

VILLAGE OF HOMER PLANNING BOARD
Minutes of Regular Meeting Via Zoom – Friday, 12 June 2020 – 2 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
Dan Egnor, Village Clerk
Ken Teter, PE, Village Engineer

Applicants & Public Present Via Zoom

Chris Brunelle for Sonbyrne Sales, Inc., Applicant, and Julian Clark, PE, Sonbyrne's Engineer.

REGULAR MEETING

The Regular Meeting of the Village of Homer Planning Board was called to order at 2 p.m. by Chairman Mahlon Irish, Jr., who brought everyone up to date regarding the one item on the Agenda.

OLD BUSINESS

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

(Reference is made to the 21 April 2020 Minutes of this Board, at which time a recommendation was made to the Village Board that they approve the requested zone change for this applicant.)

Chairman Irish recognized Christian Brunelle, Senior Executive VP of Sonbyrne Sales, who was seeking approval of the Final Site Plan for the Homer Byrne Dairy project. Mr. Brunelle had previously provided Board members with revised plans by his engineer, Julian Clark, PE, who was present. Chris then reviewed the changes which had been made, which included "tightening up" the SWPPP.

Ken Teter, PE, is serving as Village Engineer for this project, and Mr. Brunelle reported that Ken had reviewed the plans and had accepted them, along with the SWPPP. Ken's comments were considered minor and included landscaping recommendations, which had been addressed. There were changes in the type of trees, and more clusters were added, as shown. Fence was changed as well as arbor vitae. Lighting plan was revised, reducing 12 yard lights to 10 yard lights. Plan notes had been revised to address all the comments from County Planning. Ken Teter went over his review of the plan; he was satisfied with what had been done.

Member Mike Pollak had a question about the fuel tanks, and Mr. Brunelle answered his concerns. Member Don Ferris commented on the photo of the proposed canopy; Member Pollak stated he saw the photo and thought it was attractive. The free-standing sign near Cayuga Street was also reviewed. Engineer Teter commented that this was included in the original package which was provided to the Village CEO Kevin McMahan. Member Pollak asked what would happen if someone coming down Route 90 lost control of their vehicle and hit this sign? Chairman Irish stated he was not sure the Village could accident proof those things. Could there be a breakaway sign? Engineer Teter commented that "From my standpoint on the risk factor, I think you are in as good a situation as you could ask in that you do have that green space and buffer and it is, in fact, a depression, so any vehicle . . . would have to drop into that which will minimize the potential of going much farther."

The façade of the proposed building was discussed; Engineer Teter complimented the facility located on Onondaga Hill as being very attractive. Chairman Irish agreed that the proposed façade for this facility was nice. Engineer Teter pointed out that there are potential options out there for the way it would look; he was not making a recommendation. CEO McMahon commented that what issues he had seen so far had been “pretty well addressed.” He thought it was a nice looking facility and would be a good addition to the Village.

As requested by Chairman Irish, the Board Secretary read aloud those questions contained in Part II of the Short Environmental Assessment Form. Negative/small impact responses were obtained to all questions.

A motion was then made by Member Pollak that, based on the information provided and analysis of the SEQR concerning this Final Site Plan Review application for a proposed new grocery, deli, and fueling station (Homer Byrne Dairy), 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 Ferris, with the vote recorded as follows:

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

Motion carried.

This becomes Action #17 of 2020.

With no further discussion, a motion was made by Member Pollak to approve the Final Site Plan for a proposed new grocery, deli, and fueling station (Homer Byrne Dairy), as submitted. The motion was seconded by Member Ferris, with the vote recorded as follows:

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

Motion carried.

This becomes Action #18 of 2020.

Chairman Irish noted that the requested zoning change had been granted by the Village Board of Trustees, as requested.

Village Clerk Dan Egnor commented that he thought that the Planning Board should recommend to the Village Board that they enter into a Maintenance Agreement with Byrne Dairy regarding the Stormwater Pollution Prevention Plan.

With no further discussion, a motion was made by Member Ferris that the Village of Homer Planning Board recommends to the Village Board of Trustees that they enter into a Maintenance Agreement with Sonbyrne Sales, Inc. for the future maintenance of the Stormwater Pollution Prevention Plan. The motion was seconded by Member Pollak, with the vote recorded as follows:

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

Motion carried.

This becomes Action #19 of 2020.

APPROVAL OF MINUTES

A motion was made by Member Pollak to approve the Minutes of the 9 March 2020 Village Planning Board Minutes, as submitted. The motion was seconded by Member Ferris, with the vote recorded as follows:

**Ayes: Chairman Irish
Member Pollak
Member Ferris**

Nays: None


**Absent: Member Neiderman
Member Hemmings**

Motion carried.

This becomes Action #20 of 2020.

ADJOURNMENT

At 2:45 p.m., on a motion by Member Ferris, seconded by Member Pollak, and with all members present voting in favor, the meeting was adjourned.



Joan E. Fitch, Board Secretary

E-mailed 7/2/20 to Mayor, DE,
Vill. Atty., Co. Planning, CEO & PB Members.