



Seneca County Planning Board Meeting

**Thursday,
December
14, 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 November 9, 2023 minutes**
- 4. Public Comments**
- 5. GML Reviews**
 - Town of Covert – New Leaf Energy – Area Variance – Route 96 – 750' North of CR 150 (Persoon Farm)
 - Town of Seneca Falls – Laun, Eugene – Area Variance, Site Plan Review – 186 Ovid Street
 - Town of Seneca Falls – Sonbyrne Sales, Inc. – Site Plan Review, Area Variance – Corner of Routes 5&20 and Water Falls Bridge
- 6. Old Business**
- 7. New Business**
- 8. Adjournment**

Seneca County Planning Board Meeting -Agenda Attachment – December 14, 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 Covert – New Leaf Energy – Area Variance – West side of Route 96 – 750’ North of CR 150 (Persoon Farm)

New Leaf Energy is proposing 3 community Solar Photovoltaic Arrays for a total of up to 15 MW AC on the Persoon Farms. Under the Town Land Management Ordinance, they need an Area Variance to do the size of the project.

- Town of Seneca Falls – Laun, Eugene – Area Variance, Site Plan Review – 186 Ovid Street

The applicant is proposing to re-establish the billboard signs that previously existed at this location. Slight modifications to Site layout are proposed.

- Town of Seneca Falls – Sonbyrne Sales, Inc. – Site Plan Review, Area Variance – 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. An Area Variance is needed for signage.