



PLANNING

BOARD

Chair: Robert C. Seem	Vice Chair: Alan Smith	Secretary: Lawrence J. Kesel
2445 Traver Rd.	2613 Durling Rd.	1234 Middle Black Brook Rd.
Seneca Falls, NY 13148-9751	Seneca Falls, NY 13148-9713	Seneca Falls, NY 13148-9753
Phone: 315-568-5637	Phone 315-568-5422	Phone: 315-568-5330

Minutes of the meeting held: June 26, 2018 at the Town of Tyre Municipal Building

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

Authorized Absence: Henry Bickel

Town Representatives: Thomas Blair, Esq., - Cheney & Blair
Michael Simon, CPESC, - Labella Associates
Craig Reynolds, - Tyre Zoning Enforcement Officer

Guests: Jim Rogers, - Tyre Town Board Councilman
Peter Vars, - BME Associates
Joe Jacobs, - Passero Associates
Joe Bowes, - INHS
Charles Shaffer Esq., representing Nolt /Martin
Anthony Dendis, - Dendis S&G
Carl & Mary Nolt
Mark Travis
Jacob Martin
Virgil Martin

Call to Order:

Chairman Seem called the meeting to order 6:30 P.M.

Attendance recording:

6 Members present,

1 Authorized Absence, Henry Bickel, NYS Election Official duties.

Public Hearings:

Martin/Nolt Subdivision, Open Public Hearing;

Motion: Alan Smith

Second: Karen Thomson

Oral vote: Unanimous

Chairman Seem invited Public comments (x2).

No Public comments offered, Close Public Hearing;

Motion: Karen Thomson

Second: Deborah Geary
Oral vote: Unanimous
Magee Country Diner Special Permit, Open Public Hearing;
Motion: Kenneth Hauenstein
Second: Alan Smith
Oral vote: Unanimous

Chairman Seem invited Public comments (x2)
No Public comments offered, Close Public Hearing;
Motion: Karen Thomson
Second: Deborah Geary
Oral vote: Unanimous

Public Comment period:

Pine View Circle Phase II Subdivision and Site Plan.

Joe Bowes, Director of Real Estate Development for Ithaca Neighborhood Services and Joe Jacobs of Passero Associates both presented updates on Phase II progress since their last visit. Post review of the 200 applications submitted for the initial 48 units in Phase I demonstrated increased demand for 1-bedroom units. Because of this increased demand Phase II will be comprised 59 apartments; 43 are intended to be 1-bedroom units and 16 will be 2-bedroom units. Engineering drawings of the entire parcel including Phases I & II as well as Phase II-B were reviewed were reviewed. Phase II-B is only a concept currently, possible development several years from now. The timeline for Phase II only was also discussed.

Indus Subdivision for Hilton Garden Inn.

Peter Vars, BME Associates presented an overview of the project beginning in July, 2017 when the subdivision application was presented to the Planning Board until December, 2017 when Indus withdrew the subdivision application and received site plan approval under a land lease option. Indus has now completed a thorough review of their options feeling comfortable that subdivision with reciprocal agreements is now the best option for the project. Indus is planning on presenting a formal site plan application at the July 24, 2018 meeting.

Approval of minutes of May 22, 2018 meeting as presented.

Motion: Alan Smith
Second: Karen Thomson
Oral vote: 6-yes / 1-absent

Zoning Enforcement Officer June Report:

ZEO Craig Reynolds presented his Zoning Activity report since last meeting.
Zoning Office remains busy well into the spring season.

<u>Permit</u>	<u>Issued</u>	<u>Owner</u>	<u>@Location</u>	<u>Description of Work</u>
18-06	05/24/18	James Rogers	591 Lamb Rd.	Install a Shed
18-07	05/31/18	Town of Tyre	1600 Gravel Rd.	Municipal Building

18-08 06/12/18 Paul Kreuer 1274 East Tyre Rd. Build a Garage
 18-09 06/09/18 Christine Cosentino 1266 Gravel Rd. Build a Fence

OLD BUSINESS:

Martin/Nolt Subdivision (No public comments offered)_

SEQR Resolution

Chairman Seem reminded the Planning Board that the application was reviewed by the Seneca County Planning Board who recommended a SEAF which was completed, straight forward with no questions. Also, the applicant requested an area variance which was subsequently withdrawn by their Attorney. Also discussed was the SEQR Part 1 which was completed on March 29, 2018 by Mr. & Mrs. Nolt with an error on the form at Number 13 which was mistakenly checked “Yes” and should have been checked “No”.

This action was noted by Planning Board members who then reviewed each question on the SEAF with no questions or concerns noted. The SEQR Resolution was fully reviewed by the Planning Board led by Attorney Blair. Chairman Seem asked if members present agreed with the Negative SEQR declaration designation.

Motion: Karen Thomson
 Second: Deborah Geary
 Oral vote: Unanimous

Chairman Seem asked for a motion to accept the SEQR Resolution as presented.

Motion: Lawrence Kesel
 Second: Alan Smith
 Roll call vote: Follows

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

The SEQR Resolution was duly adopted.

