

TSF 38-1-7.211
Subdivision
Lawrence, Linda
Town of Seneca Falls

TO: Seneca County Planning Board
FROM: Seneca Co. Dept. of Planning & Community Development
DATE: February 6, 2024

This request for an Area Variance is located in the Town of Seneca Falls and requires review under Section 239 of the General Municipal Law because it is within 500 feet of Agricultural District #8.

GENERAL INFORMATION

APPLICANT: Lawerence, Linda
(ADDRESS) 2941 Noble Road
Seneca Falls, NY 13148

STATUS OF APPLICANT: Owner

REQUESTED ACTION: Subdivision (Minor)

LOCATION: 2941 Noble Road

SIZE:

SURROUNDING LAND USE: Agriculture and
Residential

PUBLIC UTILITIES & SERVICES:
Water & Sewer: Sewer-Private; Water-Comm
School District: Seneca Falls
Fire Department: Seneca Falls

SEQR: Part 1 SEAF

ANALYSIS

The applicant is proposing to subdivide her property into 2 parcels. One parcel will be 2.773 acres, another parcel will be 2.48 acres, and the remaining land will be 73.48 acres. Each of the smaller lots will have frontage that exceeds the minimum requirement. The frontage for the larger parcel, however, is listed as less than 50 feet wide; the frontage requirement in the R-1 zone is 150 feet. In as much as no language granting a smaller frontage in the event of a "flag lot" it appears that this project will also require an area variance. In considering if an entrance of this width would be acceptable it should be noted that the street design section of the Twon subdivision regulations requires that any proposed Minor Streets have a width right-of-way of 60 feet. While at this time a 46-48-foot access may be feasible as a "farm lane" to access agricultural or vacant property, the future potential development of this land/area needs to be considered.

The proposed subdivision will have little or no impact on county plans or purposes. At this time there is no remarkable change of current use proposed and the reason this application is under review is the Agricultural District.

RECOMMENDATION

The Seneca County Department of Planning & Community Development advises the Seneca County Planning Board to recommend that the request of Linda Lawrence for subdivision of land be left solely to local determination, and further recommends that if the road frontage of the 70+ acre parcel is determined to need an Area Variance, that the Area Variance also be left to local determination.

DOCUMENTS AVAILABLE

Subdivision Application Form
Part 1 EAF
AG Data Statement
Aerial Photo

Resolution _____-24
TSF 38-1-7.211
Subdivision
Lawrence, Linda
Town of Seneca Falls

WHEREAS, the request of Linda Lawrence for Subdivision Review was forwarded for review under Section 239 of the General Municipal Law because it is within 500 feet of Agricultural Dist. #8., and

WHEREAS, the Seneca County Department of Planning and Community Development did review said request and prepared a report dated February 6, 2024, and

WHEREAS, the Seneca County Planning Board did meet on February 8, 2024, to consider this request, the report of the Seneca County Department of Planning and Community Development, and other pertinent information, be it therefore,

