

# Town of Homer Planning Board

Minutes for Wednesday, May 25, 2016 at 7:30pm

## Board Members (absent \*)

Eugene Wright, Chairman

Michael McMahon

Betsy Gray

Bruce Crandall\*

Stuart Young\*

Chad Butts

Michael May

## Others Present

Lindsay Andersen, Recording Secretary

John Daniels, CEO

Pat Snyder, Attorney\*

Public Attendance: Atty. David Ames, David Appel

## Public Hearing

Chairman Wright opened the public hearing for an **application by David Appel a.k.a. Cat-Mar Holding Co. for subdivision approval to subdivide two six (6) acre parcels out of the existing 27 acre parcel located at 5211 Route 11.**

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

## Regular Meeting

Chairman Wright opened the regular meeting for discussion for an **application by David Appel a.k.a. Cat-Mar Holding Co. for subdivision approval to subdivide two six (6) acre parcels out of the existing 27 acre parcel located at 5211 Route 11.**

Attorney Snyder asked the applicant if any of the property involved in the proposed subdivision is land under water. The applicant stated that some of the land being proposed for subdivision does include the pond. Attorney Snyder stated that he feels there should be 2.4 acres of land above water for the well and septic requirements and the health department may have an objection if there is not 2.4 acres of land.

The applicant stated that there is just over 2 acres of land that is above water with each lot. The applicant then provided a survey map for the board members to review. The board members determined that based on the proposed maps there is not 2.4 acres of above ground land with each lot.

Attorney Snyder stated that he has submitted the application to the County Planning Department for review but has not yet received a determination letter from them.

Member McMahon made the motion to declare a minor subdivision and ask the Chairman to review the short environmental assessment form. Member Gray 2<sup>nd</sup> the motion. With all in favor saying “aye”, none opposed and none abstained. The motion was carried unanimous 5,0,0.

Chairman Wright reviewed the short environmental assessment form with the board members.

Member McMahon made the motion to declare a negative declaration under SEQR and ask the Chairman to sign the form. Member May 2<sup>nd</sup> 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 contingent the approval from the County Planning Dept. and the County Health Dept. Member Gray 2<sup>nd</sup> the motion. With all members in favor saying “aye”, none opposed and none abstained. The motion was carried unanimous 5,0,0.

The applicant needs to submit \$200 to the Homer Town Clerk which includes a \$50 application fee, \$50 public hearing fee and a \$50 lot fee per lot.

Chairman Wright opened discussion for **an application Bobbi Hill, Executor of the Donald Helwig Estate to subdivide 7.5 acres from an existing 28.3 acre parcel. The property is located at Hatfield Road and Kinney Gulf Road.**

Attorney David Ames was present to represent Bobbi Hill. Attorney Ames stated that Bobbi Hill would like to subdivide 7.5 acres from the east end of the property which will be sold with the existing home on the lot. She would then like to add the approximately 20 acres of remaining lands to their existing lot.

Attorney Ames reviewed a dated map with the board members and stated that he plans to have the survey maps prior to the next meeting.

Member McMahon stated his concern with the proposal is that a substandard would be created if it was not combined with the existing parcel. Attorney Ames stated that the applicant

would be satisfied with a conditional approval that the remaining lands be combined with the existing parcel.

Member McMahon made the motion to send the application to the county and declare a minor subdivision. Member Butts seconded the motion. With all members in favor saying “aye”, none opposed and none abstained. The motion was carried unanimous 5,0,0.

The public hearing for this matter was scheduled for June 22, 2016 at 7:30pm.

Chairman Crane opened the discussion regarding a letter submitted by CEO Daniels for a solar project at the Neuman Farm.

Attorney Snyder and Member McMahon have had correspondences with Dan Dineen at the County Planning Department who stated that there are no other towns in Cortland County that have created zoning requirements but Mr. Dineen stated that he was going to research the topic.

Member McMahon made the suggestion to ask Attorney Snyder to reach out to Dan Dineen again and ask him to research what other towns have done. Attorney Snyder asked each of the board members to review the town’s comprehensive plan before the next meeting and consider whether any changes are needed to address solar energy projects.

## **Adjournment**

The meeting was adjourned at 8:45pm.

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Lindsay M. Andersen, Recording Secretary