

VILLAGE OF HOMER PLANNING BOARD
Minutes of Regular Meeting – Tuesday, 10 July 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
Richard Hemmings

Others Present

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

Applicants & Public Present

Stephanie Fox, Applicant; Renee Neiderman, Applicant; Jamie & David Yaman, Applicants; Rick Neiderman, David Anderson, Lauren Salat, Kim & Hunter Osborne, M. Whitman, Pierre Beaudry, Village Trustee Patrick Clune.

The Regular Meeting of the Village of Homer Planning Board was called to order at 6:30 p.m. by Chairman Mahlon Irish, Jr.

OLD BUSINESS - None

NEW BUSINESS

Jamie & David Yaman, Applicants/DeWayne Block Building, LLC, Reputed Owner – 23 South Main Street – TM #66.83-01-39.000 – Site Plan – Proposed New Building

Chairman Mahlon Irish, Jr., recognized Jamie Yaman who was seeking approval to construct a three-story mixed use building on the subject parcel to replace an historic building that had been destroyed by fire. Mr. Yaman displayed color elevations of the building which will be built on the same footprint as the previous one. The building will accommodate one or two tenants on the first floor with apartments to occupy the second and third floors. There will be the same separation between buildings as before.

It is noted for the record that there are less parking spaces available than required, but the Village's Zoning Board of Appeals had met on 28 June 2018, granting the required Area Variance for parking spaces less than allowed. The ZBA, at that time, completed Part 2 of the Short Environmental Assessment For under SEQRA, arriving at a Negative Declaration.

Chairman Irish acknowledged receipt of a June 20, 2018 Resolution No. 18-23 of the Cortland County Planning Board which he reviewed with the Board.

At the conclusion of a brief discussion, a motion was made by Member Ashley Neiderman to approve the Site Plan for the proposed new three-story building, as requested, with the recommendation made to the Village Board that they consider adopting a local law or ordinance per NY Traffic Law Section 1640 regarding the providing of parking for a private residential use in a public parking lot. The motion was seconded by Member Don Ferris, 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 #5 of 2018.

Renee Neiderman, Applicant/Reputed Owner – 1-3 South Main Street – TM #66.83-01-01.000 – Site Plan – Proposed Renovations

(It is noted for the record that Board Member Ashley Neiderman recused herself from this matter as a person of interest.)

Chairman Mahlon Irish, Jr., recognized the applicant who explained she would like Site Plan approval to renovate the presently vacant second and third floors of this commercial building into a total of six residential units, three on each floor, including the installation of the “balcony.” There would be no changes to the existing building footprint. Chairman Irish commented that “it looks good.”

It is noted for the record that there are less parking spaces available than required, but the Village’s Zoning Board of Appeals had met on 28 June 2018, granting the required Area Variance for parking spaces less than allowed. The ZBA, at that time, completed Part 2 of the Short Environmental Assessment For under SEQRA, arriving at a Negative Declaration.

Chairman Irish acknowledged receipt of a June 20, 2018 Resolution No. 18-19 of the Cortland County Planning Board which recommendations he read aloud.

At the conclusion of a brief discussion, a motion was made by Member Don Ferris to approve the Site Plan for the proposed second- and third-floor renovations, as requested, incorporating Items 1 thru 4 of the Cortland County Planning Board’s Resolution No. 18-19 of 20 June 2018, and with the recommendation made to the Village Board that they consider adopting a local law or ordinance per NY Traffic Law Section 1640 regarding the providing of parking for a private residential use in a public parking lot. The motion was seconded by Member Richard Hemmings, with the vote recorded as follows:

Ayes: Chairman Irish	Nays: None
Member Ferris	
Member Hemmings	Absent: Member Pollak
	Recused: Member Neiderman

Motion carried.

This becomes Action #6 of 2018.

Stephanie Fox, Applicant/James & Thomas Harris, Reputed Owners – 44 James Street – TM #66.81-02-48.000 – Site Plan – Proposed Commercial Use

Chairman Mahlon Irish, Jr., recognized the applicant who explained she would like Site Plan approval to renovate/relocate her business, “The Olde Homer House,” to this location, as her present lease where she is is expiring and will not be renewed.

Board members reviewed the maps, layout, sign and photos of what was being proposed, all of which accompanied the application.

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 Hemmings that, based on the information provided and analysis of the SEQR concerning this application to use the existing building for a commercial use, 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
Member Ferris
Member Neiderman
Member Hemmings

Nays: None
Absent: Member Pollak

Motion carried.

This becomes Action #7 of 2018.

At the conclusion of a brief discussion, a motion was made by Member Ferris to approve the Site Plan for commercial use, as requested. 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 #8 of 2018.

APPROVAL OF MINUTES – 9 APRIL 2018

A motion was made by Member Ferris to approve the Minutes of the 9 April 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 #9 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 7/26/18 to Mayor, KC,
Vill. Atty., Co. Planning, CEO & PB Members.