



# Planning Board

Chair: Robert C. Seem  
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Phone: 315-568-5637

Vice Chair: Alan Smith  
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Secretary: Lawrence J. Kesel  
1234 Middle Black Brook Rd.  
Seneca Falls, NY 13148-9753  
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Minutes of the meeting: July 27, 2021, Tyre Municipal Building

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

Authorized Absence: Henry Bickel

Representing Town of Tyre: Donald Young, ESQ., Young Law Firm  
Craig Reynolds, Zoning Enforcement Officer

Guests: Brian Wilkins, Wilkins RV  
Mike Virts, Upstate NY Property Development, LLC  
Alex Amering, PE, Costich Engineering  
Greg Hamel, Pyramid Brokerage  
James Rogers, Town of Tyre Councilman

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

Chairman Seem opened the July 27, 2021, Planning Board meeting @ 6:30 P.M.

## **Public Comments:**

Mr. Mike Virts, Upstate New York Property Development LLC, owner of approximately 150 acres on the west side of state Route 414, former Schwartz Property directly across from del Lago Resort Casino. Presented the Board with a quick overview and hopes to develop it for commercial use including an RV dealership which will be discussed in depth next during the Public Comments section of the agenda. These also include a possible Hotel, event center, winery & wedding facility in the existing barn and out parcels of the property thus far. There is interest in this property, Mike has been very informative keeping updates communication lines with our Zoning Enforcement Officer. Plenty of acreage will be available for recreational use. Chairman Seem and the Planning Board thanked Mike for sharing some of his plans for the property keeping the Planning Board updated prior to formal document submittals.

Mr. Brian Wilkins owner of Wilkins Recreation Vehicles, Inc., with sales and service facilities in Bath (main location), Victor, Churchville, and Brewerton, then spoke. His presentation included a brief history of the family-owned dealership started by his grandfather in the 1930's, his dad took over in the 60's and he purchased the business in 2004. He is very proud that Wilkins Recreational Vehicles, Inc. is a 7-time winner of RV business Top 50 RV dealer including the last six years in a row. Wilkins is interested in the Verts site as a new location for the proposed facility. We reviewed and discussed an early Engineering drawing of the proposed concept for this new facility to be located here in Tyre. NYS Thruway frontage should certainly create a more transient/destination dealership. Discussion with the board focused on site access and utility needs. Planning Board members were encouraged but cautioned that there were significant issues that must be addressed regarding water and sewer access as well as approvals by the NYSDOT. Chairman Seem thanked Mr. Wilkins for coming tonight and sharing information with the Planning Board prior to any formal submissions to the Town.

**Attendance:**

7 Planning Board members in attendance including alternate.

1 Planning Board member approved absence.

**Approval of minutes of prior meeting on June 22, 2021**

Motion to accept the June 22, 2021, minutes as presented.

Motion: Alan Smith

Seconded: Douglas Jones

Oral vote: Unanimous

**Zoning Enforcement Officer Report**

1) Four (4) Zoning Permits issued since last meeting.

<u>Permit</u>	<u>Issued</u>	<u>Owner</u>	<u>Location</u>	<u>Description of Work</u>
#21-14	6/23/21	Edward Hefferman	1224 Old Schoolhouse Rd.	Back-up Power Service
#21-15	6/30/21	Robert Eddington	631 Lamb Road	Metal storage building
#21-16	7/02/21	Jennifer Zink	1085 Gravel Road	Install above ground pool
#21-17	7/22/21	Ron & Nona Stymus	835 Marsh Road	Putting up an addition

2) One (1) complaint received since last month.

3) Received an application for an area variance, on this evening 7/27/21 agenda.

4) Found a zoning violation, deck installed. Property owner to file a zoning application.

5) Continue working with Chamber of Commerce and County to obtain parcel number.

6) Love's project moving right along. Working 7 days a week, no individual work scheduled on the fourteenth day. Planned opening is still December 9, 2021.

7) Conducted several site inspections.

8) Work level remains high, very busy.

**Old Business:**

Correction of typographical error in the resolution for the Pine View Circle Phase 2 Site Plan Re-approval made on May 25, 2021.

Joe Bowes, Director, (INHS) contacted Chairman Seem to point out a typographical error in the reapproval Site Plan Application, May 25, 2021, that the site plan was not consistent with the Tyre Comprehensive Plan. Our intent was to state that the site plan was consistent with the with the Tyre Comprehensive Plan. Attorney Young had recommended that we redo the entire resolution to avoid any ambiguity. Chairman Seem reviewed the corrections with the Planning Board requesting a motion to accept as corrected, brought by Alan Smith, and seconded by Karen Thomson, 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

July 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 ]
Douglas Jones	[ x ]	[ ]	[ ]	[ ]
Larry Kesel	[ x ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

**New Business:**

Area Variance application by Mr. Chris Filoso for his property at area 317 State Route 89, Savannah, NY (Tax ID# 07-1-16).

The planning Board discussed the variance application to place a manufactured home On an existing nonconforming lot at 317 State Route 89, Savannah, NY. This 0.32-acre lot is well under the required 2 A minimum in an Agriculture Zone and does not require minimum road frontage. However, it is the location of a dilapidated home with numerous out buildings and debris piles. the Planning Board recommended there to be an actual benefit to the community if this situation was changed by the new owner even if the nonconforming situation remained. Planning Board suggested Chairman Seem prepare a memorandum to the Tyre Zoning Board of Appeals within two days summarizing the results of our review and recommendation to grant the variance on July 29, 2021.

Discussion about whether to opt out of allowing recreational marijuana to be sold at retail dispensaries and allow on-site consumption within Tyre.

The Planning Board discussed retail dispensaries the opt-out for municipalities for new law that allows adult-use cannabis retail dispensaries or on-site consumption stores within jurisdictions in New York. Because there are so many un-known regarding the potential impact of the law on Tyre and the opt-out decision can only be made by December 31, 2021, the Planning Board recommends that the Town select the opt-out. This will allow for more time to determine what is best for the Town of Tyre.

Seneca County IDA has announced their interest in three sites for a new Industrial Park (Seneca Falls, Junius, and Tyre)- What we know

The Planning Board discussed (and expressed its frustrations about) the news that the Seneca County Industrial Development Agency about their announced plan (Finger Lakes Times, July 32, 2021) for the development of a new industrial park at one of three possible sites, including one in Tyre. ZEO Reynolds had tried to get additional information from the IDA to help the Planning Board understand their intent and to learn whether they had considered Tyre's 414 & 318 Corridor Master Plan. The IDA was unwilling to provide any additional information citing confidentially of negotiations. We feel they should have been in discussion with the town well in advance of negotiations.

**Correspondence**

Towns & Topics – July/August issue has been received.

**Planning/Training/Website**

Planning Board workload remains heavy, requiring extra effort from the members to keep pace again this month as has been the tempo all year.

**Motion to Adjourn @ 8:35 PM**

Brought by: Karen Thomson,

Seconded by: Alan Smith,

Oral vote: Unanimous

Respectfully submitted,

*Larry*

Lawrence J. Kesel

Town of Tyre

Planning Board Secretary

**NEXT MEETING AUGUST 24, 2021  
TYRE MUNICIPALE BUILDING 6:30 PM**