

Town of Homer Planning Board

Minutes for Wednesday, September 23, 2015 at 7:30pm

Board Members (absent *)

Eugene Wright, Chairman

Michael McMahon

Betsy Gray

Bruce Crandall

Stuart Young *

Chad Butts*

Michael Park

Others Present

Lindsay Andersen, Recording Secretary

John Daniels, CEO*

Pat Snyder, Attorney

Public Attendance: Fred Forbes

Public Hearing

Chairman Wright opened the public hearing for the **application by Jim Forbes, and Fredrick, Sr. & Linda Forbes for subdivision approval to subdivide 7.5 acres with an existing residence out of a 164 acre parcel located at 2060 NYS Route 13.**

Fred Forbes stated that he would like to subdivide the property with the residence for his son.

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

Regular Meeting

Chairman Wright opened discussion for the **application by Jim Forbes, and Fredrick, Sr. & Linda Forbes for subdivision approval to subdivide 7.5 acres with an existing residence out of a 164 acre parcel located at 2060 NYS Route 13.**

Attorney Snyder stated that the county reviewed the subdivision request and had no objections or recommendations and returned the application for local determination.

Member McMahon made the motion to declare a minor subdivision and request the Chairman review the short environmental assessment form. Member Parks seconded the motion. With all members in favor saying “aye”, none opposed and none abstained. The motion was carried unanimous 5,0,0.

Chairman Wright reviewed part 2 of the Short Environmental Assessment Form with the board members and all questions were answered no.

Member McMahon made the motion to declare a negative declaration under SEQR and ask Chairman Wright to sign the form. Member Gray seconded the motion. With all members in favor saying “aye”, none opposed and none abstained the motion was carried unanimous 5,0,0.

Member McMahon made the motion to approve the subdivision. Member Crandall seconded the motion. With all members in favor saying “aye”, none opposed and none abstained. The motion was carried unanimous 5,0,0.

The applicant submitted a check for \$150.00 to cover the \$50.00 public hearing fee, \$50.00 application and the \$50.00 lot fee.

Chairman Wright opened discussion for a **proposed conveyance of .621 acres owned by Brian and Terisha Phillips on Foster Road to the neighboring property owned by Timothy Buhl at 4928 Foster Road as a lot line adjustment.**

Members reviewed the provided maps of the proposal. The remaining property for the Phillips will be 5.1 acres.

Attorney Snyder stated that he had spoken to Mr. Buhl about the proposed request and he stated he approached the Phillips’ and made the agreement prior to the purchasing the land. Attorney Snyder also stated that he had received e-mails from both Timothy Buhl and Brian Phillips’ attorney stating they were both in complete agreement.

Member McMahon made the motion to approve the lot line adjustment. Member Crandall seconded the motion. With all members in favor saying “aye”, none opposed and none abstained. The motion was carried unanimous 5,0,0.

Planning Board Members discussed the **advertising of the events barn located on Rice Road and reviewed the Zoning Law** to make a determination if the barn/location could be considered a home occupation as mentioned by CEO Daniels or is a use variance would need to be issued.

Member McMahon made the motion to recommend that this proposed event building would not be considered a home occupation and should require a use variance. Member Park seconded the motion. With all members in favor saying "aye", none opposed and none abstained. The motion was carried unanimous 5,0,0.

Adjournment

The meeting was adjourned at 8:15pm.

Lindsay M. Andersen, Recording Secretary