



Planning Board

Chair: Robert C. Seem
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Phone: 315-568-5637

Vice Chair: Alan Smith
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Secretary: Lawrence J. Kesel
1234 Middle Black Brook Rd.
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Phone: 315-568-5330

Minutes of the meeting held: April 23, 2019 held 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
Representing the Town of Tyre: Thomas Blair, Esq., Finger Lakes Law
Michael Simon, CPESC, CPMSM, LaBella
Craig Reynolds, Tyre Zoning Enforcement Officer
Missy Jodeit, Administrative Assistant
Guests: Jim Rogers, Town of Tyre Councilman
Mark Travis, Zoning Advisory Committee
Jess Sudol, Passero
Joe Bowes, Ithaca Neighborhood Housing Services
Brian Chappell, Aurelius Restoration Services, LLC

Call to Order

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

Attendance recording

Six in attendance, one authorized absence (Karen Thomson).

Public Hearing comment period

Finger Lakes Gateway Visitors Center

Chairman Seem noted that the Public Hearing scheduled for tonight regarding the Seneca County Chamber of Commerce / Finger Lakes Gateway Visitors Center Project was cancelled due to the need for further documents from the applicant.

No other comments were brought from the public in attendance.

Approval of the March 26, 2019 minutes as written

Motion by; Alan Smith
Seconded by; Deborah Geary
Oral vote; Unanimous

Zoning Enforcement Officer Report

ZEO Craig Reynolds remains very busy addressing inquiries with follow-up inspections of the projects occurring in the Town. Some are in progress with paperwork and reviews, some under way and some awaiting additional information back from the applicants.

Permits issued report submitted to Planning Board Secretary to be included in minutes.

Permits issued thus far this year;

<u>Permit</u>	<u>Issued</u>	<u>Applicant</u>	<u>At Location</u>	<u>Description of Work</u>
19-06	03/27/19	Auburn Party Rental	del Lago Casino & Resort	Put up a tent
19-07	04/11/19	Barry Garman	1918 Chase Road	Enclose Porch
19-08	04/19/19	Michael Bishop	1197 Md. Blk. Brook Rd.	Build a Pole Barn

Old Business

Pine View Circle Phase 2

Jess Sudol, Passero Associates recapped the history of Phase 2 thus far. Discussions followed concerning the proposed roadway with Pine View Circle Phase 2, Passero, Dendis, Town of Tyre, Engineering and Legal. All in agreement that the proposed roadway will adhere to; Town of Tyre Design and Construction Standards for Land Development; Local Law #5 of 2018. Beneficial discussions continued regarding other elements of the Phase 2 Project. Attorney Blair reminded the Board members of the number of hours spent by special committees, Planning Board and ultimately the Town Board reviewing and passing the Town of Tyre Zoning Law; Local Law #3 of 2018 over many months which takes president during project applicant reviews versus a guide such as the Town of Tyre Routes 414 and 318 Commercial Corridor Master Plan. Planning Board members were unanimous agreeing tonight. Joe Bowes stated that the results of their funding application should be known early May. If funding does not come through in this current round, they are prepared to re-apply for the funding. He further stated that this most recent submittal to the Planning Board is a good compromise of what the Town would like to see and what the applicant can afford.

Chairman Seem then proposed a Resolution to Extend the Final Approval of the Site Plan Application for an additional 35 days. A motion to Adopt and Extend was brought by Kenneth Hauenstein and seconded by Alan Smith. Oral vote; all in favor. Secretary Kesel will issue the Resolution to extend until May 28, 2019.

Montezuma Winery Expansion

Town Engineer, Mike Simon reported that Mr. Martin had responded, via letter received April 22, 2019 (yesterday) addressing the issues earlier requested on his LaBella correspondence dated March 18, 2019 setting forth some concerns to the applicant. Additional information was provided as well as a listing of abutters. Engineering felt that this latest response did not shed a lot of light on the issues originally requested.

