



# PLANNING BOARD

**Chair:** Robert C. Seem      **Vice Chair:** Alan Smith      **Secretary:** Lawrence J. Kesel  
2445 Traver Rd.                      2613 Durling Rd.                      1234 Middle Black Brook Rd.  
Seneca Falls, NY 13148-9751      Seneca Falls, NY 13148-5422      Seneca Falls, NY 13148-9730  
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Minutes of the meeting held: **July 26, 2016** Tyre Municipal Building

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

Absent: with notice:              Deborah Geary

Town Officials:                      Code Enforcement Officer, David Page  
Town Councilman, James Rogers

Town Professionals              Tom Blair Esq. – Adam Cummings PE

Guests                                  Tom Fraunberger – MRB Group & Kevin  
McIntee Brian Bouchard – CHA Consulting.  
Catherine Strong, Cheryl Bonnell, George  
Allhuser

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## JULY 26, 2016 PLANNING BOARD MEETING:

Called to order by Chairman Seem at 7:32 P.M.

Quorum is present, Six (6) Planning Board members, one (1) member excused.

## PUBLIC COMMENT PERIOD:

FINGER LAKES CHRYSLER, DODGE, JEEP & RAM.

Tom Fromberger, MRB gave a brief update and overview of the Project. SEQR will continue under New Business.

Upon completion of FLCDJ&R Engineer update Chairman Seem requested public comments. No one responded to the public comment invitation by the Chair. Public Meeting closed at 7:45 P.M.

Motion: Karen Thomson

Second: Ken Hauenstein

Voice Vote: Unanimous

#### PLANNING BOARD MINUTES:

Approve June 28, 2016 minutes.

Motion: Karen Thomson

Second: Alan Smith

Approved: Unanimous

#### CEO DAVE PAGE MONTHLY LOG:

Permit	Owner	Location	Description
16-19	Pathway Homes	1529 Route 414	Build Sign

#### CORRESPONDANCE:

New York Planning Federation Planning News was discussed. Energy Panel Template for Town is available. Ken Hauenstein will forward contacts. Members of the Planning Board are reminded to keep solar power, etc., Town future investigation and applications.

#### OLD BUSINESS:

##### PINE VIEW CIRCLE:

Chairman Seem announced that the project was awarded funding by New York State. Recent procedure changes have warranted additional negotiations between Neighborhood Housing and NYS. Resolution target is early October this large application project. Tom Blair recommended that a member from the Planning Board assume the role and duties of a quality checker working with and assisting CEO David Page during pre - permitting conditions and post permitting conditions. Karen Thomson volunteered to step in and perform the duties of the position assisting our Code Enforcement Officer on the Pine View Project.

## FINGER LAKES CHRYSLER, DODGE, JEEP & RAM:

Overview and update was pretty much covered earlier this evening by Tom Fromberger during the public comment portion of tonight's agenda. Additional details most assuredly will be discussed during the SEQR FEAF review coming up during new business.

## DUNKIN' DONUTS:

Brian Bouchard indicated that all our Engineering concerns thus far had been addressed fully. Adam Cummings will finish review of these issues and coordinate. The Town is still concerned with potential changes from the DOT causing us to request an additional GML 239 review by the County.

After lengthy discussion with Engineering and Legal considering the time spent, following was proposed.

Application from Dunkin' Donuts Deemed Complete.

Motion: Alan Smith

Second: Kenneth Hauenstein

Voice vote: Unanimous

## ZONNING LAW ADVISORY COMMITTEE:

The initial kick-off meeting of the ZAC was held July 20, 2016. We have eight (8) members, still short one more to bring total to nine (9) voting members. We do have one more community member that has been invited to fill this vacancy.

The committee will be assisted by three Professional Advisors, Adam Cummings PE, Tom Blair Esq. and Mike Welti AICP. Members have received homework assignments. Project has been launched with a January 2017 target date.

## ECC BROADBAND STUDY:

The Town Board approved Broadband feasibility study has begun. Internally we are presently reviewing businesses within our Town to contact individual meetings providing a listing of questions, needs and issues within particular businesses. This information will then be turned over to ECC for further evaluation and recommendations. Two public forums are tentatively planned for September. This improved broadband service will service and be available to the entire town. Probably bring in high speed to the Town and the last couple miles or so to private residents with wireless capabilities.

## NEW BUSINESS:

FINGER LAKES CHRYSLER, DODGE, JEEP & RAM  
SEQR REVIEW Full Environmental Assessment Form

A considerable amount of time and effort was spent on our first pass of the FEAF Part 2 document. With the help of Tom Blair and Adam Cummings we discussed, questioned, challenged and reviewed the first 15 categories. Using the workbook pages we must make No or small impact may occur (not likely) and Moderate to large impact may occur. We must pursue the magnitude of the impact, discuss, research, if scoping is required (Environmental Impact Statement). We have homework assignment to prepare for our August 2, 2016 Public meeting closed at 10:05 P.M. SEQR – FEAF at that time along with the application. Reopen scheduled ahead, next **Public Meeting August 23, 2016 at 6:30 P.M. in the Municipal Building.**

ADJOURN: 10:10 P.M.:  
Motion: Ken Hauenstein  
Second Karen Thomson

Respectfully submitted,

*Larry*

Lawrence J. Kesel  
Planning Board Secretary