

Town of Homer Planning Board

Minutes for Wednesday, October 26, 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: Zach Young

Public Hearing

Chairman Wright opened the public hearing for an **application by East River Acres, LLC, for approval to subdivide out two building lots of 3 and 2.4 acres from tax map parcel 67.00-14-05.000 to be combined with an adjoining parcel. The parcels are located along McDonald Road.**

The board members reviewed the proposed subdivision maps.

Zach Young stated that there is also a wood lot to be subdivided but there is not a map for that proposal yet.

Chairman Wright read the letter that was sent back from the county planning department which suggested that the board require the 25 acre lot which is landlocked to be combined with an existing parcel.

Attorney Snyder recommended that the applicant could obtain a waiver from the Cortland County Health Department for the 300 feet width requirement.

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 East River Acres, LLC, for approval to subdivide out two building lots of 3 and 2.4 acres from tax map parcel 67.00-14-05.000 to be combined with an adjoining parcel. The parcels are located along McDonald Road.**

Member Butts made the motion to accept the meeting minutes from September 28, 2016. Member May seconded the motion. With members in favor saying "aye", none opposed and Member Gray abstained. The motion was carried 4,0,1.

Chairman Wright reviewed the short environmental assessment form with the board members and all questions were answered no.

Member Butts made the motion to declare a negative declaration under SEQR. Member Gray seconded the motion. With members in favor saying "aye", none opposed and Member Young abstained. The motion was carried 4,0,1.

Member May made the motion to declare a minor subdivision and approve the subdivisions contingent that a waiver is obtained from the county health department for tax map #67.00-14-02.000 and contingent that the 25 acre wood lot tax map #67.00-14-05.000 be combined with the buyer's existing tax parcel. Member Butts seconded the motion. With members in favor saying "aye", none opposed and Member Young abstained. The motion was carried 4,0,1.

Chairman Wright stated that the applicant needs to submit \$250.00 to the Homer Town Clerk which includes a \$50 application fee, \$50 public hearing fee, 3 lots fees at \$50 each.

Chairman Wright stated Attorney Fran Casullo submitted **an application for subdivision on behalf of Richard Osbourne to subdivide property on McGraw North Road.**

Member Young made the motion to send the application to the county planning department and schedule a public hearing for November 16, 2016 at 7:30pm. 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.

SOLAR PROJECT

Attorney Snyder stated that Amanda Barber asked the planning department to design maps indicating the locations of prime farm land but she was unable to attend the meeting.

Chairman Wright recommended considering a requirement to list what the site plan review criteria would be. A municipality cannot require a solar reclamation bond. There should be a section that limits residential districts.

Attorney Snyder stated that he will draft some documents prior to the next meeting for a proposal.

Adjournment

The meeting was adjourned at 9:15pm.

Lindsay M. Andersen, Recording Secretary