



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.
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Phone: 315-568-5637	Phone 315-568-5422	Phone: 315-568-5330

Minutes of the meeting held: **July 27, 2017** at the Town of Tyre Municipal Building

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

Guests: James Cretekos, PE - BME Associates
Kip Finley, PE - Indus Group
Mark Costich, PE - Costich Engineering
Jerry Goldman, Esq. – Woods, Oviatt & Gilman
Jane Shaffer, - 3S Gateway
Craig Sessler, - 3S Gateway
John Donohue, PE – Barton & Loguidice
Nicola Cleary, RLA - Barton & Loguidice
Thomas Blair, Esq. – Cheney & Blair
Stephen Fantuzzo, Esq. – Cheney & Blair
David Page, Tyre Code Zoning Enforcement Officer
James Rogers – Tyre Town Board Councilman
Missy Jodeit – Tyre Administrative Assistant
Pat Mahoney – Tyre Zoning Advisory Committee
Mark Travis – Tyre Zoning Advisory Committee

Call to Order:

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

Public comment period:

3S Gateway Conceptual Pre-Application Plan

Jerry Goldman, Esq. opened the presentation complementing the Town of Tyre's Comprehensive Plan and also the Commercial Corridor Master Plan finding them useful to both Legal and Engineering creating the concept plan for the proposed development 3 S Gateway development. Presentation was then turned over to Mark Costich, PE discussing the planned development for the northwest corner of routes 414 7 318 located in our commercial zoned area. As this is a concept plan discussions are ongoing with various tenants presently. Both presenters shared information with the Planning Board members addressing any questions that were asked by the board, legal and engineering. Both agreed that they are striving for a consistent architectural theme throughout. In closing Attorney Goldman stated that the next step in the process would be to submit an application for site plan approval. Chairman Seem thanked Mr. Costich and Attorney Goldman for their presentation and for accommodating the Town's Master Plan. He feels they are on the right track. Attorney Goldman indicated he would like to be back before this Board "before the snow flies"

del Lago/Indus Hospitality Group – Hilton Garden Hotel

James Cretekos, PE and Kip Finley, PE from Indus Hospitality Group presented an overview of their application for subdivision approval to subdivide 1.49 acres from del Lago for the construction of the Hilton Garden Hotel adjacent to the del Lago Resort and Casino. No action required from the Planning Board at this time as the application had been presented to the Tyre Town Board and anticipates they will act as Lead Agency. Chairman Seem noted a minor change from the original subdivision document. More rectangular, now showing a slight push-out into the south parking lot. James Cretekos explained that the first floor would be single in height containing swimming pool, fitness area and restaurant. The upper entrance will be at the second floor, Hotel will primarily be rectangular. Chairman Seem thanked both Mr. Chetekos and Mr. Finley for their overview update presentation.

Correspondence:

Chairman Seem asked PB members to review and comment on the proposed guidelines to be followed when applying for a building permit when they are received.

Approval of June 27, 2017 Planning Board minutes.

Approved with one mis-spelled word.

Motion: Hank Bickel

Seconded: Deborah Geary

Voice vote: Carried unanimous

Zoning Code Enforcement Officer David Page Permit detail report:

<u>Permit #</u>	<u>Issued</u>	<u>Owner</u>	<u>Location</u>	<u>Description of Work</u>
17-16	06/30/17	American Promotions	1255 Route 414	Temporary Tent for Fireworks

Planning/Training/Website:

Planning Board; Activity remains very active.

Training; No change since last report.

Website; Public Information Board updated daily, remains current. t

OLD BUSINESS:

Update on the Burkholder Site Plan Project:

Barton & Loguidice forwarded Site Plan Documents review for Chester Burkholder Shop on June 27, 2017. Questions/comments to determine completeness of the application regarding the SEQRA, Site Plan and Special Use Permit documents submitted on April 3, 2017 for the consideration of the Planning Board. Based on the information reviewed, we cannot recommend it complete at this time. It is important to note that we have not provided comments pertaining to Site Plan or Special Use Permit at this time and cannot until the application is deemed complete by the Planning Board.

A total of 25 questions/comments and descriptions of lacking information were provided.

Broadband Update:

Chairman Seem spoke with ECC Technologies regarding the presence of Spectrum vehicles in Town mapping pole locations. Possibly providing services to the Pineview Circle apartment complex. ECC is planning a presentation to the Town Board at their August meeting.

NEW BUSINESS:

Teresa Fasano application for a set-back variance was discussed at length. Resolution of the Planning Board for a recommendation to the Zoning Board of Appeals for a setback Area Variance related to the enclosure of an existing porch on a residence located at 2045 Stevenson Road in the Town of Tyre (the "Project").

After reading the resolution the adoption of the foregoing resolution was moved by Deborah Geary, seconded by Kenneth Hauenstein and duly put to vote, which resulted as follows:

Alan Smith:	Yea
Deborah Geary:	Yea
Kenneth Hauenstein:	Yea
Henry Bickel:	Yea
Lawrence Kesel:	Yea
Robert Seem:	Yea

The Resolution was thereupon adopted.

Adjourn meeting @ 7:17 P.M.

Moved: Karen Thomson
Second: Deb Geary
Voice vote: Carried unanimous

Respectfully submitted,

Larry

Lawrence J. Kesel
Secretary, Tyre Planning Board

Next regular meeting will be August 23, 2017 Municipal Building @ 6:30 P.M.