

VILLAGE OF HOMER PLANNING BOARD

Minutes of Public Hearing & Regular Meeting – Tuesday, 13 August 2018 – 6:30 PM
Town Hall Board Room – 31 North Main Street – Homer, NY

Board Members (*absent)

Mahlon Irish, Jr., Chairman
*Michael Pollak
Donald Ferris
Ashley Neiderman
Richard Hemmings

Others Present

Craig Umbehauer, Village CEO
Joan E. Fitch, Board Secretary

Applicants & Public Present

Kim Osborne, Applicant; Morgan Osborne, Lauren Salato; Village Trustee Patrick Clune.

PUBLIC HEARING

The Public Hearing was opened at 6:30 p.m. with the reading aloud by the Board Secretary of the Public Hearing Notice as published in the *Cortland Standard*. Proof of Publication has been placed on file for the record.

Kim Osborne, Applicant/Kim Osborne, Hunter Ross Osborne, Lauren Salato, Morgan Osborne & Vincent Seibel, Reputed Owners – Wolf Road – TM #76.31-01-01.000 – Minor Subdivision

Chairman Mahlon Irish, Jr., recognized the applicant who explained to those present that she was seeking approval to subdivide this 37±-acre parcel into three lots of approximately equal acreage, as shown on the materials accompanying the application. All of the lots have adequate road frontage, and none are landlocked; it is proposed to build a home on each parcel.

Board Member Ashley Neiderman asked if the neighbors had been notified of this proposed subdivision. She stated that she thought they should be notified and that the Board should make no decision without that notification. She had talked to some of the neighbors who reported they did not know of the subdivision. Member Ferris commented that the subject property was not for sale; the proposed lots were for family members. He added that the Village Attorney was not present to ask about required notifications.

Member Ferris also question whether or not the proposed subdivision should be considered Major, as there had been a previous subdivision. This question went unanswered.

Chairman Irish then asked if there was anyone present who wished to speak on this matter; there was no one.

**With everyone having been heard who wished to be heard,
Chairman Irish closed the Public Hearing at 6:37 p.m.**

REGULAR MEETING

The Regular Meeting of the Village of Homer Planning Board was called to order at 6:38 p.m. by Chairman Mahlon Irish, Jr.

OLD BUSINESS - None

NEW BUSINESS

Kim Osborne, Applicant/Kim Osborne, Hunter Ross Osborne, Lauren Salato, Morgan Osborne & Vincent Seibel, Reputed Owners - Wolf Road - TM #76.31-01-01.000 - Minor Subdivision

Chairman Mahlon Irish, Jr., acknowledged receipt of a memo dated 9 July 2018 from Daniel Dineen, Director of the Cortland County Planning Department stating that the Department was returning the application to the Village for local determination as it was technically adequate and had no State- or County-wide impact. In reviewing the materials accompanying the application, noted that although Appendix B of the Short Environmental Assessment Form was there, it had only been partially completed (page 1 and signature affixed) by the applicant; none of the questions had been answered.

With the assistance of Member Ferris, the applicant completed Appendix B. She explained that at the time she was asked to complete the form, she didn't understand some of the questions or how to answer (i.e., wetlands). Once the form was completed, 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.

A motion was then made by Member Ferris that, based on the information provided and analysis of the SEQR concerning this application for a Minor Subdivision, 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
	Member Hemmings		

Motion carried.

This becomes Action #10 of 2018.

Chairman Irish asked about the required survey map, and Ms. Osborne responded that, at this time, the subdivision was shown on the accompanying aerial photos, but once approved by this Board, the required maps would be provided. She was advised that the minimum road frontage was 275 feet and that the maps needed to be brought to the Village Office for the appropriate signatures.

With no further discussion, a motion was made by Member Ferris to approve the Minor Subdivision, as requested, conditioned upon submittal to the Village of the required survey maps showing conformance to Village subdivision regulations. 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
	Member Hemmings		

Motion carried.

This becomes Action #11 of 2018.

APPROVAL OF MINUTES – 10 JULY 2018

A motion was made by Member Ferris to approve the Minutes of the 10 July 2018 Village Planning Board meeting, as submitted. The motion was seconded by Member Neiderman, with the vote recorded as follows:

**Ayes: Chairman Irish
Member Ferris
Member Neiderman
Member Hemmings**

Nays: None

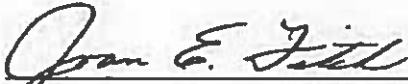
Absent: Member Pollak

Motion carried.

This becomes Action #12 of 2018.

ADJOURNMENT

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



Joan E. Fitch, Board Secretary

E-mailed 8/23/18 to Mayor, PC, KC,
Vill. Atty., Co. Planning, CEO & PB Members.