



TOWN BOARD/PLANNING BOARD JOINT MEETING

Joint Meeting notes: April 10, 2017 at the Town of Tyre Municipal Building

Attendance:

Town Board: Supervisor Ronald McGreevy, Councilmen James Rogers, Kenneth Sutterby, Tom Thomson.

Absent: Reginald Aceto

Planning Board: Chairman Robert Seem, Vice Chair Alan Smith, Henry Bickel, Deborah Geary, Kenneth Hauenstein, Lawrence Kesel, Karen Thomson

Consultants: Michelle Billington, ESQ. - Bond Schoeneck & King
Thomas Blair, ESQ. – Cheney & Blair
Charles Shaffer, ESQ. Town of Tyre
Adam Cummings, PE – Barton & Loguidice
Nicole Cleary, RLA, ASLA - Barton & Loguidice

Guests: David Shaw, Craig Sessler, Mark Travis, Elizabeth Sutterby, Susan Ottenweller, Pat Mahoney, Charlene Verkey

Call to Order:

Chairman Seem called the Joint Public Meeting to order 7:00 P.M.

Review Revisions to Local Law # 1 of 2014 Planned Unit Development (PUD)

Michelle Billington, Esq. reviewed and discussed proposed changes page by page to the PUD Local Law both the Town Board and Planning Board members having received copies of the proposed changes well in advance to prepare for tonight's meeting. As the proposed review changes progressed questions/issues from Board members were addressed utilizing the expertise of Adam Cummings, PE and Thomas Blair, Esq. assisting Michelle Billington, Esq. when needed. The Board members understand that the PUD must support the Comprehensive Plan designating areas that must remain agricultural. With the Zoning Law also in the revision process along with the Commercial Corridor Master Plan we are planning for the future growth of Tyre, NY. Our Consultants agree that there is no way a Town can prepare for every future situation that might present itself but qualified planning is paramount to our future.

No formal action taken.

Routes 414 & 318 Commercial Corridor Master Plan:

This Master Plan for the Routes 414 & 318 Commercial Corridor is a direct result of the nine members comprising the Zoning Advisory Committee which has been meeting since July 20, 2016. Nicole Cleary, RLA, ASLA reviewed the document page by page / map by map projected on our wall screen for all to see. This completed document was also delivered to each member well in advance of tonight’s meeting. As the review progressed questions/issues from Board members were address utilizing the presenter along with Consultants Adam Cummings, PE and Thomas Blair, Esq. Talking points included the *Purpose/Intent of the document* along with the *Master Plan Format* and the *State of the Corridors with the Implications of Commercial Development*. The Master Plan intended to illustrate a sustainable, reasonable approach to the site development for commercial and mixed use areas. *Design Example Reference Pages* compiled and organized graphic examples of site and architectural design elements to ensure continuity and quality while strengthening the functional and aesthetic character of the Town’s core commercial area. *Design Guidelines* gave reference images, more specific elements related to Architecture Design, Site Design, Streetscape Design and Signage. Our Consultants informed us that existing and future developers were given the opportunity to review and comment. In fact existing developers have already taken corrective action.

Chairman Seem then asked the consultants their opinion on how future developers would view the Routes 414 & 318 Commercial Corridor Master Plan?

Thomas Blair responded that developers understand investment marketability and resale value issues.

Adam Cummings responded having these guidelines gives developers a clear picture of the Town’s vision and expectations for the commercial corridor.

Attorney Blair then presented a Resolution to the Planning Board with some conditions.

A motion to adopt the Resolution and send to the Town Board was:

Moved:	Henry Bickel			
Seconded:	Deborah Geary			
Roll Call Vote:	Yay	Nay	Abstain	Absent
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Respectfully submitted,

Larry

Lawrence J. Kesel
Secretary, Tyre Planning Board