



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: June 23, 2020 held utilizing Cisco Webex conferencing system plus live streaming also provided.

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

Representing the Town of Tyre: Craig Reynolds, Tyre Zoning Enforcement Officer
Tom Blair ESQ, Finger Lakes Law
Mike Simon, LaBella Engineering
Alexandra Vitulano, LaBella Engineering

Guests: (teleconference) Rick Shuffield VP of Real Estate Development, Love's Travel Center

Jim Sinicropi, FingerLakes1.com
Tim Freitag, PE – Bohler Engineering
David Everett, ESQ Whiteman, Osterman & Hanna
Tom Thomson, Town of Tyre Board Member

Open Public Hearing for Banks/Schmucker Subdivision

Chairman Seem requested motion to open Public Hearing, brought by Karen Thomson, seconded Alan Smith, oral vote unanimous at 6:32 p.m.

Chairman Seem requested public comments twice, hearing no comments Alan Smith moved to close public hearing, seconded by Deborah Geary, oral vote unanimous.

Open Public Hearing for Love's Travel Center SEQRA, Subdivision, Site Plan

Chairman Seem requested motion to open Public Hearing, motion to open brought by Henry Bickel, Seconded by Karin Thomson, oral vote unanimous at 6:35 p.m. Tim Freitag, PE – Bohler Engineering presented an overview update including drawings thus far concerning the re-development plans of the now vacant property located near the intersection of State Route's 414 & 318. Changes have been made and re-submitted since the initial visit meeting in June 2019 with the Town of Tyre Planning Board, Town Board, Zoning, Engineering and Legal Representatives. Engineering and Legal representatives remain in constant contact concerning re-submittals, all agree they are no major problems to date.

After lengthy discussions Chairman Seem proposed we continue the Public Hearing at next month's regular scheduled meeting.

Motion to continue the Public Hearing on July 28, 2020 was brought by Alan Smith, seconded by Kenneth Hauenstein, oral vote unanimous.

Open Town of Tyre Planning Board monthly meeting

Chairman Seem Opened the June 23, 2020 Planning Board meeting @ 6:59 P.M.

Attendance Recording

Entire staff of seven Planning Board Members present for this Planning Board Meeting.

Approval of minutes of prior meetings: June 23, 2020

Motion to approve June 23, 2020 minutes as written:

Brought by Alan Smith, seconded by Kenneth Hauenstein, Oral vote Unanimous.

Zoning Enforcement Officer Report

ZEO Craig Reynolds reviewing with Engineering exactly where we left off concerning Burkholder Project. This review should have Site Plan and Subdivision current.

3S Gateway Pond Project future digging & grading special make work meeting was conducted with the Town of Tyre. New York State permit was received, Planning Board review not required concerning getting the property ready for future development.

Various Project site inspections continues.

Zoning Office has issued four (4) Zoning Permits as follows.

<u>Permit</u>	<u>Issued</u>	<u>Applicant</u>	<u>At Location</u>	<u>Description of Work</u>
20-09	05/19/20	Vincent Piscitelli	1565 Black Brook Road	Building enc. porch
20-10	05/22/20	Daniel Morrill	2527 County Road101A	Adding to exist. deck
20-11	06/16/20	Monroe Mech.	2813 NY Route 31	Replace pump signs
20-12	06/19/20	Daniel Brand	566 Lamb Road	Putting on a porch

Old Business

Chairman Seem suggested we move Love's Travel Center SEQRA, Subdivision, and Site Plan task ahead of the Banks/Schmucker Subdivision as listed in the agenda. All Planning Board members were in favor of addressing the heavier SEQRA, Subdivision and Site Plan discussion workload creating the opportunity for the Love's team and one of our Engineers to leave tonight's meeting a little earlier expediting their arrival home.

