



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 13148-9753
Phone: 315-568-5330

Minutes of the meeting held: July 23, 2019 held at the Town of Tyre Municipal Building
Members in attendance: Robert Seem, Alan Smith, Lawrence Kesel, Henry Bickel, Deborah Geary,
Kenneth Hauenstein, Karen Thomson
Representing the Town of Tyre: Thomas Blair, Esq., Finger Lakes Law
Michael Simon, CPESC, CPMSM, LaBella
Craig Reynolds, Tyre Zoning Enforcement Officer
Guests: Ken McConnell, Seneca County Chamber of Commerce
Jeff Shipley, Seneca County Chamber of Commerce
Rich Amidon, Town of Tyre Resident
Charles Shaffer, Esq. / Town of Tyre Attorney
Patrick Nicoletta, MRB
Tom Thomson, Town of Tyre Councilman
Jim Rogers, Town of Tyre Councilman

Call to Order

Chairman Seem called the meeting to order at 6:31 P.M.

Posted Public Hearings

Open Public Hearing regarding Amidon Minor Subdivision at 6:31 pm.

Motion; Alan Smith, Second; Karen Thomson, Oral vote; unanimous.

Chairman Seem requested comments, Charles Shaffer, Esq. identified himself representing Harry & Patricia Amidon during this evenings meeting.

Chairman Seem, Second request for public comments, no response.

Close Public Hearing regarding Amidon Minor Subdivision at 6:33 pm.

Motion; Henry Bickel, Second; Deborah Geary, Oral vote; Unanimous.

Open Public Hearing regarding Rauscher Minor Subdivision at 6:33 pm.

Motion; Henry Bickel, Second; Alan Smith, Oral vote; unanimous.

Chairman Seem, request for public comments, no response twice.

Close Public Hearing regarding Rauscher Minor Subdivision at 6:34 pm.

Motion; Karen Thomson, Second; Alan Smith, Oral Vote; Unanimous.

Open Public Hearing regarding Seneca County Chamber of Commerce – Finger Lakes Gateway Visitor Center SEQR and Site Plan Review 6:35 pm.

Motion; Alan Smith, Second; Kenneth Hauenstein, Oral vote; Unanimous.

Chairman Seem request for Public Comments, Patrick Nicoletta PE, MRB Group requested the opportunity to review latest updated drawings with the Board at this time prior to Old Business. Chairman Seem acknowledged, Mr. Nicoletta then identified the changes on the latest drawings which occurred after meetings with the New York “State Historic Preservation Office” (SHPO).

Chairman Seem second request for Public Comments, no response.

Close Public Hearing regarding Seneca County Chamber of Commerce, at 6:45 pm.

Motion; Karen Thomson, Second; Alan Smith, Oran Vote; Unanimous.

Town of Tyre Planning Board monthly meeting

Attendance recording

Seven Members in attendance, complete board.

Public comment period

No Public comments.

Approval of the May 23, 2019 minutes as written

Motion by; Karen Thomson

Seconded by; Alan Smith

Voice vote; Unanimous

Zoning Enforcement Officer Report

ZEO Reynolds reported that the Zoning office remains very busy addressing new applicant inquiries and paperwork packets. Follow-up site inspections of the projects occurring in the Town of Tyre continue. Paperwork reviews along with actual site visit activity remains high. Followed up on one complaint from prior month and addressed three complaints since last month. One question on blackish stuff in water, was referred to the Seneca County Health Department.

Three Zoning Permits were issued.

Zoning Permits issued report submitted to Planning Board to be included in minutes.

Permit	Issued	Applicant	At Location	Description of Work
19-13	07/02/19	Mary True	1239 Middle Blk Brk Rd.	Install a shed
19-14	07/08/19	Andrew Worden	2109 Stevenson Road	Build a pole barn
19-15	07/11/19	Kelly Duncan	182 SR 318 (Savannah)	Install above ground pool

Old Business

Amidon SEQRA and Minor Subdivision Application, 822 SR 414, Waterloo, NY

In accordance with the New York State Environmental Quality Review Act (“SEQRA”) regulations the Town of Tyre Planning Board announced its intent to serve as Lead Agency with respect to a Minor Subdivision Application determining that the proposed action is an Unlisted Action as defined under SEQRA section 617. The Short Environmental Assessment Form (“SEAF”) was reviewed and discussed in its entirety.

