



Seneca County Planning Board Meeting

**Thursday,
November 9,
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 October 12, 2023 minutes**
- 4. Public Comments**
- 5. GML Reviews**
 - Town of Tyre – Town – Zoning Amendment regarding kennels
 - Town of Waterloo – Beast Mode, LLC – Site Plan Review & Area Variance – 191 Border City Road
 - Town of Seneca Falls – Aveco Industries – Site Plan Review – 93 Auburn Road
 - Town of Seneca Falls – Pham, Phuoc – Area Variance – 3082 E. Bayard Street Ext.
 - Town of Seneca Falls – Sonbyrne Sales, Inc. – Site Plan Review – Corner of Routes 5&20 and Water Falls Bridge
 - Town of Seneca Falls – Huang, Jonathan – Special Use Permit – 2687 Lower Lake Road
- 6. Old Business**
- 7. New Business**
- 8. Adjournment**

Seneca County Planning Board Meeting -Agenda Attachment – November 9, 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 – Town – Zoning Amendment regarding kennels

If proposing a Local Law that makes consistent the fine for violation of 3 different Laws currently on the books that pertains to Dog Ownership, Licensing, and Housing. Additionally, there is a clarification of definitions for Commercial Kennel and Kennel and the regulations pertaining to those uses.

- Town of Waterloo – Beast Mode, LLC – Site Plan Review & Area Variance – 191 Border City Road

Beast Mode LLC is proposing both the development of a self-storage and the use of a “digital sign truck” at this location. The Self Storage Unit needs a Site Plan Review, and an Area Variance. The sign truck (10’ X 20’ each side) needs an area variance. It may also need a Use Variance for the sign.

- Town of Seneca Falls – Aveco Industries – Site Plan Review – 93 Auburn Road

The applicant proposes the construction of a 60’ X 80’ addition for warehousing and a second addition of 10’ X 20’.

- Town of Seneca Falls – Pham, Phuoc – Area Variance – 3082 E. Bayard Street Ext.

The applicant proposes to construct an unattached car port less than 3’ from the property line.

- Town of Seneca Falls – Sonbyrne Sales, Inc. – Site Plan Review – Corner of Routes 5&20 and Water Falls Bridge

The proposal is to construct a 4,232 sq. ft. convenience store with Gasoline fueling (4 dispensers), diesel fueling (3 pumps), and parking.

- Town of Seneca Falls – Huang, Jonathan – Special Use Permit – 2687 Lower Lake Road

The applicant proposes to install a gravel base and 8’ X 15’ storage shed near the lakeshore.