

Town of Tyre

Planning Board

Chair: Robert C. Seem
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Secretary: Ronald F. McGreevy
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Minutes Of The Meeting Held:

June 28, 2012

Tyre Band Hall Building

(rescheduled from the regular meeting date of 6/26/12)

Members In Attendance: Robert Seem, Alan Smith, Ronald McGreevy, David Kain, Larry Kesel, Deborah Geary

Members Absent With Notice: Neil Worden

Guests: Comprehensive Plan Committee Member Marjorie Fahrenholz

Comprehensive Plan Committee Meeting:

Town of Tyre Planning Board Chairman Robert Seem called the meeting to order at 7:00 PM.

Members continued review and discussion of the Comprehensive Plan draft material including the previously assigned section edits. It was further agreed that an additional review of the survey comments would be beneficial.

Members also very briefly reviewed and discussed the *Montezuma National Wildlife Refuge Draft Comprehensive Plan and Environmental Assessment May 2012* document.

The meeting was adjourned at 7:30 PM.

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 May 22nd, 2012 were approved as written on a motion of Alan Smith seconded by Larry Kesel.

New Business:

Board members briefly reviewed the May/June 2012 *Talk of the Towns & Topics* magazine as well as the 2nd Quarter 2012 issue of *Rural Water* magazine.

Board member Larry Kesel provided his monthly report on the status of the Tyre website. It was also noted that through his efforts, Tyre is currently in compliance with NYS Real Property Tax Law Section 1590(1). This recently enacted NYS law requires that a link to local assessment information be provided on a municipality's home page.

A training update for the year 2012 was also provided.

Members noted that the Tyre Town Board on 6/21/12 adopted "Local Law #1 of 2012 Establishing a Moratorium on Kennels in the Town of Tyre". This moratorium will be in effect for the period of one (1) year. It was further noted that all of the individuals attending the Public Hearing that evening spoke in favor of the moratorium.

NYS Ag & Markets brief response to Planning Board Chairman Seem's request to evaluate the draft *Commercial Kennels/Pet Breeders* amendment to the Tyre Zoning Law was also noted.

Members noted that the Tyre Town Board on 6/21/12 resolved to sign the MOU (Memorandum of Understanding) with Seneca County in regards to certain planning and zoning actions which are listed as exempt from review.

Old Business:

Members noted that the Tyre Zoning Board of Appeals on 5/31/12 granted the Area Variance request of Stephen and Sharon Lawrence proposing to subdivide a parcel of land at Tax Map #13-1-16.1.

Zoning Code Enforcement Officer Report:

Zoning Code Enforcement Officer McGreevy reported on a meeting with Tyre Town Attorney Charles Shaffer and Seneca County Code Enforcement officials regarding a review of the *Federal Middle Class Tax Relief and Job Creation Act of 2012 "Wireless Facilities Deployment"* legislation as related to a Verizon Wireless proposed antenna co-location at the 1016 Gravel Rd. tower site in the Town of Tyre. Subsequent review has determined that this new legislation does indeed usurp local zoning regulation in this particular case. The signed and sealed engineered drawings and plans provided show "no substantial change in the physical dimensions of the tower or base station" as required by the new law, therefore this project is not subject to Town of Tyre Zoning Special Permit review. A letter confirming this determination was drafted and subsequently sent to Verizon Wireless representative Lisa Mass-Vangellow on 6/7/12.

ZCEO McGreevy reported that since the Planning Board meeting of May 22nd, 2012 the following Town of Tyre Zoning Permits have been issued: #12-10 to John E. Lanphear, Jr., 409 Pucker Rd., Waterloo, to **Construct a Camp Building**; #12-11V to Stephen and Sharon Lawrence, 2537 Durling Rd., Seneca Falls, to **Subdivide a Parcel of Land @ Tax Map #13-1-16.1**; #12-12 to Enos W. Schwartz, 534 Pucker Rd., Waterloo, to **Build a Pole Structure**; #12-13 to Philip A. Hurst, 2114 W. Tyre Rd., Seneca Falls, to **Build a Concrete Feed Bunker**; #12-14 to Magee Country Diner, 1303 NYS Route 414, Waterloo, to **Build 2 Additions**; #12-15 to Jarrod A. & Jaime L. DeWall, 1020 Black Brook Rd., Seneca Falls, to **Build a Shed w/ a Lean-To** and #12-16 to Dennis J. & Heather Higby, 2176 Worden Rd., Seneca Falls, to **Build a Screened-In Porch**.

On a motion of David Kain seconded by Deborah Geary, the meeting was adjourned at 8:12 PM.

Next Meeting Scheduled For July 24th, 2012

@ Tyre Band Hall 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