



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: March 27, 2018 at the Town of Tyre Municipal Building

Members in Attendance: Robert Seem (present via teleconference)
Alan Smith, Henry Bickel, Deborah Geary,
Kenneth Hauenstein, Lawrence Kesel

Town Representatives: Thomas Blair, Esq., - Cheney & Blair
Michael Simon, CPESC, - Labella Associates
Michael Duell, - Labella Associates
Lucia Woo, - LaBella Associates
Craig Reynolds, - Tyre Zoning CEO
Missy Jodeit, – Tyre Administrative Assistant

Guests: Anthony Dendis, - Dendis Companies
Jennifer Pronti, - Dendis Companies
Jim Rogers, -Town Board Councilman
Ken Sutterby, - Tyre Town Board Councilman
Reggie Aceto, - Tyre Town Board Councilman
Char Verkey, - Tyre Zoning Board of Appeals
Mark Travis, - Zoning Advisory Committee
Jeff Shipley, - SC CofC
Melissa Sutterby, Dennis Stone, Stephen Lawrence, Rod Verkey,
Diane Zink, Richard Meade

Call to Order:

Vice Chairman Smith called the meeting to order 6:32 P.M.

6 Members present, *1 Authorized absence.

*Planning Board Chairman Seem was in attendance and available via teleconferencing from a location outside of New York State. He was available to comment but did not participate in the roll call vote. Hence the absent column for the roll call vote was checked absent.

Public Hearing Period:

Vice Chairman Smith requested a motion to Open Public Hearing on the Town of Tyre Municipal Building Site Plan.

Motion: Ken Hauenstein

Second: Henry Bickel

Vice Chairman Smith opened the Public Hearing asking if anyone would like to address the Board regarding the Municipal Building Site Plan.

The first question referenced square footage construction cost of the Tyre Municipal Building. Attorney Blair pointed out that the Planning Board was addressing the Municipal Building Site Plan and State Environmental Quality Review at this Public Hearing. He further reminded the Planning Board that costs are established by the Town Board and economic concerns or questions should be directed to the Town Board.

Next question concerned the setback distance from Gravel Road.

Mike Simon, LaBella Associates referenced the position of the present building we were in relationship to NYS Route 318 would be approximately 50 feet closer to Gravel Road.

Next question the date the actual project would begin on site.

Mike Duell, LaBella Associates indicated the plan was to begin on May1 and complete by the end of December this year.

Request to close the Public Hearing:

Motion: Karen Thomson

Second: Deborah Geary

Voice Vote: Unanimous to close Public Hearing

Public Comment Period:

Mr. Anthony Dendis addressed the apparent confusion by some Tyre residents regarding Dendis Property, Pineview Circle and Seneca County Chamber of Commerce as to how they will be intertwined. The overview concept is Pineview Phases 2 & 3 will install roadway to service their parcel. The Dendis Family will continue this roadway to the future Seneca County Chamber of Commerce Building. This road will eventually connect to NYS Route 414.

Vice Chair Smith thanked Mr. Dendis for his update.

3S Gateway Update:

Atty. Blair reported that 3S Gateway had received two letters from NYSDOT regarding the proposed project. Items detailed in these documents required a significant amount of work relating to highway road changes required. The Project will be on Hold until the Town receives communications from 3S regarding future status to move forward. Town Professionals including LaBella Engineering will not apply further work on this project until 3S Gateway contacts the Town.

Chairman Seem reminded everyone that the 3S Gateway, Dendis and Pineview projects were all in initial stages having received no formal applications before the Planning Board as of now.

Approval of minutes of prior meetings:

Approve Minutes as prepared from February 28, 2018 meeting.

Motion: Karen Thomson

Second: Larry Kesel

Oral vote: Unanimous to accept as prepared.

Approve minutes as prepared from Special Meeting held March 6, 2018.

Motion: Kenneth Hauenstein

Second: Henry Bickel

Oral Vote: Unanimous to accept as prepared.

Zoning Enforcement Officer March Report:

ZEO Craig Reynolds presented his Zoning Activity report for March. Several site inspections and visits during the month thus far. Local resident inquiring to install a modular home. A temporary address sign installed for the proposed Municipal Building at 1082 Gravel Road to assist contractors at site. No contractor parking allowed on or near neighboring properties.

