



# PLANNING BOARD

Chair: Robert C. Seem	Vice Chair: Alan Smith	Secretary: Lawrence J. Kesel
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Minutes of the meeting held: January 23, 2018 at the Town of Tyre Municipal Building

Members in Attendance: Robert Seem, Alan Smith, Deborah Geary, Henry Bickel  
Karen Thomson, Kenneth Hauenstein, Lawrence Kesel

Town Representatives: Thomas Blair, Esq., - Cheney & Blair  
Richard Graham, Esq., Cheney & Blair  
Missy Jodeit, – Tyre Administrative Assistant  
Craig Reynolds, - Tyre Zoning CEO

Guests: David Rauscher – Tyre Resident  
Elizabeth Partee – Tyre Resident  
Bill Martin – Montezuma Winery  
Jim Rogers, - Tyre Town Board Councilman  
Mark Travis, - Tyre Zoning Advisory Committee

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### **Call to Order:**

Chairman Seem called the meeting to order 6:30 P.M. – 100% Attendance.

### **Open Public Hearing Public Comment Period:**

First agenda item is Public hearing for the Site Plan submitted by D.C. Rauscher. Inc.  
Motion to open the public hearing was moved by Henry Bickel and seconded by Karen Thomson. Voice vote to open the public hearing was unanimous.

There were no other public comments offered.

Motion to close the public hearing was moved by Alan Smith and seconded by Kenneth Hauenstein. Voice vote to close the public hearing was unanimous.

### **Public comment period:**

Bill Martin from Montezuma Winery presented his site plan and overview to construct a pole barn at the rear of the Montezuma Winery property. Discussion followed ending with Chairman Seem requesting the timing of construction on the proposed pole barn. Mr. Martin replied quickly. The project will be back before the Planning Board at the regular scheduled February meeting at the Municipal Building.

### **Approval of minutes of prior meeting:**

Motion to approve Minutes as prepared from December 19, 2017 by Henry Bickel, Seconded by Alan Smith. Voice vote; unanimous to accept as prepared.

**Zoning Enforcement Officer report:**

Craig Reynolds distributed and reviewed Zoning Enforcement Officer activity since last meeting. Included was a recap of all the permits issued during 2017. No permits were issued in the month of January thus far, many applications have been requested from his office.

NO PERMITS HAVE BEEN ISSUED SINCE OUR LAST MEETING.

**Old Business:**

Site Plan review for compressor shed expansion at D.C. Rauscher, Inc.

ZEO Craig Reynolds has reviewed the completed site plan application submitted to slightly enlarge his shop to provide access to machinery for maintenance work. Chairman Seem stated no SEQR concerns primarily as the proposed Project will increase the size of the compressor shed by only 54 square feet allowing easier access to the existing compressor for operation and maintenance. At that time Chairman Seem reviewed the entire SEQR resolution with the Planning Board. Motion to adopt the SEQR resolution was moved by Henry Bickel and seconded by Karen Thomson. Roll call vote unanimous in favor; results as follows.

	Yea	Nay	Abstain	Absent
Robert Seem	[ x ]	[ ]	[ ]	[ ]
Alan Smith	[ x ]	[ ]	[ ]	[ ]
Deborah Geary	[ x ]	[ ]	[ ]	[ ]
Kenneth Hauenstein	[ x ]	[ ]	[ ]	[ ]
Karen Thomson	[ x ]	[ ]	[ ]	[ ]
Henry Bickel	[ x ]	[ ]	[ ]	[ ]
Lawrence Kesel	[ x ]	[ ]	[ ]	[ ]

The Resolution was duly adopted.

The next Resolution Affirming/Denying Site Plan Approval was then reviewed by Chairman Seem in its entirety. Upon completion and discussions, a motion to Affirm Site Plan Approval by Henry Bickel and seconded by Alan Smith. Roll call vote unanimous in favor; results as follows.

