



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: July 24, 2018 at the Town of Tyre Municipal Building

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

Authorized Absence: Deborah Geary

Town Representatives: Thomas Blair, Esq., - Cheney & Blair
Michael Simon, CPESC, - Labella Associates
Craig Reynolds, - Tyre Zoning Enforcement Officer

Guests: Jim Rogers, - Tyre Town Board Councilman
Mark Travis, - Zoning Advisory Committee
Gary Schlegel, - Magee Diner
Carl Martin, - Tyre, NY

Call to Order:

Chairman Seem called the meeting to order 6:30 P.M.

Attendance recording:
6 Members present,
1 Authorized Absence

Public Hearings:

Magee Country Diner, Special Permit:

A Motion to open the Public Hearing on the Magee Diner Special Permit was brought by Kenneth Hauenstein and seconded by Alan Smith. Oral vote unanimous;

Chairman Seem invited Public comments.

No Public comments offered, Motion to close the Public Hearing on the Magee Diner Special Permit was brought by Alan Smith and seconded by Karen Thomson. Oral vote; unanimous.

Carl H. Martin Loading Dock Site Plan.

A Motion to open the Public Hearing on the Martin Loading Dock Site Plan was brought by Karen Thomson and seconded by Alan Smith. Oral vote; unanimous.

Chairman Seem invited Public comments.

No Public comments were offered, motion to close Public Hearing was brought by Henry Bickel, seconded by Alan Smith. Oral vote; unanimous.

Pyramid Brokerage Sign Special Permit.

A motion to open the Public Hearing on the Pyramid Brokerage Sign Special Permit was brought by Karen Thomson and seconded by Alan Smith. Oral vote; Unanimous.

Chairman Seem invited Public comments.

No Public comments were offered, motion to close Public hearing was brought by Henry Bickel, seconded by Lawrence Kesel. Oral vote; unanimous.

Open Town of Tyre July, Planning Board meeting.

Public Comment period.

No Public comments.

Approval of minutes of June 26, 2018 meeting as presented.

Motion: Karen Thomson
Second: Alan Smith
Oral vote: Unanimous

Zoning Enforcement Officer June Report:

ZEO Craig Reynolds presented his Zoning Activity report since last meeting. Zoning Office remains busy, inspections being done on a regular basis.

<u>Permit</u>	<u>Issued</u>	<u>Owner</u>	<u>@Location</u>	<u>Description of Work</u>
18-10	July	David Page	722 Marsh Road	Porch replacement

OLD BUSINESS:

Magee Country Diner

Site Plan Resolution

Chairman Seem reminded the Planning Board that the application was reviewed by the Seneca County Planning Board at its 7/12/18 meeting with no comments made. ZEO met with the applicant last week reviewing the recommendations of the Tyre Planning Board from its 6/26/18 meeting, documented and forwarded to applicant.

Chairman Seem stated that the Planning Board has two duties during tonight's meeting; Site Plan Review and SEQR. Attorney Blair stated it was acceptable to approve the Site Plan at tonight's meeting as the earlier BBQ location discussion will not change the use of the property. All Board members agreed that the site is already a restaurant and this site plan is an addition to existing building. Atty. Blair suggested that Mr. Schlegel submit a brief narrative explaining where the outside cooking will take place and indicate this location on the site map. Chairman Seem read the entire Resolution Affirming Site Plan Approval.

ZEO to obtain request for waiver on the contour lines and latest plans for parking lot layout.

A Motion to Adopt this Resolution was brought by Henry Bickel; and Seconded by; Alan Smith.
 Roll call vote follows, page (3);

	Yea	Nay	Abstain	Absent
Chairman 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 duly adopted.

SEQR Resolution.

Chairman Seem stated the project proposed addition of 640 square feet to an existing non-residential structure was considerably less than the 4,000 square feet appearing in SEQR 6NYCRR Part 617.5 © (7). The SEQR Resolution was distributed and read in its entirety by Chairman Seem. After discussion a motion was offered by; Henry Bickel and seconded by; Karen Thomson.

Roll call vote follows;

	Yea	Nay	Abstain	Absent
Chairman 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 duly adopted.

