



# 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

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Minutes of the meeting: May 25, 2021, remoted via video and telephone.

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

Authorized Absence: Deborah Geary

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  
Bruce A. Smith, Airbnb  
Bruce Sherman, 3S Gateway  
Bill Martin, Martin's Honey Farm  
Josh Olschewske, JEL Lawn & Landscaping  
Pat Plyter, Seneca County Community Services Board, Chair  
Ted Pepperman, Seneca County Community Services Board member

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## **Public Comments:**

### **Pine View Circle Approvals Extension –**

Open Public Hearing @ 6:34 P.M., brought by Karen Thomson second by Henry Bickel. Chairman Seem mentioned that additional documentation had become available to the Planning Board prior to tonight's meeting of issues that were raised by Supervisor McGreevy's December 21, 2020, memo to Joe Bowes, Ithaca Neighborhood Housing Services (INHS) for comment's which were addressed February 4, 2021, and a 2<sup>nd</sup> response on March 30, 2021, consisting of 7 pages each., total 14 pages. Further he mentioned that later tonight the Planning Board, under Old Business will process Pine View Circle Resolution Reapproving Subdivision and Reapproving Site Plan applications. The Reapproving wording was recommended by Atty. Donald Young as we already have granted the maximum number of extensions 2019, 2020 & 2021 due to applicant inability to obtain grant money for the Project.

Planning Board also reviewed support responses from various community organizations supporting additional affordable housing opportunities for individuals recovering with mental health and addiction situations in Seneca County.

They were:

Pat Plyter, Seneca County Community Services Board Chair,  
Jennifer Carlson CEO Finger Lakes Area Counseling & Recovery Agency (FLACRA),  
Melissa Nesbit, Seneca Housing, Inc.

Chairman Seem then called upon Pat Plyter, Seneca County Community Services Board Chair who presented an extensive overview of her organization and Board members unanimous voting in favor of the Pine View Circle Phase 2 Project. Volunteer members include Law Enforcement, Chief Psychologist, Grade School Teachers, College Professors, Housing Specialist, Grade School Rehabilitation Specialist, actual Family members and others. They combine many years of actual experience caring for mental illness and substance abuse candidates. No one considered High Risk will be allowed to apply at Pine View Circle. Applicants will be Low Risk candidates only, no High Risk. Board member Ted Pepperman then spoke briefly of his fellow Board members understanding that affordable housing is a top priority. These folks need a respectable place to stay. Chairman Seem thanked both Pat and Ted for their insight into their organization.

Chairman Seem asked twice for any further public comments. Hearing none, motion brought by Henry Bickel, seconded by Alan Smith, oral vote Unanimous @ 6:55 P.M.

#### Bruce Smith Special Use Permit for Extended Stay Rental

Open Public Hearing @ 6:57 P.M., brought by Henry Bickel, second Karen Thomson. Chairman Seem asked twice for any further public comments. Hearing none, a motion brought by Henry Bickel, seconded by Alan Smith, oral vote Unanimous @ 7:00 P.M.

#### J.E.L. Lawn & Landscaping Waive Application for signs in Commercial Zone.

Open Public Hearing @ 7:01 P.M., brought by Alan Smith, second Kenneth Hauenstein. Chairman Seem asked twice for any further public comments. Hearing none, a motion brought by Karen Thomson, second by Henry Bickel, oral vote Unanimous @ 7:03 P.M.

#### Montezuma Winery Site Plan Application for Warehouse Construction.

Open Public Hearing @ 7:04 P.M. brought by Alan Smith, second by Karen Thomson. Chairman Seem asked twice for any further public comments. Hearing none, a motion brought by Karen Thomson, second by Henry Bickel, oral vote Unanimous @ 7:05 P.M.

Glenwood Foods Site Plan Application for Warehouse Construction.

Open Public Hearing @ 7:06 P.M. brought by Henry Bickel, second by Karen Thomson. Chairman Seem twice for any further comments from Public. Hearing none a motion was brought by Alan Smith, second by Henry Bickel, oral vote Unanimous @ 7:07 P.M.

**Open Town of Tyre Planning Board monthly meeting**

Chairman Seem opened the May 25, 2021, Planning Board meeting @ 7:07 P.M.

**Public Comments:**

None

**Attendance:**

7 Planning Board members in attendance including alternate.

1 Planning Board approved absence.

**Approval of minutes of prior meeting on April 27, 2021**

Karen Thomson questioned why the April 27, 2021, Planning Board early meeting prior to the regular Planning Board meeting stated “No decision was made” appeared. Atty. Young responded that meeting was an Attorney/Client Privileged meeting which is exempt from the Open Meetings Law, does not even need to be part of the minutes. Chairman Seem approved complete statement removal, Secretary Kesel will delete entire statement from April 27, 2021, minutes final pdf.

