



PLANNING BOARD

Chair: Robert C. Seem

2445 Traver Rd.

Seneca Falls, NY 13148-9751

Phone: 315-568-5637

Vice Chair: Alan Smith

2613 Durling Rd.

Seneca Falls, NY 13148-9713

Phone 315-568-5422

Secretary: Lawrence J. Kesel

1234 Middle Black Brook Rd.

Seneca Falls, NY 13148-9752

Phone: 315-568-5330

Minutes of the meeting held: **JANUARY 12, 2016** Highway Bldg. Office

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

Absent with notice: -0-

Absent without notice: -0-

Guests: Tom Blair . Cheney & Blair, Christian Brunelle . Byrne Dairy
David Page, James Rogers, Richard Damaske,
Kenyon Dickens, Dagmar Nearpass.

The Organization - Public Meeting brought to order by Chairman Seem at 7:31 P.M.
Quorum is present, all seven (7) Members.

December 22, 2015 meeting minutes approval.

Motion: Hank Bickel, approve as written.

Second: Ken Hauenstein. Motion carried unanimous.

Three members of our Planning Board terms expired 12/31/15. All three completed their individual New York State Training Law requirements for 2015. Documented Certificates were submitted at the December Town Board Year End meeting by the Training Coordinator.

During the January 6, 2016 Town Board Organizational meeting Chairman Robert Seem, Vice Chairman Alan Smith and Planning Board member Henry Bickel were reappointed to terms ending 12/31/18 each by the entire Town Board.

Three very valuable Planning Board members remain on our team.

Chairman Seem presented three Organizational positions for discussion and review:
Robert Seem will remain Chairman.

Alan Smith will remain Vice Chairman.

Deb Geary had requested relief from Secretary interim duties as her full time responsibilities were increasingly requiring a more detail time position. Chairman Seem thanked Deb for picking up the Secretary duties following Larry Kesel's medical event. Larry was welcomed back as Secretary by the team effective immediately. He is looking forward to the opportunity of serving on the Planning Board again as Secretary now that he is on the mend and ready to return to active duty.

Accept: Robert Seem - Chair, Alan Smith . Vice Chair, Lawrence Kesel . Secretary.

Motion: Karen Thomson

Second: Henry Bickel

Carried: Motion carried Unanimous.

Chairman Seem informed the Planning Board that Supervisor Ron McGreevy extended his personal Thanks to every Planning Board member for their efforts during the very demanding 2015 year we all experienced. The Councilmen of the Town Board also extended their sincere thanks to the Planning Board.

Chairman Seem brought everyone up to date on the status and Official name of the TYRE TOWN HALL BUILDING located on Route 318 open for business. Office hours are Monday through Thursday 9:30 A.M. to 1:30 P.M.

Tom Blair ESQ. presented an overview in preparation for reviewing the Sonbyrne Sales, Inc. Area Variance Request. He reviewed in detail the James A. Coon Local Government Technical Series % Guidelines for Applications to the Zoning Board of Appeals.

Zoning Board of Appeals members were invited to attend our meeting to learn procedures and help prepare them for their meeting once the Area Variance Request is forwarded to the ZBA from the Planning Board. The ZBA members in attendance were reminded that they were observing only as interested citizens.

Sonbyrne Sales, Inc. Area Variance Request follows next 3 pages.

Attachment to Town of Tyre Planning Board Public Meeting minutes held January 12, 2016.

Addressing Code Enforcement Officer David Page memo dated December 30, 2015.

**SONBYRNE SALES, INC.
Area Variance Request**

**Byrne Dairy will be constructing a new 5,000 square foot Retail Dairy Store along with a Fueling Facility.
(Tyre – Southwest Corner of Route 414/318)**

A total of seven (7) Reasons for Variance issues consisting of four (4) Structure and three (3) Sign issues were thoroughly discussed. James A. Coon Local Government Technical Series What must be proven in order to be granted an area variance five (5) individual guide lines numbered as follows.

1. Whether an undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the area variance:
2. Whether the benefit sought by the applicant can be achieved by some method which will be feasible for the applicant to pursue but not require a variance:
3. Whether the requested area variance is substantial:
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district: and
5. Whether an alleged difficulty is self-created.

STRUCTURE

(1) Front yard set back – air machine.

Allowed 75' Proposed 2' Variance needed 73', Article III, Sec. 3.302

1. *NO*
2. *YES*
3. *NO*
4. *NO*
5. *YES*

Recommend forward to the Zoning Board of Appeals: **YES**

(2) Front yard set back – Gas Canopy

Allowed 75' Proposed 20' Variance needed 55', Article III. Sec. 3.302

1. *NO*
2. *NO*
3. *NO*
4. *NO*
5. *YES*

Recommend forward to the Zoning Board of appeals: **YES**

(3) Front yard set back – ATM Kisok

Allowed 75' Proposed 13' Variance needed 62', Article III, Sec. 3.302

1. *NO*
2. *NO*
3. *NO*
4. *NO*
5. *YES*

Recommend forward to the Zoning Board of Appeals: **YES**

(4) Front yard set back – Underground

Allowed 75' Proposed 5' Variance needed 70', Article III, Sec.3.302

1. *NO*
2. *YES*
3. *NO*
4. *NO*
5. *YES*

Recommend forward to the Zoning Board of Appeals: **YES**

SIGNS

(5) Front yard set back – Freestanding Sign

Allowed 75' Proposed 1' Variance needed 74', Article III, Sec 3.302

- 1. NO
- 2. YES
- 3. NO
- 4. NO
- 5. YES

Recommend forward to Zoning Board of Appeals: **YES**

(6) Signs – No closer than 200'

Allowed 200' Proposed Misc. Variance All signs within 200' each of other

- 1. NO
- 2. NO
- 3. NO
- 4. NO
- 5. YES

Recommend forward of Zoning Board of Appeals: **YES**

(7) Number of signs allowed on Business Lot

Allowed 3 Proposed 28 Variance 28, Article V, Sec, 5.512 (2)(b)

- 1. NO
- 2. YES
- 3. NO
- 4. NO
- 5. YES

Recommend forward to Zoning Board of Appeals: **YES**

The adoption of the foregoing Resolution was moved by Henry Bickel, seconded by Deborah Geary, and duly put to full Planning Board vote, which results as follows:

Yea	Nay	Abstain	Absent
7	0	0	0

The Resolution was thereupon duly adopted.

Adjourn: 9:53 P.M.
Motion: Hank Bickel
Second: Karen Thomson

Respectfully submitted,

Larry

Lawrence J. Kesel
Secretary, Planning Board

NEXT PLANNING BOARD MEETING 7:30 P.M.
THURSDAY - JANUARY 28, 2016
TYRE TOWN HALL BUILDING