Love's Travel Center SEQRA, Subdivision and Site Plan

Chairman Seem reminded everyone that the Planning Board previously reviewed a Resolution on April 28, 2020 Regarding the Subdivision and Site Plan Review Applications of Love's Travel Stops and Country Stores. Atty. Blair reviewed the change to clarify wording that the Town of Tyre Planning Board determines its intention to act as the "lead agency" responsible for conducting a coordinated review of the proposed Action under SEQRA to everyone. This exercise is clarification, ratification & beautification amended resolution. The minor word change was moved again by Alan Smith, seconded by Henry Bickel as is was in April, duly put to roll call vote, which resulted as follows:

AMENDED RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF TYRE
REGARDING THE SUBDIVISION AND SITE PLAN REVIEW APPLICATIONS
OF THE LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.
FOR THE CONSTRUCTION OF A NEW CONVIENCE STORE AND TRAVEL
CENTER PROJECT TO BE LOCATED ON NYS ROUTE 414

June 23, 2020

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

Resolution was thereupon duly adopted.

Chairman Seem called upon Mike Simon, LaBella Associates Engineering to start the SEQRA process review.

Full Environmental Assessment Form (FEAF) Part 1 Project and Setting.

Completed and submitted to the Town of Tyre by the Applicant.

Short Environmental Assessment Form (SEAF) Part 2 Impact Assessment.

All eleven (11) questions were checked (No, or small impact may occur) guided by the concept responses have been reasonable considering the scale and context of the proposed action.

Short Environmental Assessment Form (SEAF) Part 3 Determination of Significance will be completed and signed by responsible Officer in Lead Agency Robert C. Seem, Ph.D.

Alex Vitulano, LaBella Associates Engineering reviewed the entire Full Environmental Assessment Form (FEAF) Part 2 – Identification of Potential Project Impacts.

All eighteen (18) questions were read and reviewed line by line, discussed completely on the ten (10) page form.

At this point Chairman Seem directed we would set aside the SEQRA for tonight and revisit at the July 28, 2020 Public Hearing.

Legal Representatives discussed presenting the SEQR, Site Plan, Subdivision prior to the cut off receipt date for Seneca County Planning Board agreeing with the joint action that has been a practice in the past as the County meets July 9, 2020 and the Tyre Planning Board meets afterward on July 28, 2020. Entire Planning Board agreed.

Final legal agreement was to post Public Hearing notices in the Finger Lakes Times and Town of Tyre Website for Love’s Travel Stops & Country Stores SEQR, Subdivision and Site Plan and Special Permit Signage Applications. Oral vote Unanimous.

Resolution for the Proposed Schmucker/Banks Subdivision

Chairman Seem directed the Planning Board to re-open their postponed Schmucker Subdivision file folder to review the proposed Subdivision of land. Applicant submittal is complete including the Short Environmental Assessment Form (SEAF) Part 1 involving approximately 10 acres of prime farmland.

Chairman Seem reviewed all 11 questions on the Short Environmental Assessment Form (SEAS) Having agreed that all responses were reasonable considering the scale and context of the proposed action in each.

Chairman Seem then reviewed State Environmental Assessment Form (SEAF) Part 3 Determination of Significance.

TOWN OF TYRE RESOLUTION FOR THE PROPOSED SUBDIVISION OF LAND BY
MICHAEL AND REBECCA SCHMUCKER

Adoption of this Resolution was moved by Henry Bickel, seconded by Karen Thomson duly put to roll call vote June 23, 2020 as follows.

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

Resolution was thereupon duly adopted.

Resolution for a Minor Subdivision Application by Richard & Gail Banks

Chairman Seem confirmed that everyone had received the complete packet referencing the minor subdivision for Richard & Gail Banks. Board was ready to review and discuss. Short Environmental Assessment Form (SEAF) part 1 – Project Information was included in the packet submitted by the applicant.

Short Environmental Assessment Form (SEAF) part 2 - Impact Assessment. Eleven questions were discussed with responses reasonable considering the scale and context of the proposed action. All boxes were checked No, or small impact may occur.

Short Environmental Assessment Form (SEAF) part 3 – Determination of Significance Completed and signed by reasonable Officer in Lead Agency Robert C. Seem, Ph.D.

RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF TYRE REGARDING THE SUBDIVISION APPLICATION BY RICHARD AND GAIL BANKS FOR A MINOR SUBDIVISION

June 23, 2020

Adoption of this Resolution was moved by Henry Bickel, seconded by Karen Thomson, duly put to roll call vote June 23, 2020 as follows.

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

Resolution was thereupon duly adopted.

