



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: Larry Kesel

1234 Middle Black Brook Rd.

Seneca Falls, NY 13148-9752

Phone: 315-568-5330

Minutes of the meeting held: **MARCH 25, 2014** Magee Fire Hall Members

in Attendance: Robert Seem, Alan Smith, Larry Kesel, Deborah Geary,
Kenneth Hauenstein, David Kain, Neil Worden.

Absent with notice: 0

Absent without notice: 0

Guests: Robert R. Tyson, Esq. Bond, Schoeneck & King,
Sharon T. Lilla, Barton & Loguidice,
Peter G. Vars, P.E., Bruce G. Boncke P.E.,
Michael A. Simon, BME Associates

The Planning Board meeting was called to order at 7:30 P.M. by Chairman Seem.

Chairman Seem opened the SEQR Documentation & Engineers Report review requesting questions from the public of which there were none.

Bruce Boncke, P.E. opened the BME Associates presentation of the SEQR Documentation & Engineers Report by introducing Peter G. Vars, P.E. to the Planning Board. He then reviewed the SEQR activity and the detailed drawings related to the proposed Wilmot Casino & Resort covering the Development Plan, Utility Plan, Grading Plan, Landscape Plan, Lighting Plan and Existing Conditions. Every question from Planning Board members was addressed and answered by Bruce with the assistance of BME Associates Mike Simon.

(The Engineering Workshop discussion, directly after Whitetail 414, LLC Resolution.)

RESOLUTION OF THE PLANNING BOARD FOR THE TOWN OF TYRE TO HOLD A SPECIAL MEETING ON APRIL 15, 2014 TO CONSIDER THE PLANNED UNIT DEVELOPMENT DISTRICT APPLICATION AND DEVELOPMENT PLAN OF WHITETAIL 414, LLC

March 25, 2014

WHEREAS, on March 20, 2014, the Town Board for the Town of Tyre received an application for the creation of a Planned Unit Development district in the Town of Tyre (the "PUD District Application") and a Development Plan submitted by Whitetail 414, LLC (the "Applicant") pursuant to 2A.203 of Article II.A of the Town's Zoning Law; and

WHEREAS, pursuant section 2A.203(D) of Article II.A of the Town's Zoning Law, on March 20, 2014, the Town Board referred the PUD District Application and Development Plan to the Town of Tyre Planning Board ("Planning Board") for review and recommendation regarding the proposed PUD district, such review and recommendation to be complete within thirty (30) days of referral by the Town Board; and

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The Planning Board hereby determines to hold a special meeting on April 15, 2014 at 7:30 PM at the Magee Volunteer Fire Department Building, 1807 NYS Route 318, Seneca Falls, NY 13148, in the Town of Tyre, for the purpose of considering the PUD District Application and Development Plan referred by the Town Board for recommendation using the following factors set forth in section 2A.203(D)(1) of Article II.A of the Town's Zoning Law:

- (a) Whether the proposal meets the Town zoning and planning goals for the area in question;
- (b) Whether the proposal meets the intent and objectives of this Article;
- (c) Whether the proposal is conceptually sound and conforms to accepted design principles for any proposed functional roadway, wastewater treatment and disposal, pedestrian system, land use and configuration, open space system, and drainage system; and
- (d) Whether there are adequate services and utilities available and/or proposed to be made available for the Development Plan.

2. The Planning Board hereby directs the Chairman of the Planning Board to arrange for the publication of a public notice of the April 15, 2014 special meeting in the Finger Lakes Times and to place a notice of the special meeting on the Town's website.

The adoption of the foregoing Resolution was moved by Larry Kesel, and seconded by Alan Smith, and duly put to vote, which resulted as follows.

