



PLANNING BOARD

Chair: Robert C. Seem	Vice Chair: Alan Smith	Secretary: Lawrence J. Kesel
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Special Meeting Minutes on: March 06, 2018 at the Town of Tyre Municipal Building

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

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

Guests: Craig Reynolds, - Tyre Zone Enforcement Officer
Ronald McGreevy, Tyre Town Supervisor
Jim Rogers, - Tyre Town Board Councilman
Thomas Thomson, - Tyre Town Board Councilman
Kenneth Sutterby, - Tyre Town Board Councilman

Call to Order:

Chairman Seem called the meeting to order 6:34 P.M.
6 Members present, 1 Authorized absence.

Public Comment Period:

No public comments offered.

Consideration of Tyre Municipal Building Site Plan:

Chairman Seem asked if any questions on the application itself which everyone had an opportunity to review. Planning Board questions / discussions included such issues as a typographical error identifying the year for the sale of the property. Mike Simon reviewed Engineering updates and answered any question that were mentioned. Site discussions continued from Planning Board members, Town Councilmen, with responses and clarification from Engineering and Legal.

Discussion overview included such topics as SHPO archaeological impact, Court Administration involvement for detainees and security, well & septic tank capacities, traffic study for meetings and court schedules, green energy elements cost savings in construction process. Chairman Seem pointed out that the Planning Board was just reviewing the site plan and not the building construction detail which is a Town Board responsibility.

After all Engineering issues and questions were addressed Attorney Blair returned to the podium, informed the Planning Board that he was acting as legal counsel for the Town as opposed to legal counsel to the Planning Board. He also reminded the Planning Board that at the time of the subdivision application, a SEQR short EAF was completed as an unlisted action.

The matter now qualifies as a Type 1 action requiring Full EAF. Discussion turned to completion of the SEQR document explaining that in this matter the Planning Board would have Lead Agency status. Usually the Town Board is Lead Agency, but the applicant cannot act in a Lead Agency capacity in this matter. Attorney Blair stated the application was very well organized and nothing out of the ordinary was contained therein. The complete Resolution was read and discussed line by line.

RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF TYRE REGARDING THE SITE PLAN REVIEW APPLICATION OF THE TOWN OF TYRE FOR THE CONSTRUCTION OF A NEW MUNICIPAL BUILDING AND TOWN HALL

Moved by: Henry Bickel
 Seconded by: Alan Smith
 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 Resolution was thereupon duly adopted.

Chairman Seem requested the Board to think about setting aside money for the future purchase of developments rights. This precedent was set by del Lago when they built their Resort Casino. This process which the Town would have an account which could be used in the future to purchase farmland from a farmer who would agree not to sell this land for commercial development. His agreement would follow the land in the event of sale of the land with the stipulation that it could not be sold for commercial purposes would apply to future owners of the property. Discussion will continue at a future Planning Board meeting.

Adjournment 7:40 p.m.:

Motion: Karen Thomson
 Second: Deborah Geary
 Voice Vote: Unanimous

Respectfully submitted,

Deb

Deborah Geary
 Planning Board Acting Secretary