

Town of Homer Planning Board

Minutes for Wednesday, June 22, 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, Brian Keefer, Mr. Thauvette

Public Hearing

Chairman Wright opened the public hearing for an **application by Bobbi Hill for subdivision approval to subdivide a 7.5 acre parcel out of the 28 acre Donald Helwig Estate parcel located on the corner of Kinney Gulf Road and Hatfield Hill Road.**

Attorney Ames presented the board members with the survey maps that were recently completed. The parcels ended up being 8.33 acres and 7.66 acres.

Mr. Thauvette who owns adjoining property asked Attorney Ames if there had been a recent survey as he has not been able to locate the pin at his property line. Attorney Ames presented the maps to Mr. Thauvette for him to review.

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

Regular Meeting

Member McMahon made the motion to approve the May 25, 2016 meeting minutes. Member May 2nd the motion. With all members in favor saying "aye", none opposed and none abstained. The motion was carried unanimous 6,0,0.

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 Snyder stated that the County had reviewed the application, there were no objections and they recommended returning the application for local determination.

Member McMahon asked Chairman Wright to review the short environmental assessment form. The form was reviewed with all of the board members and all questions were answered no.

Member McMahon made a motion to declare a negative declaration under SEQR. Member Gray seconded the motion. With all members in favor saying "aye", none opposed and none abstained. The motion was carried unanimous 6,0,0.

Member McMahon made the motion to approve the subdivision contingent the applicants combines the remaining lands with the existing parcel. Member Young 2nd the motion. With all members in favor saying "aye", none opposed and none abstained. The motion was carried unanimous 6,0,0.

The applicant needs to submit an additional \$100 for a \$50 public hearing fee and a \$50 lot fee.

Chairman Wright opened discussion for **a proposed lot line adjustment for property located at 4883 Health Camp Road owned by Brian Keefer.**

Brian Keefer stated that the previous owner of his property built a gazebo and it has now been determined that he built the gazebo on the neighbor's property. Richard Hubbard owns the adjoining property which the gazebo is located on and is willing to allow Mr. Keefer to make a lot line adjustment so the gazebo stays with his property.

Member McMahon made the motion to declare a lot line adjustment and approve the proposed lot line adjustment. Member Butts 2nd the motion. With all members in favor saying "aye", none opposed and none abstained. The motion was carried unanimous 6,0,0.

Chairman Wright opened discussion for **an application by Spruce Eden Realty, LLC for subdivision approval to subdivide out approximately 25 acres from a parcel on the corner of Route 13 and Searls Road, and to further subdivide 1 acre out of the 25 acres to combine with another parcel.**

Stuart Young stated that he would like to subdivide the 25 acres out of a 65 acre parcel. Brian Guy will be purchasing 24 acres and the 1 acre would be combined with the Sudol's existing lot.

Member McMahon made the motion to send the application to the county planning board for review and schedule a public hearing for July 27, 2016. Member May 2nd the motion. With members in favor saying “aye”, none opposed and Member Young abstained. The motion was carried 5,0,1.

Chairman Wright opened discussion for the **review of zoning for solar energy projects**.

Member McMahon presented the board members with an example of solar energy zoning regulations from the Town of Geneva. All of the board members felt that the Town of Geneva’s Zoning Law regarding solar energy was very well written.

Member McMahon explained that the Homer Town Board has asked the Planning Board to suggest a comprehensive plan for allowing renewable energy. Member McMahon feels that a special permit should be required from the planning board to construct solar energy panels.

Attorney Snyder stated that an adoption of solar energy systems paragraph could be added to the comprehensive plan.

Suggestions from planning board members:

- use the wording renewable energy to address other energy options such as windmills.
- break solar energy systems into minor and major projects and small enough projects which are attached to a structure would be considered an accessory and would not need a permit.
- use setback requirements to avoid small “solar farms” on small properties/lots.
- require only a building permit and an inspection by the code officer for the solar energy systems that would be accessory uses.

All board members agreed to continue reviewing the sample zoning laws that were presented and would continue discussion at the next meeting.

Adjournment

The meeting was adjourned at 8:45pm.

Lindsay M. Andersen, Recording Secretary