

VILLAGE OF HOMER PLANNING BOARD

Minutes of Regular Meeting - Monday, 10 October 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

Applicants & Public Present

Rod Ives for Family Health Network, Applicant; Jim Harris, Applicant; Kim Osborne of Family Health Network.

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

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

Chairman Mahlon Irish, Jr., advised those present that the applicants had been granted the required area variance by the Village of Homer's Zoning Board of Appeals at their 29 September 2016 meeting.

Chairman Irish then recognized Jim Harris who explained that he and Tom had purchased the subject railroad depot. He then went on to explain the proposed subdivision as shown on a map accompanying the application. Once subdivided as requested, it was proposed to sell the railroad building, and then combine the parcels as indicated so there would be no landlocked lots. Mr. Harris went over the specifics, in detail, with the Board. Village Attorney Fran Casullo advised the applicant that a survey map will have to be provided.

Chairman Irish acknowledged receipt of a memorandum from the Cortland County Planning Department, dated 8 August 2016, stating that "The staff has determined that since the proposed 5,360± SF lot would be 'landlocked,' it should be consolidated with adjacent tax map parcels 66.81-02-15.000 and 66.81-02-16.000, if possible. Proof of consolidation shall be provided to the Village Code Enforcement Officer. If this parcel cannot be consolidated with existing tax map parcels, the owner shall agree that no application will be made for building permits on such parcel." The memo went on to say that the County considered the requested technically adequate and had no State- or County-wide impact; therefore it was being returned for local determination.

As requested by Chairman Irish, the Board Secretary read aloud 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 Ashley Neiderman that, based on the information provided and analysis of the SEQOR concerning this application for a subdivision of land, 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 Gretchen Abbott, with the vote recorded as follows:

Ayes: Chairman Irish
Member Pollak
Member Ferris
Member Neiderman
Member Abbott

Nays: None

Motion carried.

This becomes Action #19 of 2016.

A motion was then made by Member Mike Pollak to approve the Subdivision of Land, conditioned upon the proposed 5,360± SF parcel being consolidated with adjacent tax map parcels 66.81-02-15.000 and 66.81-02-16.000, if possible, with proof of consolidation provided to the Village Code Enforcement Officer; if this parcel cannot be consolidated as such, the owner shall agree that no application will be made for building permits on such parcel.” The motion was seconded by Member Neiderman, with the vote recorded as follows:

Ayes: Chairman Irish
Member Pollak
Member Ferris
Member Neiderman
Member Abbott

Nays: None

Motion carried.

This becomes Action #20 of 2016.

Family Health Network, Applicant/Robert R. Renner Trust, Reputed Owner – South West Street (NYS Route 281) – TM #76-32-01-01-110 – Site Plan Review for Proposed Office Building
Chairman Irish recognized Rod Ives, PE, acting as Agent for Family Health Network who was seeking Site Plan Approval for the construction of a new 9850± SF, one-story office building with a 43-space parking lot on a 2.2-acre lot, including service connections to existing public and private utilities. At this time, Board members had not received a “full packet” of information that had been provided to the Village by Mr. Ives over a week prior. Mr. Ives displayed some plans and described what was being proposed. The building would be accommodating administration staff only, no patients. There would be approximately 25 employees. A traffic study has been performed which indicated there would not be much of an impact. Mr. Ives also showed where the snow storage areas were on the plans. As far as visitors to the site, he stated there could be from 3-5 per day. He also reviewed the proposed drainage on the site and explained some of the landscaping that will be visible around drainage features.

Member Pollak then stated he would like to see what the building is going to look like, and he mentioned the Stormwater Pollution Prevention Plan. Village Attorney Casullo thought that the application should be put off until the November meeting, especially as Board members had not had a chance to review the plans at this time.

A motion was then made by Member Don Ferris to table the Site Plan Review for the proposed one-story office building and parking lot until the 14 November 2016 meeting of this Board at 7 p.m., in order to allow time to receive the necessary information. The motion was seconded by Member Abbott, with the vote recorded as follows:

Ayes: Chairman Irish
Member Pollak
Member Ferris
Member Neiderman
Member Abbott

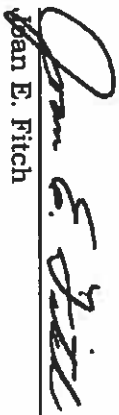
Nays: None

Motion carried.

This becomes Action #21 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

E-mailed 11/1/16 to Mayor.

Board Secretary

Clerks (KRP, KU), FC, Co. Planning, CEO & PB Members. (R)