

VILLAGE OF HOMER PLANNING BOARD
Minutes of Special Meeting – Monday, 7 November 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; Quay Thompson of Holt Architects; Joe Sovocool & Kim Osborne of Family Health Network; Harry Gardner.

The Special Meeting of the Village of Homer Planning Board was called to order at 7:02 p.m. by Chairman Mahlon Irish, Jr., for the purpose of reviewing a Site Plan Application submitted by Family Health Network. As time is of the essence (closing date is 15 November), the Board agreed to facilitate this application by scheduling this Special Meeting instead of waiting until the Board's Regular Meeting on 14 November 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
(Reference is made to this Board's Minutes of 10 October 2016 for additional information.)

Chairman Irish recognized Rod Ives, PE, acting as Agent for Family Health Network (FHN) 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. The Board had received a "full packet" of information that had been provided to the Village by Mr. Ives. Mr. Ives displayed some plans and described what was being proposed.

Mr. Ives acknowledged receipt of the Cortland County Planning Department's staff report and their Planning Board's Resolution No. 16-30 regarding this project. The County recommended approval of the application for Site Plan Review contingent upon eight items, which were reviewed and explained to the Board. He also reviewed drainage/swale from the site. FHN plans to purchase the adjacent parcel where the swale will be and suggested an easement until the purchase is completed. Village Attorney Fran Casullo advised that there would have to be some documentation to address this issue, whether or not it's an easement.

Mr. Ives stated they had analyzed the watershed for peak flows and it showed they are meeting requirements for one-, ten-, and 100-year design storms. He stated he has talked with Pat Reidy of County Soil & Water. The NYSDOT will also be reviewing their calculations as part of the Work Permit process.

Member Pollak noted that the application indicated that the purpose was indicated as "Add a structure," when it should be "Erect a structure." Mr. Ives noted that this was in error and should be the latter.

CEO Craig Umbehauer stated that he would review the lighting plan and also take care of any proposed signage. Mr. Ives stated that no signage was proposed at this time. CEO Umbehauer said that he will also process the Village's approval of the SWPPP.

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 Pollak that, based on the information provided and analysis of the SEQR concerning this application for a proposed one-story office building plus parking lot, 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 Ferris, with the vote recorded as follows:

Ayes: Chairman Irish
Member Pollak
Member Ferris

Nays: None

Absent: Member Abbott
Member Neiderman

Motion carried.

This becomes Action #22 of 2016.

A motion was then made by Member Ferris to approve the Site Plan for a proposed one-story office building plus parking lot, as requested, contingent upon Items 1 thru 7 of the Cortland County Planning Board’s Resolution No. 16-30 of 21 September 2016, and the issue regarding the proposed swale on the parcel other than where the proposed building is going shall be resolved with the applicant by the Village’s legal counsel prior to receiving a Building Permit. The motion was seconded by Member Pollak, with the vote recorded as follows:

Ayes: Chairman Irish
Member Pollak
Member Ferris

Nays: None

Absent: Member Abbott
Member Neiderman

Motion carried.

This becomes Action #23 of 2016.

ADJOURNMENT

At 7:35 p.m., on a motion by Member Ferris, seconded by Member Pollak, and with all members present voting in favor, the meeting was adjourned.



Joan E. Fitch
Board Secretary

E-mailed 12/8/16 to Mayor,
Clerks (KRP, KU), FC, Co. Planning, CEO & PB Members.