#### VILLAGE OF HOMER PLANNING BOARD

Minutes of Regular Meeting – Wednesday, 9 April 2018 – 6:30 PM Town Hall Senior Center – 31 North Main Street – Homer, NY

Board Members (\*absent)
Mahlon Irish, Jr., Chairman
\*Michael Pollak
Donald Ferris
Ashley Neiderman
Vacancy

**Others Present** 

Craig Umbehauer, Village CEO Joan E. Fitch, Board Secretary Dante Armideo, Village Attorney

Applicants & Public Present

Kimberly Cawley, Applicant; Tamara Renner for Robert Renner Family Trust, Applicant; Greg Cawley, Village Trustee Patrick Clune.

The Regular Meeting of the Village of Homer Planning Board was called to order at 6:55 p.m. by Chairman Mahlon Irish, Jr.

**OLD BUSINESS - None** 

#### **NEW BUSINESS**

# Robert R. Renner Family Trust, Applicant/Reputed Owner - Wolfe Road - TM #76.31-01-01.000 - Minor Subdivision

Chairman Mahlon Irish, Jr., recognized Tamara Renner, representing the applicant who was seeking approval to subdivide an 82.33±-acre parcel into three parcels: 20± A., 25± A, and 37± A., all as shown on the maps accompanying the application, and as shown to the Board by Ms. Renner.

Chairman Irish acknowledged receipt of a March 7, 2018 memo from the Cortland County Planning Department which stated that, with the exception of the proposed 20±-acre lot, the subdivision request was technically adequate and had no State- or County-wide impact so, therefore, the application was returned to the Village for local determination. The County memo stated that "since the proposed 20±-acre lot would be landlocked, it shall be consolidated with an adjacent parcel which has road frontage, if possible." One of the purchasers, she stated, was the Village.

The Board members reviewed what was being proposed.

At the conclusion of their discussion, a motion was made by Member Don Ferris to approve the Subdivision of Land, as requested, with the stipulation that the 20±-acre parcel being purchased by the Village of Homer shall be consolidated with TM #76.24-01-01.000. Proof of consolidation shall be provided to the Village Code Enforcement Officer. If this lot cannot be consolidated with an adjoining parcel, the owner shall agree that no application will be made for building permits on said lot. The motion was seconded by Member Ashley Neiderman, with the vote recorded as follows:

Ayes: Chairman Irish Nays: None

Member Ferris

Member Neiderman Absent: Member Pollak

Motion carried.

This becomes Action #1 of 2018.

# Kimberly Cawley, Applicant/Kimberly Cawley Trust, Reputed Owner - South Main Street (aka Circus House) - TM #76.50-01-03.000 & 04.000 - Site Plan - Proposed Financial Planning Business

Chairman Mahlon Irish, Jr., recognized Kimberly Cawley, representing the reputed owner who was seeking Site Plan Approval to use the existing building on this parcel (aka the former Circus House) for a financial planning Business. The property was previously used as a retail business, and any change of use requires Site Plan Review.

Chairman Irish acknowledged receipt of a March 16, 2018 staff report from the Cortland County Planning Department and Resolution No. 18-9, dated March 21, 2018 which were reviewed by the Board. With regard to the County's contingencies contained in the Resolution, the applicant had responded to each of their recommendations on an attachment to the application entitled "Invoice", dated 3/21/18, and containing six items which addressed County Planning's concerns. A copy of this response has been placed on file for the record.

At the close of the Board's discussion, and 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 to use the existing building as a financial planning business, the Village of Homer Planning Board has determined that the proposed action will not produce 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 Ferris

Member Neiderman Absent: Member Pollak

Motion carried.

#### This becomes Action #2 of 2018.

At the conclusion of a brief discussion, a motion was made by Member Neiderman to approve the Site Plan for the existing building to be used as a financial planning business, as requested, incorporating Items 1 and 2 of the Cortland County Planning Board's recommendations contained in their Resolution No. 18-9 of 21 March 2018. The motion was seconded by Member Ferris, with the vote recorded as follows:

Ayes: Chairman Irish Nays: None

Member Ferris

Member Neiderman Absent: Member Pollak

Motion carried.

### This becomes Action #3 of 2018.

## APPROVAL OF MINUTES - 10 JULY 2017

A motion was made by Member Neiderman to approve the Minutes of the 10 July 2017 Village Planning Board meeting, as submitted. The motion was seconded by Member Ferris, with the vote recorded as follows:

Ayes: Chairman Irish Nays: None

Member Ferris

Member Neiderman Absent: Member Pollak

Motion carried.

This becomes Action #4 of 2018.

# **ADJOURNMENT**

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

an E. Fitch, Board Secretary

E-mailed 5/1/18 to Mayor, KC, Vill. Atty., Co. Planning, CEO & PB Members.