

Town of Homer Planning Board

Minutes for Wednesday, April 28, 2021 at 7:00pm

Board Members (absent *)

Michael McMahon, Chairman

Jon Miller

Betsy Gray*

Bruce Crandall *

Zach Young

Chad Butts*

Michael May*

Lindsay Andersen (acting member)

Others Present

Lindsay Andersen, Recording Secretary

Kevin McMahon, CEO*

Pat Snyder, Attorney

Public Attendance: Dwight Berlew, Linda Underwood, Jason Kristof, Jason Seamons

Public Hearing

Chairman McMahon opened the public hearing for **an application by Jerry O'Neill to subdivide a 150-acre parcel into parcels of 40 and 110 acres at 5896 Maxson Road.**

The applicant stated they recently sold their 400+ acre farm and there will be 103 acres remaining in the Town of Homer and the rest of the land is located in the Town of Preble. She stated they would like to subdivide and retain the 103 acres for recreational hunting property.

Mr. Boyden stated he owns the property to the east and was in attendance to understand the future plan for the property. The applicants stated that they plan to keep the property for recreational use. Mr. Boyden also asked if the old existing dirt road that he uses to access his property would remain and the applicants stated that it would.

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

Chairman McMahon opened the public hearing for **an application by Jason Kristof for site plan approval of a sign at Homer Hops, 722 NYS Route 90.**

Jason Kristof stated that they would like to remove the temporary 4' by 8' sign and replace it with a permanent sign of the same size which will have the same looks and appearance that is there currently.

***Asked what the plan is for the new sign and if anything will change. He explained that everything will remain the same except the 4x4 posts will become 6x6 posts and the lights will now be affixed to the sign instead of the ground. The lights will be at the top and face down so not to shine on adjacent properties.

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

Chairman McMahon opened the public hearing for **an application by Dwight Berlew for subdivision approval to subdivide out 1.0 acres at the end of Elm Avenue, south of Little York Lake Road, from the lands owned by Linda Underwood.**

Mr. Berlew stated he would like to purchase an acre of land that is at the rear of his property and his plans are to mow and maintain the lot as it exists, and he will now own his driveway which was previously owned by Linda.

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

Regular Meeting

Chairman McMahon opened the meeting for discussion of **an application by Jerry O'Neill to subdivide a 150-acre parcel into parcels of 40 and 110 acres at 5896 Maxson Road.**

Chairman McMahon reviewed all questions on the short environmental assessment form with the board members. All questions were answered no.

Member Young made the motion to declare a negative declaration under SEQR, consider this a minor subdivision and approve the subdivision. Member Andersen seconded the motion. With all members in favor saying "aye", none opposed, and none abstained. The motion was carried unanimous 4,0,0.

Chairman McMahon opened discussion for the **application by Jason Kristof for site plan approval of a sign at Homer Hops, 722 NYS Route 90.**

Member Young made the motion to approve the site plan for the proposed sign at Homer Hops. Member Miller seconded the motion. With all members in favor saying "aye", none opposed, and none abstained. The motion was carried unanimous 4,0,0.

Chairman McMahon opened discussion for the **application by Dwight Berlew for subdivision approval to subdivide out 1.0 acres at the end of Elm Avenue, south of Little York Lake Road, from the lands owned by Linda Underwood.**

Attorney Snyder read the letter received by the Cortland County Planning Department which stated since the proposed 1 acre lot would not meet the County Health Department's minimum dimensional requirements for lots using an individual private well and septic system, the owner shall agree that no applications will be made for residential building permits on such parcel unless a waiver from the County Health Department from the minimal dimensional requirements for lots is obtained. The proposed area variance and subdivision request otherwise is both technically adequate and has no State or County-wide impact. Therefore, the application is being returned for local determination.

Mr. Berlew indicated that he understood that no residential use of the property would be allowed. He asked if it would be possible to reapply in the future and the board stated that he could always apply in the future but there was no assurance of the outcome of any such application.

Chairman McMahon reviewed all questions on the short environmental assessment form with the board members. All questions were answered no.

Member Andersen made the motion to declare a negative declaration under SEQR, declare a minor subdivision and approve the subdivision contingent the recommendations by the county planning department are met and a notation is made on the survey map stating no residential building is permitted. Member Miller seconded the motion. With all members in favor saying "aye", none opposed, and none abstained. The motion was carried unanimous 4,0,0.

Adjournment

The meeting was adjourned at 7:40pm.

Lindsay M. Andersen, Recording Secretary