



Seneca County Planning Board Meeting

**Thursday,
August 10,
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 July 13, 2023 minutes**
- 4. Public Comments**
- 5. GML Reviews**
 - **Town of Tyre:** Tyre Town Board – Zoning Amendment - Setback from Solar Energy Systems
 - **Town of Seneca Falls:** Ferrara Building Supply Inc. – Site Plan Review – 9 Rumsey St.
 - **Town of Seneca Falls:** Aten, Michael – Area Variance – 129 West Bayard St.
 - **Town of Varick:** Serfass, Todd & Kathy – Subdivision Minor - 527 Yale Farm Rd.
 - **Town of Tyre:** VanArsdale, Charles – Subdivision - 1526 Route 414
 - **Town of Tyre:** LaDonna Kaye, Shoebridge – Subdivision – 2185 Route 318 (Pending Map)
- 6. Old Business**
- 7. New Business**
- 8. Adjournment**

Seneca County Planning Board Meeting -Agenda Attachment – August 10, 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 Setback from Solar Energy Systems

The Town is proposing an amendment to the zoning that will establish setbacks of Solar Energy Systems from residential properties.
- **Town of Seneca Falls:** Ferrara Building Supply Inc. – Site Plan Review – 9 Rumsey St

Ferrara Lumber is proposing an 8,000 sq. ft. addition for retail space.
- **Town of Seneca Falls:** Aten, Michael – Area Variance – 129 West Bayard St

Mr. Aten is proposing a 11’6” X 11’6” addition to replace a smaller room. The new construction will be 7’ from the side property line.
- **Town of Varick:** Serfass, Todd & Kathy – Subdivision Minor - 527 Yale Farm Rd

The owners propose a 3-lot subdivision of their 3.88-acre parcel. They will retain over an acre, a section will be transferred to an adjacent farmer who has been farming the area, and a section which has been maintained as lawn will be transferred to an adjacent residential property owner.
- **Town of Tyre:** VanArsdale, Charles – Subdivision - 1526 Route 414

The owner proposes subdivision of 29.8 acres into one 2.5-acre parcel which includes house and outbuildings, and remainder.
- **Town of Tyre:** LaDonna Kaye, Shoebridge – Subdivision – 2185 Route 318 (Pending Map)

The applicant proposes to divide approximately 3 acres from a 14-acre parcel for the purpose of transferring the remaining 11 acres to a neighbor.