

Town of Homer Planning Board

Minutes for Wednesday, February 28, 2024 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: Attorney Fran Casullo, David Kinne

Public Hearing

Chairman McMahon opened the public hearing for **an application by Moxy Properties LLC for property located at Health Camp Road and US Route 11, Tax Map Nos. 57.00-01-33.100, 57.00-01-33.200 and 57.00-01-36.200, for a subdivision of approximately 84 acres to be consolidated.**

Attorney Fran Casullo was present to represent Moxy Properties, LLC. Attorney Casullo stated the applicant would like to consolidate a total of 84.06 acres, comprised of 66.54 +/- acres of tax map parcel #57.00-01-36.200 which is east of the existing creek, with 16.2 acres of tax map parcel #57.00-01-36.200 which will be referred to as new parcel A.

He stated the applicant would then like to consolidate the remaining land of these parcels, comprised of 87.06 +/- acres of tax map parcel #57.00-01-36.200, 10.98 acres +/- of tax map parcel #57.00-01-33.100, and 2.14 acres +/- of tax map parcel #57.00-01-33.200, with 4.99 +/- acres (all) of tax map #57.00-01-34.000, for a new parcel totaling 105.17 acres which will be referred to as new parcel B.

Attorney Casullo also stated that tax map parcel #57.00-01-33.100 is currently landlocked, although it is accessible through parcel #57.00-01-33.200, currently both owned by Suit Kote. If the subdivision and consolidation application is approved, this parcel would be split between the two new parcels, and neither would be landlocked.

Chairman McMahon opened the public hearing for **an application by David Appel, Cat-Mar Holding Company, LLC, for property located at 5211 US Route 11, Tax Map Nos. 56.00-06-04.000 and 56.00-06-03.000, for a subdivision or lot line adjustment.**

David Kinne stated he would like to purchase 4.5 acres from Cat-Mar Holding Company. Tax map parcel # 56.00-06-03.000, owned by Cat-Mar Holding Company, LLC. consists of 14.8+/- acres. The parcel David Kinne owns tax map parcel #56.00-06-04.000 consists of 6.09+/- acres. David stated he would like to purchase 4.5 acres of the Cat-Mar Holdings lot to consolidate with his existing lot.

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

Regular Meeting

Chairman McMahon opened discussion for **an application by Moxy Properties LLC for property located at Health Camp Road and US Route 11, Tax Map Nos. 57.00-01-33.100, 57.00-01-33.200 and 57.00-01-36.200, for a subdivision of approximately 84 acres to be consolidated.**

Attorney Ellis read the letter returned by the Cortland County Planning Department which is attached to the meeting minutes.

Chairman McMahon discussed and reviewed the Town of Homer subdivision regulations as referred to by the County Planning Department with the board members.

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

Member May made the motion to declare a negative declaration and approve the minor subdivision. 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.

Member Young made the motion to approve the lot consolidation and subdivision as proposed contingent if/when the property is developed the applicant adheres to requirements of Subdivision Regulation (D) and the applicant obtains a stormwater easement or drainage right-of-way by the Town Engineer. Member Miller seconded the motion. All Members in favor saying “aye”, none opposed, and none abstained. The motion was carried unanimous 4,0,0.

Chairman McMahon opened discussion for **an application by David Appel, Cat-Mar Holding Company, LLC, for property located at 5211 US Route 11, Tax Map Nos. 56.00-06-04.000 and 56.00-06-03.000, for a subdivision or lot line adjustment.**

Attorney Ellis read the letter received from the Cortland County Planning Department which stated there is no state or county wide impact and the request is being returned for local determination.

Chairman McMahon stated the request would be considered a minor subdivision and not a lot line adjustment due to the size of the parcels. The new parcel meets the required minimum lot size and therefore consolidation would not be required but would be at the discretion of the applicant and buyer.

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

Member May made the motion to declare a negative declaration and approve the minor subdivision. 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 8:30pm.

Lindsay M. Andersen, Recording Secretary