<u>Permit</u>	<u>Issued</u>	<u>Owner</u>	<u>@Location</u>	<u>Description of Work</u>
18-03	3/01/18	Quick Solar	TM# 12-1-01.2	Adding solar panels
18-04	3/08/18	Bill Martin	TM# 17-1-06.11	Pole Barn

Old Business:

Tyre Municipal Building SEQR Review:

FEAF Full Environmental Assessment Form / Part 2 – Identification of Potential Project Impacts.

Attorney Blair led the Planning Board review line by line of the entire 10-page FEAS addressing every question, issue raised satisfying all with a unanimous voice vote by the entire Board Membership present in the temporary Municipal Building before moving on.

Upon completion of the FEAF / Part 2 be it Resolved that the Tyre Planning Board determines that, based on the environmental record which has been prepared, the Action will not have a significant adverse effect upon the environment and therefore an environmental impact statement will not be prepared. For these reasons, a Negative Declaration under SEQR is therefore issued for this action will not have adverse effect on the environment; Moved by Karen Thomson with unanimous oral vote from the Planning Board.

**TOWN OF TYRE, SENECA COUNTY
SUPPLEMENTAL SEQR RESOLUTION – NEW MUNICIPAL BUILDING & SITE**

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.

Discussion followed upon realizing Chairman Seem will not return to New York State until the middle of the next month, the Board added; IT IS FURTHER RESOLVED, that the Planning Board Chairman and/or the Planning Board Vice Chairman is authorized to sign the FEAFF and file all necessary documents with the appropriate departments and agencies.

Moved by: Lawrence Kesel
Seconded by: Karen Thomson
Oral vote: Unanimous

SITE PLAN REVIEW:

Planning Board discussed structure utilization and uses such as New York State Court arraignment policy along with internal security system along with other aspects of the Building layout. The Narrative letter from LaBella was discussed covering impact on Land, Groundwater, Agriculture Resources, Noise, Odor, Light. These along with other pertinent information will be included in the Resolution. Chairman Seem cautioned the Planning Board members that the conditions discussed are very important, as this information will be funneled to the Zoning Enforcement Officer for future follow up.

**RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF TYRE
REGARDING THE TOWN OF TYRE'S SPECIAL PERMIT APPLICATION FOR A
PROPOSED NEW CONSTRUCTION TOWN HALL MUNICIPAL COMPLEX
TO BE LOCATED AT 1082 GRAVEL ROAD**

Accept the Site Plan as Amended:

Motion: Alan Smith
Second: Kenneth Hauenstein
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 duly adopted.

Special Permit Application:

Planning Board received the Special Permit Application and supporting materials at the February 27, 2018 monthly meeting. Resolution was read line by line up to page 2 the following was discussed;

IT IS FURTHER RESOLVED, that the Town of Tyre Planning Board hereby approves the SP Application of the Applicant, the Town of Tyre, a copy of which is annexed hereto, and made part hereof as **Exhibit "A"**;

Approve Special Permit Application

Motion: Karen Thomson

Second: Kenneth Hauenstein

Oral Vote: Unanimous

Approve Special Permit Application as Amended:

Motion: Henry Bickel

Second: 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 Resolution was duly adopted.

New Business:

None

Correspondence:

None

Planning/Training/Website:

Planning Board work load remains moderate to heavy including Joint Workshop Zoning Law.

Training Facilitator Kesel promised individual Training Status Report thus far in 2018 for the Planning Board and Zoning Board of Appeals members issued by end of the first quarter.

Website Annotations are made daily to remain current. We just found out that we are not ADA compliant. Will arrange to meet with Finger Lakes 1 for technical advice to become compliant.

Adjourn monthly Planning Board meeting:

Adjourn: 9:07 P.M.
Motion: Robert Seem
Second: Kenneth Hauenstein
Voice vote: Unanimous

Respectfully submitted,

Larry

Next Planning Board meeting April 24, 2018 at 6:30 P.M. in the Municipal Building.