



PLANNING BOARD

Chair: Robert C. Seem Vice Chair: Alan Smith Secretary: Lawrence J. Kesel
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Minutes of the meeting held: November 28, 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: 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
Jim Rogers, - Tyre Town Board Councilman
Mark Travis, - Tyre Zoning Advisory Committee

Call to Order:

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

Public Comment Period:

There were no public comments offered.

Approval of minutes of prior meeting:

Approve Minutes from October 24, 2017
Moved by Al Smith and seconded by Ken Hauenstein.
All in favor; Minutes approved as written.

Zoning Code Enforcement Officer report:

ZCEO’s David Page & Craig Reynolds Permit detail report:

<u>Permit #</u>	<u>Issued</u>	<u>Owner</u>	<u>Location</u>	<u>Description of Work</u>
17-20	10/26/17	Stephan Skinner	State Rt. 318	Build pole barn
17-21	10/31/17	Solar Liberty	752 Gravel Road	Install solar panel

Monthly Zoning Enforcement activity report distributed and reviewed by the Zoning Code Enforcement Officers.

Old Business:

Evaluation of Crown Castle T-Mobile Antenna SEQR (State Environmental Quality Review).

Attorney Tom Blair guided the Planning Board review of the Short Environmental Assessment Form (SEAF) Part 2 – Impact Assessment. All eleven (11) items on page 1 were reviewed and discussed resulting with No, or small impact may occur on each item. Part 3 Determination of Significance was then reviewed and completed.

Atty. Blair then read and assisted reviewing the proposed SEQR Resolution Crown Castle’s T-Mobile Additions 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.

Evaluation of Crown Castle Site Plan Review:

Attorney Stephen Fantuzzo reviewed the Resolution Affirming/Denying Site Plan Approval pointing out that many of the issues contained in this Resolution overlap with the SEQR Resolution. Upon completing the 16 conditions and 11 Site Plan statements a motion to adopt the Resolution was moved by Henry Bickel and seconded by Alan Smith. 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.

Update on 3S Gateway Site Plan:

Chairman Seem indicated that there is a lot of Project information moving through various Boards, there would be no update at tonight's meeting. Craig and Vern Sessler submitted a Feasibility Study to the Planning Board and the Town Board. He stressed that this study is proprietary in nature and should not be shared with anyone outside the Boards representing the Town of Tyre, NY. Chairman Seem made sure everyone understood the importance of this proprietary study for our eyes and information only.

Indus Subdivision Application:

Chairman Seem advised the Planning Board that Indus does not want us to go forward with their subdivision application until the issues at the Town Board level have been worked out. Indus has agreed to waive deadlines applicable in the application process.

Update on 318 & 414 Commercial Corridor Master Plan and New Zoning Law.

Chairman Seem stated that the Zoning Advisory Committee which he also Chairs, at their last meeting on November 27, 2017 completed their task preparing the new Town of Tyre Zoning Law and 318/414 Commercial Corridor Master Plan and recommended passing the documents along to the Planning Board and Town Board members along with interested Zoning Advisory Committee members to attend a joint workshop tentatively set for December 11, 2017 at 6:00 P.M. Planning Board members agreed to attend, Town Board Councilmen are being contacted. Public notice will be posted as soon as Town Councilmen are reached and buy in to the tentative date and confirm. Workshop will be open to the Public and they may attend, but these sessions will be workshops without public comments at this time. Motion to conduct a Joint Workshop consisting of the Town Board, Planning Board and interested Zoning Advisory Committee members was brought by Larry Kesel and seconded by Karen Thomson. Voice vote; unanimous in favor; approved.

New Business:

Discussion of changing December Planning Board meeting date:

Chairman Seem indicated that the regular scheduled monthly Planning Board meeting falls on the day after Christmas this year. Members discussed the importance of meeting in the month of December with all the issues and activity requiring our attention. Atty. Blair further indicated that a December meeting should take place sometime during the month due to pressing issues with the 3S Gateway Project and other projects requiring attention. After discussions and checking personal calendars a Motion to re-schedule the December meeting from December 26 to December 19 at 6:30 P.M. was brought by Al Smith and seconded by Deb Geary. Voice vote; all in favor; approved.

Correspondence:

Latest issue of the Planning Newsletter has been mailed to members.

Chairman Seem distributed and discussed copies of the NYSAC (New York State Association of Counties) recent third quarter results. Seneca County, who ranked third in the report has seen a 9 % increase change in sales tax revenue this year compared to 2016 and is one of only 4 Counties with a gain of over 8% of all the 57 Counties making up New York State.

Planning/Training/Website:

Planning Board; Activity remains heavy.

Training: All 12 members PB & ZBA have completed individual training requirements for 2017.

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

Adjourn monthly Planning Board meeting:

Adjourn: 7:34 P.M.

Motion: Ken Hauenstein

Second: Karen Thomson

Voice vote: Unanimous

Respectfully submitted,

Larry

Next meeting; December 19, 2017 - 6:30 p.m. @ Tyre Municipal Building.