



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.
Seneca Falls, NY 13148-9751 Seneca Falls, NY 13148-9713 Seneca Falls, NY 13148-9753
Phone: 315-568-5637 Phone 315-568-5422 Phone: 315-568-5330

Minutes of the meeting held: October 24, 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

Town Representatives: Thomas Blair, Esq., - Cheney & Blair
Stephen Fantuzzo, Esq., - Cheney & Blair
Michael Simon, CPESC, CPMSM – Labella Associates
Missy Jodeit, – Tyre Administrative Assistant

Guests: Jerry Goldman, Esq.
Mark Costich, PE – 3S Gateway
Sam Germaine, Solar Liberty
Will Stove, Crown Castle
Susan Ottenweller, INHS
Craig Sessler, - 3S Gateway
Vern Sessler, - 3S Gateway
David Page, Tyre Zoning CEO
Craig Reynolds Tyre Zoning CEO
Tom Thomson, – Tyre Town Board Councilman
Pat Mahoney, – Tyre Zoning Advisory Committee
Marge Fahrenheit, - Band Hall Committee
Jim Rogers, - Tyre Town Board Councilman
Mark Travis, - Tyre Zoning Advisory Committee
Dick Damaske, - Tyre Zoning Board of Appeals

Call to Order:

Chairman Seem called the meeting to order 6:30 P.M. – 100% Attendance.

Public Comment Period:

Crown Castle, Will Stove gave a brief overview of the addition to an already existing telecommunications tower located at 1134 State Route 414 near the Thruway. Identified installation to existing tower will include 9 panel antennas, 2 MW dishes and 3 radio cabinets.

3S Gateway Project, Jerry Goldman, Esq. reviewed the project and acknowledged the recommendations and comments received from the Town legal and engineering representatives. Both Jerry Goldman and Mark Costich have very compliant in submitting necessary information for the Planning Board review. Mark Costich, PE reviewed the planned entrance and exit on the parcel along with proposed traffic pattern, landscaping and sidewalks to provide safe pedestrian movement within the complex.

Solar Liberty, solar panels variance installing an additional 15 solar panels onto the existing 22 panels already installed. Sun exposure is very important in placement of panels prompting this variance. Legal pointed out that residential solar panel de-construction is the sole responsibility of the homeowner. Chairman Seem reminded the Planning Board that the purpose for reviewing this matter was to make a recommendation to the Zoning Board of Appeals who rule on granting this variance.

Old Business:

Crown Castle, Mike Simon Town of Tyre Engineer reported that a structural Engineer has reviewed the tower information and found it to be structurally sound adding to a co-location.

Town of Tyre Attorney Tom Blair informed the board that since this is a site plan the Board needs to review it and declare lead agency for purposes of the SEQR. Atty. Blair read the Resolution he prepared for the Planning Board regarding the site plan application of Crown Castle for a proposed T-Mobil addition to an existing Telecommunications Tower. A motion to adopt the Resolution was moved by Karen Thomson and seconded by Kenneth Hauenstein. There was no discussion upon completion. Roll call vote taken as follows;

	Yea	Nay	Abstain	Absent
Robert Seem	[x]	[]	[]	[]
Alan Smith	[x]	[]	[]	[]
Deborah Geary	[x]	[]	[]	[]
Kenneth Hauenstein	[x]	[]	[]	[]
Karen Thomson	[x]	[]	[]	[]
Henry Bickel	[x]	[]	[]	[]
Lawrence Kesel	[x]	[]	[]	[]

The Resolution was duly adopted.

A motion to set the Public Hearing for this matter on November 28, 2017 at 6:30 p.m. was moved by Karen Thomson, seconded by Kenneth Hauenstein. Voice vote; unanimous in favor.

3S Gateway Project:

Chairman Seem expressed his appreciation to Mark Costich and 3S Gateway pointing out their compliance with the Master Plan. Town of Tyre Engineer Mike Simon reported that he has been working very closely with Costich Engineering and Jerry Goldman over the past few weeks. He further stated that 3S Gateway will be the largest project within the corridor and will prove to be a “work in progress” of sorts. Chairman Seem questioned the demand study completed for the hotel component. The demand study is market driven was the response. Attorney Blair recapped that a full SEQR, Type 1 will need to be accomplished and will take several meetings to complete. The multi-phasing of the project will require coming back to the Planning Board as commitments are received by 3S Gateway.

Timelines involved will require agreement of all parties and can be accomplished by working together to accomplish the goal. Further Attorney Blair stated very difficult to get developers interested in commitment without the municipality on board. He felt it is imperative that the application be approved and sent moving through the system.

Town Attorney Blair read the Resolution regarding the site plan and special permit application of 3S Gateway. Chairman Seem asked for a motion to adopt the Resolution as amended was moved by Alan Smith and seconded by Deborah Geary. Roll call vote as follows;

	Yea	Nay	Abstain	Absent
Robert Seem	[x]	[]	[]	[]
Alan Smith	[x]	[]	[]	[]
Deborah Geary	[x]	[]	[]	[]
Kenneth Hauenstein	[x]	[]	[]	[]
Karen Thomson	[x]	[]	[]	[]
Henry Bickel	[x]	[]	[]	[]
Lawrence Kesel	[x]	[]	[]	[]

The Resolution was duly adopted.

Indus Subdivision Application:

Chairman Seem stated the application is currently on hold, negotiations are ongoing between the Town of Tyre, del Lago, and Indus regarding the Community Mitigation Plan.

New Business:

Solar Liberty Variance:

Attorney Blair read the criteria for granting an area variance.

- Whether an undesirable change to the character of the neighborhood.
- Whether benefit sought can be achieved by some other method.
- Whether the requested variance is substantial.
- Whether the variance will have an adverse effect or impact on environment.
- Whether the alleged difficulty was self-created.

After discussion of the five criteria the Board felt only two of the criteria were applicable. With the Planning Board understanding that only two criteria were applicable in this matter and that they have an advisory role in this variance request they could entertain a verbal resolution to recommend passing the variance request review to the Zoning Board of Appeals. Karen Thomson moved and Alan Smith seconded; roll call vote Yea, unanimous. Chairman Seem will issue a letter to the Zoning Board of Appeals summarizing our discussion and recommended action.

Correspondence:

Chairman Seem reminded Board members of a training opportunity in Batavia, New York early November, anyone interested fill our registration form. Planning Board has budgeted monies for training expenses.

Approval of prior meeting minutes as written.

October 26, 2017 meeting minutes were approved with one typographical error.

Zoning Code Enforcement Officer report:

ZCEO David Page Permit detail report:

<u>Permit #</u>	<u>Issued</u>	<u>Owner</u>	<u>Location</u>	<u>Description of Work</u>
17-19	10/19/17	Vergil Martin	Gravel/Armitage Rd.	Build pole barn

Planning/Training/Website:

Planning Board; Activity remains extremely heavy.

Training: No status change from last month.

Website: Public Information Board and google calendar updated as required, remains current.

Adjourn monthly Planning Board meeting:

Adjourn: 8:50 P.M.

Motion: Karen Thomson

Second: Henry Bickel

Voice vote: Unanimous

Respectfully submitted,

Larry

Next meeting; November 28, 2017 - 6:30 p.m. @ Tyre Municipal Building.