



PLANNING BOARD

Chair: Robert C. Seem 2445 Traver Rd. Seneca Falls, NY 13148-9751 Phone: 315-568-5637	Vice Chair: Alan Smith 2613 Durling Rd. Seneca Falls, NY 13148-9713 Phone 315-568-5422	Secretary: Lawrence J. Kesel 1234 Middle Black Brook Rd. Seneca Falls, NY 13148-9753 Phone: 315-568-5330
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Minutes of the meeting held: November 27, 2018 at the Town of Tyre Municipal Building

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

Excused Absence: Deborah Geary

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

Guests: Chester Burkholder, Tyre resident
Jim Rogers, Town of Tyre Councilman
David Rauscher, Tyre resident
Jason McCormick, PE
Joe Bowes, Ithaca Neighborhood Housing Services
Jess Sudol, PE. Passero

Call to Order

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

Public Hearing Period

Burkholder Subdivision Application:

A motion to open the Public Hearing regarding Subdivision Application submitted by Chester and Lois Burkholder was brought by Henry Bickel and seconded by Alan Smith. Oral vote; all in favor; Deborah Geary absent. Chairman Seem noted the Public Hearing had been properly noticed in the Finger Lakes Times, Town Website and posted at the Municipal office. He then invited comments from those present, two times. There being no comments a Motion to close the Public Hearing was brought by Karen Thomson and seconded by Kenneth Hauenstein. Oral vote; all in favor; Deborah Geary absent.

Burkholder Site Plan Review Application

A motion to open the Public Hearing regarding the Site Plan Application submitted by Chester and Lois Burkholder was made by Alan Smith and seconded by Henry Bickel. Oral vote; all in favor; Deborah Geary absent. Chairman Seem again noted Public Hearing postings and invited public comments twice. There being no public comments prompting a motion to close the Public Hearing was by Alan Smith and seconded by Kenneth Hauenstein. Oral vote; all in favor: Deborah Geary absent.

Burkholder State Environmental Quality Review

A motion to open the SEQR Review of commercial property submitted by Chester and Lois Burkholder was made by Alan Smith and seconded by Karen Thomson. Oral vote; all in favor; Deborah Geary absent. Chairman Seem again noted Public Hearing postings and invited comments from those present. There being no comments, a motion to close Public Hearing was made by Karen Thomson and seconded by Alan Smith. Oral vote; all in favor; Deborah Geary absent.

Open Town of Tyre Planning Board Monthly meeting

Chairman Seem opened the November monthly Planning Board meeting.

Attendance recording

6-members present;

1-member excused absence; attending an early evening meeting in the City.

Public Comment Period

No Public general comments from those in attendance.

Approval of minutes from October 23, 2018

Chairman Seem asked if every Board member had read the rough draft. A couple upper/lower case typos and one misspelled word were brought to the Secretary's attention. Typos will be corrected prior to issuing the final minutes document for posting on the website. Motion to accept the minutes once corrected was brought by Alan Smith and seconded by Karen Thomson. All in agreement; minutes approved.

Report of the Code Enforcement Officer

CEO Craig Reynolds presented his activity report since last meeting. His office remains busy working on outstanding projects and following-up on numerous issues since last meeting. Sunday Church parking issues during services on West Tyre Road. After contacting Byrne Dairy Management on the issue of tractor trailer and un-attached trailer parking behind the facility has reduced significantly. Candidate election sign removal was slow again after November, 6, 2018.

No new permits were issued since the October meeting.

OLD BUSINESS

Pineview Circle Phase 2 Subdivision Application

Jess Sudol, Passero Associates and Joe Bowes, INHS recapped the Pineview Circle Phase 2 proposed new construction of multi-building, multi-family residential development project in the commercial zoning district to include 59 one-and two-bedroom apartments. Further discussions continued regarding the proposed roadway, cul-de-sac turnaround and other improvements to be constructed to service the parcels in such a way that a public dedication to Tyre may occur. Both the Applicant and the Town of Tyre agree that a public dedication of the road to the Town of Tyre could occur pending strict compliance with the recently-adopted Design and Construction Standards for Land Development. The Town of Tyre Planning Board now hereby re-classifies the Subdivision Application as a Major Subdivision pursuant to Local Law #1 of 2018. Jess Sudol pointed out that addressing the Subdivision Plat is required for mortgage purposes. Chairman Seem indicated that the Subdivision portion is straight forward and asked if there were any concerns Engineering or Legal. Mike Simon recapped the project including the cul-de-sac addition requested by the Town Board, no questions from the Planning Board. Atty. Blair addressed on concern regarding extension next year. The site plan permit begins when the construction begins. There are provisions to extend time limit during construction period which may be addressed without returning to the Planning Board. Atty. Blair read the entire draft Resolution responding to any questions or issues from the Planning Board.

RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF TYRE
CONCERNING THE PRELIMINARY SUBDIVISION PLAT OF THE
PROPOSED PINEVIEW CIRCLE PHASE 2 PROJECT

Motion to Approve Resolution - Moved - Henry Bickel and Seconded - 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.

