



# PLANNING

## BOARD

Chair: Robert C. Seem	Vice Chair: Alan Smith	Secretary: Lawrence J. Kesel
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Minutes of the meeting held: September 25, 2018 at the Town of Tyre Municipal Building

Members in attendance: Robert Seem, Alan Smith, Lawrence Kesel, Henry Bickel, Deborah Geary, Kenneth Hauenstein, 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  
Greg Fishel, - Allied Sign Co.  
Kip Finley, - Indus Hospitality Group  
David Cox, - Passero Associates  
Peter Vars, - BME Associates  
Joe Bowes, Ithaca Neighborhood Housing Services  
Anthony Dendis, Dendis Sand & Gravel  
Jason McCormick, - McCormick Engineering

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### **Call to Order**

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

### **Public Hearing Period**

A motion to open the Public Hearing regarding the Indus application for the Hilton Garden Inn was brought by Henry Bickel and seconded by Karen Thomson, oral vote unanimous. Chairman Seem presented an updated recap review of the project stating that no substantial changes from the original application had been made. Only significant change was the Reciprocal Easement Agreement Indus has with del Lago providing full access to State Route 414, utilities and parking lot. He then addressed the statements with Peter Vars, BME and Kip Finley, Indus Hospitality Group for comments. Both agreed that nothing had changed as outlined by Chairman Seem. There were no speakers coming forward wishing to address the Planning Board. Motion to close the Public Hearing was brought by Henry Bickel and seconded by Alan Smith, oral vote to close the public hearing was unanimous.

## **Open Town of Tyre Planning Board Monthly meeting**

### **Attendance recording**

7-members present, 100 % attendance.

### **Public Comment Period**

#### **Chester Burkholder: Subdivision & Site Plan**

Jason McCormick, PE presented an overview of the Subdivision and Site Plan material just presented to the Zoning Enforcement Officer. The parcel will now include the existing house, recently built commercial business and now added a private residence to be built. The application and site plan package will be reviewed by the ZEO, Engineering, Legal teams. Noted that as of this date all must meet recent Sub Division Law changes and the most recent Town of Tyre Zoning Law.

#### **Circle K Signage Package (Nice & Easy)**

Greg Fishel, Allied Sign substituted for Mike Pfohl could not make the PB meeting tonight. Greg presented an overview of the signage replacement package (from Nice & Easy to Circle K) reflecting new ownership. Atty. Blair pointed out that all documentation must meet the changes in the new Zoning Law available on the Town website which Greg will double check. Chairman Seem thanked Greg for his stand in update explaining that ZEO will review the application submitted and the Planning Board will act upon the documentation at the October 23, 2018 meeting.

### **Approval of minutes from August 28, 2018 as written**

Chairman seem asked if every board member had read the rough draft. A motion to accept the minutes as written was brought by Alan Smith, seconded by Kenneth Hauenstein, unanimous.

### **Zoning Enforcement Officer September Report**

ZEO Craig Reynolds presented his Zoning activity since last meeting.

The Zoning office remains very busy, inspections conducted on a regular basis during the month. Also investigating overnight trailer parking behind Byrne Dairy.

No permits have been issued since last Planning Board meeting.

### **OLD BUSINESS**

#### **INHS Pineview Circle, Phase II Subdivision/Site Plan Application**

Chairman Seem opened the Pineview Circle Phase II meeting reminding everyone that the question before the Planning Board is whether the application should be deemed complete. Atty. Blair reviewed the history since the initial Phase II Project submission after Phase I was completed. Joe Bowes, INHS and David Cox, Passero Associates address all the questions raised by the Planning Board. They both also informed the Planning Board that funding

applications would need to be submitted by December or they would lose the opportunity for an entire year. The Subdivision Application was reviewed in detail. After addressing all the questions and comments Mike Simon confirmed that this application appears to be complete from an Engineering standpoint. Atty. Blair read the Resolution completely reminding the Board that this Application was deemed complete three months ago, suspended for analysis to confer with Town Board members for road dedication issue which is now before the Planning Board. Chairman Seem asked each Planning Board member his or her level of comfort in the Resolution and all were agreeable.

RESOLUTION OF THE TOWN OF TYRE PLANNING BOARD REGARDING  
SUBDIVISION AND SITE PLAN APPLICATIONS BY ITHACA  
NEIGHBORHOOD HOUSING SERVICES, INC. FOR THE PROPOSED  
DEVELOPMENT OF PINEVIEW CIRCLE PHASE 2

A Motion to adopt this Resolution was Brought by Alan Smith and Seconded by Karen Thomson.

Roll call vote as 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.

Atty. Blair reminded all parties involved once the Resolution is typed and certified that a full set of materials must be submitted to the Seneca County Planning Board by October 3, 2018 being entered on the October 11, 2018 monthly meeting.

Indus 414 LLC Subdivision Application

Chairman Seem indicated the Planning Board was in receipt of all materials for this application. He further asked Mike Simon if there were any engineering concerns. Mike indicated this was the same Subdivision application as discussed earlier in July of this year and he had no concerns. Additional issues and discussions followed all being by either Kip Finley, Indus Hospitality Group or Peter Vars. Atty. Blair then read the entire Resolution, again all issues being resolved. Once the review was completed, Chairman Sem asked for a motion to adopt the Resolution as reviewed. A motion was brought by Henry Bickel and seconded by Lawrence Kesel.

Roll call vote follows on page 4.

RESOLUTION OF THE PLANNING BOARD FOR THE TOWN OF TYRE  
REGARDING THE INDUS 414 LLC SUBDIVISION APPLICATION

	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**

Open Position on Zoning Board of Appeals

Chairman Seem discussed the open position on the Zoning Board of Appeals, looking for a replacement candidate. The outgoing member is a farmer and he along with many of us feel the position should be filled with someone with an agriculture background. Planning Board members should think about possible candidates ready to discuss at our October meeting. The issue of creating a position of alternate on the Planning Board and Zoning Board of Appeals was also discussed briefly. Members should think about this issue and be prepared to discuss also at the October Planning Board meeting.

**Correspondence**

No new correspondence received to discuss at tonight's meeting.

**PLANNING/TRAINING/WEBSITE**

Planning, workload remains heavy, very busy.

Training, no change from last month. Every member has completed 2018 NYS mandated training requirements, some already applying hours toward 2019 requirements.

Website, information updates and deletions are current. Google calendar posted up to date.

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

Respectfully submitted,

**LARRY**

Next meeting October 23, 2018, 6:30 P.M. in the Municipal Building.