Motion to accept the April 27, 2021, minutes as corrected.

Motion: Alan Smith

Seconded: Kenneth Hauenstein

Oral vote: Unanimous

**Zoning Enforcement Officer Report**

1) Three Zoning Permits issued since last meeting.

<u>Permit</u>	<u>Issued</u>	<u>Owner</u>	<u>Location</u>	<u>Description of Work</u>
#21-06	4/29/21	Burnell Musser	224 Dickinson Rd.	Build a garage.
#21-07	5/17/21	David Young	685 Gravel Rd.	Install a generator.
#21-08	5/17/21	Kevin Doyle	1673 Strong Rd.	Build a Pool Deck.

2) Three complaints received since last month.

3) Love’s project is under way. Some safety concerns were discussed.

**Old Business:**

Extension of Zoning Permit INHS Pine View Circle Phase 2 Housing Project.

Chairman Seem reminded everyone that we were Reapproving the Site Plan Application Resolution which was distributed prior to this meeting. Site Plan discussions have been completed for Chairman Seem to review entire Resolution as presented. Hearing no questions, concerns Chairman Seem requested a motion to approve. Motion brought by Alan Smith, seconded by Henry Bickel, and duly put to vote, which resulted as follows:

RESOLUTION OF THE TYRE PLANNING BOARD REAPPROVING SITE PLAN APPLICATION OF ITHACA NEIGHBORHOOD HOUSING SERVICES FOR A MULTI-BUILDING, MULTI-FAMILY RESIDENTIAL DEVELOPMENT PROJECT KNOWN AS PINEVIEW CIRCLE PHASE 2

MAY 25, 2021

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Bob Seem	[ x ]	[ ]	[ ]	[ ]
Alan Smith	[ x ]	[ ]	[ ]	[ ]
Deborah Geary	[ ]	[ ]	[ ]	[ x ]
Kenneth Hauenstein	[ x ]	[ ]	[ ]	[ ]
Karen Thomson	[ x ]	[ ]	[ ]	[ ]
Henry Bickel	[ x ]	[ ]	[ ]	[ ]
Douglas Jones, (Alt)	[ x ]	[ ]	[ ]	[ ]
Larry Kesel	[ x ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

Extension of Zoning Permit INHS Pine View Circle Phase 2 Housing Project.

Chairman Seem reminded everyone that we were Reapproving the Subdivision Application Resolution which was distributed prior to this meeting. Subdivision discussions have been completed for Chairman Seem to review entire Resolution as presented. Hearing no questions, concerns Chairman Seem requested a motion. Motion brought by Karen Thomson, seconded by Henry Bickel, and duly put to vote, which resulted as follows:

RESOLUTION OF THE PLANNING BOARD RE-APPROVING SUBDIVISION APPLICATION OF ITHACA NEIGHBORHOOD HOUSING SERVICES FOR A MULT-IBUILDING, MULTI-FAMILY RESIDENTIAL DEVELOPMENT PROJECT KNOW AS PINEVIEW CIRCLE PHASE 2

(Continued on page 5)

May 25, 2021

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Bob Seem	[ x ]	[ ]	[ ]	[ ]
Alan Smith	[ x ]	[ ]	[ ]	[ ]
Deborah Geary	[ ]	[ ]	[ ]	[ x ]
Kenneth Hauenstein	[ x ]	[ ]	[ ]	[ ]
Karen Thomson	[ x ]	[ ]	[ ]	[ ]
Henry Bickel	[ x ]	[ ]	[ ]	[ ]
Douglas Jones, (Alt)	[ x ]	[ ]	[ ]	[ ]
Larry Kesel	[ x ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

Special Use Application for extended stay rental property – Bruce Smith.

Chairman Seem reviewed the Resolution adding that the reason for the delay was that no pigeonhole was available in the Zoning Law until the Town made update changes to the Law. Now ready to move forward, hearing no comments or questions Alan Smith moved to accept, seconded by Henry Bickel, and duly put to vote as follows:

RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF  
TYRE REGARDING THE SPECIAL USE PERMIT  
APPLICATION OF BRUCE A. SMITH FOR APPROVAL OF A  
SHORT TERM RENTAL

MAY 25, 2021

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Bob Seem	[ x ]	[ ]	[ ]	[ ]
Alan Smith	[ x ]	[ ]	[ ]	[ ]
Deborah Geary	[ ]	[ ]	[ ]	[ x ]
Kenneth Hauenstein	[ x ]	[ ]	[ ]	[ ]
Karen Thomson	[ x ]	[ ]	[ ]	[ ]
Henry Bickel	[ x ]	[ ]	[ ]	[ ]
Douglas Jones, (Alt)	[ x ]	[ ]	[ ]	[ ]
Larry Kesel	[ x ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

Special Use sign package application, J.E.L. Lawn and Landscaping.