Engineering felt that a better response to the March 18, 2019 correspondence should be sought from the applicant. Atty. Blair stated that it was important to encourage the applicant to comply to avoid problems down the road. Mr. Martin was not in attendance at tonight's meeting, ZEO Reynolds indicated he had left a voice mail requesting applicant's attendance tonight to better understand the issues and reasons to comply. Another lengthy discussion followed further revisiting the March 18, 2019 LaBella Engineering memo. Elevations were missing, Chairman Seem stated that topography is requested from applicants to gauge existing drainage patterns and issues related to erosion sediment grading. Discussions again touched on the many committee hours spent preparing and then evaluating and passing Local Law #3 of 2018 by the Town Board. The Town of Tyre Zoning Law takes precedence during project applicant reviews was discussed again tonight. Mike Simon stated these measures are not only for the protection of the Town, but also for the applicant's own protection as well. Further discussions led to Town of Tyre Legal, Engineering and Planning Board volunteering to contact Mr. Martin discussing these issues prior to the May PB meeting.

Finger Lakes Gateway Visitors Center / Seneca County Chamber of Commerce

A copy of the letter from New York State Parks, Recreation, and Historic Preservation was distributed to the Board members. There was a discussion about the fact that the Chamber personnel did not fully understand the importance of "State Historic Preservation Office (SHPO)" involvement in this project and the fact that the opinions of SHPO play an important role in the approval of DEC in the project. Issues that are addressed in the SEQR cannot be resolved without proper SHPO response.

Brian Chappell from Aurelius Restoration Services was present at the meeting tonight indicating he was concerned about the future of this historic building. He did agree with the comments made by SHPO.

There was further discussion about the Chamber's interactions with SHPO and the involvement of the DEC in this process. Chairman Seem suggested that Mr. Chappell contact Jeff Shipley at the Chamber of Commerce. Chairman Seem feels that the assistance of a preservationist in this project would be welcomed.

del Lago Smoking Area Expansion

Planning Board discussed the recent third submission of the del Lago proposed smoking area. It was noted that the Seneca County Health Department continues to work with del Lago officials to review and approve this latest project change.

Chairman Seem reminded the Board that this application is still in a holding pattern until issues are worked out between del Lago Casino, Seneca County & State Health Departments.

NEW BUSINESS

None.

Correspondence

Town & Topics has been received.

Planning / Training / Website

Planning: activity remains high involving the Planning Board members preparing for and attending scheduled meetings along with behind the scenes activity.

Training: Reminder for Genesee/Finger Lakes Planning Council Spring Regional Local Government Workshop scheduled May 17, 2019 at the Burgundy Basin Inn.

No change individual training annual requirement since last month.

Website: Remains current, updated as required daily.

Adjourn monthly Planning Board meeting

8:38 P.M.

Brought by Alan Smith

Second - Ken Hauenstein

Oral vote – Unanimous.

Respectfully submitted,

LARRY

Next meeting May 28, 2019 - 6:30 P.M. in the Municipal Building.

RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF TYRE

REGARDING THE 30-DAY SUBMITTAL EXTENSION SITE PLAN APPLICATION FOR PINE VIEW CIRCLE PHASE 2 LANDSCAPING CONDITIONS

April 23, 2019

WHEREAS, on January 22, 2019 the Town of Tyre Planning Board met at a regular scheduled meeting to discuss the Site Plan application for Pine View Circle Phase 2. The Site Plan application was approved however, discussions led to the opportunity between the Town and Applicant to extend the time period due to finalization of roadway, associated utilities and landscaping conditions, and

WHEREAS, this verbal agreement was memorialized on February 22, 2019. Joe Bowes, Ithaca Neighborhood Housing Services confirmed the 30-day extension in an April 23, 2019 email addressed to the Planning Board Chair, and

WHEREAS, the Planning Board acknowledges that the expertise of Ithaca Neighborhood Housing Services and Passero Associates sharing their knowledge will greatly improve the future elements required by the Town, documenting this information as a guideline with future applicants.

NOW THEREFORE BE IT RESOLVED, the Planning Board hereby deems the Site Plan Application complete, landscaping conditions have granted a 35-day extension until May 28, 2019.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

The adoption of the foregoing Resolution was moved by Kenneth Hauenstein, seconded by Alan Smith;

Oral vote was unanimous; the Resolution was thereupon duly adopted; dated April 23, 2019.

Lawrence J Kesel

Lawrence J Kesel
Planning Board Secretary