



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 13148-9713	Seneca Falls, NY 13148-9753
Phone: 315-568-5637	Phone 315-568-5422	Phone: 315-568-5330

Minutes of the meeting held: December 19, 2017 at the Town of Tyre Municipal Building

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

Town Representatives: Thomas Blair, Esq., - Cheney & Blair
Michael Simon, CPESC, CPMSM – Labella Associates
Missy Jodeit, – Tyre Administrative Assistant

Guests: Craig Sessler, - 3S Gateway
Jim Rogers, - Tyre Town Board Councilman
Tom Thomson, - Tyre Town Board Councilman
David Page, - Tyre Zoning CEO
Craig Reynolds, - Tyre Zoning CEO
Mark Travis, - Tyre Zoning Advisory Committee

Call to Order:

(Planning Board meeting delayed due to a Town Court hearing still in session).
Chairman Seem called the meeting to order 6:40 P.M. – 100% Attendance.

Public Comment Period:

Additional information was required from the applicant on this project, public meeting postponed until the January 22, 2018 Planning Board meeting.

There were no other public comments offered.

Approval of minutes of prior meeting:

Approve Minutes from November 28, 2017
Moved by Karen Thomson and seconded by Henry Bickel.
All in favor; Minutes approved as written.

Zoning Code Enforcement Officer report:

Craig Reynolds and David Page distributed and reviewed their monthly Zoning Code Enforcement Officer activity since last meeting.

<u>Permit #</u>	<u>Issued</u>	<u>Owner</u>	<u>@Location</u>	<u>Description of Work</u>
17-22	12/01/17	Samuel Graber	Tax Map #5-1-09.22	Pole Barn
17-23	12/14/17	James Martin	Tax Map # 03-1-02.1	Porch

Old Business:

Update on 3S Gateway Site Plan Review:

Town Engineer Mike Simon gave the Board on update on the recent meeting with 3S Gateway, Engineering and the New York State DOT. Discussions continue with 3S representative's involving curb cut locations on the project. Updated signalized entrance proposal from New York State Route 318. The ultimate plan is to agree on location and not change later which could be extremely expensive for the applicant if the entrance was changed.

Attorney Blair stated that the SEQR review could not be undertaken until the ingress/egress situation was finalized. Chairman Seem indicated that the time limit would expire in late December, 2017 and that an extension was necessary. Chairman Seem, Atty. Tom Blair, and Engineer Mike Simon will work with applicant to secure this extension. Mike Simon also indicated there would be additional SEQR issues beyond the curb cut issue and these would also need to be evaluated. Chairman Seem, atty. Blair asked that Mike Simon that some items discussed in the DOT meeting required clarification. These variances would be required for the project down the road that need to be evaluated. Mike Simon is to contact NYS DOT and request clarification in writing to the questions the Town has.

Update on Indus subdivision application:

Chairman Seem notified the Board that Indus had withdrawn their subdivision application and will be working on alternative plans for the project.

Discussion of Workshop for 318 & 414 Commercial Corridor Master and new Zoning Law.

Chairman Seem requested thoughts/comments on the recent joint workshop with the Town Board and Planning Board regarding the proposed law drafted by the Zoning Advisory Committee. All members were comfortable with the process after hearing questions from Town Board members and responses from the Zoning Board Advisory Committee representative's that all issues were addressed, answered or explained satisfactorily to the Town Board at the first meeting.

New Business:

Recommendation for reappointment of Planning Board members whose term expires 12/31/17.

Chairman Seem reported that both Deborah Geary and Karen Thomson had completed required training for 2017 as required by State Law and both expressed an interest to continue as members of the Town of Tyre Planning Board. Motion to reappoint both was brought by Larry Kesel and seconded by Ken Hauenstein. Voice vote taken for each individual reappointment with unanimous results in each.

It should be noted for the record that both individual member abstained on their own reappointment voice vote

Need for update to Local Law #2 of 2015 – Subdivision Review:

Chairman Seem stated that he and atty. Blair have discussed the need for revision to the single lot subdivision Local Law. This revision would address the type of subdivision that a family might need to subdivide off 2 acres from a large parcel of land for a family member to build a house, etc. Tom Blair distributed red-marked copies of the current Law to Planning Board members, indicating his offices recommendations for additions and deletions. Very important that this Law be “cleaned up” to become a more useful document in the future. As it stands now the current Law does not address the needs when smaller projects are proposed. Board members were asked to review the red-marked document to be discussed at the January meeting. Chairman Seem indicated that he felt a lot of time would not need to be spent on this exercise and we should fit it in when present work load allows.

Correspondence:

Towns & Topics, vol. 31 was discussed.

Tyre Newslite December Holiday edition was mailed to residents with an overview of what we have been working on here at the Municipal Office Building.

Planning/Training/Website:

Planning Board activity remains high.

Training, no change from previous report.

Website, remains current updated frequently.

Adjourn monthly Planning Board meeting:

Adjourn: 7:59 P.M.

Motion: Deb Geary

Second: Karen Thomson

Voice vote: Unanimous

MERRY CHRISTMAS

&

HAPPY NEW YEAR

Respectfully submitted,

Larry

Next meeting; January 23, 2018 - 6:30 p.m. @ Tyre Municipal Building.