



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: February 25, 2020 held at the Town of Tyre Municipal Building
Members in attendance: Alan Smith, Lawrence Kesel, Deborah Geary, Kenneth Hauenstein
Member via teleconference: Chair, Robert Seem
Members Excused Absence: Henry Bickel, Karen Thomson
Representing the Town of Tyre: Thomas Blair, Esq., Blair Law Firm
Michael Simon, LaBella
Craig Reynolds, Tyre Zoning Enforcement Officer
Karen Birch, Administrative Assistant
Guests: Jim Rogers, Tyre Councilman
Mark Travis, Tyre Zoning Advisory Committee
Bill Martin, Montezuma Winery
Timothy Freitag, Assistant Project Manager, Bohler Engineering
Chris Boyea, Associate Bohler Engineering
Rob Osterhoudt, Bohler Engineering
Rick Shuffield, Love's Travel Stops
Dave Everett, Esq. WOTT Law Firm

Open Town of Tyre Planning Board

Vice Chairman Smith called the meeting to order at 6:30 p.m.

Attendance Recording

Four (4) Members in attendance at the Tyre Municipal Building; Quorum is present. Chairman Seem attended outside New York State via teleconference.

Public Information Period

Montezuma Winery Amended Site Plan Application

Vice Chairman called upon Bill Martin from Montezuma Winery to present his request to submit an Amended Site Plan Application modifying the previously approved Site Plan Application utilized by the businesses commonly known as the Montezuma Winery and Hidden Marsh Distillery located within the Town of Tyre's Commercial East Zoning District. This Amended Site Plan is submitted as a result of the Seneca County Codes Office advising him that he would need a heavier fire wall portrayed in his original expansion Site Plan.

He determined it was financially beneficial to move the building with the same 30-foot set back. He has already reviewed this with Zoning Enforcement Officer Craig Reynolds in addition to the newly completed survey of the project.

ZEO Reynolds stated that he has already spoken to the Seneca County Codes Office regarding this issue and Mr. Martin followed all regulations. There is no change to the SEQR. There were no questions from the Planning Board members.

Vice Chair Smith indicated that the Modification of a previously approved Site Plan Resolution would be addressed later tonight under Old Business. Mr. Martin was invited to stay for the Resolution vote under Old Business later tonight which will conclude formal adoption for the Modification of a previously approved Site Plan by the Planning Board, Town Certification and delivery to the Seneca County Planning Department in a sufficient time frame for their March regular scheduled meeting.

Love's Travel Stops Project

Updated drawings were distributed to the Planning Board members for their information by Tim Freitag, Assistant Project Manager with Bohler describing the plan for the Project. He introduced the team representing Love's who were in attendance tonight to support the update presentation during this evening's discussions. They reviewed drawings and building concept plans prompting discussions with the Planning Board along with Tyre Engineering and Legal Representatives. The Town of Tyre Routes 414 and 318 Commercial Corridor Master Plan along with Tyre Zoning Law of 2018 are available for guidance and valuable information sources. Construction information is available in the Town of Tyre Local Law # 5 Design and Construction Standards for Land Development was also recommended for guidance and a valuable information source. The Love's team have been working with various agencies toward the goal of developing the complete set of plans. So far plans include two restaurant uses, fuel dispensers out front, 66 parking spaces, 9 diesel fueling pumps out back along with the tire service center. A traffic engineer is involved with a full traffic study which should be completed within a couple more weeks. Engineering/Legal felt that the documents they have recently received will be completed by the March Planning Board meeting.

Approval of the January 28, 2020 Minutes

One misspelled word on page 2 will be corrected.

Motion to approve the Minutes as corrected

Brought by Kenneth Hauenstein

Seconded by Deborah Geary

Oral vote: Unanimous, January 28, 2019 Minutes approved as corrected.

Zoning Enforcement Officer Report

ZEO Craig Reynolds informed the Board that he had received the previously requested information from Engineer Jason McCormick regarding the Chester Burkholder Project. Tyre Engineer Mike Simon stated the information was presently being reviewed. He is also making progress regarding the escrow account and that corrections to violations cited on the property were being made. Activity remains high on the Love’s Project receiving application and documents which have been forwarded to our Engineers. Talks continue with the recent Iron Skillet change over to IHOP involving the sign company performing the work for IHOP.

Zoning Office has issued three (3) Zoning Permits as follows.

<u>Permit</u>	<u>Issued</u>	<u>Applicant</u>	<u>At Location</u>	<u>Description of Work</u>
20-01	02/05/20	Phillip Hurst	2114 West Tyre Road	Putting in a storage shed
20-02	02/18/20	Vernon A. Morris II	1585 Mound Road	Home Business
20-03	02/26/20	Seneca C of C	1781 State Route 318	Visitor Center

Old Business

Consideration and next steps regarding the Montezuma Winery / Martins Honey Farm-Meadery
Chairman Seem read the draft resolution including a brief discussion with the Board. With no remaining issues Deborah Geary motioned to move the Resolution and Kenneth Hauenstein seconded with a roll call vote as follows:

In his physical absence Chairman Seem requested Secretary Kesel prepare the resolution for certification forwarding to Zoning Enforcement Officer Reynolds to ensure delivery to the Seneca County Planning Department to be addressed at their March meeting.

RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF TYRE
REGARDING THE SITE PLAN APPLICATION OF
MARTIN'S HONEY FARM AND MEADERY, LLC FOR MODIFICATION OF A
PREVIOUSLY APPROVED SITE PLAN FOR A DISTILLERY

February 25, 2020

	<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

There was no new business to discuss.

Correspondence

There was no new correspondence received to discuss.

PLANNING/TRAINING/WEBSITE

Planning Board and Zoning Office remains very busy, ZEO Reynolds expecting increased activity once weather becomes warmer and spring arrives.

Training Secretary Kesel stated that he had sent out the 2020 training schedule for Cayuga County Planning Department to Planning and Zoning Board of Appeals members.

Website Secretary Kesel advised the Board that the website team received further training regarding the newly released WordPress website update. Additional duties now being folded into the daily routine of those responsible by the Town of Tyre keeping the website as informative and up to date regarding posting's and deletions online real time. He further stated that the Planning Board monthly meeting minutes conversion to PDF and published will be current by the end of the first quarter 2020. Additional training will continue.

Motion to Adjourn

Time: 7:42 P.M.
Motion: Ken Hauenstein
Second: Deborah Geary
Oral vote: Unanimous

Respectfully submitted,



Lawrence J. Kesel
Town of Tyre Planning Board Secretary