



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: November 26, 2019 held at the Town of Tyre Municipal Building
Members in attendance: Robert Seem, Alan Smith, Lawrence Kesel, Henry Bickel, Deborah Geary, Kenneth Hauenstein,
Authorized absence: Karen Thomson
Representing the Town of Tyre: Thomas Blair, Esq., Finger Lakes Law
Craig Reynolds, Tyre Zoning Enforcement Officer
Karen Birch, Administrative Assistant
Guests: Jim Rogers, Tyre Councilman
Mark Travis, Tyre Zoning Advisory Committee
Kevin McIntee, MRB Group
Jeff Shipley, Seneca County Chamber of Commerce
Mary True, Tyre resident

Open Town of Tyre Planning Board

Chairman Seem called the meeting to order at 6:30 P.M.

Attendance Recording

Six Members in attendance, one authorized absence.

Public Comment Period

Kevin McIntee, MRB Group presented a brief overview for the Seneca County Chamber of Commerce / Finger Lakes Gateway Center Subdivision application regarding their recently purchase located at 1781 State Route 318. Chamber President & CEO Jeff Shipley assisted stating subdivision of the parcel was to further maximize their financial potential of the Dr. Magee House property. Chairman Seem asked for clarification regarding access to their lot and indicated that the NYS DOT does not like to allow for multiple entrances. Secretary Kesel questioned the existing trees on the proposed subdivision drawing. Jeff Shipley stated they would like to cut down those trees down, as he feels it would make the small parcel more profitable for selling purposes. Chairman Seem indicated further detail, discussion would continue under old business.

Chairman Seem asked twice for any other public comments, no other Public comments were brought to the attention of the Planning Board.

Approval of the October 22, 2019 Minutes

Motion was made by Alan Smith and seconded by Deborah Geary to approve the minutes after Secretary Kesel indicated he made some corrections; so, moved.

Zoning Enforcement Officer Report

ZEO preliminary review of the C of C subdivision, preparing packets, place in PB member pick up mail slot and notify Packet ready for pick-up. This exercise was the first distribution utilizing PB mail slot pick up procedure with 100% pick-up within 2 days after notification. Telephone conversations remain high with existing applicants and perspective future applicants within the including a Wayne County developer who is showing great interest in moving forward on a potential development near del Lago. Another month has passed working on the Burkholder project to no avail as we will see later under Old Business. This month Applicant Engineer could not provide the necessary information to the Town due to illness. Chairman Seem expressed frustration over this long-standing issue with not moving forward with this project.

Zoning Office has issued one (1) Zoning Permit as follows;

Permit	Issued	Applicant	At Location	Description of Work
19-23	111/12/19	Richard Bennett	670 Gravel Road	Install a shed

Old Business

Consideration of SCCC Subdivision Application

Chairman Seem discussed the consideration of the Seneca County Chamber of Commerce Finger Lakes Gateway Visitor Center Subdivision and he is terming this a Minor Subdivision. He advised the Planning Board that this resolution is simply to accept the application and not approve the application at this time. Atty. Blair indicated in the Town of Tyre, NY there is a 30% lot coverage ratio advising Board members to understand the zoning code lot coverage mandate to ensure this is proper for future projects. Kevin McIntee indicated their plan was higher than the 30% lot coverage.

Chairman Seem moved forward with reading summary points of the resolution and the Planning Board agreed that the application submitted is substantially complete and they would refer to this application as a Minor application. All members agreed to schedule a Public Hearing on December 17, 2019 and cancel if necessary.

RESOLUTION OF THE TOWN OF TYRE PLANNING BOARD REGARDING APPLICATION BY SENECA COUNTY CHAMBER OF COMMERCE FOR A SUBDIVISION

November 28, 2019

(Roll call vote follows top of page 3)

The adoption of the foregoing Subdivision Resolution was moved by Henry Bickel, seconded by Alan Smith, 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.

Consideration of updates to the Burkholder Project

The required documents needed to proceed were not received earlier tonight. The Planning Board cannot continue due to this material missing. Atty. Blair indicated that the applicant and his Engineer have been asking for extensions on their application and it has taken much time with no fault on the Planning Board. Applicant’s Engineer sent an email to ZEO with apologies, medical issue caused him missing meeting again this month. Chairman Seem again expressed his frustration along with the entire Planning Board regarding the many months progress on this project has been held up totally by the applicant and his Engineering support. In no way whatsoever did the Town of Tyre Planning Board, Legal, Engineering or Leadership impact this very lengthy timeline created by the project.

NEW BUSINESS

Nothing new to report this month.

Correspondence

Towns & Topics (Association of Towns of the State of New York) was received.

Planning/Training/Website

Planning Board

Team activity remains very busy regarding the review of Applicant submittals. Special request such as the abandon structures, streamlining the permitting process has added to the workload. Town Board has approved, notice posted regarding the addition of the alternate position on the Planning Board. NYS mandated annual certified training requirements and attendance at every Board meeting a must. Candidates may call the Tyre Municipal Building, expressing their interest in consideration for this position. Filling the position is open-ended as we intend to interview and offer this critical alternate position to the most qualified candidate.

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Zoning Board of Appeals

We also have a seat opening posted for the Zoning Board of Appeals, replacing a retired member. Interested candidates may call the Tyre Municipal Building, expressing their interest in consideration for this position. NYS mandated annual certified training requirements and attendance apply.

Training

No change from last month's report. Every Planning Board and Zoning Board of Appeals member has completed 2019 requirements. Certification document copies are prepared awaiting yearend report to the Tyre Town Clerk.

Next year 2020 individual status reports will be issued by end of December.

Website

Finger Lakes 1 is working on the redevelopment of the website implementing WordPress fundamentals. Some segments of our website are still undergoing construction. Following update notice has been posted inside a red rectangular box on the Home page; *"Some segments of our website are still undergoing construction. We thank you for your patience and apologize for any inconvenience. If you would like to report an error, please visit the [Contact Us](#) page and select the option under the purpose drop-down list"*.

I passed around my 212-page copy of the EASYWPGUIDE (WordPress Manual) at the Town Board meeting on November 21, 2019 for the Councilmen to review during our allotted time on the evening agenda.

Motion to Adjourn

@ 7:28 P.M.

Motion by Henry Bickel

Seconded by Alan Smith

Oral vote was Unanimous.

Respectfully submitted,

Larry

[Next meeting December 17, 2019, 6:30 P.M. Municipal Building.](#)