



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: January 25, 2022, Remote Only via GoToMeeting.
Members in attendance: Robert Seem, Alan Smith, Lawrence Kesel, Deborah Geary,
Kenneth Hauenstein, Douglas Jones, Karen Thomson

Representing Town of Tyre: Ann Marie Heinzman, Zoning Enforcement Officer
Donald Young, ESQ., Young Law Firm
Mike Simon, CPESC, LaBella Engineering

Invited Guests: Rob Barber, Gene Lambert, Justin Mahoney
Absent: Jeff Bennet

Guests: Brian Wilkins, Wilkins RV Service & Sales
Alex Amering, PE, Costich Engineering
Kevin Briggs, Chrisantha Construction
Alex Vitulano, LaBella Engineering
Greg Hamil, Pyramid Brokerage

Guests failed to acknowledge: Jim ?
Caller 02

Open January 25, 2022 Public Hearing

Motion to Open Public Hearing was brought by *Karen Thomson*, seconded by *Alan Smith*.
Chairman Seem requested comments from the public three (3) times. Hearing none from the
public Chairman Seem requested a motion to close the Public Hearing brought by *Alan Smith*,
seconded by *Kenneth Hauenstein*.

Open Town of Tyre Planning Board monthly meeting

Chairman Seem opened the January 25, 2022, Planning Board meeting.

Attendance

All seven Planning Board members were in attendance.

General Public Comments:

None

Introduction of guest candidates for positions on the Planning Board

Chairman Seem introduced the four candidates personally invited by the Chair. Ron Barber, Gene Lambert, Justin Mahoney were introduced to the Planning Board. At this time candidate Jeff Bennet had not signed in remotely on GoToMeeting.

Approval of minutes of prior meetings: December 28, 2021

Motion to accept the minutes of December 28, 2022, as written was brought by *Karen Thomson* and Seconded by *Deborah Geary*. Oral vote was unanimous.

Report of the Zoning Enforcement Officer Ann Marie Heizmann

Planning Board welcomed our new Zoning Enforcement Officer Ann Marie Heizmann.

One Zoning Permits has been issued since the December 28, 2021, meeting.

<u>Permit</u>	<u>Date Issued</u>	<u>Owner</u>	<u>Location</u>	<u>Description of work</u>
#21-29	12/30/2021	del Lago Resort & Casino	1133 SR 414	Install pylon sign

A total of 29 Zoning permits were issued in calendar year 2021.

The Town received and addressed 13 public complaints during 2021.

Love’s Travel Stops and Country Stores remaining issue will be resolved which delayed opening until March 3, 2022. They are actively hiring now.

Old Business

Consideration of SEQR for Wilkins RV Project

The draft Resolution was provided in advance to allow Board members the opportunity to read, research and prepare beforehand. Chairman Seem offered to address questions from the Board. Hearing no questions Chairman Seem reviewed the Environmental impact in accordance with SEQR Regulations following standard procedure read the supporting EAF’s (Environmental Assessment Form) Part 1 Applicant, along with Part’s 2, & 3 in detail. The Resolution was reviewed supporting the Negative Declaration Resolution in accordance with SEQR Regulations.

RESOLUTION OF THE TYRE PLANNING BOARD TO ISSUE A NEGATIVE DECLARATION PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT FOR THE PROPOSAL TO CONSTRUCT AN AV DEALERSHIP AT OR ABOUT 1070 NYS ROUTE 414

January 25, 2022

The adoption of the foregoing resolution was moved by Alan Smith, seconded by Karen Thomson and duly put to vote, which resulted as follows:

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	Yea	Nay	Abstain	Absent
Alan Smith	X			
Deborah Geary	X			
Kenneth Hauenstein	X			
Karen Thomson	X			
Douglas Jones	X			
Lawrence Kesel	X			
Chairman Robert Seem	X			

Resolution was thereupon duly adopted.

Resolution carried by a vote of 7 to 0.

