

VILLAGE OF HOMER PLANNING BOARD
Minutes of Regular Meeting Via Zoom – Tuesday, 21 April 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
Kevin McMahan, CEO
Kristen Case, Village Deputy Clerk
Patrick Clune, Deputy Mayor

Applicants & Public Present Via Zoom

Timothy C. Buhl, PE, Vincent Patriarco, and Jerry Contento for Arbor Brook Flats, Applicant; Chris Brunelle for Sonbyrne Sales, Inc., Applicant.



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

Arbor Brook Flats, LLC, Applicant/Estate of Kenneth DeMunn, Reputed Owner – Dee Street – TM #s 66.42-02-01.000 & 15.000 – Site Plan Review

Note: Reference is made to this Board’s meeting Minutes of 12 November 2020.

Chairman Mahlon Irish recognized the applicant’s engineer, Tim Buhl, who explained what had transpired on this project since the November meeting, and that he had also talked with CEO Kevin McMahan about driveway issues. No changes were now planned, except maybe with unit floor plan. Engineer Buhl also reported that a surveyor had been contacted (R. James Stockwin, LS) and they were waiting for this Board’s go ahead.

There was extensive discussion regarding parking issues, e.g., in the cul-de-sac where it seemed “tight,” plus where visitors would park. Chairman Irish commented that he did not see any real issues for the Board. Mr. Buhl answered the Board’s concerns. When asked about sidewalks, he stated he was not sure about them as it would take up more room. The proposed street width would allow parking on one side only. Chairman Irish said that the proposed street is much wider than Rob San Drive, and agreed with the parking on one side only; Rob San also has no sidewalks.

The Board started reviewing those items contained in the County Planning Department’s report of 13 March 2020, Member Don Ferris again mentioned having sidewalks. The Village likes to have sidewalks installed; walking in the street should be a violation of the Traffic Law. Engineer Buhl commented that having sidewalks would affect many things, one of which would be the stormwater plan. Again, Member Ferris stated that he wanted sidewalks in the development, but will not force the issue.

Village Attorney Dante Armideo advised the Board that they were to act as Lead Agency under SEQRA, and can do the Short Environmental Assessment Form. Review of the County recommendations resumed with Engineer Buhl stating he had no problem with any of them.

When asked about a Homeowner’s Association, Vince Patriarco responded that they had discussed this with a law firm in Syracuse, but until the proposed project is approved, this will have to wait.

Member Mike Pollak then read aloud those questions contained in Part 2 of the Short Environmental Assessment Form. Negative responses were obtained to all questions.

Therefore, a motion was made by Member Ferris that based on the information provided and analysis of the SEQR concerning this application for a Site Plan Review to modify a previously approved Planned Unit Development, 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 Ashley Neiderman, with the vote recorded as follows:

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

Motion carried.

This becomes Action #14 of 2020.

After a brief discussion, a motion was made by Member Ferris that the Village of Homer Planning Board recommends to the Village Board of Trustees that they approve the Final Site Plan for this PUD, as submitted, incorporating Items 1 thru 10 of the Cortland County Planning Department’s 13 March 2020 report to the Cortland County Planning Board, recognizing that sidewalks may not be feasible due to (1) stormwater runoff considerations, (2) physical room available due to width of the street constructed, and (3) there is nothing to tie into on the west side of US Route 11. The motion was seconded by Member Pollak, with the vote recorded as follows:

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

Motion carried.

This becomes Action #15 of 2020.

Sonbyrne Sales, Inc., Applicant/Tamarind Properties LLC, Reputed Owner – 66 South West Street – TM #76.24-01-2.110 AND Nunzio & Marie Giordano, Reputed Owners of 36 South West Street – TM #76.24-01-2.200 AND 99 Cayuga Street – TM #76.24-01-19.000 – Preliminary Site Plan – Proposed Zoning Change

Chairman Irish recognized Christian Brunelle, Senior Executive VP of Sonbyrne Sales, who was seeking a zone change referral for the three parcels indicated and as shown on the Preliminary Site Plan for the Homer Byrne Dairy project. A preliminary review of the Site Plan was completed at the 9 March 2020 meeting of this Board.

Attorney Armideo advised the Board to consider the affect of changing the zone compared to the Master Plan. Board members present saw no problem with changing the zone to all B2, as requested. Mr. Brunelle affirmed that all three parcels would then be consolidated into one parcel.

At the conclusion of the discussion, a motion was made by Member Neiderman that the Village Planning Board recommends to the Village Board of Trustees that they approve the requested zoning change. The motion was seconded by Member Pollak, with the vote recorded as follows:

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

Motion carried.

This becomes Action #16 of 2020.

Mr. Brunelle acknowledged that he had received a copy of the County report, and saw no problem with any of the 13 recommendations contained therein, and should be ready with everything needed within a month. He added that he was still waiting for a reply from the NYS Department of Transportation. He also asked to be informed as to who will be acting as the Village Engineer for this project.

ADJOURNMENT

At 7:55 p.m., on a motion by Member Pollak, seconded by Member Neiderman, and with all members present voting in favor, the meeting was adjourned.


Joan E. Fitch, Board Secretary

E-mailed 6/11/20 to Mayor, DE,
Vill. Atty., Co. Planning, CEO & PB Members.