

Town of Tyre

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: Ronald F. McGreevy
1907 West Tyre Rd.
Seneca Falls, NY 13148-9730
Phone: 315.568.2600

Minutes Of The Meeting Held: **November 22, 2011** Tyre Town Highway Building

***NOTE: The **October 25, 2011 Tyre Planning Board and CPC Meetings were Cancelled**

Members In Attendance: Robert Seem, Ronald McGreevy, David Kain, Neil Worden

Members Called: Alan Smith, Larry Kesel (excused)

Guests: David Rauscher, Brandon Rauscher, Joseph Guardino (facilities manager), Stephen King (Tyre resident)

CPC Meeting: **CANCELLED**

The Public Hearing to review the **Special Permit** application of D.C. Rauscher, Inc. was opened at 7:30 PM by Tyre Planning Board Chairman Robert Seem. The applicant is proposing to establish a retail business (Storage Unit Facility) at the Northern corner of NYS Route 414 and Strong Rd., Tax Map # 15-1-20.111, 21.1 acres in the Town of Tyre. Under Town of Tyre Zoning Law, Article III, Section 3.301, a **Retail Business** requires a Special Permit in the Agricultural District. Chairman Seem read the official Notice of Public Hearing and subsequently noted the Seneca County Planning Department review of 11/10/11 which resolved "...to recommend that any approval of this request be conditional upon the applicant completing the proposed berm before being granted the building and / or operation permits for the storage business, and be it further resolved that the Seneca County Dept. of Planning and Community Development be directed to forward word of this action to the Town of Tyre." Tyre Planning Board members subsequently reviewed the application material and site map provided noting the project description with the size and location of the proposed structures and parking area as shown.

Property owner David Rauscher and facilities manager Joseph Guardino proceeded to give a brief overview of the proposed project and responded to questions regarding the status of the partially completed berm as well as the use of the storage containers and gate as shown on the site map. The importance of maintaining a 50 ft. wooded buffer zone at the Northern end of the lot was also discussed. A preliminary lighting plan was subsequently reviewed and discussed at length, noting particular concerns for off-site light spillage as well as potential security issues. It was further stated that signage plans have not been formalized at this time.

On a motion of Neil Worden seconded by David Kain the Public Hearing was closed at 8:10 PM.

The regular monthly Town of Tyre Planning Board meeting was called to order at 8:12 PM by Chairman Robert Seem.

The minutes of the meeting held on September 27, 2011 were approved as written on a motion of Neil Worden seconded by David Kain.

Wishes for a speedy recovery were extended to Tyre Planning Board member Larry Kesel who is currently at home recovering from a major surgical procedure.

New Business:

Planning Board members again reviewed and discussed the Special Permit application of D.C. Rauscher, Inc. The aforementioned recommendation of the Seneca County Planning Department was duly noted and carefully considered. Potential impacts on the community and adjacent property owners were thoroughly discussed as well.

Subsequently, based upon a review of the application, the proposed location of the project and due to the nature of the surrounding land, the Town of Tyre Planning Board has determined that the proposed project **WILL NOT** result in any significant environmental impacts. **Therefore**, the Town of Tyre Planning Board on November 22, 2011 hereby issues a **Negative Declaration** in regards to the NYS SEQRA process. Motion made by David Kain seconded by Neil Worden. **In Favor:** Robert Seem, Ronald McGreevy, David Kain, Neil Worden. **Opposed:** None. **Motion Carried.**

Furthermore, on a motion of Neil Worden seconded by David Kain, the Town of Tyre Planning Board resolves to **GRANT** a Special Permit to D.C. Rauscher, Inc. to establish a Storage Facility at Tax Map # 15-1-20.111 **with the following conditions:**

- 1) Town of Tyre Zoning Permit is to be issued **ONLY AFTER:**
 - a) Completion of the berm as previously described as a condition in Town of Tyre Zoning Permit #06-15SP issued 8/31/06.
 - b) Town of Tyre Planning Board approval of an on-site lighting plan.
- 2) A minimum 50 ft. wooded buffer zone is to be maintained at the Northern end of the lot between the proposed Storage Facility and the adjacent property.
- 3) The proposed containers and gate as shown on the site plan provided are the **ONLY** on-site structures approved in this permit.

In Favor: Robert Seem, Ronald McGreevy, David Kain, Neil Worden. **Opposed:** None. **Motion Carried.**

Board members very briefly reviewed the Sept./Oct. 2011 issue of *Talk of the Towns & Topics* magazine as well as the 10/11 Town of Romulus and Draft Seneca County *Agriculture and Farmland Protection Plan(s)*.

Secretary McGreevy noted that the term of office for Tyre Planning Board member Larry Kesel is due to expire on 12/31/11. The new term of office for that position would be 1/1/12 – 12/31/14. It was further noted that the term of office for Tyre ZBA member Eileen Franco is also due to expire on 12/31/11. A new term of office for that position would be 1/1/12 – 12/31/16. Planning Board members unanimously recommended re-appointment of these individuals to their respective positions and further directed Secretary McGreevy to forward word of this action to the Tyre Town Board at their December meeting.

Old Business: None

Zoning Code Officer Report:

Code Enforcement Officer McGreevy reported that since the Planning Board meeting of September 27, 2011, the following Town of Tyre Zoning Permits have been issued: **#11-25** to Scott Youngs, 1329 Black Brook Rd., Seneca Falls, to ***Build an Addition to an Existing Shed*** and **#11-26** to Daniel M. Schwartz, 1070 NYS Route 414, Waterloo, to ***Build a Pole Barn***.

On a motion of David Kain seconded by Neil Worden, the meeting was adjourned at 8:50 PM.

Next Meeting Scheduled For December 27th, 2011

@ Tyre Town Highway Building 7:00 PM

-Please Contact The Secretary If You Are Unable To Attend-

Respectfully submitted,

Ronald F. McGreevy

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Planning Board Secretary