

# TYRE PLANNING BOARD

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Chair: Robert C. Seem  
2445 Traver Rd.  
315-568-5637

Vice Chair: Alan Smith  
2613 Durling Rd.  
315-568-5422

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Minutes of meeting held: September 22, 2015 @Tyre Band Hall

Members in attendance: Alan Smith, Deborah Geary, Karen Thomson, Hank Bickel, Larry Kesel

Absent (excused): Ken Hauenstein

Guests: Susan Ottenweller, Julie Everett, Jesse Sudol Joe Boise, & George Allhusen representing the Pine View Circle project  
Virginia Robbins, Esq., Michelle Billington, Esq., Tom Blair, Esq., Sharon Lila, Mike Simon, Jennifer Annermon

The meeting, which was also a public hearing for Pine View Circle housing development, was brought to order by Chairman Seem at 7:31 P.M.

**Minutes:** Motion made by Hank Bickel to accept August 25, 2015 meeting minutes, Larry Kesel seconded. Motion carried unanimously.

**Presentation:** Joe Boise representing Ithaca Neighborhood Housing Services (INHS) team gave an overview of the Goals and Intent of the Pine View Circle project. Jeff Sudol (Passaro Engineering) followed with an overview of the site plan and amenities provided to the residents. A clarification of the funding aspect as well as the cost of the rental units was also presented.

A motion was made by Karen Thomson to open the meeting to the public. Alan Smith second. Carried unanimously.

Chairman Seem indicated that the requested application material for the site plan, subdivision and special permit are complete. A SEQRA review will be initiated after evaluation of the project application has been evaluated by the town engineers (Barton & Loguidice). The review will likely occur at the October meeting of the Planning Board. The Planning Board members questioned the applicants about various aspects of the applications material.

A number of questions and comments were raised by the public. Information was provided about who might be tenants and how they are to be vetted. A suggestions was made that the Planning Board should visit facilities managed by INHS. Chairman Seem explained that a site visit would be difficult to arrange on short notice and it might be a violation of the open meetings law.

Chairman Seem suggested that the public hearing will be adjourned so that additional comments may be heard at October meeting.

A motion to amend to adjourn public hearing until October 27, 2015 was made by Hank Bickel. Second by Karen Thomson. Carried unanimously.

Chairman Bob Seem turned over the meeting to Virginia Robbins, Esq. to discuss the September 11, 2015 referral of the Tyre Town Board to the Planning Board for a report and recommendation regarding the proposed Planned Unit Development (PUD) District Application, Development Plan (date issued August 2015), and Local Law No 5. Of 2015, draft dated August 27, 2015. Attorney Robbins explained the reason for the new request and indicated that the Town Engineer had recommended that changes made in the revised Development Plan submitted in July 2015 should again be reviewed by the Planning board pursuant to Section 2A.203.D (1)(a-d) of Local Law No. 1 of 2014. The Planning Board was asked to make its recommendation based on the four following questions:

- a.) Whether the proposal meets the Town zoning and planning goals for the area in question;
- b.) Whether the proposal meets the intent and objective of the Article (PUD);
- c.) Whether the proposal is conceptually sound and conforms to accepted design principles for any proposed functional roadway, wastewater treatment and disposal, pedestrian system, land use and configuration, open space system, and drainage system; and
- d.) Whether there are adequate services and utilities available and/or proposed to be made available for the Development Plan

Sharon Lilla (Barton and Loguidice) presented an overview of the Development Plan.

The Planning Board determined that its original concern about identifying the date of the Development Plan was satisfied, obtaining the revised Development Plan was logical and provided new information, and revising the proposed Local Law to reflect the title of that revised Development Plan was also logical. A draft resolution was read by Attorney Robbins and modified. Motion made to recommend the Development Plan was made by Karen Thomson. Second by Hank Bickel.

Roll call vote 6 yes & 1 absent (See attached resolution

Attorney Robbins explained that the revised Development Plan necessitated a slight change to the Town's Zoning Map if the PUD is approved by the Town Board. The change reflects the PUD for the Lago resort and Casino.

The Planning Board determined that there was no substantial changes from the previous versions that were reviewed and there is updated information update information presented to the Planning Board allowed the Board to more fully understand the Development Plan and based upon that information, it does meet town planning and zoning goals, does meet the intent and objectives of the PUD law (Article II.A), the plan was thoroughly vetted by the Town

Engineer so it is conceptually sound and conforms to accepted design principles and provides adequate services and utilities. Therefore, the Planning Board was ready to recommend the Zoning Law change to the Town Board.

Motion made on recommendation as read by Hank Bickel. Second by Larry Kesel.  
Roll call vote 6 yes & 1 absent. (See attached resolution)

**Zoning Code Officer:** David Page report Town of Tyre Zoning permits

Permit	Issued	Owner	Description of work
15-15	8/25/15	Matthew & Shellie Houghtaling	camper & shed
15-16SP	9/02/15	Lisa Hochadel	Comfort Care home
15-17	9/15/15	Christopher Shoemaker	Building addition

**Correspondence:**

- September/Oct 2015 issue of Town & Topics received

**Planning/Training/Website:**

- No report was submitted by Larry Kesel

**Old Business:**

- The Planning board is completing the subdivision regulation forms

**New Business:**

- ZCO Dave Page and Bob Seem to meet with a developer representing an auto dealership next week
- Potential monetary remunerations for Planning Board members will be considered by the Town Board in the proposed 2016 budget.

9:36 P.M. motion to adjourn by Karen Thomson. Second by Larry Kesel. Motion carried unanimously

***Next regular meeting, October 27, 2015, 7:30 P.M. Tyre Band Hall.***