



# 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.
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Minutes of the meeting held: August 28, 2018 at the Town of Tyre Municipal Building

Members in attendance: Robert Seem, Alan Smith, Lawrence Kesel, Henry Bickel, Deborah Geary, Kenneth Hauenstein,

Authorized Absence: Karen Thomson

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

Guests: Jim Rogers, - Town of Tyre Councilman  
Mark Travis, - Zoning Advisory Committee  
Pat Mahoney, Town of Tyre Resident  
Kip Finley, - Indus Hospitality Group  
Jess Sudol, - Passero Associates  
Peter Vars, - BME Associates  
Joe Bowes, INHS  
Anthony Dendis, Dendis Sand & Gravel

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### **Call to Order**

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

### **Attendance recording**

6-members present, 1-member authorized absence.

### **Public Comment Period**

Peter Vars, BME presented an overview of the Indus application for Hilton Garden Inn. New submittals will be issued to prepare for the September Planning Board meeting. However, the only significant change from the original application last year will be the Reciprocal Easement Agreement Indus has with del Lago providing full access to State Route 414, utilities and the parking lot.

Jess Sudol, Passero Associates and Joe Bowes, INHS reviewed the proposed Pine View Project Phase II. Upon completion of occupancy activity of Phase I, Phase II is now proposed to consist of a 3-story building containing 58 units primarily single bedroom. The Seneca County

Chamber of Commerce has closed on the Dr. Magee property, no longer pursuing the Route 414 property providing a road between Routes 318 & 414 This critical issue will be discussed later under old business

**Approval of July 24, 2018 minutes as presented**

Motion: Alan Smith  
 Second: Deborah Geary  
 Oral vote: Unanimous

**Zoning Enforcement Officer July Report**

ZEO Craig Reynolds presented the Zoning activity report since last meeting. The Zoning office remains very busy, inspections conducted on a regular basis during the month. Permit's issued follows.

<u>Permit</u>	<u>Issued</u>	<u>Owner</u>	<u>@Location</u>	<u>Description of Work</u>
18-11	7/30/18	Carl Martin	2905 Route 318	Loading Dock
18-12	7/30/18	Gary Schlegel	1303 Route 414	Addition
18-13	7/30/18	Pyramid Brokerage	3S Gateway	Signs

**OLD BUSINESS**

**Indus Hilton Garden Inn**

Mike Simon, LaBella Associates, reviewed the Site Plan and Subdivision separately. The Subdivision application was deemed complete, while the Site Plan application required additional information. The requested information was provided by the applicant and deemed complete. Attorney Blair distributed the Draft Resolution referencing the Site Plan application be referred to the County Planning Board for GML 239 review. Resolution review completely, upon discussions, questions and clarification that the drawings are exactly the same as previously submitted last year, date changes only confirmed by Peter Vars BME Associates the RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF TYRE REGARDING A SUBDIVISION APPLICATION BY INDUS 414 LLC be submitted to the Seneca County Planning Board GML 239 review was moved by Henry Bickel and seconded by Lawrence Kesel.

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.

INHS Pineview Circle, Phase II

Chairman Seem stated that internal discussions continue following the purchase of the Doctor Magee property on State Route 318 by the Seneca County Chamber of Commerce cancelling their interest to pursue backup interest property located on State Route 414. He further apologized to the applicant and engineer for the confusion and assured them it was not the intent of the Town of Tyre to cause undue burden on them. He further indicated that the access road connecting SR318 to SR414 does have value for future expansion and does comply with the Commercial Corridor Master Plan. Atty. Tom Blair stated he had reviewed the first plan and emphasized that this area is targeted as commercial on the Commercial Corridor Master Plan and could spur economic development also providing a roadway access between SR 318 and SR 414 reducing the congestion at the lighted 318/414 intersection. Meetings have been held INHS, Engineer, Legal and Town representatives. Lengthy discussions followed citing pros and cons by all interested parties including Anthony Dendis representing property which is located within the proposed access road within the CCMP. Atty. Blair confirmed that the Planning Board should make their recommendation to the Town Board by Resolution. Chairman Seem reviewed the Resolution outline to the Planning Board for submittal to the Town Board to be addressed at their September 20, 2018 meeting. RESOLUTION AFFIRMING DEDICATED ACCESS ROAD  
Motion: Lawrence Kesel, Seconded: Kenneth Hauenstein.  
Oral vote: Unanimous 6 present, (Karen Thomson absent).  
Resolution will be forwarded to Town Supervisor.

**NEW BUSINESS**

Internet Services

Chairman Seem advised the Board a meeting was held at the Municipal Building with Spectrum representatives bringing services to the Town. Another provider New Visions five provider addressed the Town Board at the August 16, 2018 meeting. They are very active in Cayuga County now. Town Board member has been assigned to meet and conduct further discussions with New Visions and provide updates at the September Board meeting.

Planning/Training/Website

Last month's Resolutions were passed out to Board members. Planning Board activity remains high. Training update given to the Town Board proudly shared that every Planning Board and Zoning Board of Appeals member has completed the New York State Training requirements for individuals for calendar year 2018 and are already seeing activity toward 2019 requirements. Website remains current and is updated daily.

A Motion to Adjourn was brought by Alan Smith and seconded by Deborah Geary.  
Meeting adjourned at 8:40 P.M.

Respectfully submitted,

**LARRY**