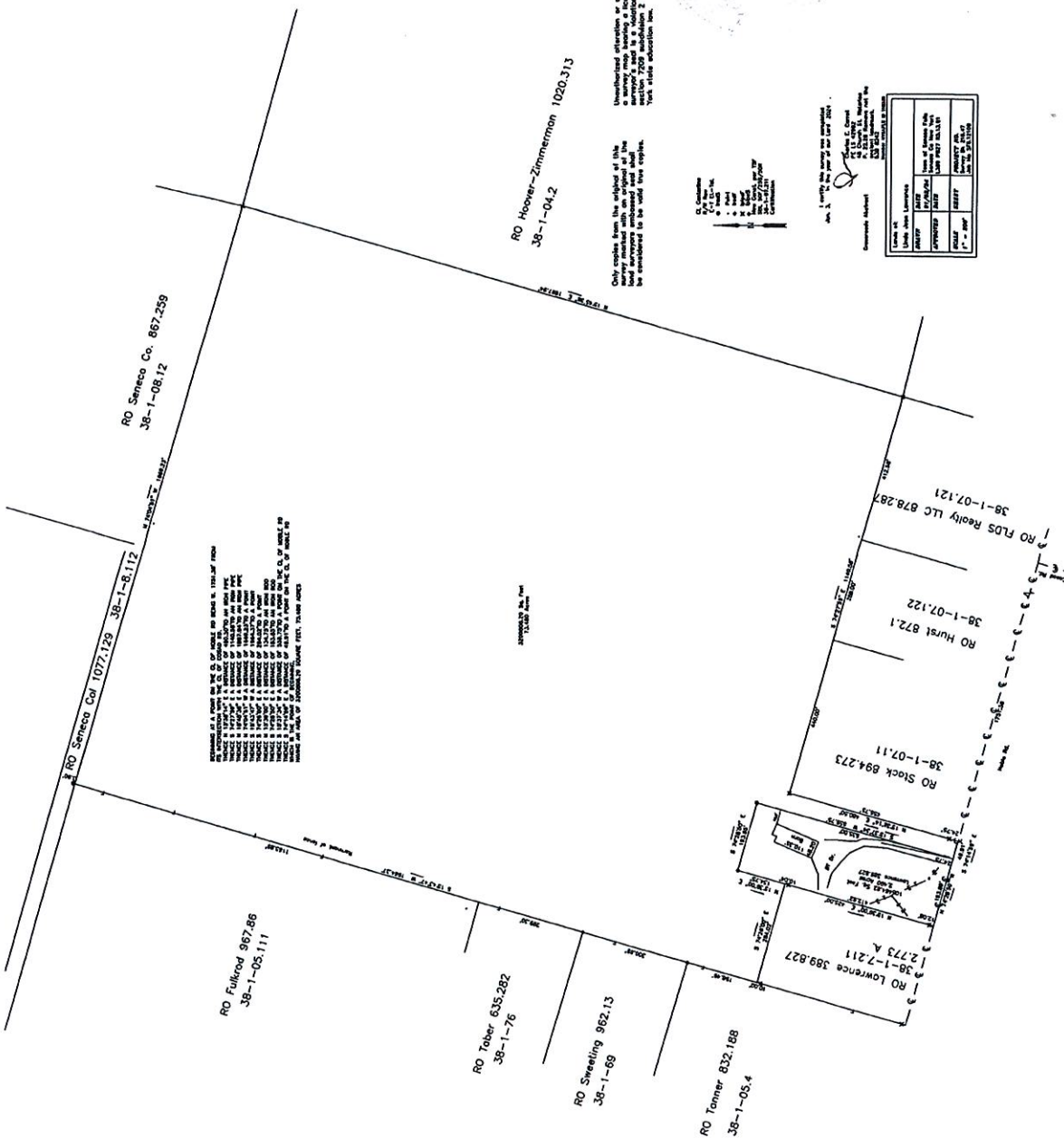
RESOLVED, that the Seneca County Planning Board that the request of Linda Lawrence for subdivision of land be left solely to local determination, and be it,

FURTHER RESOLVED, that if the road frontage of the 70+ acre parcel is determined to need an Area Variance, that the Area Variance also be left to local determination, and be it,

FURTHER RESOLVED, that the Seneca County Department of Planning and Community Development be directed to forward word of this action to the Town of Seneca Falls.

Motion _____
Second _____
Ayes _____
Nays _____
Abstain _____

Caitlin S. Ryan, Secretary



Only copies from the original of this survey map bearing a stamped seal may be used as evidence in any court. The original of this survey map is on file in the office of the Surveyor General, Albany, New York under accession No. 38-1-04.2

- 1. To the State of New York
- 2. To the County of Seneca
- 3. To the Town of Seneca
- 4. To the Village of Seneca
- 5. To the City of Seneca
- 6. To the County of Seneca
- 7. To the State of New York

Surveyed and Platted by
 J. Edgar Hoover
 Surveyor General
 Albany, New York

Seneca Co.	867,259	38-1-08.12
Seneca Co.	1077,129	38-1-8.112
Seneca Co.	967,86	38-1-05.111
Seneca Co.	635,282	38-1-76
Seneca Co.	962,13	38-1-69
Seneca Co.	832,188	38-1-05.4
Seneca Co.	389,827	38-1-7.211
Seneca Co.	2773 A	
Seneca Co.	894,273	38-1-07.11
Seneca Co.	872,1	38-1-07.122
Seneca Co.	878,287	38-1-07.121
Seneca Co.	1020,313	38-1-04.2