Chairman Seem pointed out that we were waiting for a change in the Zoning Law which allowed the Planning Board to accept waivers which was a good fit for this application. After reviewing the Resolution with no further questions or comments Henry Bickel moved to accept, seconded by Karen Thomson, and duly put to vote, which resulted as follows:

MAY 25, 2021

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Bob Seem	[ x ]	[ ]	[ ]	[ ]
Alan Smith	[ x ]	[ ]	[ ]	[ ]
Deborah Geary	[ ]	[ ]	[ ]	[ x ]
Kenneth Hauenstein	[ x ]	[ ]	[ ]	[ ]
Karen Thomson	[ x ]	[ ]	[ ]	[ ]
Henry Bickel	[ x ]	[ ]	[ ]	[ ]
Douglas Jones, (Alt)	[ x ]	[ ]	[ ]	[ ]
Larry Kesel	[ x ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

Site Plan application for warehouse construction – Montezuma Winery.

Chairman Seem reviewed the Resolution completely. Upon completion, hearing no questions or comments requested a motion to accept. Karen Thomson moved, seconded by Alan Smith, and duly put to vote as follows:

MAY 25, 2021

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Bob Seem	[ x ]	[ ]	[ ]	[ ]
Alan Smith	[ x ]	[ ]	[ ]	[ ]
Deborah Geary	[ ]	[ ]	[ ]	[ x ]
Kenneth Hauenstein	[ x ]	[ ]	[ ]	[ ]
Karen Thomson	[ x ]	[ ]	[ ]	[ ]
Henry Bickel	[ x ]	[ ]	[ ]	[ ]
Douglas Jones, (Alt)	[ x ]	[ ]	[ ]	[ ]
Larry Kesel	[ x ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

Site Plan Application for warehouse construction – Glenwood Foods

Chairman Seem reviewed the Resolution. Upon completion hearing no comments or questions requested a motion to adopt. Motion brought by Ken Hauenstein, seconded by Alan Smith, and duly brought to roll call vote as follows:

May 25, 2021

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Bob Seem	[ x ]	[ ]	[ ]	[ ]
Alan Smith	[ x ]	[ ]	[ ]	[ ]
Deborah Geary	[ ]	[ ]	[ ]	[ x ]
Kenneth Hauenstein	[ x ]	[ ]	[ ]	[ ]
Karen Thomson	[ x ]	[ ]	[ ]	[ ]
Henry Bickel	[ x ]	[ ]	[ ]	[ ]
Douglas Jones, (Alt)	[ x ]	[ ]	[ ]	[ ]
Larry Kesel	[ x ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

Consideration of completeness of Sign Application by 3S Gateway

Planning Department & Zoning Enforcement Officer have not received any new information from 3S Gateway prior to this meeting. Chairman Seem reminded everyone during the April 27, 2021, meeting we asked them to reconsider some aspects of the application. They said they would.

**New Business:**

Discussion about Delaware River Solar Power proposed project.

We are all aware of the recent announcement, Planning Board received a copy of 16-page Power Point handout along with a one-page information memo that was presented at the Tyre Town Board meeting last Thursday, May 20, 2021. This is clearly new territory for us. Engineer Mike Simon explained that LaBella is presently representing other Towns, will be introducing their 94C Specialist to the Town Board tomorrow 5/28/2021, to better understand what capabilities they have as they are presently ready to assist to ensure that Tyre is properly prepared for this large project. Chairman Seem mentioned any additional guidance the Town has will be helpful. As we understand this is one of the largest projects since NYS passed the Accelerated Renewable Energy Growth and Community Benefit Act.

**Training:**

Updated individual Training hours completed status thus far in 2021 will be issued to members of the Planning Board and the Zoning Board of Appeals during June.

Chairman Seem had one final question for the Board, inquiring if we still wish to continue remote or return to in person at the Municipal Building? Only one member spoke up. Secretary Kesel remains genuinely concerned attending public meetings on Tuesday evenings in a public building meeting room following the day's events and the scheduled meeting, individuals properly vaccinated or not. Based on his medical history he is genuinely concerned. However, he will go along with fellow board members decision. Members may contact Chairman Seem privately to discuss your feelings on this matter.

**Motion to Adjourn @ 8:22 pm:**

Brought by Hank Bickel, seconded by Ken Hauenstein, Unanimous.

Respectfully submitted,

*Larry*

Lawrence J. Kesel  
Town of Tyre  
Planning Board Secretary

**NEXT MEETING JUNE 22, 2021 @ 6:30 p.m.**