

Town of Homer Planning Board

Minutes for Wednesday, November 30, 2022 at 7:00pm

Board Members (absent *)

Michael McMahon, Chairman

Jon Miller*

Erin Mahunik

Bruce Crandall*

Zach Young

Chad Butts

Michael May

Lindsay Andersen (alternate)

Others Present

Lindsay Andersen, Recording Secretary

Kevin McMahon, CEO*

Pat Snyder, Attorney

Public Attendance:

Public Hearing

Chairman McMahon opened the public hearing for **an application by Matthew and Joanne Sweeney to subdivide out 0.963 acres from their residential parcel and combine that land with the adjacent parcel which would now be 4 acres. They are not creating a new separate parcel. They are requesting this be approved as a lot line adjustment.**

The applicant stated they have someone interested in purchasing the 4-acre lot, but they recently placed a pre-built shed on a small piece of the property which they wish to keep. Therefore, they would like to make a lot line adjustment to include the small piece of property where the shed is located with their existing parcel.

There were no questions or comments from the public and the public hearing was closed.

Chairman McMahon opened the public hearing for **an application by Michael Joyner to renew subdivision approval previously granted in 2007 for property on the west side of Town Line Road, tax map no. 58.00-05-01.000, which would divide 143 acres into 4 parcels of 15, 5.3, 5.27 and 117.4 acres.**

The applicant stated the original subdivision was abandoned due to bank concerns. The applicants would just like to complete what they originally started now that they are getting older.

There were no questions of comments from the public and the public hearing was closed.

Vice Chairman May opened the public hearing for **an application by Michael and Edie McMahon for subdivision approval to subdivide 4.25 acres on the east side Creal Road out of the existing 527-acre parcel, tax map no. 65.00-05-17.211, and combine it with their existing parcel, tax map no. 65.00-05-01.000.**

The applicant stated he would like to make a lot line adjustment to include tillable land back to the farm and also subdivide 4.25 acres to add some acreage to their personal parcel.

There were no questions of comments from the public and the public hearing was closed.

Regular Meeting

Chairman McMahon made the motion to approve the meeting minutes from the October 26, 2022 meeting. Member Young seconded. With all members in favor saying "aye", none opposed, and none abstained. The motion was carried unanimous 5,0,0.

Chairman McMahon opened discussion of **the application by Michael Joyner to renew subdivision approval previously granted in 2007 for property on the west side of Town Line Road, tax map no. 58.00-05-01.000, which would divide 143 acres into 4 parcels of 15, 5.3, 5.27 and 117.4 acres.**

Attorney Snyder stated this is considered a renewal and does not need another SEQR review, because it is listed as a Type 2 action under the SEQR regulations.

At that point, the recommendations from the County Planning Board were read. The had no recommendations or objections to the proposed renewal.

Member May made the motion to renew the subdivision as originally proposed. Member Young seconded the motion. With all members in favor saying "aye", none opposed, and none abstained. The motion was carried unanimous 5,0,0.

Chairman McMahon opened discussion of **an application by Matthew and Joanne Sweeney subdivide out 0.963 acres from their residential parcel and combine that land with the adjacent parcel which would now be 4 acres. They are not creating a new separate parcel. They are requesting this be approved as a lot line adjustment.**

Chairman McMahon confirmed with Attorney Snyder that this proposal could be considered a lot line adjustment and not a subdivision since no new lot is being created. It is more a question of jurisdiction. If it is not a subdivision, then no environmental review and environmental assessment is required. This approval is contingent upon the parcels being consolidated.

Attorney Snyder stated the county had no objections or recommendations for the lot line request.

Member Butts made the motion to approve the lot line adjustment contingent it is consolidated with the existing parcel. Member Young seconded the motion. With all members in favor saying "aye", none opposed, and none abstained. The motion was carried unanimous 5,0,0.

Vice Chairman May opened discussion for an application by **Michael and Edie McMahon for subdivision approval to subdivide 4.25 acres on the east side Creal Road out of the existing 527-acre parcel, tax map no. 65.00-05-17.211, and combine it with their existing parcel, tax map no. 65.00-05-01.000.**

Attorney Snyder stated the county reviewed the application and had no objections to the proposed application.

Vice Chairman May reviewed the short environmental assessment form with the board. Part 2 of the EAF was filled out with all questions being answered in the negative.

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

Member Young made the motion to approve the subdivision and lot line adjustment as proposed. Member Mahunik seconded the motion. With members in favor saying "aye", none opposed, and Chairman McMahon abstained. The motion was carried 4,0,1.

Adjournment

The meeting was adjourned at 7:30pm.

Lindsay M. Andersen, Recording Secretary