



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
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Secretary: Lawrence J. Kesel
1234 Middle Black Brook Rd.
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Phone: 315-568-5330

Minutes of the meeting held: **January 24, 2017** Tyre Municipal Building

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

Town Officials: Jim Rogers - Town Councilman,
David Page – Zoning Code Enforcement Officer,
Missy Jodeit – Secretary to the Supervisor
Pat Mahoney – Zoning Advisory Committee

Tyre Town Planning Board monthly meeting called to order 6:30 PM by Chairman Seem, 100% attendance.

Public comment period: No public comments.

Chairman Seem opened the annual January organization meeting selecting Officers for 2017.
Board members briefly discussed re-appointment candidates; conscientious was to continue with 2016 slate.
Robert Seem - Chairman, Alan Smith – Vice Chairman, Lawrence Kesel – Secretary.

Reappoint the above members:

Motion: Karen Thomson
Second: Henry Bickel
Carried: Carried - unanimous

Approval of December 27, 2016 minutes as written:

Motion: Alan Smith
Second: Deborah Geary
Voice vote: Carried – unanimous

Zoning Code Enforcement Officer David Page report:

No permits issued since last report.

Planning/Training/Website Larry Kesel report:

Planning Board activity brisk but manageable.

Training annual report for calendar year 2016 was submitted to the Town Board earlier this month. All Planning Board and Zoning Board of Appeals members completed required training required by NYS Law and will remain/continue on their present Boards.

<http://www.tyreny.com> remains current, updated on a timely basis.

Old Business:

Update on Dunkin' Donuts project proposed by JFJ Holdings Group, LLC.

The application paperwork was withdrawn without prejudice in December. Supervisor McGreevy, Chairman Seem and the developer representative from Duncan' Donuts have met since last report. They are still very interested in this project at the proposed location, still requiring time to work out detail issues.

Update on Tyre Broadband Initiative.

Chairman Seem reported that Finger Lakes Technologies has 96 fiber cables in the Town. The remaining fiber beyond del Lago Resort & Casino is believed to be located at Magee Corners. Location, utilization and point of presence must be established, hopefully by February or March.

Update on the Zoning Advisory Committee.

Our nine town committee members supported by five Staff/Consultants continue to meet twice monthly. Chairman Seem reported that progress has been made on the Land Use Management Plan including the Highway Corridor Overlay Design Plan. Zoning Code Enforcement Officer Dave Page stated that the Engineers are paying close attention to the visual appeal of the new plans. Conditions to the study increases at each and every meeting. These include base map showing parcels, transportation hierarchy, width & length of corridor roads within the Overlay area, along with other pertinent features. Environmental considerations are also considered on another map. All Planning Board members feel strongly that planning for the future is extremely important. By researching and setting goals now, we can be better prepared for future development.

Update on Clean Energy Communities Program.

Ken Hauenstein is our contact person representing Tyre, NY in the Clean Energy Communities Program. Grant money incentive is available to Towns that meet qualifying criteria. The benefit incentive obviously favors much larger Municipalities. Because the Town of Tyre has little infrastructure most of these criteria do not apply such as large scale use of solar power, parking lot lighting, electric versus gasoline fleet vehicles, multiple large buildings to support staff, etc. However, Ken will remain our contact with the program and we as a very small municipality will endeavor to follow Clean Energy Communities Program when the opportunity arises.

Update on the Tyre Municipal Building program completion.

Chairman Seem reviewed information presented by Barton & Loguidice from their study of the proposed Tyre Municipal Building. This centrally located new facility will allow Town related services which are spread around, the opportunity to relocate from individual homes providing one main location for residents and those outside Tyre, NY looking to conduct business. The Town Highway Department will remain on Lamb Road.

Update on the Planning Board & Zoning Board of Appeals Training Resolution dated March 15, 2007.

ACCEPTABLE TRAINING FOR MEMBERS OF PLANNING BOARDS AND ZONING BOARD OF APPEALS
The proposed update changes to this resolution which supports New York State Town Law Sections 267 and 271 was read by Training Facilitator Larry Kesel to Planning Board members. Chairman Seem distributed copies of specific changes, asked members to review information provided and be prepared to discuss at our February 28, 2017 regular monthly meeting.

New Business:

Ronald C Stymus, Application for Area Variance.

Zoning Code Enforcement Officer David Page presented the Application for Area Variance involving the Ronald C. Stymus property located at 835 Marsh Road, Seneca Falls, NY Tax Map # 10-1-20. Reason for Appeal: Applicant is seeking a variance because the project does not meet the front yard setback under Article 111 section 3.301 front yard setback the minimum is 50'.

Planning Board recommended granting the zoning permit to install vertical posts and metal roof. ZCEO Page measured the actual setback which was 52'. Permit issued.

Correspondence:

Chairman Seem reviewed the New York Planning Federation meeting coming up in Saratoga, NY. A tremendous amount of useful information is evident every year and encouraged members to try and attend sometime.

Motion to adjourn monthly Planning Board meeting: 8:01 p.m.

Moved: Deborah Geary

Second: Karen Thomson

Voice vote: Carried – unanimous

Next Meeting: February 28, 2017 Tyre Municipal Building @ 6:30 PM.

Respectfully submitted,

Larry

Lawrence J. Kesel

Secretary, Tyre Planning Board