

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: **December 27, 2011** Tyre Town Highway Building

Members In Attendance: Robert Seem, Alan Smith, Ronald McGreevy, Larry Kesel

Members Called: David Kain, Neil Worden

CPC Meeting: **CANCELLED**

The regular monthly Town of Tyre Planning Board meeting was called to order at 7:30 PM by Chairman Robert Seem.

The minutes of the meeting held on November 22, 2011 were approved as written on a motion of Alan Smith seconded by Robert Seem.

New Business:

Board members very briefly reviewed the Nov./Dec. 2011 issue of *Talk of the Towns & Topics* magazine as well as the Fall 2011 issues of *Rural Futures* magazine and the NYPF's *Planning News*.

Planning Board member Larry Kesel reported on the current status of the Tyre website and also provided a training completion update for individuals currently serving on the town Planning Board and Zoning Board of Appeals.

Board members reviewed the Area Variance request of Larry and Lillian Mills. The applicants are proposing to subdivide a lot at 1703 State Route 318, Waterloo, NY 13165 (10.80 acres), Tax Map #12-1-34. The proposed subdivision would create two (2) lots, the smaller of which (approx. 1.3 acres) would be nonconforming, with road frontage of 115 ft. This proposal is contrary to Town of Tyre Zoning Law, Article III, Section 3.302, in which *Minimum Frontage* required is 150 ft. in all Town of Tyre Zoning Districts. The application, letter and site map provided by the applicants were thoroughly reviewed and discussed. Also noted was the 12/8/11 review and subsequent recommendation of denial by the Seneca County Planning Department.

Concluding a thorough review and discussion of the material provided, Larry Kesel moved and Alan Smith seconded the adoption of the following resolution:

Whereas the proposed lot to be subdivided from the property owned by Larry and Lillian Mills at 1703 State Route 318, Waterloo, NY is nonconforming due to a proposed 115 ft. road frontage rather than the 150 ft. minimum required by Town of Tyre Zoning Law, and

Whereas the granting of the Variance would create an undesirable change in the character of the properties along State Route 318 by allowing a road frontage less than the standard established in the Town of Tyre Zoning Law, and

Whereas the nonconforming nature of this subdivision was self-created because adequate frontage is available to the parent lot to create a conforming lot, and

Whereas there are other options available to the Mills to either bring the subdivided lot into conformity or to achieve their stated goal of preventing the construction of large structures on the subdivided lot, and

Whereas the Genesee/Finger Lakes Regional Planning Council's Route 96 and 318 Corridor Management Plan recommends that lot frontage in this corridor be no less than 150'-175', and

Therefore be it resolved that the Town of Tyre Planning Board recommends denial of this request by the appellants.

In Favor: Robert Seem, Alan Smith, Larry Kesel. **Opposed:** None. **Abstained:** Ronald McGreevy. **Motion carried.**

Planning Board Chairman Seem will present the aforementioned resolution/recommendation to the Tyre Zoning Board of Appeals at their 12/28/11 Public Hearing regarding this matter.

Old Business:

Board members reviewed revised material dated 12/5/11 as provided by Joseph Guardino, Facilities Manager for D.C. Rauscher, Inc. regarding the proposed Storage Facility at 1592 State Route 414, Waterloo. An updated lighting plan as well as a change in the proposed hours of operation was noted.

Zoning Code Officer Report:

Code Enforcement Officer McGreevy reported that the flood plain issues on the Hurst farm at 2114 West Tyre Rd. appear to have been resolved. The Special Flood Hazard Area (SFHA) designation has been removed from the existing dairy barns along with the immediately adjacent land which has comparable elevation. Removal of the SFHA designation provides relief from strict NYS DEC building requirements for any future construction and will also eliminate the need for the purchase of costly flood insurance.

CEO McGreevy also reported that since the Planning Board meeting of November 22, 2011 no new Town of Tyre Zoning Permits have been issued.

On a motion of Larry Kesel seconded by Alan Smith, the meeting was adjourned at 8:30 PM.

Next Meeting Scheduled For January 24th, 2012
@ Tyre Town Highway Building 7:00 PM
-Please Contact The Secretary If You Are Unable To Attend-

Respectfully submitted,

Ronald F. McGreevy

Ronald F. McGreevy

Planning Board Secretary