

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

**Minutes Of The Meeting Held:** **September 25, 2012** **Tyre Band Hall Building**

**Members In Attendance:** Robert Seem, Ronald McGreevy, David Kain, Larry Kesel, Neil Worden, Deborah Geary

**Members Absent With Notice:** Alan Smith (excused)

**Guests:** Comprehensive Plan Committee Member Marjorie Fahrenholz, James Rogers (Tyre Town Councilman) Kay Strong (Tyre Resident), Patricia Mahoney (Tyre Resident), George Allhusen James J. Macfarlane (V.P. Minard Run Oil Company), Marcia Stewart (MROC), Dale Kisner (MROC)

### CPC Meeting:

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

Members reviewed and discussed the latest Comprehensive Plan draft. Planning Board Chairman Seem requested that members continue to consider any further additions or corrections and also to look for any possible redundancies in this draft. Map placement for individual sections was noted as yet to be determined.

Members noted that the Montezuma National Wildlife Refuge recently received a 2.3 million dollar grant to acquire additional land. The Town of Tyre received a total of \$7,471.00 this year from the federal government in lieu of property taxes on over 6,500 acres of land (nearly one third of the total land area of the town). This amount has steadily declined in recent years. Members unanimously agreed that this is a rapidly growing concern which truly needs to be addressed.

Members discussed and approved an accelerated CPC meeting schedule for the remainder of 2012. 10/9 and 10/23 meetings will be held in the Band Hall Building with the 11/13, 11/27, 12/4 and 12/18 meetings being held in the Town Highway Dept. Office. All CPC meetings will have a 7:00 PM start time. Planning Board member Larry Kesel agreed to post this schedule on the Tyre website.

The meeting was adjourned at 7:30 PM.

The **PUBLIC HEARING** to review the Special Permit Application of Minard Run Oil Company, P.O. Box 18, 609 South Ave., Bradford, PA 16701 was opened at 7:30 PM by Tyre Planning Board Chairman Robert Seem. The applicant is proposing to establish a motor vehicle repair shop/operations center at 2100 NYS Route 318, Seneca Falls, Town of Tyre, Tax Map #15-1-12.2 (5.0 acres). The facility at this location would manage and maintain the company's local gas wells and associated production equipment including maintenance and repair of their pickup trucks and 4-wheelers, storage and basic repair space for well head production parts and would also contain an office. Under Town of Tyre Zoning Law, Article III, Section 3.301, a **Motor Vehicle Repair Shop** requires a Special Permit in the Agricultural District. It was further noted that this facility is currently being operated as B&W Power Sports with Town of Tyre Zoning Permit #08-1SP being issued 1/22/08 **specifically** for the *Sales, Service & NYS Inspection of Motorcycles, Snowmobiles, ATV's and similar equipment*. Operation of this current business would cease upon conveyance of the property from the current owners James H. White and Michael R. Bishop to Minard Run Oil Company. MROC states that it intends to continue the current commercial type use of these premises with little change.

Chairman Seem read the official Notice of Public Hearing and subsequently noted the Seneca County Planning Department review of 9/13/12 which resolved "...to recommend that the request of Minard Run Oil Company for a Special Use Permit be approved and 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 existing structures and current parking area as shown on the site map provided.

MROC Vice President James Macfarlane proceeded to give a brief overview of the proposed project and responded to questions regarding concerns such as truck parking, on-site pipe and parts storage, fencing, lighting, hours of operation, etc. Mr. Macfarlane stated that there would be very few vehicles located on-site at one time and that the majority of production parts would be stored inside the main building while noting the possibility of temporary pipe storage. Potential security fencing and visual barriers were discussed if deemed necessary in the future. Size, description and location of the proposed signage was also reviewed. Mr. Macfarlane reiterated that MROC intends to continue the current commercial type use of these premises with little change, using only the currently developed one acre portion of the lot for the immediate future. It was subsequently stated that the remaining four acres would continue to be rented for farming purposes.

On a motion of Ronald McGreevy seconded by David Kain the Public Hearing was closed at 7:54 PM.

The regular monthly Town of Tyre Planning Board meeting was called to order at 7:54 PM by Chairman Robert Seem.

On a motion of Chairman Seem it was unanimously agreed to suspend the regular monthly business to first address the Special Permit Application of MROC.

Planning Board members again reviewed and discussed the Special Permit application of Minard Run Oil Company with the aforementioned recommendation of the Seneca County Planning Department being duly noted and carefully considered. Potential impacts on the community and adjacent property owners were also thoroughly discussed.

**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 September 25, 2012 hereby issues a **Negative Declaration** in regards to the NYS SEQRA process. Motion made by Larry Kesel seconded by Neil Worden. **In Favor:** Robert Seem, Ronald McGreevy, David Kain, Larry Kesel, Neil Worden, Deborah Geary. **Opposed:** None. **Motion Carried.**

**Furthermore**, on a motion of Ronald McGreevy seconded by David Kain, the Town of Tyre Planning Board resolves to **GRANT** a Special Permit to Minard Run Oil Company to establish a Vehicle Repair Shop/Operations Center at 2100 NYS Route 318, Tax Map #15-1-12.2 **In Favor:** Robert Seem, Ronald McGreevy, David Kain, Larry Kesel, Neil Worden, Deborah Geary. **Opposed:** None. **Motion Carried.**

The minutes of the Tyre Planning Board meeting held on August 28, 2012 were approved as written on a motion of Larry Kesel seconded by Neil Worden.

### **New Business:**

Board members very briefly reviewed the Genesee Transportation Council 2013-2014 Unified Planning Work Program (UPWP) CALL FOR PROJECTS. The G/FLRPC Fall 2012 Regional Review newsletter was also very briefly reviewed.

Board member Larry Kesel provided his monthly report on the status of the Tyre website. A training update for the year 2012 was provided as well. Also noted was the 9/17/12 Land Use Training Workshop held at the Seneca County office building. Workshop attendees included Tyre Planning Board members Seem, Worden, Kesel and McGreevy. Members were also made aware of the upcoming G/FLRPC Regional Local Government Workshop to be held 11/16/12 in Batavia.

**Old Business: None**

### **Zoning Code Enforcement Officer Report:**

ZCEO McGreevy reported that since the Planning Board meeting of August 28, 2012, the following Town of Tyre Zoning Permits have been issued: **#12-23** to Elvin H. Musser, 445 Lamb Rd., Seneca Falls, to **Build a Calf Barn** and **#12-24** to Gary C. Bush, 1188 NYS Route 89, Waterloo, to **Build a Pavilion**.

On a motion of Deborah Geary seconded by Larry Kesel, the meeting was adjourned at 8:29 PM.

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**Next Regular Meeting Scheduled For**

**October 23<sup>rd</sup>, 2012**

**@ Tyre Band Hall 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