

Town of Homer Planning Board

Minutes for Wednesday, August 30, 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

John Daniels, CEO

Pat Snyder, Attorney

Public Attendance: Jeff Armstrong, Atty. Fran Casullo, Richard and Sally Lansdowne, Johnathan Ferrari, Diana McClure

Public Hearing

Chairman Wright opened the public hearing for an **application to subdivide 75 acres out of a 337 acre parcel owned by Richard and Sarah Lansdowne at 155 Route 41A.**

Attorney Fran Casullo was present to represent the Armstrong's who will be purchasing the 75 acre parcel from the Lansdowne's. Attorney Casullo stated that this is a very straight forward subdivision and the 75 acres is on the east side of Route 41A and the road would be the property line for the remaining lands.

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

Regular Meeting

Chairman Wright opened discussion for the **application by Diana McClure for subdivision approval to create 4 lots out of an 11.3 acre parcel on Cosmos Hill Road and Route 90.**

Attorney Snyder read the email from Mike Ryan, PE at the Cortland County Health Department. The lot size dimensions were met but there was no pre approval granted for a well or septic.

Anyone who purchases the small lot does so at their own risk. The health department decision for a well or septic would not be determined until an application was submitted for a building permit.

The planning board members expressed concern about the minimum lot size of 2.4 acres, which was set to match the health department regulations, and yet the health department does not discourage the creation of such a small lot.

Chairman Wright reviewed the short environmental assessment form with the board members. Question 1 was answered yes and all other questions were answered no. Attorney Snyder stated if there is a slight or moderate impact a negative declaration can still be made under SEQR.

Member May stated that he feels it is the property owner's risk when they sell a building lot that a building permit/well/septic permit may not be issued. This would not be the board's liability.

Member Young made the motion to declare a low impact under SEQR. Member May seconded the motion. With members in favor saying "aye", Member McMahon opposed and none abstained. The motion was carried 5,1,0.

Member May made the motion to approve the subdivision. Member Crandall seconded the motion. With members in favor saying "aye", Member McMahon opposed and none abstained. The motion was carried 5,1,0.

Chairman Wright stated that the applicant will need to submit a \$50 application fee, \$200 for the four lots, and a \$50 public hearing fee. The Town Clerk will notify them if there are any fees associated with the Zoning Board of Appeals.

Chairman Wright opened discussion for the **application to subdivide 75 acres out of a 337 acre parcel owned by Richard and Sarah Lansdowne at 155 Route 41A.**

Chairman Wright stated the county returned the application for local determination and stated there was no state or countywide impact.

Member McMahon requested the Chairman review the short environmental assessment form. All questions were answered no.

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

Member Young made the motion to approve the subdivision. Member McMahon seconded the motion. All members in favor saying “aye”, none opposed and none abstained. The motion was carried unanimous 6,0,0.

Due to the fact that Route 41A is the dividing factor in the Lansdowne subdivision the board stated they did not feel a survey or map would be necessary.

Adjournment

The meeting was adjourned at 7:50pm.

Lindsay M. Andersen, Recording Secretary