Minor Subdivision Resolution

The very first item on the regular monthly Town of Tyre Planning Board meeting agenda earlier this evening was the advertised and properly convened public hearing to elicit input and comments regarding a Subdivision Application submitted by Jacob and Kaylene Martin indicating their plan to purchase a home, surrounding parcel property and additional abutting property which includes a barn. They propose to combine the two parcels upon completion of the Subdivision process and their respective closings. The combination of the two parcels will create one parcel owned by Mr. & Mrs. Martin. Again, the Public Hearing was closed hearing no public comments offered. Attorney Blair read the entire Resolution page by page to the Planning

Board reviewing the process and conditions to be met.

Upon completion of the review of the entire Resolution Chairman Seem requested a motion to accept the Resolution as discussed with conditions to be completed before the Final Plat is

Endorsed:

Motion: Karen Thomson

Second: Kenneth Hauenstein

Roll call vote: Follows

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

The Minor Subdivision Resolution was duly adopted.

Magee Diner

Chairman Seem reminded everyone that this application had been deemed substantially complete. Mike Simon indicated there was some further information needed documented in a memo to Dr. Seem with a copy to ZEO Reynolds dated June 19th. This information was reviewed with the applicant be ZEO with a response received from the applicant today with some information lacking.

Five items are missing from the site plan.

1. Site Plan does not show the existing zoning for the location.
2. The NYSEG easement is not clearly located on the Site Plan.
3. Site Plan does not show proposed exterior lighting.
4. No indication of stairs on the exit door of the new addition.
5. Signage and pavement lines are not shown for the handicapped accessible parking spaces.

The Board decided that there was too much information missing or items requiring clarification to act on this application tonight. Chairman Seem will arrange a meeting with Attorney Blair, Engineering Mike Simon and Zoning Enforcement Officer Craig Reynolds to clearly identify items missing or requiring information. ZEO Reynolds will then meet with applicant to clearly identify what is required to resolve and move forward. The Planning Board further felt that another public hearing will be necessary before final review by the Board is completed.

Schedule another Public Hearing for July 24, 2018;

Motion: Karen Thomson

Second: Alan Smith

Oral vote: Unanimous

Other Old Business.

The Commercial Corridor Master Plan was approved at the Town Board meeting on June 21,

2018. The Zoning Law was also accepted by the Town Board, Public Hearing scheduled for July 19, 2018. Both will be posted on the website and available for viewing at the Municipal Building.

NEW BUSINESS:

Pineview Circle Phase II Subdivision and Site Plan.

Mike Simon stated that he has reviewed the application and deemed it substantially complete. Two issues remain currently. (1) Traffic impact analysis and (2) storm water management information. In addition, a special use permit is also required due to the Ag district status. Atty. Tom Blair also agreed that this is a nicely detailed application as submitted. Pineview Circle Phase II Project will be brought before the Planning Board at the July 24, 2018 meeting.

Pyramid Brokerage/3S Sign Application.

The 3S Gateway Corporation has requested a 72" square sign for placement on their property at the corner of NYS Routes 414/318. Chairman Seem had suggested a smaller sign, but this suggestion was refused. A special permit application will be considered at the July 24, 2018 Planning Board meeting.

TNT Fireworks/American Promotion.

American Promotion contacted ZCE Officer last May requesting a permit to sell fireworks in the Petro parking lot. They had already set up a tent which has subsequently removed. It was noted that this same Company had erected a tent in the Walmart North Road parking lot which now sits empty. It appears they will not a permit.

Design and Construction Standards for Land Development.

Mike Simon distribute a copy of these standards to the Planning Board for their review and information. He indicated with the interest of developers in the Town of Tyre, it was felt that the Town needed some standards to distribute to developers. These Standards would apply to new commercial large-scale development, not regular residential. These standards were provided as a courtesy to the Planning Board members and no action is needed by the Board.

Correspondence:

Chairman Seem reported that the Planning Board had been invited to the ribbon cutting at the Pineview Circle Housing complex on July 17, 2018 from 11:00 A.M. to 1:00 P.M.

The PB has been invited to the Sessler Construction 60th. Anniversary celebration on July 28, 2018 from 3:00 P.M. to 8:00 P.M. at their location located on state Route 96.

Current May-June issue from the Association of Towns of the State of New York, Towns & Topics was received.

Planning/Training/Website.

Planning Board:

Work load activity remains heavy again this month, steadily increasing this spring season.

Training:

Facilitator Kesel presented a first half Training update to the Town Board at their June meeting. Individual Training accomplishment thus far this year is outstanding considering the increasing overall work load members are performing under.

FIRST HALF 2018

Planning Board

7-member total
6-member complete (86%)
1-member half complete

Zoning Board of Appeals

5-member total
3-members complete (60%)
1-member open
1-member half complete

Website:

Chairman Seem & Secretary Kesel did have the opportunity to visit with Finger Lakes 1 President Jim Sinicropi this month. The morning meeting included a tour of their new spacious well-appointed office complex on the third floor at 12 N. Park Street. We discussed the progress we have made since March 2011 and our continued relationship. Discussions did lean toward upcoming improvements available from FL1 streamlining data transfers to the website as we move forward together. Additional meetings will take place to discuss opportunities.

Chairman Seem stated that Supervisor McGreevy always expresses his appreciation for the hard work the Planning Board does and he also wished to echo that sentiment thanking everyone on the Planning Board for their service to the Town.

Adjourn monthly Planning Board meeting:

Adjourn: 8:38 P.M.
Motion: Ken Hauenstein
Second: Deb Geary
Oral vote: Unanimous

Respectfully submitted,

LARRY

Next Planning Board meeting July 24, 2018 at 6:30 P.M. in the Municipal Building.