

Town of Homer Planning Board

Minutes for Wednesday, August 23, 2023 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: Peggy Strauf, Sandy Greogory, Mr & Mrs VanCise, Chris Root

Public Hearing

Chairman McMahon opened the public hearing for an application by Root Living Trust for subdivision approval to subdivide out a 2.67-acre lot from the 21.5-acre parcel of vacant land along Brake Hill Road, tax map number 50.00-01-59-000.

Chris Root was present with his grandfather and stated he would like to subdivide the property to begin building a new residence for his family. He plans to build the residence in stages by himself and live close with his family.

Peggy Strauf lives adjacent to the property and asked what the plans are for the trailer that was recently moved on the property. Chris stated he obtained the trailer as a project to fix it up and plans to sell it before winter.

Sandy Gregory was present and also lives adjacent to the proposed property and stated the property has always been vegetables. Mr. Root stated the proposed lot has never been vegetables and has always been hay. She stated she is concerned about the noise and distraction of the construction. The applicant stated he is hoping to complete the project with minimal disruption.

Mr. VanCise stated this may not be the correct meeting to address this, but he is a neighboring property owner of the applicant and is concerned by the length of time that has passed since

the ditches have been cleaned on Brake Hill Road. He would really like to have the situation addressed. Chairman McMahon advised him to contact the Town Board and/or Highway Superintendent as they are the elected officials.

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

Regular Meeting

Chairman McMahon opened discussion for an **application by Root Living Trust for subdivision approval to subdivide out a 2.67-acre lot from the 21.5-acre parcel of vacant land along Brake Hill Road, tax map number 50.00-01-59-000.**

Attorney Snyder stated he received the response from the County Planning Department and request is technically adequate and has no state or county wide impact and therefore is being returned for local determination. They recommended if the subdivision is approved that the applicant apply for a new E-911 address.

Chairman McMahon reviewed Part 2 of the Short Environmental Assessment form with the board members and all questions were answered in the negative.

Member Young made the motion to declare a negative declaration under SEQR and approve the minor subdivision. Member Crandall seconded the motion. All members in favor saying "aye", none opposed, and none abstained. The motion was carried unanimous 5,0,0.

Chairman McMahon entertained a motion to approve the May 24, 2023 meeting minutes. Member Young made the motion to accept 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.

Adjournment

The meeting was adjourned at 7:20pm.

Lindsay M. Andersen, Recording Secretary