



# 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: August 24, 2021, Tyre Municipal Building

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

Representing Town of Tyre: Craig Reynolds, Zoning Enforcement Officer

Representing Town of Tyre:: (Virtual): Donald Young, ESQ., Young Law Firm  
Mike Simon, CPESC, LaBella Associates

Guests: Brian Wilkins, Wilkins RV  
Mike Virts, Upstate NY Property Development, LLC  
Alex Amering, PE, Costich Engineering  
Kevin Bragg, Chrisanntha Construction  
Mark Travis, Tyre Resident

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

Chairman Seem opened the August 24, 2021, Planning Board meeting @ 6:30 P.M.

### **Public Comments:**

Chairman Seem requested public comments, no public comments were offered. Noting the majority of guests present were representatives of the Wilkins RV Project he then offered the opportunity to discuss the project now versus waiting until New Business later tonight. Brian Wilkins owner of Wilkins Recreation Vehicles, Inc. reviewed their progress regarding water and sewer access which we cautioned last month along with other issues they have pursued. Already attended the Seneca County Supervisors meeting earlier today, departed with a positive feeling for the Project to move forward. Already working with Seneca County Manager, need to get interested parties together in one room, walk the path to hash out the sewer issue and bring to a firm conclusion. The application has been submitted, presently being reviewed by Engineering & Legal. Chairman Seem felt formal acceptance of application on September 28, 2021, and scheduling of the Public Hearing (for October 26, 2021) would occur at that time.

**Attendance:**

- 6 Planning Board members in attendance.
- 2 Planning Board members approved absence.

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

One typo was pointed out on page 3.  
 Motion to accept the July 27, 2021, minutes as corrected.  
 Motion: Alan Smith  
 Seconded: Deborah Geary  
 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>
#21-18	7/30/21	Raymond Wanner	2357 Traver Road	Building a garage
#21-19	8/03/21	James Carpenter Jr.	3123 Clyde River Drive	Building a deck
#21-20	8/03/21	Christofer Filoso	3116 Clyde River Drive	Building a shed
#21-21	8/12/21	Samuel Graber	455 Pucker Street	Addition / Enclosed Porch

- 2) One (1) complaint regarding property maintenance received since last month.
- 3) Love’s Project still moving along, attended their worksite safety meeting today.
- 4) According to latest email, IHOP to start sometime in October.
- 5) Bruce Smith preparing site plans for his East Road Event Barn.
- 6) Contacted CHA Engineering to report the latest status of Dunkin Donuts’.  
 The current approval will expire on November 24, 2021.
- 7) Conducted several site inspections.
- 8) Work level remains high, very busy.

**Old Business:**

**INHS update for their application for funding of Phase II**

Ithaca Neighborhood Housing Services has applied for low-income tax credit for Phase II with New York State. They are moving forward on the grant application.

**Update on the Seneca County IDA plan for a new industrial park**

Nothing new to report so far, only the July article in the Finger Lakes Times newspaper that mentioned the Seneca County IDA was looking at three locations for establishing industrial parks. One of these proposed ideas was on Route 318 in the Town of Tyre. No formal information or inquiries have been provided or made available to the Town. Chairman Seem wants to make insure they are aware we have published.

*Town of Tyre Routes 414 and 318 Commercial Corridor Master Plan.*

Revisit recommendation to the Town Board regarding the new law that allows adult-use cannabis retail dispensaries or on-dite consumption stores

The Marijuana Regulation and Taxation Act 7 page handout was read earlier and discussed. We had the opportunity to read but none of us are well versed on the entire act. Very limited information is available at our level, a Town Board issue.

**New Business:**

Subdivision Application by Mr. Dendis to subdivide the Strong property on SR 414.  
No action, misunderstanding on the application, was not submitted to the Town.

Revisit MOU between Seneca County Planning and Seneca County Municipalities.

The purpose of this Memorandum of Understanding is to establish mutually beneficial procedures whereby some items listed in the NYS GML 239 to be reviewed by the County Planning Board may be acted on by the Local Board of jurisdiction without review by the Seneca County Planning Board. The changes were minor and no concerns from the Planning Board members after discussion.

Recommend the Tyre Town Board sign approval of the MOU.

Brought by: Alan Smith

Seconded by: Deborah Geary

Voice vote: Unanimous

Termination of recommendations to ZBA regarding pending actions

After discussion identifying the training that is now provided to ZBA members has provided additional understanding of the Zoning Board of Appeals. We also have additional staff available along with Legal counsel. Chairman Seem will inform ZBA.

Correspondence

None

**Training**

Facilitator Kesel reminded everyone that in addition to the training hours required by NYS Law the NYS mandatory Sexual Harassment and Workplace Violence training will be offered by the Town between now and the end of the year. PB Deborah Geary & ZBA Daniel Brand satisfied 2021 hours attending this training by their Employer at work.

**Motion to Adjourn @ 7:04 PM**

Brought by: Alan Smith, Seconded by: Kenneth Hauenstein, Oral vote: Unanimous.

Respectfully submitted,

*Larry*

Lawrence J. Kesel

Town of Tyre, Planning Board Secretary

**NEXT REGULAR MEETING SEPTEMBER 26, 2021 @ 6:30 PM**