

Town of Homer Planning Board

Minutes for Wednesday, August 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\*

Dan Ellis, Attorney

**Public Attendance:** Joanne Sweeney, Matthew Sweeney, Kenneth Poole

**Public Hearing**

Chairman McMahon opened the public hearing for **an application by Matthew and Joanne Sweeney for site plan review and a special use permit to add a structure for the purpose of operating a home occupation.**

Joanne Sweeney stated that they would like to purchase a pre-built shed to place on their property to create a small hobby store as part of her retirement.

Chairman McMahon stated the CEO McMahon had originally stated the structure needed to be attached to the existing home but after further review it was determined that the home-based business does not have to be connected.

Chairman McMahon opened the public hearing for **an application by Kenneth & Susan Poole to subdivide .43 acres from an existing 72.6-acre parcel. The .43-acre subdivision would then be consolidated with tax map parcel #58.00-01-12.200 to form a parcel that is 1.1 acres in size.**

Kenneth Poole stated his uncle would like to add a little property to his lot which used to have a bunker that prevented the lot line to be adjusted.

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

## Regular Meeting

Chairman McMahon opened discussion for **the application by Matthew and Joanne Sweeney for site plan review and a special use permit to add a structure for the purpose of operating a home occupation.**

Attorney Ellis stated the Cortland County Planning Department reviewed the application which is attached and recommended approval of the application.

Chairman McMahon reviewed 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 site plan and special use permit. Member Butts seconded the motion. With all members in favor saying “aye”, none opposed, and none abstained. The motion was carried unanimous 7,0,0.

Chairman McMahon opened discussion for **an application by Kenneth & Susan Poole to subdivide .43 acres from an existing 72.6-acre parcel. The .43-acre subdivision would then be consolidated with tax map parcel #58.00-01-12.200 to form a parcel that is 1.1 acres in size.**

Attorney Ellis read the letter received from the Cortland County Planning Department which stated the request was technically adequate and has no state or countywide impact. The request was returned for local determination.

Chairman McMahon reviewed the short environmental assessment form with the board members and all questions were answered in the negative.

Member Butts made the motion to declare a negative declaration under SEQR and approve the subdivision contingent on the lot being consolidated with tax map number 58.00-01-12.200. Member Crandall seconded the motion. With all members in favor saying “aye”, none opposed, and none abstained. The motion was carried unanimous 7,0,0.

## Adjournment

The meeting was adjourned at 7:20pm.

Lindsay M. Andersen, Recording Secretary