

VILLAGE OF HOMER PLANNING BOARD

Minutes of Regular Meeting - Monday, 15 February 2016 - 7 PM

**~~Community Building - Behind Homer Fire Department - So. Main Street - Homer, NY~~
Community Building Locked - Moved Meeting to Village Offices - So. Main Street**

Board Members (*absent)

*Mahon Irish, Jr., Chair
Michael Pollak
*Donald Ferris
Gretchen Abbott
Ashley Neiderman

Others Present

Joan E. Fitch, Board Secretary
Fran Casullo, Village Attorney
Craig Umbehauer, Village CEO

Applicants & Public Present

Tom Neiderhofer, Applicant.

With no access to the scheduled meeting place, at 7:15 p.m. this Special Meeting of the Village of Homer Planning Board was moved by CEO Umbehauer to the Mayor's Office in Village Hall and called to order by Acting Chairman Michael Pollak.

OLD BUSINESS

Tom Neiderhofer, Applicant/Reputed Owner - 11 Water Street - TM #66.75-01-21.000 - Site Plan Review for Conversion of Vacant Factory Building Into Apartments

(Reference is made to the 11 January 2016 Minutes of this Board for additional information regarding this application. At that meeting, the Board requested the following information from the applicant: (1) construction numbers, (2) written comments from County Soil & Water re floodway, and (3) a detailed/to-scale Site Plan showing parking spaces. This information was to be reviewed at the Board's next meeting on 8 February 2016. On that date, there was no quorum present, so a Special Meeting was then scheduled for this date.)

CEO Craig Umbehauer brought those present up to date regarding this application to convert this vacant building into five residential apartments. The Board acknowledged and reviewed the requested information that had been received from Mr. Neiderhofer.

The Board discussed the proposed renovations in relation to the Flood Hazard Development Permit and decided that Permit was not required.

A motion was then made by Member Gretchen Abbott that the Village of Homer Planning Board agrees that a Flood Hazard Development Permit is not necessary for the proposed conversion of the subject vacant building into five residential apartments. The motion was seconded by Member Ashley Neiderman, with the vote recorded as follows:

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

Motion carried.

This becomes Action #5 of 2016.

The Board then reviewed the revised Site Plan which indicated the proposed parking layout, to scale, which satisfied the requirements.

A motion was then made by Member Neiderman that the Village of Homer Planning Board agrees that the spaces indicated on the drawing submitted satisfies the parking recommendations. The motion was seconded by Member Abbott, with the vote recorded as follows:

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

Motion carried.

This becomes Action #6 of 2016.

The Board then discussed the landscape buffer indicated in the Cortland County Planning Board's Resolution No. 15-37 of 21 December 2016, Item No. 3. The applicant stated that there was a more-than-adequate buffer that existed on the site, and he would maintain it to protect against potential stormwater runoff; the Board agreed that there was an existing buffer on the property.

A motion was then made by Member Abbott that the existing landscaped buffer between the proposed tenant parking area and the eastern boundary of the property adjacent to the Tioughnoga River is adequate and will be maintained by the applicant to protect against potential stormwater runoff. The motion was seconded by Member Neiderman, with the vote recorded as follows:

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

Motion carried.

This becomes Action #7 of 2016.

As requested by Acting Chairman Pollak, 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 Abbott that, based on the information and analysis of the SEQOR concerning this application, 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: Acting Chairman Pollak	Nays: None
Member Abbott	Absent: Chairman Irish
Member Neiderman	Member Ferris

Motion carried.

This becomes Action #8 of 2016.

With no further discussion, a motion was made by Member Neiderman to approve the Site Plan for the proposed conversion of the vacant building into five residential apartments, as requested. The motion was seconded by Member Abbott, with the vote recorded as follows:

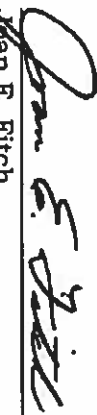
Ayes: Acting Chairman Pollak	Nays: None
Member Abbott	Absent: Chairman Irish
Member Neiderman	Member Ferris

Motion carried.

This becomes Action #9 of 2016.

ADJOURNMENT

At 7:30 p.m., on a motion by Member Abbott, seconded by Member Neiderman, and with all members present voting in favor, the meeting was adjourned.


 Joan E. Fitch
 Board Secretary

E-mailed 2/21/16 to Mayor,
 Clerks (LR, KU), FC, CEO & PB Members.