndon - Subdivision – 6748-6754 Route 96A
 - **Town of Waterloo:** Zoning Amendment
 - **Town of Fayette:** Brodsky, Mitchell/Rode Homes – Site Plan Review – 3775 Gusty Lane
 - **Town of Fayette:** Schreiber, Tim & Kathryn – Site Plan Review – 3807 Gusty Lane
 - **Town of Fayette:** Boudreau, Edward & Jill – Site Plan Review – 3684 Edgewood Dr.
 - **Town of Seneca Falls:** Mull, Joseph & Sarah – Bulk Variance – 100 State St.
 - **Town of Seneca Falls:** Goldberg, David – Area Variance & Special Use Permit 2709 Lower Lake Rd.
- 5. Old Business**
- 6. New Business**
 - Update on “Share the Road” program, and plans for State Routes 5 & 20 and Route 96A – Mark Lott
 - Approval of Agricultural District #8
- 7. Adjournment**

Seneca County Planning Board Meeting Agenda Attachment – May 11, 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:

- **Town of Romulus:** Estate of Herndon - Subdivision – 6748-6754 Route 96a

The applicant is proposing to divide a 15-acre parcel into two lots. There will be an existing residential structure on each lot.

- **Town of Waterloo:** Zoning Amendment

The Town of Waterloo proposes to amend their zoning by adopting a new Chapter 135 in its entirety. This includes adding regulations on short term rentals and campgrounds. The new chapter allows for incentive zoning.

- **Town of Fayette:** Brodsky, Mitchell/Rode Homes – Site Plan Review – 3775 Gusty Lane

Removal and replacement of Boathouse

- **Town of Fayette:** Schreiber, Tim & Kathryn – Site Plan Review – 3807 Gusty Lane

Reconstruction of cottage on non-conforming lot

- **Town of Fayette:** Boudreau, Edward & Jill – Site Plan Review – 3684 Edgewood Dr.

Construction of 32' X 48' garage/pole barn

- **Town of Seneca Falls:** Mull, Joseph & Sarah – Bulk Variance – 100 State St.

Installation of shed in Historic District

- **Town of Seneca Falls:** Goldberg, David – Area Variance & Special Use Permit - 2709 Lower Lake Rd.

Proposed 24' X 24' addition to west side of existing residence, and extend the house vertically and create a complete 2nd story.