

VILLAGE OF HOMER PLANNING BOARD

Minutes of Regular Meeting - Monday, 12 September 2016 - 7 PM

Community Building - Behind Homer Fire Department - So. Main Street - Homer, NY

Board Members (*absent)

Mahlon Irish, Jr., Chair

Michael Pollak

Donald Ferris

*Gretchen Abbott

Ashley Neiderman

Others Present

Joan E. Fitch, Board Secretary

Fran Casullo, Village Attorney

Craig Umbenhauer, Village CEO

Applicants & Public Present

Christopher Sweeney, Applicant.

The regular meeting of the Village of Homer Planning Board was called to order at 7:10 p.m. by Chairman Mahlon Irish, Jr., who apologized to those present for the delay (building locked).

OLD BUSINESS - NONE

NEW BUSINESS

James & Thomas Harris, Applicants/Reputed Owners - 44 James Street - TM #66.81-02-48.000 - Subdivision of Land

Village Attorney Fran Casullo advised the Board that Jim Harris was present at this meeting (#2 on the Agenda); however, he needed an area variance from the Village's Zoning Board of Appeals in order for approval of the proposed subdivision. The ZBA had a previously scheduled hearing on this matter, but no quorum was present so Mr. Harris' appeal could not be heard. Therefore, Attorney Casullo asked this Board to table the subdivision request until the Planning Board's next meeting in October.

A motion was then made by Member Don Ferris to table the subdivision request until the 10 October 2016, 7 p.m. meeting of this Board, pending the Village's ZBA granting of the required variance. The motion was seconded by Member Ashley Neiderman, with the vote recorded as follows:

Ayes: Chairman Irish

Member Pollak

Member Ferris

Member Neiderman

Nays: None

Absent: Member Abbott

Motion carried.

This becomes Action #15 of 2016.

Christopher Sweeney, Applicant/ReRob, LLC, Reputed Owner - 30 South West Street - TM #66.80-01-26.000 - Site Plan Review for Re-Opening of Gasoline Station/Convenience Store

Chairman Mahlon Irish, Jr. recognized the applicant who was seeking approval to reopen this existing gas station, plus a convenience store. This proposed station will be a full service station; no one pumps their own gas, and they will offer gasoline that does not contain ethanol. He described the signage and canopy, as presented with the application. It will be a Sunoco station.

Attorney Casullo advised the applicant of what he needed to do regarding signage, etc.

As requested by Chairman Irish, the Board Secretary read aloud those questions contained in Part II of the Short Environmental Assessment Form. Negative responses were obtained to all questions in Part II.

A motion was then made by Member Ferris that, based on the information provided and analysis of the SEQR concerning this application for the reopening of an existing gasoline station/convenience store, the Village of Homer Planning Board has determined that the proposed action will not result in any significant adverse environmental impact, resulting in a Negative Declaration. The motion was seconded by Member Neiderman, with the vote recorded as follows:

Ayes:	Chairman Irish	Nays:	None
	Member Pollak		
	Member Ferris		
	Member Neiderman	Absent:	Member Abbott

Motion carried.

This becomes Action #16 of 2016.

A motion was then made by Member Ferris to approve the Site Plan for proposed reopening of an existing gas station/convenience store, incorporating Items 1 thru 4 of the Cortland County Planning Board's Resolution No. 16-25 of 17 August 2016. The motion was seconded by Member Mike Pollak, with the vote recorded as follows:

Ayes:	Chairman Irish	Nays:	None
	Member Pollak		
	Member Ferris		
	Member Neiderman	Absent:	Member Abbott

Motion carried.

This becomes Action #17 of 2016.

APPROVAL OF MINUTES -- 11 JULY 2016

A motion was made by Member Neiderman to approve the Minutes of the 11 July 2016 meeting of this Board, as submitted. The motion was seconded by Member Pollak, with the vote recorded as follows:

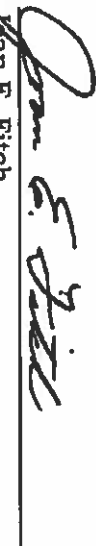
Ayes:	Chairman Irish	Nays:	None
	Member Pollak		
	Member Ferris		
	Member Neiderman	Absent:	Member Abbott

Motion carried.

This becomes Action #18 of 2016.

ADJOURNMENT

At 7:45 p.m., on a motion by Member Neiderman, seconded by Member Pollak, and with all members present voting in favor, the meeting was adjourned.


 Jean E. Fitch
 Board Secretary

E-mailed 11/11/16 to Mayor,
 Clerks (KRP, KU), FC, Co. Planning, CEO & PB Members. (R)