



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: Lawrence J. Kesel

1234 Middle Black Brook Rd.

Seneca Falls, NY 13148-9752

Phone: 315-568-5330

Minutes of the meeting held: **May 24, 2016** TYRE TOWN HALL

Members in Attendance: Robert Seem, Alan Smith, Deborah Geary, Henry Bickel,
Kenneth Hauenstein, Karen Thomson, Lawrence Kesel.

Absent with notice: 0

Absent without notice: 0

Town Officials: CEO David Page,
Town Councilmen, James Rogers, Thomas Thomson.
Adam Cummings P.E., Barton & Loguidice.
Tom Blair ESQ, Cheney & Blair

Guests: Tom Fromberger & Kevin McIntee MRB Group.
Scott DiGiacomo, Finger Lakes Chrysler, Dodge, Jeep, Ram
Brian Bouchard P.E., CHA Consulting.

MAY 24, 2016 PLANNING BOARD MEETING:

Brought to order by Chairman Seem at 7:30 P.M.

Quorum is present, All seven (7) Planning Board Members.

PUBLIC COMMENT PERIOD:

Tom Fromberger MRB Group, gave the board an updated overview Finger Lakes Chrysler, Dodge, Jeep, & Ram project.

Bryan Bouchard CHA Consulting gave the board an updated overview of the Dunkin' Donuts project. Additional parking spaces for trucks and expanded building footprint for possible offices, other potential businesses. No driveway discussion with NYSDOT as of today's date.

APRIL 26, 2016 PLANNING BOARD MINUTES:

Approve with corrections for misspelled word.

Motion: Alan Smith

Second: Karen Thomson

Approved: Unanimous

CEO DAVID PAGE MONTHLY LOG March 16 thru April 21, 2016

Permit #	Owner	Location	Description
15-22	del Lago Casino	Route 414	Build Casino & Resort
16-5	Fladd Sign Service	Route 414	Change two sign faces
16-6	Sonbyrne Sales, Inc.	1344 Route 414	Build store & fueling station
16-7	Paul Pickney	298 Rt. 20&5	Road side stand & Office
16-8	Morgan Foulkrod	733 E. Tyre Rd.	Dog Pen
16-9	Thomas Laribee	1062 M. Blk. Brk.	Install shed

CORRESPONDENCE:

Supervisor McGreevy provided copies of the 2017 Seneca County Directory which Chairman Seem distributed to the members.

PLANNING/TRAINING/WEBSITE:

Planning Board:

Activity remains very high.

Training:

No change

Website:

Town website information current, speaks for itself.

OLD BUSINESS:

MRB / Tom Fromberger - Finger Lakes Chrysler Dodge Jeep Ram:
Adam Cummings presented his Engineering review comments regarding Site Plan Application This discussion was immediately followed by Tom Blair, ESQ. Legal review comments and recommendations for same.
Immediately following these Site Plan discussions Chairman Seem presented the following completeness motion to the board:

Motion: Based on the level of completeness the amended application from the Finger Lakes Chrysler, Dodge, Jeep and Ram Dealership in its present form Deemed complete.

Move: Deborah Geary
Second: Karen Thomson
Voice Vote: Unanimous

Motion: Application referral Seneca County and Lead Agency assignment.

(a) Based on the level of completeness of the Site Plan Application by Finger Lakes Chrysler, Dodge, Jeep and Ram Dealership refer recommended application to the Seneca County Planning Board for GML 239 review.

(b) Name the Town of Tyre Planning Board as the Lead Agency SEQR review, Finger Lakes Chrysler, Dodge, Jeep and Ram Dealership.

Move: Henry Bickel
Second: Kenneth Hauenstein
Voice Vote: Unanimous

CHA / Bryan Bouchard – Dunkin’ Donuts.

Chairman Seem requested the following information be shared with Dunkin’ Donuts representatives. Although the property is not listed in any Historical Registry it represents local history as far back as the 1800’s regarding Dr. Thomas C, Magee and Magee’s Corners named after him. A Historical marker would be greatly appreciated identifying his local contributions during his lifetime from 1780 to 1860. Bryan will research.

ECC Technologies Broadband Feasibility update:

Chairman Seem announced that the Town Board passed a resolution to proceed and authorize payment to finance the Broadband Feasibility study in the Town of Tyre at their May monthly meeting. Good possibility we may see presentation from ECC Technologies at the June Planning Board meeting.

NEW BUSINESS:

Zoning Law Update:

Adam Cummings and Tom Blair gave an overview of the extreme importance of the proposed Zoning Law review and update. Recommended that to provide greater flexibility for agriculture, residential structure plus defining parameters for commercial uses must include a committee of representatives from the Town. Adam Cummings, Tom Blair, Bob Seem and Supervisor Ron McGreevy will present proposed size of this committee, candidates to the Town Board at their June meeting. The old antiquated Zoning Law must be updated, revised and brought up to the Twenty-First Century real world standards and expectations.

Chairman Seem announced that Henry Bickel was approved by the Seneca County Board of Supervisors to fill the empty seat on the Seneca County Planning Board vacated by Larry Kesel last year. The Town of Tyre has reinstated their representation on the County Planning Board. Hank will remain on the Town of Tyre Planning Board in addition to his new duties at the County.

MOTION TO ADJOURN:

Time: 8:55 P.M.
Moved: Deborah Geary
Second: Ken Hauenstein
Carried: Unanimous

Respectfully submitted,



Lawrence J. Kesel
Secretary, Planning Board

cc: Ron McGreevy
James Rogers
Thomas Thomson

**Next Planning Board meeting:
Tuesday, June 28, 2016 @ 7:30 PM
Tyre Town Hall Building, State Route 318**