**TOWN OF TYRE SEQRA RESOLUTION
FOR THE PROPOSED SUBDIVISION OF LAND BY HARRY & PATRICIA AMIDON**

Motion to adopt was brought by Alan Smith, seconded by Henry Bickel and duly put to vote, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Larry Kesel	[x]	[]	[]	[]
Alan Smith	[x]	[]	[]	[]
Deborah Geary	[x]	[]	[]	[]
Kenneth Hauenstein	[x]	[]	[]	[]
Karen Thomson	[x]	[]	[]	[]
Henry Bickel	[x]	[]	[]	[]
Chairman Robert Seem	[x]	[]	[]	[]

Resolution was thereupon duly adopted.

Planning Board then discussed and reviewed the Survey/Subdivision Map together with a Disclosure Form, List of Abutters, Short Assessment Form, Subdivision Authorization and an Agricultural Statement.

**RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF TYRE
REGARDING THE SUBDIVISION APPLICATION BY
HARRY AND PATRICIA AMIDON FOR A MINOR SUBDIVISION**

Motion to adopt was brought by Alan Smith, seconded by Kenneth Hauenstein, and duly put to vote, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Larry Kesel	[x]	[]	[]	[]
Alan Smith	[x]	[]	[]	[]
Deborah Geary	[x]	[]	[]	[]
Kenneth Hauenstein	[x]	[]	[]	[]
Karen Thomson	[x]	[]	[]	[]
Henry Bickel	[x]	[]	[]	[]
Chairman Robert Seem	[x]	[]	[]	[]

Resolution was thereupon duly adopted.

Rauscher SEQRA and Minor Subdivision Application, 1606 SR 414, Waterloo, NY

In accordance with the New York State Environmental Quality Review Act (“SEQRA”) regulations the Town of Tyre Planning Board announced its intent to serve as Lead Agency with respect to a Minor Subdivision Application determining that the proposed action is an Unlisted Action as defined under SEQRA section 617. The Short Environmental Assessment Form (“SEAF”) was reviewed and discussed in its entirety. The Planning Board determined that the proposed action is an Unlisted Action as defined under SEQRA section 617. The Planning Board, as lead agency has caused to be prepared an environmental assessment of the significance of and potential environmental impact(s) of the Action.

**TOWN OF TYRE SEQRA RESOLUTION
FOR THE SUBDIVISION APPLICATION OF
DAVID AND KELLY RAUSCHER FOR A MINOR SUBDIVISION**

Motion to adopt the foregoing Resolution was brought by Alan Smith, seconded by Karen Thomson, and duly put to vote, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Larry Kesel	[x]	[]	[]	[]
Alan Smith	[x]	[]	[]	[]
Deborah Geary	[x]	[]	[]	[]
Kenneth Hauenstein	[x]	[]	[]	[]
Karen Thomson	[x]	[]	[]	[]
Henry Bickel	[x]	[]	[]	[]
Chairman Robert Seem	[x]	[]	[]	[]

Resolution was thereupon duly adopted.

The Planning Board received, as part of the Application, a narrative letter, Tyre Application Form standard documents, Subdivision Authorization to Make Application, Listing of Abutters, Site Plan Completeness Form, Short Environmental Asset Form, Agriculture Data Statement, Stamped Survey of the Property and an Application for Area Variance.

**RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF TYRE
REGARDING THE SUBDIVISION APPLICATION OF DAVID AND KELLY
RAUSCHER FOR A MINOR SUBDIVISION**

Motion to adopt the foregoing Resolution was brought by Henry Bickel, seconded by Alan Smith and duly put to vote, which resulted as follows on page 5:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Larry Kesel	[x]	[]	[]	[]
Alan Smith	[x]	[]	[]	[]
Deborah Geary	[x]	[]	[]	[]
Kenneth Hauenstein	[x]	[]	[]	[]
Karen Thomson	[x]	[]	[]	[]
Henry Bickel	[x]	[]	[]	[]
Chairman Robert Seem	[x]	[]	[]	[]

Resolution was thereupon duly adopted.