	Yea	Nay	Abstain	Absent
Robert C. Seem	[x]	[]	[]	[]
Alan Smith	[x]	[]	[]	[]
Larry Kesel	[x]	[]	[]	[]
Deborah J. Geary	[x]	[]	[]	[]
Kenneth L. Hauenstein	[x]	[]	[]	[]
David Kain	[x]	[]	[]	[]
Neil Worden	[x]	[]	[]	[]

The Resolution was thereupon duly adopted.

March 25, 2014

Planning Board / Engineering Workshop discussion and results.

The Planning Board then discussed the need for an Engineering workshop review meeting with our Engineers Barton & Loguidice to be held prior to April 15, 2014. Sharon T. Lilla indicated that B&L had already started their Engineering review. The Planning board members and Sharon agreed to schedule the Engineering workshop meeting for Tuesday, April 8, 2014 at the Magee firehouse Hall beginning at 7:00 P.M. Public Notice will be posted in the finger Lakes times and the Town website.

Chairman Seem called the regular monthly meeting of the Planning Board to order at 8:30 P.M.

The February 18, 2014 meeting minutes were presented for approval as written. David Kain took exception that his vote on the PUD Resolution was recorded as Abstain and the votes of Neil Worden and Kenneth Hauenstein were recorded as Yea which were all changed. Secretary Kesel pointed out that this was the results of the PUD Resolution vote by these three members at the February 18, 2014 Planning Board meeting. It was further pointed out by Legal Counsel Tyson, ESQ. that the minutes of February 18, 2014 must reflect results of the vote taken at that meeting and must remain as published.

Chairman Seem directed these minutes from this March 25, 2014 Planning Board meeting should reflect the fact that David Kain changed his vote from Abstain to Nay, Neil Worden changed his vote from Yea to Nay and Kenneth Hauenstein changed his vote from Yea to Nay at the February 20, 2014 Tyre Town Board meeting held two days later than the February 18, 2014 Planning Board meeting. All three of these changes were documented and already included in the February 20, 2014 Town Board minutes.

Minutes of the February 18, 2014 Planning Board meeting.

Motion: Alan Smith - Second: Deborah Geary.

ZCEO David Page Town of Tyre Zoning Permit activity.

Permit #	Issued	Owner	Description of Work
14/01	02/21/14	Mary True	Build an addition

CORRESPONDENCE:

No new correspondence received since last meeting.

PLANNING . TRAINING . WEBSITE:

Overview presented to Town Board March 20, 2014.

OLD BUSINESS:

- Dog Kennel Law . Kennel Permit.
Legislation has been signed by Governor Cuomo. Prepare to discuss this issue at our April 22, 2014 regular meeting.
- The Town of Tyre Comprehensive Plan minor changes to the draft black & white copy has been completed.

NEW BUSINESS:

The full color 2014 Comprehensive Plan magazine is in queue at Wilson Press.

Extremely busy month of April now scheduled. The Website and google calendar have been updated for your reference. Please make certain you prepare for each meeting in advance and double check start times. All meetings at the Magee Fire Department Hall and in fact all Town of Tyre meetings are scheduled until further notice at the Magee Fire Department Hall.

ADJOURN:

Time: 8:50 P.M.

Motion: Kenneth Hauenstein

Second: Deborah Geary

Larry

INFORMATION NOTE: WEBSITE & NEWSPAPER PUBLIC NOTICES FOLLOW :

PLANNING BOARD

TOWN BOARD

ZONING BOARD OF APPEALS

PUBLIC NOTICE

NOTICES OF WORK SESSION MEETING AND SPECIAL MEETING

REGARDING MEETINGS OF TYRE PLANNING BOARD

PLEASE TAKE NOTICE, the **Planning Board** for the Town of Tyre will hold a work session meeting at **7:00 PM on April 8, 2014**, for the purpose of reviewing the Planned Unit Development District Application and proposed Development Plan submitted by Whitetail 414, LLC to the Town Board pursuant to Article II.A of the Town's Zoning Law, and will hold a special meeting at **7:30 PM on April 15, 2014**, both meetings to occur at the Magee Volunteer Fire Department Building, 1807 NYS Route 318, Seneca Falls, NY 13148, in the Town of Tyre. Until further notice, all future meetings of the Tyre Planning Board will be held at the Magee Volunteer Fire Department Building, 1807 NYS Route 318, Seneca Falls, NY 13148, in the Town of Tyre.

