



Planning Board

Chair: Robert C. Seem
2445 Traver Road
Seneca Falls, NY 13148-9751
Phone: 315-568-5637

Vice Chair: Alan Smith
2613 Durling Road.
Seneca Falls, NY 132148-9713
Phone: 315-568-5422

Secretary: Lawrence J. Kesel
1234 Middle Black Brook Rd.
Seneca Falls, NY 13148-9753
Phone: 315-568-5330

Minutes for the meeting: September 28, 2021, Remote Only via GoToMeeting.

Members in attendance: Robert Seem, Alan Smith, Lawrence Kesel, Henry Bickel; Deborah Geary, Kenneth Hauenstein, Karen Thomson

Absent: Douglas Jones

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

Guests: Brian Wilkins, Wilkins RV Sales & Service
Kevin Briggs, Chrisantha Construction
Mike Greene, Greene Surveying
Reggie Aceto, Tyre Town Councilman
Mark Travis, Tyre

Open Town of Tyre Planning Board monthly meeting

Chairman Seem opened the September 28, 2021, Planning Board meeting @ 6:30 P.M.

Public Comments:

Chairman Seem requested public comments a second time, hearing none proceeded with agenda.

Attendance

All 7 Planning Board regular members in attendance, alternate member absent.

Approval of minutes of prior meetings: August 24, 2021

Motion to approve minutes as presented.

Bought by Alan Smith,
Seconded by Deborah Geary,
Oral vote Unanimous.

Report of the Zoning Enforcement Officer

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>
#21-22	9/07/2021	Dean High	226 Gravel Rd.	Addition to existing barn
2. Love’s Project continues moving along well on construction schedule.
3. Wilkins RV Project Site Plan & Subdivision is substantially complete.
4. Dendis Project has submitted a Subdivision application for the property at 1441 State Route 414 is substantially complete.
5. Dunkin’ Donut current approval will expire on November 24, 2021. Awaiting response from letter forwarded to CHA & JFJ Holdings regarding expiration date.
6. Continue to conduct on-site inspections.

Old Business

- Determine if Site Plan and Subdivision applications by Wilkins RV are ready for review. Site Plan and Subdivision applications were distributed to Planning Board members prior to this meeting. After discussion the Planning Board felt both the Minor Subdivision application and the Site Plan application applications were substantially complete to the applicable regulations of the Town of Tyre.

A motion to adopt the Resolution was moved by *Alan Smith*, seconded by *Henry Bickel*, and duly put to vote, which resulted as follows:

RESOLUTION OF THE TOWN OF TYRE PLANNING BOARD ACCEPTING APPLICATION FOR SITE PLAN AND SUBDIVISION AT 1070 NYS ROUTE 414 AND SETTING PUBLIC HEARING RELATIVE TO THE SAME

SEPTEMBER 28, 2021

	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]	[]	[]	[]
Douglas Jones (Alt.)	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

- Determine if Subdivision application by Joseph Dendis is ready for review. Subdivision application was distributed to Planning Board members prior to this meeting. Following discussion, the Planning Board felt the Minor Subdivision application was substantially complete to the applicable regulations of the Town of Tyre. A motion to adopt the Resolution was moved by *Henry Bickel*, seconded by *Karen Thomson*, and duly put to vote which resulted as follows:

RESOLUTION OF THE TYRE PLANNING BOARD ACCEPTING APPLICATION
FOR MINOR SUBDIVISION AT 1441 NYS ROUTE 414 AND SETTING PUBLIC
HEARING

SEPTEMBER 28, 2021

	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]	[]	[]	[]
Douglas Jones (Alt.)	[]	[]	[]	[]

The Resolution was thereupon duly approved.

- Update on the Loves Travel Center construction
As mentioned earlier tonight, construction progress on target for the December 9, 2021, opening date. Buildings are pretty much enclosed, drywall installation along with wall & floor tiles ongoing. Recently a 46' deep hole was bored to bedrock which will secure the hi-rise sign to be installed soon. The Site Plan will be updated to reflect on the spot construction changes to ensure final documentation is exactly as completed. Very professional operation thus far.

- Other
Discussion took place regarding Site Plan applications and other hard copy drawings suggesting replacing hard copy submittals with PDF transmittals. Engineering will still require hard copies as well as some others, exact number to be determined. Planning Board should think about receiving this information PDF format reducing the requirement for numerous hard copy packets and their distribution. This change to reduce the number of hard copies by replacing with PDF copies will also provide applicant's cost savings, plus more convenient storage & easier retrieval.

New Business:

No new business topics to report this month.

Correspondence

Chairman Seem mentioned that the September/October issue of Towns and Topics has been received and contains an excellent article on Regulation of Short-Term Rentals by Barbara J. Samel, Esq. Recommends everyone read this important article which will help us understand the issues facing the Town as we progress with short-term rentals here in Tyre, NY. PDF copies are available from Chairman Seem.

Planning/Training/ Website

- Planning:

Activity has remained high all this year. Members are researching and preparing properly each month. Some behind the scenes activities have required additional efforts to accomplish within the preparation perimeters. Tonight, has been the first monthly meeting in quite a while we received a well-deserved preparation and actual meeting break.

- Training:

The NYS annual mandated Workplace Violence & Sexual Harassment training course has been made available to Planning Board and Zoning Board of Appeals again earlier this month by the Town of Tyre. Some of our members receive this mandatory training at their place of employment. Once Training Department receives copies of certificates completion appropriate hours will be added to individual training hours already documented to complete the New York State, also mandated total training hours required by PB & ZBA members. Individual Training status report reflecting first three quarters of 2021 will be issued October.

- Website:

Just prior to the COVID-19 outbreak we had upgraded our website with the professional loading of the WordPress format. We had only a brief opportunity to receive training until the entire World was changed dramatically impacting opportunities for us to become familiar with the new WordPress system. We are working to reestablish training sessions.

Motion to Adjourn @ 7:07 PM

Brought by: Henry Bickel
Second by: Karen Thomson
Oral vote: Unanimous

Respectfully submitted,

Larry

Lawrence J. Kesel, Tyre Planning Board Secretary

NEXT REGULAR MEETING OCTOBER 26, 2021, @ 6:30 P.M.