



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.

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Secretary: Lawrence J. Kesel

1234 Middle Black Brook Rd.

Seneca Falls, NY 13148-9752

Phone: 315-568-5330

Minutes of the meeting held: **September 27, 2016** Tyre Municipal Building

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

Absent with notice: Kenneth Hauenstein

Absent without notice: 0

Town Officials: Jim Rogers-Councilman,

Staff Consultants: Tom Blair ESQ, Adam Cummings PE

Guests: Jess Sodel - Passero Associates, Joe Bowes - INHS

Brian Bouchard - CHA Consulting.

George Allhusen, Kay Strong, Patsy Amidon, Ken Dickens, Marge
Fahrenheit, Pat Mahoney, Char Verky.

Tyre Town Planning Board monthly meeting called to order 6:34 PM by Chairman Seem.

Quorum Six (6) members are present, one (1) excused absence.

Public Comment Period:

No Public Comments

Old Business:

- Open Public Hearings for the final plat review for the subdivision of Ithaca Neighborhood Housing Services (INHS) for the Pine View Circle subdivision at 1828 NYS Route 318, Waterloo, NY 13165.
 - Moved: Henry Bickel
 - Second: Karen Thomson
 - Voice vote: Carried – Unanimous

- Final Plat review and conditions Pine View Circle subdivision:
 - Jess Sodel, Passero Associates presented the Planning Board with requests for an extension on the Special Use Permit and a documented fire damage rebuild extension.
 - Joe Bowes, Ithaca Neighborhood Housing Services update minor modifications and amendments.
 - Chairman Seem opened discussion to address public comments on Pine View Circle.
No Public comments
 - Close the Public Hearing:
 - Moved: Lawrence Kesel
 - Second: Alan Smith
 - Voice vote: Carried – Unanimous

- Planning Board Final Plat review Pine View Circle Subdivision:
 - Adam Cummings PE, Town Managing Engineer, Subdivision Plat Approval recommendation memo dated September 27, 2016 was reviewed.
 - Preliminary Subdivision Plan Town of Tyre checklist document completed.
 - Final Subdivision Plan Town of Tyre checklist document completed.
 - Thomas Blair, Esq., Town Special Council introduced a Resolution of the Planning Board of the Town of Tyre concerning the final Subdivision Plat of the proposed Pine View Circle Project Subdivision. Resolution was reviewed completely, minor corrections and changes, indicating that the Final Plat is consistent with the goals and requirements of the Town of Tyre.
 - Adopt Final Subdivision Plat of the proposed Pine View Circle Project Subdivision.
 - Moved: Lawrence Kesel
 - Second: Karen Thomson
 - Roll call vote: Carried - Unanimous

	Yea	Nay	Abstain	Absent
Alan Smith	x			
Deborah Geary	x			
Kenneth Hauenstein				x
Karen Thomson	x			
Henry Bickel	x			
Lawrence Kesel	x			
Robert Seem	x			

 - Final Plat Approved and Adopted this date.

- Planning Board First Amended Resolution Pine View Circle Special Use Permit Application.
 - Applicant proposed changes to occur in the original Special Permit Application.
 - Thomas Blair, Esq., Town Special Council introduced a First Amended Resolution of the Planning Board of the Town of Tyre regarding Ithaca Housing Services' Special Permit Application for the proposed Pine View Circle Project. Both proposed amended changes November 24, 2015 Resolution were identified and discussed thoroughly.
 - Approve First Amended Resolution referencing November 24, 2015 Resolution.
 - Moved: Karen Thomson
 - Second: Alan Smith
 - Roll call vote: Carried - Unanimous

	Yea	Nay	Abstain	Absent
Alan Smith	x			
Deborah Geary	x			
Kenneth Hauenstein				x
Karen Thomson	x			
Henry Bickel	x			
Lawrence Kesel	x			
Robert Seem	x			

 - First Amended Resolution approved this date.
 - Open Public Hearings on the State Environmental Quality Review (SEQR) of the JFJ Holdings Group, LLC for a proposed Dunkin' Donuts restaurant at the intersection of State Routes 318 and 414.
 - Moved: Alan Smith
 - Second: Deborah Geary
 - Voice vote: Carried – Unanimous
 - Brian Bouchard, PE – CHA Consulting reviewed his memo to the Planning Board dated September 23, 2016 on behalf of the applicant presenting an analysis to determine the feasibility of renovations to the existing structure, as recommended by the Planning Board, Town Engineer and SHPO letter dated 9/9/16. The SHPO involvement was a result of Storm water Pollution Prevention Plan request. In the interest of “good faith conversation” Brian Bouchard, Eric Wagner and the Planning Board spent approximately one hour and ten minutes discussing the impact and a path forward beneficial for both the client and the Town on the Dunkin' Donuts Project. The following documents were read into the record.
 - CHA letter dated September 23, 2016
 - SHPO memo dated May 18, 2016
 - SHPO memo dated June 09, 2016
 - SHPO memo dated September 09, 2016
 - Leon C. Jurgill, Jr. memo dated September 27, 2016
 - Walter J. Gable letter dated September 26, 2016
 - Robert C. Seem memo dated September 01, 2016
 - Copies of these documents are available at the Tyre Municipal Building.

- The Town of Tyre Planning Board is appreciative to both Brian Bouchard and Eric Wagner participating in this lengthy “good faith conversation” with the Town and the logical resulted action taken.
- Adjourn the public hearing on the Duncan’ Donuts SEQR.
- Moved: Alan Smith
- Second: Karen Thomson
- Voice vote: Carried – Unanimous
- Mutually acceptable for completion of the SEQR to extend time period until November 22, 2016.
- Approve agreement between Client and Planning Board until 11/22/16
- Moved: Alan Smith
- Second: Deborah Geary
- Voice vote: Carried – Unanimous
- Continue the adjourned Dunkin’ Donuts Site Plan Review on October 25, 2016.
- Moved: Karen Thomson
- Second; Henry Bickel
- Voice vote: Carried Unanimous

New Business:

- Chairman Seem attended a Broadband update presentation at Monroe Community College covering Phase #2 of the New York State Broadband grant program. The Town of Tyre is totally underserved at present and could possibly be a candidate for grant monies.
- Tom Blair wanted to point out that the Seneca County Planning Board GML 239 signage variance for Dunkin’ Donuts has not been informed that a resolution has been issued by Tyre Planning Board. Acknowledging the issues that we discussed earlier tonight this resolution will probably take place at our November meeting.
- Future projects queuing up, Chairman Seem shared possible rental bungalow park and also a 20 acre solar farm located at the northeast corner of Middle Black Brook Road and New York State route 318.
- Motion to Adjourn, 8:35 PM
 - Moved: Karen Thomson
 - Second: Deborah Geary
 - Voice vote: Carried – unanimously

Respectfully submitted,

Larry

Lawrence J. Kesel