



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 remotely on March 23, 2021.

Members in attendance: Robert Seem, Alan Smith, Lawrence Kesel, Henry Bickel, Deborah Geary, Kenneth Hauenstein, Karen Thomson, Doug Jones, (PB alternate)

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

Guests: Joe Bowes, Director Real Estate Development / INHS
Jennifer Carlson, CEO, FLACRA
Frank Fisher, ESQ. representing Bruce Smith's Airbnb
Craig Sessler, 3S Gateway

Open Town of Tyre Planning Board monthly meeting

Correction of an audio connection problem with Secretary caused a 15-minute delay. Chairman Seem opened the March 23, 2021 Planning Board meeting @ 6:45 P.M.

Attendance:

All 7 Planning Board members in attendance plus 1 alternate.

Public Comments:

Update Pine View Circle Phase 2a Joe Bowes, Ithaca Neighborhood Housing Services
Joe Bowes, Director (INHS) gave a brief presentation of the Pine View Circle Phase 2a which will be connected to Phase 1 site plan that was approved in 2018. Application was made by INHS to New York State for Tax Credit and Housing Trust Fund Financing in 2018 and 2019, both applications were denied. Jennifer Carlson, FLACRA CEO briefly reviewed their role with partners. Joe indicated that no physical changes have been made to the original Subdivision submittal to the Planning Board which was approved but not yet filed. Chairman Seem thanked Joe and Jennifer for their update indicating more discussions and additional meetings will continue to take place before the current extension runs out.

Presentation of Application J.E.L. Lawn & Landscaping LLC, sign variance

Owner Josh Olschewske was not in attendance, Chairman Seem asked ZEO Reynolds for an update on the sign variance situation. Purchased former Colton Truck Cap property on State Route 414 (C-1) Commercial Zone West new owner had requested 2 business sign indicating different business on premises. ZEO Reynolds had to reject application due to front setback being less than 80 feet requirement. Application was distributed to the Planning Board for review, Chairman Seem indicated application pretty much straight forward except for set back location to road. We will discuss later under New Business as recent Town of Tyre Zoning Law changes allow discretion by the Planning Board. Will continue discussion under New Business later tonight.

Attorney Frank Fisher representing Bruce Smith’s Airbnb

Atty. Fisher was notified that recent redefining rental facility change in the Zoning Law approved by the Town Board will now allow the Planning Board to proceed scheduling Public Hearing based on comments from ZEO and Engineering. Town needs emergency telephone numbers for two (2) representatives that can be contacted within one-half hour of the Town of Tyre, Engineering all set. Atty. Fisher will provide information prior to Public Hearing which will be scheduled for next meeting in April.

Mays’ Barn Event Venue

No one representing Barn Venue at the meeting tonight. Chairman Seem asked for an update from ZEO Reynolds, email was sent bringing them up to date along with notification of tonight’s meeting. No application or site plan submitted, still pretty much in the concept theory.

Approval of minutes of prior meeting on February 23, 2021

Motion to accept the February 23, 2021 minutes as presented.

Motion: Henry Bickel

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>
#21-02	3/19/21	Lovel’s Travel	1262-1272 SR 414	Convenience Store & Gas

2) Target date for Love’s is mid-April to start moving dirt.

3) Dunkin’ Donuts project is on hold, looking to start here soon.

- 4) IHOP started opening 8 of its 16 new sites. The Petro site is slated to be active within the next 30-60 days.
- 5) The Chamber of Commerce has requested an extension due to COVID-19.
- 6) Sessler 3S Gateway have applied for a Special Use Permit regarding a sign they are proposing on the Love's Hi-Rise Sign Structure.
- 7) Josh Olschewske purchased the Colton Truck Caps property and is requesting an area variance for business sign's due to front setback being less than the 80' required.
- 8) Within the next month or so, we will dig right in on the proposed event center proposed for East Tyre Road.