By Order of the Tyre Planning Board
Robert C. Seem, Chairman of the Tyre Planning Board

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Tyre **Town Board** at the Magee Volunteer Fire Department Building, 1807 NYS Route 318, Seneca Falls New York, 13418, in the Town of Tyre, on the **17th day of April, 2014 at 7:30 p.m.** for the purpose of hearing public comments on the adoption of a proposed local law establishing a date for the 2014 meeting of the board of assessment review to hear complaints in relation to assessments.

The Town Board invites written comments to be submitted by sending the comments to the Town Clerk's office at 636 Sutterby Road, Seneca Falls, NY, 13148. A copy of the proposed local law is available for public review at the Town Clerk's office at 636 Sutterby Road, Seneca Falls, NY, 13148 during normal business hours and on the Town's website at www.tyrenv.com. Click on town board, main navigation bar, and under Local Laws & Ordinances click on Proposed Local Law No.2 of the year 2014.

At such hearing, persons may be heard on the Proposed Local Law at the above time and date.

By order of: Tyre Town Board
Elizabeth Sutterby, Town Clerk

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING AND TOWN BOARD MEETING

REGARDING PROPOSED PUD DISTRICT APPLICATION AND DEVELOPMENT PLAN

PLEASE TAKE NOTICE, a public hearing will be held by the Tyre **Town Board** at the Magee Volunteer Fire Department Building, 1807 NYS Route 318, Seneca Falls, NY 13148, in the Town of Tyre, **on April 17, 2014 at 7:45 PM (or immediately following another public hearing to be held by the Town Board at 7:30 PM)** for the purpose of hearing public comments on the Planned Unit Development (PUD) District Application and proposed Development Plan submitted by Whitetail 414, LLC to the Town Board pursuant to Article II.A of the Town's Zoning Law, Planned Unit Development. The Town Board invites written comments to be submitted regarding the PUD District Application and the proposed Development Plan as part of the record by sending the comments to the Town Clerk's Office at 636 Sutterby Rd., Seneca Falls, NY 13148 and

invites submission of written comments at the public hearing. Those wishing to speak on the subject should attend the public hearing.

A copy of the PUD District Application and proposed Development Plan are available for public review at the Town of Tyre Town Clerk's Office at 636 Sutterby Rd., Seneca Falls, NY 13148 and at the Seneca Falls Public Library during normal business hours.

The regularly scheduled **April 17, 2014** monthly meeting of the **Tyre Town Board** will be held immediately following the public hearing scheduled at **7:45 PM**.

Until further notice, all future meetings of the Tyre Town Board will be held at the Magee Volunteer Fire Department Building, 1807 NYS Route 318, Seneca Falls, NY 13148, in the Town of Tyre.

By Order of the Tyre Town Board
Ronald F. McGreevy, Town Supervisor

PUBLIC NOTICE

NOTICE OF MEETING

REGARDING MEETING OF TYRE ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE, the **Zoning Board of Appeals** for the Town of Tyre will hold a meeting at **7:00 PM on April 22, 2014** at the Magee Volunteer Fire Department Building, 1807 NYS Route 318, Seneca Falls, NY 13148, in the Town of Tyre.

By Order of the Tyre Zoning Board of Appeals
Richard Damaske, Chairman of the Tyre Zoning Board of Appeals

PLANNING BOARD

REGULAR APRIL MEETING SCHEDULED 7:30 P.M. IMMEDIATELY FOLLOWING THE ZBA MEETING WHICH IS SCHEDULED FOR 7:00 P.M.