

Town of Homer Planning Board

Minutes for Wednesday, August 29, 2012

Board Members (absent *)

Richard Crane, Chairman

Michael McMahon*

Betsy Gray

Robert Perry

Stuart Young

Eugene Wright

Michael Park

Others Present

Lindsay Kemp, Recording Secretary

John Daniels, CEO*

Pat Snyder, Attorney

Public Attendance: Valerie Williams, John A. Delvecchio Esq. Alice Fadden, and Marta Sloper

Public Hearing

Chairman Crane opened the public hearing for discussion of the application **by Diane Leopardi to subdivide a 69 acre parcel on Health Camp Road. The parcel will be divided by the road into two parcels of approximately 34 acres and 35 acres.**

Member Wright made the motion to approve the meeting minutes from the June 27, 2012 meeting. Member Gray seconded the motion. With all members in favor saying "aye", none opposed and none abstained. The motion was carried unanimously 6,0,0.

John Delvecchio, Esq. was present to represent Diane Leopardi in respect to the subdivision. He stated that there is a prospective buyer for the property and that is the reason for the subdivision. He stated that the properties would be on opposite sides of the road. He also stated that he believes the potential buyers wish to build a home on the property.

Alice Fadden stated that she would like to know what the plans are as her concern is the wetlands. Mr. Delvecchio stated that he does not believe that any of the wetlands would be disturbed but that would be at the discretion of the buyers.

With no further questions or comments the public hearing was closed.

Marta Sloper stated that she would like to know where the access to the new home would be. Valerie Williams who is the sister of Diane Leopardi stated that the 69 feet of road frontage would remain and was unsure exactly where the access would be but it would not be directly near any neighbors.

Regular Meeting

Chairman Crane opened the regular meeting for discussion of the application **by Diane Leopardi to subdivide a 69 acre parcel on Health Camp Road. The parcel will be divided by the road into two parcels of approximately 34 acres and 35 acres.**

Attorney Snyder stated that he received a letter back from the county planning department which stated that the request for the subdivision is an unlisted action under SEQR and the requests of the county planning department would be:

1. Individual private well and septic system permits are required from the Cortland County Health Department prior to any residential development of these lots.
2. The applicant would be required to secure a County Highway Section 136 permit from the County Highway Superintendent upon submittal of driveway entrance and culvert details prior to obtaining a building permit on either lot, since Health Camp Road is a County road.

Member Young made the motion to declare a negative declaration under SEQR, declare a minor subdivision, answer no to all questions on the short environmental assessment form and approve the subdivision contingent the recommendations of the county planning board are met.. Member Perry seconded the motion. With all members in favor saying "aye", none opposed and none abstained. The motion was carried unanimously 6,0,0. John Delvecchio, Esq. stated that he would submit a check to the Homer Town Clerk for the addition \$100.00.

Chairman Crane announced that he will be resigning as Chairman of the Planning Board and this will be his last meeting. He plans to enjoy family and spend more time down south.

The next planning board meeting is set for September 26, 2012 if there is agenda.

Adjournment

The meeting was adjourned at 8:30pm.

Lindsay M. Kemp, Recording Secretary