

**VILLAGE OF HOMER PLANNING BOARD**

**Minutes of Regular Meeting – Monday, 11 July 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 Umbhauer, Village CEO

**Applicants & Public Present**

Tom Niederhofer, Applicant.

The regular meeting of the Village of Homer Planning Board was called to order at 7 p.m. by  
Chairman Mahlon Irish, Jr.

**OLD BUSINESS** - NONE

**NEW BUSINESS**

**Tom Niederhofer, Applicant/Reputed Owner – 11 Water Street – TM #66.75-01-28.000 – Site  
Plan Review for Conversion of Barn Into Office & Retail Space**

Chairman Mahlon Irish, Jr. recognized the applicant who was seeking approval to convert an existing barn into new office/retail space. His office, he stated, would be in the building, plus four other available spaces, each of a different size. Regarding parking, Mr. Niederhofer commented that he had ample parking on his property (40 cars “in front” plus parking “out back”). He has current interest in his retail spaces.

Member Mike Pollak asked about the parking issue mentioned in the Cortland County Planning Department’s June 10, 2016 memo which commented that the applicant had not indicated how many parking spaces were onsite, and suggested that the applicant submit a revised Site Plan to this Board “indicating at a minimum, 17 clearly defined 10 ft. by 20 ft. parking spaces, as required by the Village.” Mr. Niederhofer then indicated the locations to the Board on his drawing. The garage is vacant at this time; it had been rented to a roofer before, but now the applicant just plans to “clean it up.”

Mr. Niederhofer stated he has no plans for doing anything on the second story of the barn, and it’s empty except for 30 coffins which were there when he purchased the former funeral home property. The Board members then discussed the traffic flow on the site. The applicant stated it was two-way traffic and he indicated there was another traffic flow option, if needed, and he showed the Board.

After the discussion, Chairman Irish read aloud the Cortland County Planning Board’s recommendations contained in their Resolution No. 16-17, dated 15 June 2016.

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 Don Ferris that, based on the information provided and analysis of the SEQOR concerning this application for the conversion of the subject vacant building into new office and retail space, 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 Abbott		
	Member Neiderman		

Motion carried.

**This becomes Action # 10 of 2016.**

A motion was then made by Member Pollak to approve the Site Plan for proposed conversion of the existing barn into new office and retail space, incorporating Items 1 and 2 of the Cortland County Planning Board's Resolution No. 16-17 of 15 June 2016. The motion was seconded by Member Gretchen Abbott, with the vote recorded as follows:

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

Motion carried.

**This becomes Action # 11 of 2016.**

**Jeffrey Morse, Applicant/Ward & JoAnn Dukelew, Reputed Owners – 45 North Fulton Street – TM #66.66-03-21.000 – Site Plan Review for Proposed Production/Sale of Craft-Brewed Beer**  
Chairman Irish advised everyone present that this application has been withdrawn by the applicant.

**Lanson Albanese, Applicant/Joe Armideo, Reputed Owner – 93 Clinton Street – TM #66.57-01-15.000 – Site Plan Approval for Used Automobile Sales Business**

Chairman Irish recognized Joe Armideo who explained he was seeking approval to operate a used automobile sales business from this two-story A-frame building previously used as a day care facility; before that use, it was also a used car business. Mr. Armideo was proposing to utilize the office space in the building, in addition to 21 parking spaces in front of the building for displaying of automobiles offered for sale, with an additional ten parking spaces for employee/customer parking at the rear of the building.

Mr. Armideo commented that he was not changing anything except for the signage and lighting. The proposed business is an allowed use. There will be no body work or repairs done onsite. His operating hours would be from 9 a.m. to 6 p.m., Monday thru Saturday.

Chairman Irish acknowledged receipt of the Cortland County Planning Department's memo to the Cortland County Planning Board, dated 10 June 2016, along with the County Board's Resolution No. 16-18 of 15 June 2016; he read aloud the County Board's recommendations contained therein.

Board members discussed parking. Mr. Armideo stated there would only be one employee, and parking for 20 used vehicles in front and five in the back would be sufficient.

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 SEQOR concerning this application for a proposed automobile sales business, 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 Pollak, with the vote recorded as follows:

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

Motion carried.

This becomes Action #12 of 2016.

A motion was then made by Member Pollak to approve the Site Plan for proposed automobile sales business, as explained in a written narrative by the applicant, and incorporating Items 1 and 2 of the Cortland County Planning Board's Resolution No. 16-18 of 15 June 2016, and with a maximum of 20 roadworthy vehicles displayed in the front and five (5) parking spaces at the rear of the building. The motion was seconded by Member Ferris, with the vote recorded as follows:

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

Motion carried.

This becomes Action #13 of 2016.

APPROVAL OF MINUTES – 15 FEBRUARY 2016

A motion was made by Member Abbott to approve the Minutes of the 15 February 2016 meeting of this Board, as submitted. The motion was seconded by Member Neiderman, with the vote recorded as follows:

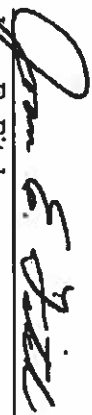
Ayes:	Chairman Irish	Nays:	None
	Member Pollak		
	Member Ferris		
	Member Abbott		
	Member Neiderman		

Motion carried.

This becomes Action #14 of 2016.

ADJOURNMENT

At 7:45 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 8/23/16 to Mayor,  
Clerks (KRP, KU), FC, CEO & PB Members.