Pineview Circle, Phase 2 Site Plan Application

Atty. Blair read the draft Site Plan Application to the Planning Board addressing every question/concern brought by the Planning Board.

RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF TYRE
REGARDING THE SITE PLAN APPLICATION OF ITHACA NEIGHBORHOOD
HOUSING SERVICES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT
PROJECT KNOWN A PINEVIEW CIRCLE PHAQSE 2a

Motion to Approve Resolution;

Moved by: Karen Thomson

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.

Burkholder Subdivision / Site Plan / SEQR

Jason McCormick address the Planning Board regarding the Burkholder applications before the Board. He had received the input of the Town Engineer, Mike Simon, and indicated he had addressed approximately 95% of the items listed therein. There was an issue with the commercial site set back which will be addressed. He indicated he should have the completed plans and response letter back to Mike Simon next week. Chairman Seem informed him the next Planning Board meeting was scheduled December 18, 2018, not on the 25th. Applicable timelines were discussed including the due date for to the Seneca County Planning Board as well as SEQR etc. Chairman apologized to Mr. Burkholder for not scheduling his review causing him to sit through the protracted discussion of the Pineview Circle complex Applications.

Circle K Sign Application update

CEO Reynolds reported that Seneca County Planning Board reviewed this matter and the variance will be before the Tyre Zoning Board of Appeals on November 29, 2018.

Term allocations. Planning Board & Zoning Board of Appeals members beginning 2019

Chairman Seem distributed the results of his *randomized* initial term length matrix to comply with the New Zoning Law (Local Law #5) for the Planning Board and Zoning Board of Appeals members. This random order selection will provide structured term lengths of 7 years serving on the Planning Board and 5 years serving on the Zoning Board of Appeals, (all terms start January 1 and end December 31), once their randomized initial term is completed. Initial Term Year Completion for this randomization exercise scheduled below for the;

Planning Board in 2025*****Zoning Board of Appeals in 2023

<i>Board Member</i>	<i>Term Ends</i>	<i>Initial Length</i>	<i>Board Member</i>	<i>Term Ends</i>	<i>Initial Length</i>
H. Bickel	2019	1 year	C. Verkey	2019	1 year
A. Smith	2020	2 years	D. Brand	2020	2 years
D. Geary	2021	3 years	R. Damaske	2021	3 years
K. Thomson	2022	4 years	N. Worden	2022	4 years
R. Seem	2023	5 years	B. Smith	2023	5 years
L. Kesel	2024	6 years			
K. Hauenstein	2025	7 years			

NEW BUSINESS

Discussion of website revision proposal by Finger Lakes 1

As a result of the two meetings earlier this year by Chairman Seem and Secretary Kesel Finger Lakes 1 has submitted a proposal for the redevelopment of the Town of Tyre website. Redesign goals will include; creating a mobile friendly experience for users, WordPress platform to “future proof” the website as new software updates become available, provide more control to Town staff to manage content and working towards ADA compliance. Additional training for Town staff will be provided to streamline updates to the website. Town Board presently has the quote, discussing which options will be most feasible and cost effective for the Town are on-going. Project target 2019.

Discussion of the document’s management proposal by BAS

Chairman Seem mentioned that he already spent time reviewing the concept of IPS

(Integrated Property System) within the municipality consolidating property data into a shared database with our Legal Department who is familiar with their services along with Seneca County Code Enforcement presently using IPS recommending Business Automated Services, Inc. The nearby Town of Farmington is also using BAS / IPS. Business Automated Services scheduled a 2-hour webinar to be run by their staff during the daytime earlier this month on the 13th in our conference room to discuss Integrated Property System. The first round of questions was addressed in addition to receiving an informational Town of Tyre Integrated Property System proposal which is presently being reviewed. Bob Seem, Larry Kesel and Missy Jodiet were in attendance, CEO Craig Reynolds was unable attend the webinar.

Correspondence

Chairman Seem reminded the Board that the Ontario County Planning Department is offering a two-hour training course entitled Encourage Historic Preservation this month in Clifton Springs, NY.

Latest NYPF Planning News had been received via USPS checking to insure everyone received their copy.

Secretary Kesel pointed out that we failed to discuss Sept./Oct. Towns & Topics last month due to the lengthy meeting. Primary subject was Food Trucks which is not an issue in Tyre, no other discussion.

Chairman Seem stated no new update available on the status of Spectrum Broadband for the Town.

PLANNING/TRAINING/WEBSITE

Planning Board activities has already discussed as was the website update.

No change in Training status since last month. Every Planning Board & Zoning Board of Appeals member had already completed New York State required Training for 2018. Individual attitudes and participation have already resulted in heavy topic selected participation toward individual 2019 requirements. Thirst for additional quality information and knowledge by the Members of both Board's is commendable and supportive in the performance of our duties on both the Planning Board and Zoning Board of Appeals.

Adjourn monthly Planning Board meeting

Motion: Henry Bickel
Second: Alan Smith
Oral vote: Unanimous
Time: 8:55 P.M.

Respectfully submitted,

Lawrence J. Kesel
Secretary,
Tyre Planning Board

LARRY

Next meeting December 18, 2018, 6:30 P.M. in the Municipal Building.