

Town of Homer Planning Board

Minutes for Wednesday, May 26, 2021 at 7:00pm

Board Members (absent *)

Michael McMahan, Chairman *

Jon Miller

Betsy Gray

Bruce Crandall

Zach Young *

Chad Butts

Michael May

Others Present

Lindsay Andersen, Recording Secretary

Kevin McMahan, CEO*

Pat Snyder, Attorney

Public Attendance: Echo and Joshua Corl, Albert Kirk, Dan and Linda Quinlan

Public Hearing

Acting Chairman May opened the public hearing for **an application by Echo and Joshua Corl for a conditional permit to raise chickens at 5583 Edonna Drive.**

The applicant stated they obtained 6 chickens and a rooster and were unaware they needed a permit to house them. Once they received the notification that they were in violation of the zoning law they re-homed the rooster but currently still have the 6 chickens. They have 6 feet from one property line and 9 feet from the other property line from the fenced in area. None of the chickens are allowed to free range.

Albert Kirk stated that he does not have a problem with the chickens but did not appreciate the hours that the rooster was making noise. He stated that he has not had a noise complaint since the rooster was re-homed.

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

Acting Chairman May opened the public hearing for **an application by Dan and Linda Quinlan for approval to subdivide an 18 acre parcel out of the existing 156-acre parcel on Route 90.**

The applicant stated they own 18 acres on one side of Route 90 which they would like to subdivide for their children as they would like to move to the area and eventually build a home. There is no set timeline that they will be building on the parcel, but it is a future plan.

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

Regular Meeting

Acting Chairman May opened the meeting for discussion of **an application by Echo and Joshua Corl for a conditional permit to raise chickens at 5583 Edonna Drive.**

Attorney Snyder stated that the county planning department has reviewed the application, but the County Planning Board has not reviewed the application yet therefore there are no recommendations from that department to review.

Attorney Snyder stated the applicant also needs to submit a site plan. A property map was provided to the applicants to sketch the location of the chicken coop which will be a sufficient site plan. The applicants noted the location of the chicken coop on the provided map.

The current zoning law states that any building housing farm animals need to be 100 feet from a property line. Therefore, the applicants will need to obtain an area variance from the Zoning Board of appeals. It was also noted that the town board is considering amending the zoning law to eliminate some or all of the permit requirements for raising chickens.

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

Member Crandall made the 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 5,0,0.

Member Butts made the motion to approve the conditional use permit provided that an area variance is issued by the Zoning Board of appeals. Member Crandall seconded the motion. With all members in favor saying "aye", none opposed, and none abstained. The motion was carried unanimous 5,0,0.

Acting Chairman May opened discussion for **an application by Dan and Linda Quinlan for approval to subdivide an 18 acre parcel out of the existing 156-acre parcel on Route 90.**

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

Member Crandall made the motion to declare a negative declaration under SEQR. Member Miller seconded the motion. With all members in favor saying “aye”, none opposed, and none abstained. The motion was carried unanimous 5,0,0.

Acting Chairman May read the letter received by the Cortland County Planning Department which stated the request is technically adequate and has no state or county wide impact. The application was returned for local determination.

Member Butts made the motion to declare a minor subdivision and approve the subdivision. Member Crandall seconded the motion. With all members in favor saying “aye”, none opposed, and none abstained. The motion was carried unanimous 5,0,0.

Attorney Snyder advised the applicants to submit a payment of \$150 to the Homer Town Clerk for a \$50 public hearing fee, a \$50 application fee and a \$50 lot fee.

Adjournment

The meeting was adjourned at 7:40pm.

Lindsay M. Andersen, Recording Secretary