



Seneca County Planning Board Meeting

**Thursday,
July 13,
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. Appoint Alternate Members**
- 3. Approval of June 8, 2023 minutes**
- 4. Public Comments**
- 5. GML Reviews**
 - **Town of Tyre:** Tyre Town Board – Zoning Amendment Regarding Battery Energy Storage Systems
 - **Town of Seneca Falls:** Cram Property Holdings – Site Plan Review - 1913 Waterloo-Geneva Rd (Route 5&20)
 - **Town of Seneca Falls:** Gandy, Daniel – Area Variance – 2222 Black Brook Rd.
 - **Town of Seneca Falls:** WNY Seneca Falls Inc – Site Plan Review - 38 Auburn Rd. (Route 5&20)
 - **Town of Seneca Falls:** Brennen, Michael – Special Use Permit - 2557 Lower Lake Rd.
 - **Town of Waterloo:** HEP Materials Corp. – Site Plan Review 446 Waterloo-Geneva Rd. Old Business
 - **Town of Waterloo:** Sensenig, Justin – Use Variance -73 Border City Rd.
 - **Town of Waterloo:** Wooden, Richard – Area Variance – 551 Waterloo-Geneva Rd.
 - **Town of Fayette:** Mitchell, Edward – Minor Subdivision - 1691 Route 336
- 6. Old Business**
- 7. New Business**
- 8. Adjournment**

Seneca County Planning Board Meeting -Agenda Attachment – July 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:

- **Town of Tyre:** Tyre Town Board – Zoning Amendment Regarding Battery Energy Storage Systems
Zoning regulations regarding siting, construction, operation, and decommissioning of battery energy storage systems.
- **Town of Seneca Falls:** Cram Property Holdings – Site Plan Review - 1913 Route 5&20
Installation of 2 EV charging stations along Route 5&20.
- **Town of Seneca Falls:** Gandy, Daniel - Area Variance - 2222 Black Brook Rd.
Build pole barn.
- **Town of Seneca Falls:** WNY Seneca Falls Inc –Site Plan Review - 38 Auburn Rd (Route 5&20)
Installation of diesel tank at gas station.
- **Town of Seneca Falls:** Brennen, Michael – Special Use Permit - 2557 Lower Lake Rd.
Bring in an 8' x 14" prefab shed.
- **Town of Waterloo:** HEP Materials Corp. – Site Plan Review 446 Wat-Gen Rd. Old Business
Construct an 80' x 160' structure that will serve as a retail store for the HEP sales business. Once product is moved to the new retail space, the fire damage in the original building will be repaired and North Main Lumber will be moved to this site in the original building.
- **Town of Waterloo:** Sensing, Justin – Use Variance – 73 Border City Rd.
Construct 9,750 sq. ft. of climate-controlled storage and 11,000 sq. ft. of traditional mini-storage
- **Town of Waterloo:** Wooden, Richard – Area Variance – 551 Wat-Gen Rd.
Install a generator pad and generator in the side set back
- **Town of Fayette:** Mitchell, Edward – Minor Subdivision - 1691 Route 336
Minor subdivision of a 21.5-acre parcel that currently has a manufactured home located on it.