



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: April 27, 2021, remoted via video and telephone

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

Representing 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
Frank Fisher, ESQ. representing Bruce Smith Airbnb
Bruce Sherman, 3S Gateway

Open Town of Tyre Planning Board monthly meeting

Chairman Seem opened the April 27, 2021 Planning Board meeting @ 6:44 P.M.

Public Comments:

Chairman Seem called upon Joe Bowes, Ithaca Neighborhood Housing Services (INHS) to present an updated overview to accommodate the process we have decided to follow to provide extension of their application approved as a project presented approximately two years ago and was denied twice. Documentation expected to be reviewed on May 24, 2021 scheduled Public Hearing / Planning Board meeting.

Chairman Seem asked Frank Fisher ESQ., representing Bruce Smith had any public comments currently or just waiting for Old Business portion of agenda. No comments, just awaiting the completeness review of the Bruce Smith's Bed & Breakfast expansion coming up later under Old Business.

Chairman Seem also inquired if Bruce Sherman, 3S Gateway had any public comments at this time or also awaiting Sign Application permit application under Old Business. Later this evening on the agenda.

Final request Public comments made by Chairman Seem before closing Public Hearing.

Attendance:

All 7 Planning Board members in attendance plus 1 alternate, total of 8 representatives..

Approval of minutes of prior meeting on March 23, 2021

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

Motion: Deborah Geary

Seconded: Henry Bickel

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>
#21-04	4/22/21	S. Mortorano	State Route 318	Build a Pole Barn

2) Two complaints received since last month.

3) Sessler 3S Sign application is substantial complete. Reached out to the sign company asking information on the specs for the sign structure.

4) Contacted Love's Project Manager for construction update. His reply, weather was a factor getting the contractor on site.

5) Dunkin Donuts is looking to start construction early summer.

Old Business:

Consideration of the completeness of Bruce Smith application for a bed & breakfast expansion.

Final discussion and review of proposed Resolution that was provided to every Planning Board member prior to tonight's meeting, hearing no questions, concerns Chairman Seem requested a motion.

Motion brought by Henry Bickel, seconded by Kenneth Hauenstein, and duly put to vote, which resulted as follows:

RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF TYRE TO ACCEPT SPECIAL USE APPLICATION FROM BRUCE SMITH REGARDING ESTABLISHMENT OF A SHORT-TERM RENTAL BUSINESS AT 514 EAST ROAD, SAVANAH, NY 13146

APRIL 27, 2021
(continued page # 3)

	Yea	Nay	Abstain	Absent
Alan Smith	[x]	[]	[]	[]
Deborah Geary	[x]	[]	[]	[]
Kenneth Hauenstein	[x]	[]	[]	[]
Karen Thomson	[]	[]	[]	[x]
Henry Bickel	[x]	[]	[]	[]
Douglas Jones, Alt.	[x]	[]	[]	[]
Chairman Bob Seem	[x]	[]	[]	[]

The Resolution was thereupon duly adopted.

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

Discussions continued from earlier tonight and now include a complete review of the Resolution final discussion and review of the proposed Resolution that was provided to every Planning Board member prior to tonight's meeting. Previous extensions were granted through June 25, 2019 and again through June 30, 2020 to allow sufficient time to obtain funding for the Project, both failed to obtain funds.

Public Hearing will be scheduled for May 25, 2021.

Hearing no more questions, concerns Chairman requested a motion.

Motion brought by Alan Smith, seconded by Deborah Geary, and duly put to vote, which resulted as follows:

RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF TYRE
 ARDING AN EXTENSION OF THE DURATION OF SITE-PLAN
 APPROVALS TO ITHACA NEIGHBORHOOD HOUSING SERVICES
 FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT PROJECT
 KNOWN AS PINEVIEW CIRCLE PHASE 2a

April 27, 2021

	Yea	Nay	Abstain	Absent
Larry Kesel	[x]	[]	[]	[]
Alan Smith	[x]	[]	[]	[]
Deborah Geary	[x]	[]	[]	[]
Kenneth Hauenstein	[x]	[]	[]	[]
Karen Thomson	[]	[]	[]	[x]
Henry Bickel	[x]	[]	[]	[]
Douglas Jones Alt.	[x]	[]	[]	[]
Chairman Bob Seem	[x]	[]	[]	[]

The Resolution was thereupon duly adopted.

Consideration of completeness of Sign Permit application by 3S Gateway

Discussions continue regarding the size of the sign, digital movement, non-premise among other comments along with engineering documentation. We continue to discuss issues, researching, spending time. Chairman Seem offered to allow extra time providing 3S Gateway the opportunity to talk and reconsider some of the concerns we can hold off addressing the Resolution tonight. Bruce Sherman thought that prudent, we will discuss adding the sign issues again on May 25, 2021 regular Planning Board meeting. Chairman Seem tabled the Resolution at this time, no formal action taken.

Consideration of completeness of J.E.L. Lawn and Landscaping LLC application for sign.

Final discussion and review of proposed Resolution that was provided to every Planning Board member prior to tonight's meeting. Hearing no questions, comments Chairman Seem requested a motion.

Motion brought by Alan Smith, seconded by Henry Bickel, and duly put to vote, which resulted as follows:

RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF TYRE
REGARDING THE SPECIAL USE PERMIT APPLICATION OF
J.E.L. LAWN AND LANDSCAPING, LLC FOR PLACEMENT OF BUSINESS SIGNS

April 27, 2021

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

The Resolution was thereupon duly adopted.

Consideration of completeness of Montezuma Winery application for a warehouse expansion.

Final discussion and review of proposed Resolution that was provided to every Planning Board member prior to tonight's meeting, hearing no questions Chairman Seem requested a motion.

Motion brought by Alan Smith, seconded by Henry Bickel, and duly put to vote, which resulted as follows:

RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF TYRE
REGARDING THE SITE PLAN REVIEW APPLICATION OF
MARTIN'S HONEY FARM AND MEADERY, LLC FOR THE CONSTRUCTION
OF A NEW STORAGE BUILDING ON ITS MONTEZUMA WINERY PROPERTY

April 27, 2021

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

The Resolution was thereupon duly adopted.

Consideration of Completeness of the Site Plan Application of Glenwood Foods, LLC for a new storage structure

Final discussions and review of proposed Resolution that was provided for every Planning Board member prior to tonight's meeting, hearing no questions, comments, Chairman Seem requested a motion.

Motion brought by Henry Bickel, seconded by Deborah Geary

RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF TYRE
REGARDING THE SITE PLAN REVIEW APPLICATION OF GLENWOOD FOODS
LLC FOR THE CONSTRUCTION OF A NEW STORAGE STRUCTURE ON ITS
PROPERTY AT 2905 STATE ROUTE 318, SENECA FALLS, NY

APRIL 27, 2021

(Roll call vote page 6)

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

The Resolution was thereupon duly adopted.

New Business:

Planning Board activity has remained continually active this year. Supervisor requested Planning Board Officer’s 2021 slate confirmation be addressed. Chairman Seem requested discussion and motion continue with present Officer slate in 2021.

Motion, brought by Kenneth Hauenstein, Seconded, Deborah Geary. Roll call vote.

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

Correspondence:

Nothing new received.

Planning/Training/Website:

Updated individual Training status will be issued in June.

Motion to Adjourn @ 8:11 pm

Moved by Al Smith, Seconded by Ken Hauenstein, Unanimous

Respectfully submitted,

Larry

Lawrence J. Kesel,
Town of Tyre Planning Board Secretary

NEXT MEETING MAY 25, 2021 @ 6:30 P.M.