



PLANNING BOARD

Chair: Robert C. Seem	Vice Chair: Alan Smith	Secretary: Lawrence J. Kesel
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Minutes of the meeting held: February 27, 2018 at the Town of Tyre Municipal Building

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

Town Representatives: Thomas Blair, Esq., - Cheney & Blair
Michael Simon, - CPESC
Missy Jodeit, – Tyre Administrative Assistant
Craig Reynolds, - Tyre Zone Enforcement Officer

Guests: Anthony Dendis, - Dendis Companies
Jennifer Pronti, - Dendis Companies
Jim Rogers, - Tyre Town Board Councilman
Thomas Thomson, - Tyre Town Board Councilman
Mark Travis, - Tyre Zoning Advisory Committee

Call to Order:

Chairman Seem called the meeting to order 6:31 P.M.
6 Members present, 1 Authorized absence.

Public Comment Period:

There were no public comments offered.

Approval of minutes of prior meeting:

Motion to approve Minutes as prepared from January 23, 2018 by Al Smith, Seconded by Alan Smith. Voice vote; unanimous to accept as prepared.

Zoning Enforcement Officer February Report:

ZEO Craig Reynolds presented his Zoning Activity report for February. Several site inspections and visits during the month thus far. Also, currently reviewing another Site Plan Application. Our new address for the proposed Municipal Building will be located at 1082 Gravel Road.

<u>Permit</u>	<u>Issued</u>	<u>Owner</u>	<u>@Location</u>	<u>Description of Work</u>
18-01	1/26/18	Daniel Schwartz	TM# 12-1-01.2	Pole Barn
18-02	1/26/18	David Rauscher	TM# 15-1-37	Addition Shed

Old Business:

Final review of draft Subdivision Law:

Latest updated revised copies were hand delivered to Planning Board members with an excess of one week's preparation time to review and prepare for tonight's meeting as promised by Legal. In addition, a general update overview memo was supplied by Atty. Richard Graham and reviewed. After discussing a few issues and correcting typo's Atty. Tom Blair did insure his office staff would correct all discussed issues prior to sending to the Town Board. Chairman Seem presented TOWN THE TOWN OF TYRE PLANNING BOARD RESOLUTION RECOMMENDING ADOPTION OF PROPOSED LOCAL LAW #1 OF 2018 ENTITLED "TOWN OF TYRE AMENDED AND RESTATED LAND SUBDIVISION REGULATIONS".

Moved by: Henry Bickel

Seconded by: Karen Thomson

Results of the roll call vote 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 foregoing Resolution was thereupon declared duly adopted.

Update on 3S Gateway Project:

The 3S Gateway Project remains stalled at present. Meetings continue with 3S Gateway Engineers, NYS DOT representatives, and County representatives discussing curb cut locations. Chairman Seem indicated another meeting had taken place earlier today. We await the outcome of curb cut locations recommended by the State DOT.

Update on Various, intertwined project plans:

Discussions continue regarding Pine View Circle expansion plans for additional housing phase #2 and senior housing phase #3. This expansion is intertwined with the future Chamber of Commerce Building along with the Dendis Companies concept plan which is forecasted to be available at our March meeting. These are all intertwined along the Routes 414 and 318 Commercial Corridor Master Plan. Chairman Seem indicated that these are issues to be worked out to produce smooth, safe traffic flow in and out of these locations. Pieces are coming together.

New Business:

Montezuma Winery Site Plan:

Chairman Seem presented the Montezuma Winery Site Plan to build a 30' x 60' pole barn for storage on their present parcel. After Planning Board discussion, a substantially complete addition will be specified on the proposed resolution. Mike Simon, Town Engineer and Atty. Tom Blair agreed with the addition. Chairman Seem read the additional statement; The Planning Board hereby deems the Application of the Applicant substantially complete such that review of the Application may officially move forward, with the condition that a survey redat be provided to locate the new storage building in relationship to other structures and boundary lines of the property;

Moved by: Karen Thomson

Seconded by: Alan Smith

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.

Update for proposed law for commercial solar projects in Tyre:

Chairman Seem reminded the Planning Board that the end of the moratorium on commercial Solar Farms will be over in June. He further indicated that Supervisor Ron McGreevy and Administrative Assistant Missy Jodiet are working on a Solar Law which will be reviewed by Atty. Blair.

Correspondence:

A letter was received by the Supervisor and Chairman Seem regarding the Sale of his property to the Town. Supervisor McGreevy responded that the Town had already purchased land for the new Municipal Building and therefor not interested in purchasing his property.

Planning Workshop for Municipal Officials Planning for Agriculture will be presented March 17th, 9:00 a.m. to 1:00 p.m. at the Ramada Inn Ithaca, NY. Cost is \$10.00 per person.

Planning Board members notified of upcoming training being offered by Cayuga County Planning Department.

Adjourn monthly Planning Board meeting:

Adjourn: 8:07 P.M.
Motion: Karen Thomson
Second: Henry Bickel
Voice vote: Unanimous

Respectfully submitted,

Larry

Next Planning Board meeting March 27, 2018 at 6:30 P.M. in the Municipal Building.