Seneca County Chamber of Commerce Finger Lakes Gateway Visitor's Center

In accordance with the New York State Environmental Quality Review Act ("SEQRA") regulations the Town of Tyre Planning Board announced its intent to serve as Lead Agency with respect to a Site Plan application submitted on behalf of the Seneca County Chamber of Commerce for a proposed Visitor Center and Corporate Office Building, to be constructed at 1781 State Route 318 which shall incorporate and utilize the historic register eligible portions of the existing Doctor Thomas Magee House together with an addition, and site parking and lighting improvements. The Planning Board has determined that the proposed action is an Unlisted Action as defined under SEQRA section 617. The Planning Board as lead agency has caused to be prepared an environmental assessment of the significance of and potential environmental impacts of the proposed action.

**TOWN OF TYRE SEQRA RESOLUTION
FOR THE PROPOSED SENECA COUNTY CHAMBER OF COMMERCE
FINGERLAKES GATEWAY VISITOR'S CENTER**

Motion to adopt the foregoing Resolution was brought by Alan Smith, seconded by Deborah Geary and duly put to vote which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Larry Kesel	[x]	[]	[]	[]
Alan Smith	[x]	[]	[]	[]
Deborah Geary	[x]	[]	[]	[]
Kenneth Hauenstein	[x]	[]	[]	[]
Karen Thomson	[x]	[]	[]	[]
Henry Bickel	[x]	[]	[]	[]
Chairman Robert Seem	[x]	[]	[]	[]

Resolution was thereupon duly adopted.

In December, 2018 the Planning Board of the Town of Tyre received a site plan application and supporting Engineering materials from the Seneca County Chamber of Commerce for a proposed Visitor Center and Corporate Office Building to be constructed at 1781 State Route 318, corner of State Route 414 located within the Commercial West Zoning District which shall incorporate and utilize the historic register eligible portions of the existing Doctor Thomas Magee House together with an addition and including site, parking and lighting improvements. The Project has been determined to be an Unlisted action under SEQRA and the Planning Board serving as lead agency has satisfied the requirements of SEQRA relative to the proposed Site Plan. Lengthy, detailed Resolution was read and reviewed by the Planning Board including their findings including eleven (11) statements on page 2 of the Resolution and twenty-six (26) conditions appearing on pages 3,4, & 5 of the Resolution.

TOWN OF TYRE PLANNING BOARD RESOLUTION
REGARDING THE SITE PLAN APPLICATION OF THE
SENECA COUNTY CHAMBER OF COMMERCE PERTAINING TO ITS
FINGERLAKES GATEWAY VISITOR CENTER AND CORPORATE OFFICES

Motion to adopt the foregoing Resolution was brought by Alan Smith, seconded by Deborah Geary, duly put to vote, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Larry Kesel	[x]	[]	[]	[]
Alan Smith	[x]	[]	[]	[]
Deborah Geary	[x]	[]	[]	[]
Kenneth Hauenstein	[x]	[]	[]	[]
Karen Thomson	[x]	[]	[]	[]
Henry Bickel	[x]	[]	[]	[]
Chairman Robert Seem	[x]	[]	[]	[]

Resolution was thereupon duly adopted.

New Business

Sign Application, Allied Sign Company of America Store #3fL (Petro) located at 1755 State Route 414, Waterloo, NY.

No activity required from the Planning Board at this time. ZEO Reynolds will coordinate Zoning Board of Appeals Public Hearing.

Correspondence

Next Cayuga County Planning Board training session offering is August 14, 2019 in Auburn, NY. Sign up online or via telephone.

Planning / Training / Website

Planning: Workload remains heavy activity involving Planning Board members preparing for and attending scheduled meetings along with behind the scenes activity.

Training: No change from June report. First half 2019, January thru June individual status report was issued July 1, 2019 to the Planning Board Chairman and Zoning Board of Appeals.

Website: Another redevelopment meeting took place at Finger Lakes 1. Chairman Seem & Secretary Kesel met with FL1 President, Jim Sinicropi and Account Executive, Sydney Rogers to discuss Chairman Seem's action items and implementation strategy. Jim Sinicropi was invited and arrived early for the June 18, 2019 Town Board meeting. His early arrival provided the opportunity to provide a one on one guided tour of our recently opened Gravel Road Municipal Building facility. He provided an update on the website redevelopment progress thus far, addressing questions from the Town Board.

Adjourn monthly Planning Board meeting

8:53 P.M.

Moved; Ken Hauenstein

Second; Deborah Geary

Oral vote; Unanimous.

Respectfully submitted,

Larry

Next meeting August 27, 2019 - 6:30 P.M. in the Municipal Building, 1082 Gravel Road.