Carl H. Martin Loading Dock

Site Plan Resolution:

Planning Board members reviewed the application and photos taken by the ZEO. A growing number of questions for the applicant became evident. Currently, with Mr. Martin not having arrived at the meeting to address questions Chairman Seem determined that it was not possible to decide without further input from the applicant or his representative. Atty. Blair stated for the record that it was completely acceptable to “pause” the meeting until applicant representation arrived. At 7:25 P.M. following a discussion to defer action until the regular August Planning Board meeting or continue later if time allowed when representation did arrive.

Motion to defer as stated;
 Brought by Karen Thomson

Seconded by Kenneth Hauenstein
Oral vote; unanimous.

Pyramid Brokerage Sign
Special Permit

Chairman Seem distributed the Seneca County Planning Board's recommendation to Planning Board members. The Seneca County Planning Board recommended approval after SEQR evaluation. Atty. Blair stated that this matter does not require SEQR, as this sign application is a Type II action and therefore not subject to SEQR. Chairman Seem read the entire SEQR Resolution declaring the action a Type II. A Motion to adopt was brought by Alan Smith and seconded by Kenneth Hauenstein.

Roll call vote follows;

	Yea	Nay	Abstain	Absent
Chairman 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 duly adopted.

Chairman Seem distributed and reviewed the Special Permit Resolution for the Pyramid Brokerage sign. A motion to Adopt was brought by Karen Thomson and seconded by Alan Smith.

Roll call vote follows;

	Yea	Nay	Abstain	Absent
Chairman 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 duly adopted.

Zoning Enforcement Officer Craig Reynolds will transmit the permit to Pyramid Brokerage.

Carl H. Martin Loading Dock

Continuation

Mr. Martin did arrive during the next Special Permit application on the agenda. Upon completion of that action at 8:05 P.M. the Martin Loading Dock Site Plan meeting reconvened. Every question or request for additional information raised earlier regarding the building and truck access were addressed and resolved allowing the Planning Board to proceed with the Loading Dock application tonight.

SEQR

Chairman Seem reminded everyone that this construction/expansion of a non-residential Structure involving less than 4,000 square feet of gross floor area and not involving a change in Zoning or use variance, consistent with local land use controls is not subject to SEQR review. SEQR Resolution was read completely by Chairman Seem, proposed adoption brought by Lawrence Kesel and seconded by Henry Bickel.

Roll Call vote follows;

	Yea	Nay	Abstain	Absent
Chairman 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 duly adopted.

Site Plan Resolution

The Site Plan Resolution was read by Chairman Seem with minor edits and construction description being made. Further, Chairman Seem stated the Mr. Martin had requested waiving the survey requirement with the Planning Board in total agreement with this not-for-profit enterprise request. Atty. Blair suggested that the survey waiver and the fact that this dock is used in a non-profit enterprise be added into the Resolution also. With the understanding that the latest set of drawings will be forwarded to ZEO Reynolds for final document submittal to the Town Clerk.

After discussion a motion was brought by; Karen Thomson and seconded by Alan Smith.

Roll Call vote follows, page (6);

	Yea	Nay	Abstain	Absent
Chairman 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 duly adopted.

Special Permit Application

Mr. Martin also applied for a special permit since the business is in the Ag District. This Special Permit Application Resolution was read and edited like the Site Plan Resolution by Chairman Seem with the Planning Board in agreement. A motion to adopt the Special Permit Application was brought by Henry Bickel and seconded by Kenneth Hauenstein.

Roll Call vote follows;

	Yea	Nay	Abstain	Absent
Chairman 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 duly adopted.

NEW BUSINESS:

No new business to report.

Correspondence:

The PB has been invited to the Sessler Construction 60th. Anniversary celebration on July 28, 2018 from 3:00 P.M. to 8:00 P.M. at their location located on state Route 96.

Reminder sign up Cayuga County Planning offering Site Plan training on August 15, 2018.

A motion to adjourn was brought by Ken Hauenstein and seconded by Al Smith at 8:42 P.M.

Respectfully submitted,

LARRY

(Next meeting August 28, 2018, 6:30 P.M. at the Municipal Building).