

# Town of Homer Planning Board

Minutes for Wednesday, April 26, 2017 at 7:00pm

## Board Members (absent \*)

Eugene Wright, Chairman

Michael McMahon

Betsy Gray

Bruce Crandall

Stuart Young

Chad Butts\*

Michael May

## Others Present

Lindsay Andersen, Recording Secretary

Kevin McMahon, CEO\*

Pat Snyder, Attorney

**Public Attendance:** Diana McClure, Richard Benchley, Paul Dries, Fred Forbes, Mark Ferrari

## **Public Hearing**

Chairman Wright opened the public hearing for an **application by Diana McClure to subdivide an 11.3 acre parcel on Cosmos Hill Road.**

Mark Ferrari from Diaz Architects was present with Diana McClure and presented the new subdivision proposal with the 3 proposed lots and stated this proposal eliminated the fourth lot that they had previously proposed.

Member McMahon made the motion to declare a minor subdivision and request the chairman review part 2 of the environmental assessment form. 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.

Chairman Wright reviewed all questions on the short environmental assessment form and all questions were answered no.

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

Chairman Wright advised the applicant to submit a payment of \$250.00 to the Homer Town Clerk to cover a \$50 public hearing fee, a \$50 application fee, and \$50 for each lot.

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

## **Regular Meeting**

Member McMahon made the motion to accept the March 22, 2017 meeting minutes with the minor correction to page 3. 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.

Chairman Wright opened discussion for the **application by Arthur Andersen to build an additional home on a 124.66 acre parcel at 5852, 5854 West Scott Road**. Lindsay presented the proposal and explained that CEO McMahon advised her to submit an application for site plan review because the existing home will be removed once the certificate of occupancy is issued for the new home. CEO McMahon was unsure what the protocol was and recommended the planning board review the site plan.

Member McMahon stated that request is adequate and did not feel that the planning board needed to be involved as long as all requirements were met for the building permit. It was recommended that Lindsay submit a letter of intent stating that the existing home would be torn down once the new home was finished. Lindsay stated she would submit the letter to be part of the file.

Chairman Wright stated that **an application had been received from Donna Locke for a subdivision**. She would like to keep 9 acres with her home and sell the tillable land to a neighboring farm. The property is located at the town line on McDonald Road. Attorney Snyder stated that the next step is to send the application to the county planning department.

Member McMahon made the motion to send the application to the county planning department and schedule a public hearing for May 24, 2017 at 7:00pm. Member Crandall seconded 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 to **review the changes to the proposed Solar Energy Systems Local Law**.

Attorney Snyder stated that Item #4 (b) (2) changed to 50 feet vs. 100 feet was proposed and accepted by the board. The comments from the County Planning Board were reviewed and discussed. The county recommended that the town consider permitting all roof top systems

regardless of square footage to minor systems, without site plan review. It was discussed and the board felt that no changes needed to be made.

The wording under design standards section c will be changed to include potential impacts on aesthetic resources.

Member May made the motion to accept the zoning law as is with the recommended change. Member Crandall seconded the motion. With all members in favor saying "aye", none opposed and none abstained. The motion was carried unanimous 6,0,0.

## **Adjournment**

The meeting was adjourned at 8:15pm.

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Lindsay M. Andersen, Recording Secretary