Consideration of Subdivision application for Wilkins RV project

With the complete draft Resolution being provided in advance Chairman Seem offered to address questions from the Board. None were presented, Chairman Seem presented the Resolution entirely to the Board. The adoption of the foregoing Resolution was moved by Kenneth Hauenstein, seconded by Deborah Geary, and duly put to vote, which resulted as follows:

**RESOLUTION OF THE TYRE PLANNING BOARD APPROVING THE
SUBDIVISION APPLICATION OF WILKINS RV, INC. RELATING TO THE
PROPOSAL TO CONSTRUCT AN RV DEALERSHIP AT OR ABOUT 1070
NYS ROUTE 414**

January 25, 2022

	Yea	Nay	Abstain	Absent
Alan Smith	X			
Deborah Geary	X			
Kenneth Hauenstein	X			
Karen Thomson	X			
Douglas Jones	X			
Lawrence Kesel	X			
Chairman Robert Seem	X			

Resolution was thereupon duly adopted.

Resolution carried by a vote of 7 to 0.

Consideration of the Site Plan application for Wilkins RV project

With the complete draft Resolution being provided in advance, Chairman Seem offered to address questions from the Board. None were brought, he proceeded to read the entire Resolution to the Board. The adoption of the foregoing Resolution was moved by Karen Thomson, seconded by Kenneth Hauenstein, and duly put to vote, which resulted as follows:

**RESOLUTION OF THE TYRE PLANNING BOARD APPROVING THE SITE
PLAN APPLICATION OF WILKINS RV, INC. RELATING TO THE
PROPOSAL TO CONSTRUCT AN RV DEALERSHIP AT OR ABOUT 1070
NYS ROUTE 414**

January 25, 2022

	Yea	Nay	Abstain	Absent
Alan Smith	X			
Deborah Geary	X			
Kenneth Hauenstein	X			
Karen Thomson	X			
Douglas Jones	X			
Lawrence Kesel	X			
Chairman Robert Seem	X			

Resolution was thereupon duly adopted.

Resolution carried by a vote of 7 to 0.

Upon completion of these three Resolutions, Brian Wilkins took time to thank Chairman Seem and the Planning Board members knowing the last couple months were a little trying for all their help the last couple months. He appreciated the help getting the Project this far tonight.

Update of Pine View Circle Phase II

Chairman Seem wanted to review the funding issue with the Board so that everyone understood why INHS (Ithaca Neighborhood Housing Association) notified the Town of Tyre that they would no longer pursue Pine View Circle, Phase II. They received approval of funding from 2 of their 3 sources. They did not receive funding from New York State Division of Homes and Community Renewal. Additional discussions led to the decision not to pursue reapplying for funds again in the future. INHS will not request more funding. They have removed their plan to pursue the Pine View Circle Phase II Project. They have certainly tried to obtain funding over the years. Sadly, the Project is going away, we have lost the opportunity to create more affordable housing for Seniors and the potential access road to State Route 414 which would have allowed further development in that area.

New Business

None

Correspondence

January/February 2022 issue of Towns & Topics has been received.

Other

Chairman Seem thanked the candidates that he invited to stop by our January meeting and observe some of the issues we address at our monthly meetings. He promised more interaction with the candidates prior to our February 22, 2022, meeting. We presently have 2 opening on the Planning Board, 1 full time member and 1 alternate member. Same requirements for Training annual mandate individual Training hours. We also could use an alternate on the Zoning Board of Appeals.

Karen Thomson has offered to fill the Town of Tyre vacant seat on the Seneca County Planning Board to keep our Town of Tyre representation on the County Planning Board.

Planning/Training/Website

Training

Training Facilitator Kesel reported a total of all 12 members, 7 on the Planning Board and 5 on the Zoning Board of Appeals have successfully completed their individual annual training requirements mandated by New York State. Individual Certification document report was submitted to the Tyre Town Board at their yearend meeting on December 30, 2021.

Also mentioned was the most recent Training opportunity distributed online & USPS being offered by Cayuga County Planning Department and hosted by the Seneca County Department of Planning & Community Development. First time Training has been offered same time virtual via GoToMeeting and in-person at the Lecture Hall in the Health Senior Services (HSS) Building, Bonadent Drive, Waterloo, NY.

Motion to Adjourn @ 7:44 PM

Brought by Alan Smith, Second by Deborah Geary, Oral vote, Unanimous.

Respectfully submitted,

Larry

Lawrence J. Kesel,
Tyre Planning Board Secretary

NEXT REGULAR MEETING FEBRUARY 25, 2022, @ 6:30 P.M.