

TYRE PLANNING BOARD

Chair: Robert C. Seem
2445 Traver Rd.
315-568-5637

Vice Chair: Alan Smith
2613 Durling Rd.
315-567-5422

Minutes of meeting held: December 22, 2015 – Tyre Highway Dept. Office.

Members in attendance: Bob Seem, Al Smith, Ken Hauenstein, Karen Thomson,
Hank Bickel, Larry Kesel.

Absent (excused) Deborah Geary

Guests: Tom Blair-Cheney & Blair, Adam Cummings, Keith Ewald
Barton & Loguidice, Christian Brunelle- Byrne Dairy.
David Page Tyre Code Enforcement Office.
James Rogers Tyre Town Councilman.

Meeting was called to order by Chairman Seem at 7:39 P.M.

Public comment period:
No Public comments.

Planning Board minutes from the November 17, 2015 and November 24, 2015
were approved as written.

Code Enforcement Officer:
David Page reported no new permits issued since last report.

Chairman Seem reviewed correspondence from the November/December issue of
Towns & Topics magazine.

Planning / Training / Website:

Planning:

Our Planning Board members have experienced the most demanding preparation and participation year in the Town of Tyre's entire history of Planning Board activity. Chairman Seem thanked every member for their efforts during 2015.

Training:

Individual copies of documented Certificates indicating fulfillment that required training hours were achieved during 2015 as mandated by New York State Town Law Sections 267 & 271 were presented to the Town Board and submitted the Town Clerk. This submittal represents all seven Planning Board members and four of the five Zoning Board of Appeals members. One ZBA member delinquent.

Website:

The Town of Tyre website remains a very good source of information. Hundreds or possibly thousands of pages of documentation are available for our residents and others to review or print.

Old business:

The approved Pine View Circle Site Plan Application and Preliminary Plat Layout Resolutions dated November 24, 2015 were distributed.

Christian Brunelle representing Sonbryne Sales, Inc. (Byrne Dairy) reviewed the Site Plan application to construct and operate a Retail Store and fueling Facility located at the southwest corner of Route 318 & Route 414 on approximately 6.2 acres. The site plan application was reviewed and approved by the Seneca County Planning Board on December 10, 2015. Identical individual Site Plan applications were hand delivered to CEO David Page and each member of the Tyre Planning Board on December 11, 2015.

Code Enforcement Officer David Page will document and issue a summary identifying any variance requests upon his final site plan review.

Following evaluation discussions from Tom Blair, ESQ and Adam Cummings PE Chairman Seem requested motion for resolution that the application is complete.

Resolution: Sonbyrne Sales, Inc. Site Plan application for the proposed project at 1441 State Route 414, Waterloo, NY 13165 is deemed to be complete.

Motion: Henry Bickel

Second: Karen Thomson

| Roll call vote: | Aye | Nay | Absent |
|--------------------|-----|-----|--------|
| Henry Bickel | X | | |
| Deborah Geary | | | X |
| Kenneth Hauenstein | X | | |
| Lawrence Kesel | X | | |
| Alan Smith | X | | |
| Karen Thomson | X | | |
| Robert Seem | X | | |
| Carried | 6 | | 1 |

Declaration: Planning Board Lead Agency for SEQRA

Motion: Larry Kesel

Second: Alan Smith

| Roll call vote: | Aye | Nay | Absent |
|--------------------|-----|-----|--------|
| Henry Bickel | X | | |
| Deborah Geary | | | X |
| Kenneth Hauenstein | X | | |
| Lawrence Kesel | X | | |
| Alan Smith | X | | |
| Karen Thomson | X | | |
| Robert Seem | X | | |
| Carried | 6 | | 1 |

New Business:

Planning Board & Zoning Board of appeals FEES.

Chairman Seem reported Supervisor McGreevy requested the Planning Board to provide recommendations for various application fees to be charge by the town for planning and zoning appeal applications. Discussion ensued and comparison of fee structures for various town in the area were considered. The following fees tables were developed:

Planning Board

*Applications related to agri-business, or agricultural uses shall use fees listed for residential.

| | |
|---|--------------------------|
| Preliminary Subdivision Plat (minor subdivisions) | \$ 50.00 |
| Preliminary Subdivision Plat (major subdivisions) | \$250.00 |
| Final Subdivision Plat (all subdivisions) | \$ 50.00 (may be waived) |
| Site Plan (per acre) | \$ 25.00 (per acre) |
| Public Hearing (each hearing) | \$ 75.00 (each hearing) |
| Special Use Permit (residential) | \$ 75.00 |
| Special Use Permit (commercial/industrial) | \$150.00 |
| Re-approve final plans (no changes) | \$ 50.00 |
| Re-approve final plans (with changes) | \$100.00 |

**Consulting fees, engineering fees, inspection expenses, bad check charges, fees incurred for state environmental quality review will be paid in accordance with Local Law No. 4 of 2014.

Zoning Board

*Applications related to agri-business, or agricultural uses shall use fees listed for residential.

| | |
|---|-----------|
| Area Variance Application (residential) | \$ 25.00 |
| Area Variance Application (commercial/industrial) | \$100.00 |
| Use Variance Application (residential) | \$ 75.00 |
| Use Variance Application (commercial/industrial) | \$ 200.00 |

**Consulting fees, engineering fees, inspection expenses, bad check charges, fees incurred for state environmental quality review will be paid in accordance with Local Law No. 4 of 2014.

Chairman Seem requested a motion to recommend the above fees to the Town Board.

Moved: Ken Hauenstein

Second: Karen Thomson

Approved unanimously.

2016 Organizational meeting

Next meeting scheduled JANUARY 12, 2016 HIGHWAY DEPARTMENT OFFICE.

ADJOURN 10:40 P.M.

Motion: Hank Bickel

Second: Ken Hauenstein