

Site Plan Review

Lago Resort and Casino

Town of Tyre

**WHEREAS**, the request of Lago Resort and Casino for revised Site Plan Review was forwarded for review under Section 239 of the General Municipal Law because it is within 500 feet of State Route 414, and Agricultural District #6, and

**WHEREAS**, the Seneca County Department of Planning and Community Development did review said request and prepared a report dated August 13, 2014, and

**WHEREAS**, the Seneca County Planning Board did meet on August 14, 2014, 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 finds that this revised application will have no greater impacts on county or state facilities or community character than as originally proposed, and be it

**FURTHER RESOLVED**, that the Seneca County Planning Board recommend that the Town of Tyre Board approve this application for Site Plan Review, 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 Tyre Town Clerk and Town Supervisor.

Motion	<u>Gordon Burgess</u>
Second	<u>Donald Denman</u>
Ayes	<u>14</u>
Nays	<u>0</u>
Recuse	<u>0</u>

*Mary D. Sufano*  
Secretary

TT 12-1-36  
Site Plan Review  
Lago Resort and Casino  
Town of Tyre

TO: Seneca County Planning Board  
FROM: Seneca Co. Dept. of Planning & Community Development  
DATE: August 13, 2014

This request for a Site Plan Review is located in the Town of Tyre which requires review under Section 239 of the General Municipal Law because it is within 500 feet of State Route 414 and Agricultural District #6.

**GENERAL INFORMATION**

**Applicant:** Lago Resort and Casino

**(Address)** 1265 Scottsville Road  
Rochester, NY 14624

**Status of Applicant:** Contract to Purchase

**Requested Action:** Review of Modified Site Plan under Town of Tyre PUD Law.

**Current Zoning:** Agriculture

**Location:** East side of Route 414, immediately north of NYS Thruway

**Size:** 84.957 Acres

**SEQR:** Town of Tyre Town Board as Lead Agency took action on original Proposal - it will be the Board's responsibility to determine if any of the modification creates an environmental impact that did not previously exist.

**Surrounding Land Use and Zoning:**

North:	Agricultural	Agriculture
South:	Thruway & Truck Stop	Commercial
East:	Agricultural	Agriculture
West:	Agricultural	Agriculture

**Public Utilities and Services:**

Water & Sewer	Private/None (extensions of Public Services proposed)
School District	Waterloo Central School District
Fire Dept.	Magee Fire Department

**ANALYSIS**

The Site Plan for the proposed Casino was originally recommended for approval by this Board at its May 8, 2014 meeting. The proposal has undergone a name change and has made changes to the proposed site layout. A Matrix of proposed changes is attached. The total footprint of the building areas has increased by 46,400 sq. ft. This is due primarily to lowering the total number of floors for the parking structure from 6 to 4 and increasing the size of the structure to handle the number of vehicles. A daycare facility has also been added which increases the building area by 4,000 sq. ft. The Main Building has been moved 800+ ft. closer to Route 414. This also located the structure so that the roof will be 14' lower. The Burial area has been given a greater setback.

**RECOMMENDATION**

The Seneca County Department of Planning and Community Development advises the Seneca County Planning Board to find that this revised application will have no greater impacts on county or state facilities or community character than as originally proposed and to; therefore, recommend that the Town of Tyre approve the proposed revised Site Plan.

**DOCUMENTS AVAILABLE**

Full EAF with Appendixes  
Letters of Application  
Engineer's Reports  
Site Plan Maps

## Lago Resort & Casino Comparison Matrix

Comparison of Approved Site Plan to the Modified Site Plan to determine the extent of changes

Item	Approved Site Plan	Proposed Modified Site Plan	Notes
1. Land Area	84.9 acres	84.9 acres	No change
2. Green Space	63%	63%	No change
3. Site Entrance	n/a	n/a	No change
4. Wetland Disturbance	0 acres	0 acres	No change
5. Total Buildings Footprint	287,500± square feet	334,100± square feet	46,600± square feet (+12.6%) The parking garage which is 2 stories lower accounts for 34,500 square feet of this increase and the Daycare is another 4,000 square feet.
6. Total Buildings Square Footage	400,000± square feet	403,000± square feet	+3,000± square feet Day Care = 4,000± square feet
7. Hotel Building Height / Elevation	78± feet / elevation 609± feet	78± feet / elevation 595± feet	The relocation of the new hotel building has allowed us to place the building at an elevation which is 14± feet lower than the previous plan. This will also assist with the viewshed to the surrounding properties.
8. Hotel Building Location on Site	1565± feet to west property line	740± feet to west property line	The hotel has been relocated to the west where the existing trees to the north and along Route 414 will provide a better screening of the building, particularly from the residents on Chase Road to the north.
9. Parking Garage Height / Elevation	72± feet / elevation 578± feet	48± feet / elevation 553± feet	Modified 25± feet lower in elevation The parking garage has been revised from a 6 story to a 4 story structure; this should place the top of the structure near or below the top of the existing tree line as the reduction of total height of the building is approximately 25 feet.

10. Bus drop-off	West side of building	East side of building	n/a	A designated bus drop off and pick up area has been added which will help alleviate congestion/conflict with visitor passenger vehicles.
11. Child Care Facility	Not provided	Provided east of building	n/a	A private child care facility has been added in a separate out building. This will help reduce vehicle trips in the project vicinity as employee parents will not be going out of their way to seek child care in other areas. It also adds great convenience to the Resort and Casino staff and employees.
12. Burial Area	50' x 75' Easement	75' x 75' Easement	1875 square foot increase	The grading of the plan has also been adjusted which now keeps the burial area close to existing grade rather than creating a noticeable grade change.