	Yea	Nay	Abstain	Absent
Robert Seem	[ x ]	[ ]	[ ]	[ ]
Alan Smith	[ x ]	[ ]	[ ]	[ ]
Deborah Geary	[ x ]	[ ]	[ ]	[ ]
Kenneth Hauenstein	[ x ]	[ ]	[ ]	[ ]
Karen Thomson	[ x ]	[ ]	[ ]	[ ]
Henry Bickel	[ x ]	[ ]	[ ]	[ ]
Lawrence Kesel	[ x ]	[ ]	[ ]	[ ]

The Resolution was duly adopted.

**Update on 3S Gateway Site Plan Review:**

Chairman Seem updated the Board indicating that the project is presently moving slowly. Meetings with representatives from 3S Gateway, Legal, Engineering, Department of Transportation continues. Two options for consideration are on the table and being discussed presently. Chairman Seem briefly reviewed the discussions currently addressing these traffic issues, curb cuts, location, etc. Attorney Blair indicated it is the role of the engineers and the district office of the New York State Department of Transportation to consider safety in these matters. He will continue to attend meetings and keep us informed.

**Discussion of Workshop for 318 & 414 Commercial Corridor Master and New Zoning Law.**

Chairman Seem discussed the progress of the Zoning Workshop meeting with representatives from the Town Board, Planning Board and Zoning Advisory Committee. Many hours have been expended in meetings and researching topics/issues away from the scheduled meetings. Target is a complete update available by end of February excluding Bulk & Use Tables which will be addressed next month. The review process is working which will help addressing issues at future public meetings.

**2018 Organization – Election of Officers:**

Upon completing open discussions, the Officers of the Planning Board will remain the same.

Robert Seem, Chairman

Alan Smith, Vice-Chairman

Lawrence Kesel, Secretary

Note the record will show that each Officer abstained in the individual voting. (6-0-1)

**New Business:**

**Initial discussion of a proposed Law for Commercial Solar projects in Tyre:**

Chairman Seem advised for our information that this issue is one of two that the Town Board would like to develop. This proposed commercial solar law is presently in discussion with Legal advisors and has not progressed to the Planning Board for their review/action.

**Presentation of the draft revision of Local Law #2 of 2015 – Subdivision Review:**

Chairman Seem stated that this Local Law revision update is the other Town Board issue that the Planning Board will be working on in the next couple months. Atty. Richard Graham with Cheney & Blair handed out clean draft copies of LAND SUBDIVISION REGULATIONS Local Law No. 3 of 2018 dated January 23, 2018 version #1. Atty. Graham presented an overview of progress thus far beginning with the completely reorganized Table of Contents highlighting all the articles included in the draft. The importance of reviewing and passing Local Law #3 of 2018 to the Town Board is extremely important considering the time of year and warm weather construction activities. In the interest of time we decided to apply a full court press at February 27, 2018 meeting. Chairman Seem requested Cheney & Blair provide updated red-line version for our review and comments prior to the meeting. We may forward important comments – observations directly to Chairman Seem who will pass on to Cheney & Blair. Will hand deliver to our members for their review at least a week prior to that meeting.

**Correspondence:**

The Winter 2018 issue of Planning News has been received by members. Chairman Seem mentioned the USDA sponsored Listening Session to be held at FLCC on 2/8/18 at 6:00 pm. UUSDA wants to hear from rural communities on development funding.

**Planning/Training/Website:**

Planning Board activity remains high, the horizon looks even busier.

Training, no change from previous report. Facilitator Kesel mentioned that the 2018 individual status for Planning Board and Zoning Board of Appeals members will be available as soon as some of the other irons in the fire are completed. He mentioned that his desktop computer crash at the end of 2017 has impacted his ability to issue individual reports. In fact, that is exactly when his system went down. No need to concern accuracy of past years and current status as this is one area of his shoe box office that is tracked manually never migrated to electronic.

Website, remains current updated frequently. If you are not visiting, you are the loser.

**Adjourn monthly Planning Board meeting:**

Adjourn: 8:30 P.M.  
Motion: Al Smith  
Second: Karen Thomson  
Voice vote: Unanimous

Respectfully submitted,

*Larry*

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Don't forget Town Board / Planning Board Zoning Workshop meeting  
February 26, 2018 at 6:00 P.M. in the Municipal Building.

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Next Planning Board meeting February 27, 2018 at 6:30 P.M. in the  
Municipal Building.

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