

Town of Homer Planning Board

Minutes for Wednesday, April 27, 2022 at 7:00pm

Board Members (absent *)

Michael McMahon, Chairman *

Jon Miller

Erin Mahunik

Bruce Crandall

Zach Young

Chad Butts*

Michael May

Others Present

Lindsay Andersen, Recording Secretary

Kevin McMahon, CEO*

Pat Snyder, Attorney

Public Attendance: Richard Osborne

Public Hearing

Chairman McMahon opened the public hearing to consider **an application by Richard Osborne, Jr., to subdivide out 21 acres from an existing 189-acre parcel at 4684 McGraw-North Rd.**

The applicant stated that he owns 189-acres and is planning to build a new home on the property. He would like to subdivide the land his house is going to be built on from the remaining lands.

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

Chairman McMahon opened the public hearing to consider an application **by David Sanford for a conditional permit to construct a double wide manufactured home at 5078 Bishop Hill Road.**

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

Chairman McMahon opened the public hearing to consider an application **by John and Susan Merry for a lot line adjustment to transfer 0.2 acres to an adjoining parcel, tax map no. 66.00-02-03.000.**

The applicants were not present and there were no questions or comments. The public hearing was closed.

Regular Meeting

Chairman McMahon verified all members had received the March 23, 2022 meeting minutes. There were no changes recommended. Member Young made the motion to approve the meeting minutes. 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.

Chairman McMahon opened the meeting for discussion of **the application by Richard Osborne, Jr., to subdivide out 21 acres from an existing 189-acre parcel at 4684 McGraw-North Rd.**

Attorney Snyder stated there has not been a letter received from the Cortland County Planning Department, but he spoke to them this afternoon and they stated based upon review of the application there is no state or countywide impact and the application is being returned for local determination.

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

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

Member Young made the motion to approve the subdivision. Member May seconded the motion. With all members in favor saying “aye”, none opposed, and none abstained. The motion was carried 5,0,0.

The applicant will submit \$150 to the town clerk for the public hearing fee, lot fee and application fee.

Chairman McMahon opened discussion to consider the application **by David Sanford for a conditional permit to construct a double wide manufactured home at 5078 Bishop Hill Road.**

CEO McMahon was present and stated the applicants were in compliance with building code.

Attorney Snyder stated he agreed with CEO McMahon’s initial interpretation of the conditional permit requirement.

It was later determined by the County Planning Department that per recent NYS guidelines, all manufactured homes including single wide and double wide homes must be treated as any other single-family home and therefore in the future a conditional permit cannot be required.

Attorney Snyder stated this is considered a type 2 action under SEQR and therefore does not need a short environmental assessment form.

Member May made the motion to approve the conditional permit. Member Miller seconded the motion. With members in favor saying “aye”, none opposed, and Chairman McMahon abstained. The motion was carried 4,0,1.

The application for **John and Susan Merry for a lot line adjustment to transfer 0.2 acres to an adjoining parcel, tax map no. 66.00-02-03.000** was tabled to allow time for the County Planning Department to complete the review.

Attorney Snyder stated he has emailed all of the members a copy of the subdivision regulations to review.

The Town Board has recommended the subdivision regulations and zoning law amendments be reviewed. They have asked for any recommendations the planning board may have.

Adjournment

The meeting was adjourned at 7:45pm.

Lindsay M. Andersen, Recording Secretary