Other Old Business

3S Gateway

Chairman Seem wanted to update the Planning Board on a couple projects.

Earlier this month on June 8, 2020 (rescheduled May 28, 2020 meeting) representatives from Sessler 3S Gateway Project requested and opportunity to address the Planning Board. This was an information meeting to move some dirt and prepare a pond on the site. This action had no connection to the Love’s Project but was opportune for them as their manpower was available and they had received a permit from New York State. We were shown drawings and listened to an overview. However, our Engineering Department did not have the time to review details before the meeting. An agreement was made by Chairman Seem and Sessler that our people will meet with their people. That meeting did take place and no Planning Board involvement was required at this time; they were given the go ahead to proceed. Digging and moving dirt work began immediately after that meeting.

Burkholder Project

Chairman Seem reminded everyone that the SEQRA had also been completed on 6/8/20. We still have the Site Plan and Subdivision to address. Mike Simon, LaBella reviewed the current activity level and progress with Jason McCormick PE Engineer for Burkholder. Storm water discussions continue along with a few more issues to be resolved. Sometime within the next couple weeks Mike Simon, LaBella Associates Engineering will visit and team up with Zoning Enforcement Officer Craig Reynolds visiting and inspecting other previous project pond sites within the Town. They will also conduct an update review of the Site Plan and Subdivision review the Burkholder Engineer.

New Business

Request by Ithaca Neighborhood Housing Services to extend Subdivision and Site Plan approval for Pine View Circle Phase 2a project.

We have received a letter from Ithaca Neighborhood Housing Services Requesting for Extension of Site Plan Approval Pine View Phase 2a dated June 10, 2020. Copy of Request in tonight’s packet along with Resolution. Chairman Seem asked if everyone has received and reviewed, letter and Resolution. As this was a project moved forward from last year everyone agreed with the proposed Resolution.

June 23, 2020

Adoption of this Resolution was moved by Alan Smith, seconded by Kenneth Hauenstein, duly put to roll call vote as follows.

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

Resolution was thereupon duly adopted.

Correspondence

Latest issue of Towns & Topics, Vol. 34 No.3 May/June 2020 has been received by everyone. Chairman Seem pointed out that the CHICKEN-AND-EGG CONUNDRUM / Does Economic Development Lead to Infrastructure Development or Vice Versa on page 18 was remarkably interesting reading. Emphasis placed on Part 2
PART 1: BUILD IT AND THEY WILL COME...
PART 2: PLAN IT AND THEY WILL COME...

Planning/Training/Website

Planning Board has remained constantly active thus far this year. We have all adjusted our work efforts due to COVID-19 since March continuing to progress month after month.

Training accomplishments is a great individual accomplishment example for the first half of 2020. Five (5) of our seven (7) members have already satisfied 2020 Training requirements. Latest member completing his annual requirement this month.

Website training will hopefully continue soon to better understand and become more comfortable with the new WordPress system we have changed the website over to.

Few Other Notes

Chairman Seem had a few other notes he wanted to share, first being the Zone Commercial District West (C-1) Bulk and Use Table footnote change the Planning Board sent to the Town Board for review. A Public Hearing will be held prior to the regular Town Board meeting scheduled July 16, 2020. His understanding the minor word changes have taken place allowing the Planning Board flexibility for specific properties regarding Parking and Signage in Commercial District West (C-1) abutting the New York State Thruway.

The Town Board at their June meeting approved the appointment of Doug Jones to fill the open requisition as Alternate on the Planning Board effective July 1, 2020. Doug brings extensive agriculture knowledge in this new position requiring full time attendance, current and updated remaining ready to fill an open seat at any of our Planning Board meetings. Welcome to the Team Doug.

Motion to Adjourn

8:39p.m. moved by Alan Smith, seconded by Kenneth Hauenstein, Unanimous

Respectfully submitted,

Larry

Lawrence J. Kesel
Town of Tyre Planning Board Secretary

**PLANNING BOARD DOODLE POLL SPECIAL MEETING
JULY 21, 2020 6:30 P.M. TUESDAY @ MUNICIPALE BLDG.**

NEXT REGULAR MONTHLY MEETING JULY 28, 2020