



SENECA COUNTY

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

October 9, 2015

**RE: TT 12-1-36 B3, Affirmation of Action in light of Additional Environmental Information,
Lago Resort & Casino**

Mrs. Elizabeth Sutterby, Clerk
Town of Tyre
636 Sutterby Road
Seneca Falls, NY 13148

Dear Mrs. Sutterby:

The Seneca County Planning Board has completed its review of the above-mentioned report at the regular meeting held October 8, 2015. You will find enclosed the report and resolution. Our office should be advised of your final action within 30 days after the action.

If you have any questions regarding the report and resolution, please feel free to contact our office.

Sincerely,

Harriet A. Haynes
Planner

HAH/md

enclosures

xc w/enclosures: Mr. Ronald McGreevy, Supervisor, Town of Tyre
Mr. Robert Seem, Chairperson, Tyre Town Planning Board
Mr. David Page, Tyre Town Zon. & Code Enforcement Officer

ONE DIPRONIO DRIVE
WATERLOO, NEW YORK 13165-1681
315 539 1730
FAX 315 539 1838

TT 2015-5 / TT 12-1-36 B3
PUD Application, Zoning Amendment &
Development Plan & Site Plan Review
Lago Resort and Casino
Town of Tyre

TO: Seneca County Planning Board
FROM: Seneca Co. Dept. of Plan. & Community Development
DATE: October 8, 2015

This request to review and reaffirm previous action on the Planned Unit Development (PUD) Application and Development Plan, Amendments of the Town of Tyre Zoning, and Site Plan Review are 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.

GENERAL INFORMATION & ANALYSIS

These are at the same applications/actions as this Board took action on in August and September of this year as well as previous actions. At the September 10, 2015 meeting this Board recommended: 1) that the Town of Tyre accept and approve the Application for Planned Unit Development, and the proposed Development Plan for Development of a Resort and Casino on Town of Tyre Tax Parcel 12-1-36, 2) adoption of proposed Local Law #5 of 2015, that adds clarifying language to the Town of Tyre Zoning Law regarding Planned Unit Development, and amends the Town of Tyre Zoning Map such that Tax Parcel 12-1-36 be Zoned Planned Unit Development (PUD) for the purposes of the development of a Resort and Casino, and 3) reaffirms its approval of the Site Plan for Lago Resort and Casino as reviewed by this Board on August 13, 2015.

Since that time the Town Board of Tyre, acting as lead agency, at a meeting on October 1, 2015 passed a resolution of findings and made the determination that "the Action will not have significant adverse environmental impact and issues a Negative Declaration, and that the Board will not require preparation of an environmental impact statement with respect to the Action."

As there has been additional documentation added to the items reviewed and considered by the Town of Tyre Board as part of the SEQR process, this Board has been asked to reaffirm its recommendations regarding the Planned Unit Development (PUD) Application and Development Plan, Amendments of the Town of Tyre Zoning, and Site Plan Review.

RECOMMENDATION

The Seneca County Department of Planning and Community Development advises the Seneca County Planning Board to in light of the additional documentation that has been made a part of the State Environmental Quality Review process to reaffirm its recommendations of: 1) acceptance and approval of the Planned Unit Development (PUD) Application, 2) acceptance and approval of the Development Plan, 3) adoption of the Zoning Amendments, and 4) approval of the Site Plan Review.

DOCUMENTS AVAILABLE

GML Review Files for Town of Tyre Tax Parcel 12-1-36
GML Review Files for Town of Tyre Local Law #5 of 2015
Documents submitted in packets received on 9/28, 9/30 and 10/2

WHEREAS, This request to review and reaffirm previous action on the Planned Unit Development (PUD) Application and Development Plan, Amendments of the Town of Tyre Zoning, and Site Plan Review due to additional documentation being made available as part of the State Environmental Quality Review process, and

WHEREAS, the Seneca County Department of Planning and Community Development did review said request and prepared a report dated October 8, 2015, and

WHEREAS, the Seneca County Planning Board did meet on October 8, 2015 to consider this request, the report of the Seneca County Department of Planning and Community Development, and other pertinent information, be it


RESOLVED, that the Seneca County Planning Board reaffirms its recommendation that the Town of Tyre accept and approve the Application for Planned Unit Development, and the proposed Development Plan for Development of a Resort and Casino on Town of Tyre Tax Parcel 12-1-36, and be it

FURTHER RESOLVED, that the Seneca County Planning Board reaffirms its recommend to adopt of proposed Local Law #5 of 2015, that adds clarifying language to the Town of Tyre Zoning Law regarding Planned Unit Development, and amends the Town of Tyre Zoning Map such that Tax Parcel 12-1-36 be Zoned Planned Unit Development (PUD) for the purposes of the development of a Resort and Casino, and be it

FURTHER RESOLVED, that the Seneca County Planning reaffirms its approval of the Site Plan for Lago Resort and Casino as reviewed by this Board on August 13, 2015, 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.

Motion	<u>Colby J. O'Brien</u>
Second	<u>Michael Scaglione</u>
Ayes	<u>12</u>
Nays	<u>0</u>
Abstain	<u>0</u>


 Harriet A. Haynes
 Acting Secretary