



# 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: October 26, 2021, Remote Only via GoToMeeting.  
Members in attendance: Robert Seem, Alan Smith, Lawrence Kesel, Henry Bickel; Kenneth Hauenstein, Karen Thomson, Douglas Jones  
Authorized absence: Deborah Geary  
Representing Town of Tyre: Craig Reynolds, Zoning Enforcement Officer  
Donald Young, ESQ., Young Law Firm  
Mike Simon, CPESC, LaBella Engineering  
Guests: Brian Wilkins, Wilkins RV Sales & Service  
Kevin Briggs, Chrisantha Construction  
Alex Amering, PE, Costich Engineering  
Jason McCormick, PE, McCormick Engineering

---

## **Open October 26, 2021 Meeting**

Chairman reminded everyone signed on thus far that due to the heavy rainfall today we would hold off a bit to open the Public Hearing tonight until we have provided a little extra time for Applicants, Guests, Planning Board Members log on. The 10/26/2021 agenda was then reviewed.

## **Open Public Hearing regarding the Wilkins RV application, site plan and SEQR for establishment of recreational vehicle sale and service facility Tax Map Id No. 12-01-01.220**

Chairman Seem at 6:41 P.M. requested a motion to open the Public Hearing presenting an overview of the Public Hearing announcement regarding the application, site plan and SEQR for establishment of recreational vehicle sales and service facility. He then requested a motion to open the Public Hearing which was made by *Karen Thomson* and seconded by *Alan Smith*. No public comments were received, Chairman Seem requested comments a second time. The Public Hearing will be closed tonight and re-advertised, for the regular Planning Board meeting November 23, 2021, at 6:30 P.M. A motion to close Public Hearing was brought by *Alan Smith* and seconded by *Kenneth Hauenstein*.

**Open Public Hearing regarding the HDL Properties, LLC application to subdivide a property, Tax Parcel ID 15-1-27.1**

Chairman Seem at 6:44 P.M. requested a motion to open the Public Hearing for HDL Properties which was made by *Alan Smith* and seconded by *Karen Thomson*. A brief overview of the location on State Route 414 adjacent properties application to subdivide. No public comments were received, Chairman Seem asked a second time, hearing none a motion to close Public Hearing brought by *Alan Smith* and seconded by *Henry Bickel*.

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

Chairman Seem opened the October 26, 2021, Planning Board meeting @ 6:46 P.M.

**General Public Comments:**

Jason McCormick, PE, on behalf of Mark Lin presented a new concept plan for the parcel located on State Route 414, previously considering building an apartment complex. However, after market research and potential uses Mr. Lin felt the parcel is better suited to build 16 Town Houses approximately 1900 square feet each with attached two car garages of the site. Planning Board did not have any questions for Jason after his informal concept discussion tonight.

**Attendance**

Seven Planning Board members in attendance including alternate.  
One-member, authorized absence.

**Approval of minutes of prior meetings: August 24, 2021**

One attendance error was pointed out, final document will be corrected.

Motion to approve minutes as corrected.

Bought by: Karen Thomson,

Seconded by: Alan Smith,

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>
#21-24	10/25/2021	Bonnie White	1427 Black Brook Rd.	Install handicap ramp

2. Love's Project continues moving along well on construction schedule.

**Sewer-** is hooked up.

**Water-** will be connected at State Route 318.

**Electric-**Awaiting NYSEG to hook up permanent electric.

**Natural Gas-** awaiting NYSEG to hook up.

**Parking Lot & Main Access Road** is built to Tyre Town construction and design specs.

3. Wilkins RV Project, currently working with dellLago regarding sewer.

4. Dunkin' Donut extension, approved. Contractors bids have placed bids on project.
5. Two inquiries about cannabis dispensaries.
6. One violation issued, application hqs been denied referred to Zoning Board of Appeals.
7. Received three complaints since last month.
8. On-site inspections continue to be active.

**Old Business**

- Consideration of Subdivision application by HDL Properties, LLC

Having received the draft Resolution before the meeting, Chairman Seem requested comments, issues from Legal, Engineering and Planning Board members. Hearing none, he proceeded to read the Resolution. Upon completion of the review, a motion to approve as presented was moved by *Henty Bickel*, seconded by *Alan Smith*, and duly put to vote as follows:

RESOLUTION OF THE TYRE PLANNING BOARD APPROVING MINOR  
SUBDIVISION APPLICAION FOR PROPERTY AT 1441 NYS ROUTE 414

October 26, 2021

	Yea	Nay	Abstain	Absent
Lawrence Kesel	X			
Alan Smith	X			
Deborah Geary				X
Kenneth Hauenstein	X			
Karen Thomson	X			
Henry Bickel	X			
Douglas Jones (Alt.)	X			
Chairman Robert Seem	X			

The Resolution was thereupon duly adopted.

- Consideration of Subdivision, Site Plan and SEQR applications by Wilkins RV  
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 last month. The Wilkins Recreational Vehicle application is in very good shape awaiting Planning Board review. However, at this time some details and resolutions must be finalized before the Board can decide on the Subdivision, Site Plan and SEQR applications by Wilkins RV.

Recently a conference call with Seneca County Representatives, Engineering representing both sides, and the Applicant took place prior to a visit earlier today with Wilkins Representatives attending the Seneca County Supervisors monthly meeting who felt the reception was friendly and informative. We were requested to at least review the SEQR tonight. Atty. Young reminded everyone that the SEQR is a prerequisite to the process and could not be addressed tonight. Chairman Seem requested our Engineer Mike Simon share some activity and status of progress thus far addressing the water and sewer issues along with general issues being addressed. We still require narrative responses and probably will see the water and sewer resolution being presented to the Tyre Town Board for approval. Everyone involved has targeted the November 23, 2021, Planning Board meeting ready to move forward.

- Update on Seneca County IDA plan for new industrial park.

Chairman Seem was able to meet with IDA Director Sharon Davis.

He did inquire if IDA is aware of our Master Plan in the Town of Tyre. They are aware of the document and really were not at liberty to discuss anything more on their newspaper article involving a few Towns. Chairman Seem is comfortable that they are aware of our Master Plan.

#### **New Business:**

No new business topics to report this month.

#### **Correspondence**

No new correspondence since last month.

#### **Planning/Training/ Website**

- Planning:

Activity continues to remain high again this month.

- Training

The Planning Board & Zoning Board of Appeals 3<sup>rd</sup>. Quarter individual training status report's were issued in October as promised . All five ZBA members have completed 2021. Six of the eight members have completed 2021 with two remain open to be completed by year end.

#### **Motion to Adjourn @ 7:50 PM**

Brought by Alan Smith, Second by Henry Bickel, Oral vote, Unanimous.

Respectfully submitted,

*Larry*

Lawrence J. Kesel,

Tyre Planning Board Secretary

**NEXT REGULAR MEETING NOVEMBER 23, 2021, @ 6:30 P.M.**