

VILLAGE OF HOMER PLANNING BOARD

Minutes of Regular Meeting Via Zoom – Monday, 14 September 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
Kevin McMahan, Village CEO
Patrick Clune, Deputy Mayor

Applicants & Public Present Via Zoom

Joe Sovocool & Rod Ives, PE, for Family Health Network, Applicant; Jason Long & Dan Griffiths for Dollar General, Applicant; Vincente Bellardini from WHXC Radio.

REGULAR MEETING

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

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

Reference is made to the Minutes of this Board's 10 August 2020 meeting for initial details provided regarding this proposed project.

Chairman Irish recognized Joe Sovocool and 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.

Engineer Ives acknowledged receipt of the Cortland County Planning Department/Board's comments regarding this project and reviewed those with the Board. The County Board's comments are contained in their Resolution No. 20-13 of 19 August 2020, which recommended approval of the application. Regarding their recommendation #1 regarding an easement written into the deeds of this property and the neighboring Farm East Credit property, there is already an 60-foot easement/right-of-way that exists so this does not need to be addressed. Recommendation #2, regarding filing of a Notice of Intent (NOI) with the NYSDEC, he stated this will be filed within the next two or three days; CEO McMahan requested an onsite mailbox plus a copy of the SWPPP and the NOI, and upon completion, the NOT. Recommendation #3, obtaining Village approval of final design of the SWPPP. CEO McMahan explained the process for doing this. Recommendation #4 – approval of landscaping plan by the Village. Engineer Ives displayed the plan which indicated the various plantings. Recommendation #5 – regarding submittal of a lighting plan to the Village showing all site lighting will be directed in a downward manner – Engineer Ives described the lights which are wall-mounted and directed downward. Recommendation #6 was completion of the SEQRA assessment.

Member Don Ferris asked why there were no plantings in front of the building. This was thoroughly discussed, and Engineer Ives provided the Board with alternate planting suggestions. Chairman Irish commented that he would be surprised if people would know the building was even there.

At the conclusion of this discussion, a motion was made by Member Michael Pollak that the Village of Homer Planning Board acknowledges the Cortland County Planning Board’s recommendations contained in their Resolution No. 20-13 of 19 August 2020. The motion was seconded by Member Richard Hemmings, with the vote recorded as follows:

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

Motion carried.

This becomes Action #22 of 2020.

Board Secretary Fitch 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 Hemmings that based on the information provided and analysis of the SEQR concerning this Final Site Plan Review for a proposed new 64 ft. by 64 ft. building, 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
Member Ferris
Member Pollak
Member Hemmings
Nays: None
Absent: Member Neiderman

Motion carried.

This becomes Action #23-1 of 2020.

With no further discussion, a motion was made by Member Pollak to approve the Final Site Plan for the proposed 64 ft. by 64 ft. building, as submitted, incorporating Items #1 thru #5 of the Cortland County Planning Board’s Resolution No. 20-13 of 19 August 2020, and the addition of three to four River Birch trees in the basin on the northeast portion of the property. The motion was seconded by Member Hemmings, with the vote recorded as follows:

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

Motion carried.

This becomes Action #23-2 of 2020.

NEW BUSINESS

Steven Camp, Applicant/Homer DG, LLC, Reputed Owner – 15 South West Street (NYS Route 2810 – TM #66.60-01-32.000 – Site Plan Review Application – Proposed Dollar General

Chairman Irish recognized Jason Long and Dan Griffiths, representing the owner who was seeking approval to construct a 9100 SF retail store on this 1.2±-acre parcel, including 30 parking spaces measuring 10 ft. by 20 ft. each; all setbacks have been met.

Mr. Griffiths stated that they had been talking with the NYSDOT who has agreed with the location of the access to this property. He also commented that (1) the Stormwater Pollution Prevention Plan is being worked on, (2) they had a Landscape Architecture on their staff, (3) the lighting plan was included in the Board’s packet, (4) signage was indicated, including a proposed 21 ft. tall pylon sign.

Member Ferris asked if they planned to demolish the existing Super Scoops facility, and Mr. Griffiths answered they would be doing so.

Possible subdivision of the parcel was discussed. If this is going to be done, Member Ferris advised this should be taken care of first. Mr. Griffiths stated that they needed to determine if they had enough land for the store/parking before doing any subdividing. CEO Kevin McMahon asked Mr. Griffiths about the number/size of parking spaces. Thirty 10-ft. by 20-ft. parking spaces were proposed. Mr. Griffiths said that 30 spaces has been the number that was “more than sufficient for Dollar General parking lots.” Jason Long, also representing Dollar General, commented that “if we’re putting in more than 30 spaces, we’re just wasting asphalt . . .” CEO McMahon that one Code recommends one space for every 200 SF of retail and, in other municipalities he serves, he sees the average of being closer to one per every 250 SF.

In response to a question, Mr. Griffiths answered that 18% of the lot will be covered by the building and asphalt; he will check lot coverage and get back to the Board. There will be landscaping also. Chairman Irish asked if the Dollar General Store located 2-3 miles from this site will be closing, or is the proposed facility in addition to? Mr. Griffiths stated that to his knowledge, it was not closing.

Member Pollak asked if there were different façades for their stores; Mr. Long responded there are several different developers and he could not answer for them, but the proposed store is a substantial upgrade from others, with shutters and awnings. Member Pollak asked if it would be possible to put additional awnings over the “fake” windows in the front, and Mr. Long said they could take a look at that.

Chairman Irish stated that there was no issue with Fire Department access to the site.

(Note: CEO McMahon left the meeting at 8:53 p.m.)

At the conclusion of the discussion, **a motion was made by Member Hemmings to declare this project an Unlisted Action under SEQRA and send the Site Plan application to the Cortland County Planning Department for their review. The motion was seconded by Member Ferris, with the vote recorded as follows:**

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

Motion carried.

This becomes Action #24 of 2020.

Mr. Griffiths asked the Board if there was anything else they would like to see for the next meeting, and Member Pollak commented that the amount of parking does not meet the Code; Chairman Irish advised that they should talk with CEO McMahon regarding this. Village Attorney Dante Armideo advised that if the proposed parking is less than required, the applicant would need to receive an Area Variance from the Zoning Board of Appeals. The Board concluded that if one parking space was required for every 200SF of floor space, then 45 spaces would be required. Member Hemmings commented that something should be done to make the building “more appealing” in its looks. Mr. Griffiths will get back to the Board regarding any subdivision of land. Member Ferris asked about the aquifer recharge area, and Mr. Griffiths responded that this would be addressed in the Stormwater Pollution Prevention Plan.

APPROVAL OF MINUTES – 10 AUGUST 2020

A motion was made by Member Ferris to approve the (V) Homer Planning Board Minutes for 10 August 2020 meeting, as submitted. The motion was seconded by Member Hemmings, with the vote recorded as follows:

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

**Nays: None
Absent: Member Neiderman**

Motion carried.

This becomes Action #25 of 2020.

ADJOURNMENT

At 8:26 p.m., on a motion by Chairman Irish, seconded by Member Hemmings, and with all members present voting in favor, the meeting was adjourned.


Joan E. Fitch, Board Secretary

E-mailed 10/08/20 to Mayor, DE,
Vill. Atty., Co. Planning, CEO & PB Members.