

**VILLAGE OF HOMER PLANNING BOARD**  
**Minutes of Regular Meeting Via Zoom – Monday, 10 August 2020 – 6:30 PM**

**Board Members** (\*absent)

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

**Others Present Via Audio/Video**

Dante Armideo, Village Attorney  
Joan E. Fitch, Board Secretary  
Tanya DeGennaro, Village Treas./Host

**Applicants & Public Present Via Zoom**

Megan Crowe, COO & Rod Ives, PE, for Family Health Network, Applicant.

**REGULAR MEETING**

**The Regular Meeting of the Village of Homer Planning Board was called to order at 6:37 p.m. by Chairman Mahlon Irish, Jr., who brought everyone up to date regarding the one item on the Agenda.**

**OLD BUSINESS** - NONE

**NEW BUSINESS**

**Family Health Network of CNY, Applicant/Reputed Owner – 85 South West Street (NYS Route 2810 – TM #76.32-01-06.000 – Site Plan Review – Proposed Storage Building**

Chairman Irish recognized Rod Ives, PE, representing the applicant who was seeking approval to construct a 64 ft. by 64 ft. single-story building to house medical records and the owner's mobile medical treatment vehicle on this 20±-acre parcel of land which sits behind the New York State Trooper's Barracks, as shown on the map/photos accompanying the application. Access will be through an easement between the existing FHN building and the State Police facility.

Engineer Ives explained the stormwater considerations, the landscaping, overhead doors, and the metal façade (top will be ivory, bottom to match main building). Member Don Ferris commented that he did not like the metal building and asked if it would be screened at all. PE Ives stated it will be directly behind the police barracks.

In answer to Chairman Irish's question, Village Treasurer Tanya DeGennaro stated that this application had already been forwarded to the Cortland County Planning Department for their review by CEO Kevin McMahon; however, the County had not met as yet, and Chairman Irish reported he was "uncomfortable" making any decision on this matter as it was unknown what the County will say. Village Attorney Dante Armideo agreed that sending the application to County Planning was a little bit premature, and recommended to this Board that they make an official recommendation to forward the application to the County. Also the matter of Lead Agency determination under SEQRA should be taken care of.

Member Ferris commented that, by the time the Board receives County Planning's report, Member Mike Pollak should be available. Also, he reported, Board Member Richard Hemmings has a problem using ZOOM to access/participate in Planning Board meetings, and he is going to help him with this. Treasurer DeGennaro also offered to "set up" Dick with ZOOM availability.

Chairman Irish asked Tanya when the County Planning Board met, and she stated they met the third week of August, the 14<sup>th</sup>, and they had everything to review for this application.

Chairman Irish advised PE Ives that once the report comes back from County Planning, he had no problem with scheduling a special meeting to continue the Village review process. Engineer Ives commented that he saw a meeting the last week of August as not being an issue as far as his timeline went.

Member Ferris again brought up the proposed appearance of the new building. Is it concrete piers with steel framing, or is it post frame construction with steel sides? After reviewing the plans, the Board concluded the footing was part of the slab itself, and the building will be insulated and heated, just like building a house or garage. The siding is steel, like a Morton building type.

At the close of their discussion, **a motion was made by Member Ferris that the Village of Homer Planning Board will (1) act as Lead Agency under SEQRA for the proposed 64 ft. by 64 ft. building, (2) declares this project an Unlisted Action under SEQRA, and (3) sends the Site Plan Review application to the Cortland County Planning Board for their review. The motion was seconded by Member Neiderman, with the vote recorded as follows:**

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

**Nays: None**

**Absent: Member Pollak  
Member Hemmings**

**Motion carried.**

**This becomes Action #21 of 2020.**

**ADJOURNMENT**

At 7:07 p.m., on a motion by Member Ferris, seconded by Member Neiderman, and with all members present voting in favor, the meeting was adjourned.

  
Joan E. Fitch, Board Secretary

E-mailed 8/23/20 to Mayor, DE,  
Vill. Atty., Co. Planning, CEO & PB Members.