Old Business:

Consideration of completeness of Sign Permit application by 3S Gateway

Chairman Seem notified the Planning Board that we have not received verification of engineering review to support an additional sign being added to the approved Love's pylon. We must make sure the addition is safe and not a danger. Question tonight is the signage application substantially complete enough to move forward tonight. Lengthy discussions followed including legitimate concerns digital changing sign frequency, brightness, facing the Thruway. Right now, digital type changeable sign is not allowed in the Tyre Zoning Law. We need responses from other Municipalities who have dealt with these type of digital rotating moveable signs. Just what is going to appear on this rotating moveable message board, advertising, Finger Lakes region? Planning Board felt it would not be fair to the applicant to accept this application as substantially complete prompting their investment of additional monies which could come at risk in the future. Chairman Seem pointed out that he stated a while ago that this sign addition application would be stalled for several months. Decision not to proceed tonight with a Resolution to accept substantially complete 3S Gateway sign addition to the Love's pylon.

Update on Love's Travel Center construction

ZEO Reynolds mentioned in addition to his Zoning report earlier the road cut to the Loves site has been approved by NYDOT and we will see construction work in April.

Update on proposed changes to the Tyre Zoning Law and impacted projects

The proposed changes to the Tyre Zoning Law we reviewed last month were accepted and passed by the Tyre Town Board. Chairman Seem pointed out the Planning Board now has more flexibility in the event center and bed & breakfast definitions which have been cleared up. We also addressed a sign situation recently forwarding our Determination/Recommendation to Seneca County Planning for their information. Mike Simon mentioned that parking and signage changes in Commercial West (C-1) and Commercial East (C-2) are now more flexible for the Planning Board.

Extension of zoning permits for Seneca County Chamber of Commerce’s office and Gateway Visitor Center

The Draft Resolution was distributed to the Planning Board prior to tonight’s meeting. Atty. Don Young had made some minor changes prior to distribution. Everyone had plenty of time to read the Resolution relating to the Site Plan and Easement as the Subdivision has already been approved and filed. The pandemic had slowed their plans. Chairman Seem pointed out that the Resolution was pretty much straight forward and hearing no questions from the Board accepted.

Motion from Henry Bickel and seconded by Alan Smith.

Roll call vote follows:

RESOLUTION OF THE TOWN OF TYRE PLANNING BOARD
AUTHORIZING AN EXTENSION/RE-ISSUANCE OF APPROVALS FOR
THE PROJECT BY SENECA COUNTY CHAMGER OF COMMERCE FOR
THEIR CORPORATE OFFICE AND GATEWAY VISITORS CENTER

March 23, 2021

	<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 Bob Seem	[x]	[]	[]	[]

The Resolution was thereupon duly adopted.

Extension of zoning permit for Ithaca Neighborhood Housing Services’ Pine View Circle Phase 2a housing project

With the applicant’s concurrence, no action was taken on the request by INHS to extend the approval of their subdivision and site plan for Pine View Circle Phase 2 to support submission of their funding application to the State. We had asked for the delay so we can confirm the best way to make the extension since this was the third request.

Update on IHOP restaurant at Petro

Earlier this month IHOP started opening 8 of its 16 new sites. The Petro site is slated to be active within the next 30-60 days.

Other

ZEO Reynolds informed the Board that he had just received an application and Site Plan from Bill Martin today for an addition to a building at the Montezuma Winery.

New Business:

Recommendation to the Zoning Board of Appeals regarding the sign variance application for J.E.L. Lawn and Landscaping LLC

ZEO Reynolds had rejected a sign application from J.E.L. Lawn & Landscaping LLC to replace signs on the recently purchased the Colton building on State Route 414 due to a variance setback. The Zoning Law update was passed by the Town Board after that action. No need to send to the Zoning Board of Appeals. Now that the Planning Board has more flexibility in the Commercial West (C-1) and Commercial East (C-2) Zones signage request was revisited, prepared to accept the initial application forwarding our Determination/Recommendation to Seneca County Planning for their information. Awaiting Seneca County Planning approval, Resolution next month at April meeting.

New remote meeting for the town

Town Board has approved software to use Go to Meeting. Working on installing software.

Correspondence:

Nothing new

Planning/Training/Website:

No update available

Motion to Adjourn

Time 8:30 pm
Moved Alan Smith
Seconded Henry Bickel
Unanimous

Respectfully submitted,

Larry

Lawrence J. Kesel
Town of Tyre Planning Board Secretary

NEXT MEETING April 27, 2021 @ 6:30 P.M. via "Zoom"