



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
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Secretary: Lawrence J. Kesel
1234 Middle Black Brook Rd.
Seneca Falls, NY 13148-9753
Phone: 315-568-5330

Minutes of the meeting: Held remotely on February 23, 2021.

Members in attendance: Robert Seem, Alan Smith, Lawrence Kesel, Kenneth Hauenstein, Doug Jones, Karen Thomson

Authorized absence: Henry Bickel, Deborah Geary

Representing the Town of Tyre: Donald Young, ESQ., Young Law Firm
Mike Simon, CPESC, LaBella Associates
Craig Reynolds, Zoning Enforcement Officer

Guests: Jason McCormick, PE
Mark Lin

Open Town of Tyre Planning Board monthly meeting

Chairman Seem opened the February 23, 2021 Planning Board meeting @ 6:30 P.M.

Attendance:

6 Planning Board members in attendance.
2 Planning Board members excused, authorized absence.

Public Comments:

Chairman Seem mentioned that Jason McCormick, PE, and Mark Lin have not remotely joined the Zoom meeting as of 6:30 P.M. We will discuss the apartment project once they log in. We will continue with tonight's agenda.

Approval of minutes of prior meeting on January 26, 2021

Motion to accept the January 26, 2021 minutes as presented.

Motion: Karen Thomson
Seconded: Alan Smith
Oral vote: Unanimous.

Zoning Enforcement Officer Report

1) One Zoning Permit issued since last meeting.

<u>Permit</u>	<u>Issued</u>	<u>Owner</u>	<u>Location</u>	<u>Description of Work</u>
#21-01	2/10/21	Chun Kit Cheng	1498-1500 SR 414	Mushroom Farm home business

2) Two other permits close, awaiting results to conditions identified in their resolutions. Concerning Love's Truck Stops & Country Stores and Dunkin Donuts.

3) Initial discussions with a local resident who is considering putting up two 2-story apartment buildings on west side (Commercial Zone West), State Route 414.

4) Tyre Zoning Law 2018 input regarding amended area candidate discussions with the Planning Board last month, was presented by Engineering & Zoning to the Town Board.

5) Project applications have been submitted for consideration, more questions than answers. Legal, Engineering, and Zoning continue to work with applicant.

6) There have been some discussions on the availability of water and sewer, for the north side of the thruway in the event of further developments.

7) Ithaca Neighborhood Housing Services (INHS) looking to seek funding for Pine View Circle Phase 2a.

8) Montezuma Winery discussing building another addition in the near future.

Old Business:

Update on the Sign Permit application by 3S Gateway

Chairman Seem notified the Planning Board that we have not received the application from 3S Gateway to attach a sign to the Lowes Pylon. Without that application and detail there is not a whole lot we can accomplish here tonight. Last month we requested a letter of authorization from Love's along with a letter of intent indicating that Engineering backed up no safety issues from this addition along with describing use and function of the proposed sign. The Planning Board will review the application and supporting documents once received from 3S Gateway.

Public Comments:

Apartments planned for 1498 State Route 414

Chairman Seem returned to the Public Comments portion of the agenda now that Jason McCormick, PE, and Mark Lin have made connection to the meeting. Jason McCormick presented the initial overview of the project consisting of two sixteen-unit each two-story apartment buildings having one, two, and three bedrooms, in Commercial District West (C-1). Project located approximately 950' – 1000' off the road with a 24' wide driveway to accommodate emergency vehicles connected to water and wastewater on the West side of State Route 414. Upon further discussions several issues were noted and need to be addressed before formal submittal to the Town. Applicant must also resolve the question of one or two parcels located in the same location. The recent Zoning Permit issued regarding a mushroom has already been issued. Engineer will discuss with applicant meeting quickly with ZEO Reynolds to discuss resolutions to these issues.

Return to Old Business:

Discussion of proposed changes of the Tyre Zoning Law

Chairman Seem returned to the last item listed on tonight agenda is update discussion on the Tyre Zoning Law changes. The tweaks that have occurred since last our meeting are relatively minor, Craig and Mike provided an overview of minor additions, changes, bulk table changes updating the Zoning Law from actual experiences and observations since the 2018 complete revision was issued. The Town Board has already been informed of some of the changes and will be further updated at their March meeting. Zoning Officer, Legal, and Engineering have addressed issues from previous discussions. After lengthy discussions Chairman Seem indicated that we must put our arms around Short-Term Rental issue to clearly document this critical portion of the Law which is coming more into our progressing into the future. Zoning, Legal, & Engineering will continue to address in preparation for the March Town Board meeting.

New Business:

No new business.

Correspondence:

Nothing received

Planning/Training/Website:

No update available

Motion to Adjourn

7:55 pm

Moved by Karen Thomson.

Seconded by Alan Smith.

Unanimous.

Respectfully submitted,

Larry

Lawrence J. Kesel

Town of Tyre Planning Board Secretary

NEXT MEETING March 23, 2021 @ 6:30 P.M. via ZOOM