

**VILLAGE OF HOMER PLANNING BOARD**  
**Minutes of Regular Meeting Via Zoom**  
**Monday, 8 March 2021 – 6:30 PM**

**Board Members** (\*absent)

Donald Ferris, Chairman  
Michael Pollak  
Ashley Neiderman  
\* Richard Hemmings  
Paula Harrington  
Jessica Schifflitti, Alternate

**Others Present Via Audio/Video**

T. C. Buhl, PE, Village Engineer/Dollar Gen.  
Joan E. Fitch, Board Secretary  
Dan Egnor, Village Clerk/Zoom Host  
Dante Armideo, Village Attorney  
Hal McCabe, Village Mayor  
Kevin McMahon, Village CEO

**Applicants & Public Present Via Zoom**

Jason Lang, Engineer Dan Griffiths, Kirk Farelly & Attorney Keegan Coughlin for Dollar General, Applicant; Alex Urda.

**REGULAR MEETING**

**Chairman Donald Ferris called the meeting to order at 6:32 p.m.**

**APPROVAL OF MINUTES – 11 JANUARY 2021**

**A motion was made by Member Pollak to approve the (V) Homer Planning Board Minutes for 11 January 2021 meeting, as submitted. The motion was seconded by Member Neiderman, with the vote recorded as follows:**

<b>Ayes:</b>	<b>Chairman Ferris</b>	<b>Nays:</b>	<b>None</b>
	<b>Member Pollak</b>		
	<b>Member Neiderman</b>	<b>Abstain:</b>	<b>Alternate Member Schifflitti</b>
	<b>Member Harrington</b>	<b>Absent:</b>	<b>Member Hemmings</b>

**Motion carried.**

**This becomes Action #5 of 2021.**

**OLD 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**

(Reference is made to the 14 September, 14 October, 30 November 2020 and 11 January 2021 Minutes of this Board for previous details.)

Chairman Ferris brought up the fence between the proposed Dollar General and the adjacent Withey property, summarizing the configuration of the fence which was to be seven feet in height. Attorney Coughlin added that the applicant had spoken to the neighbor who stated he would prefer not having the fence run along the property, but would prefer to have “landscaped” evergreens (junipers) until the point where the concrete entrance to their side garage is, then have the fence start there. The plans, Attorney Coughlin said, have been revised to show this. Member Pollak asked about perhaps moving the fence away from the Withey house, and Mr. Farelly answered that there was no problem with that, and utilizing an angle would aesthetically make more sense. The Witheys would continue to have access to the side garage as before; it’s an oral agreement according to Attorney Coughlin.

Chairman Ferris brought up the new elevations showing the façade of the building. Many of the Board’s concerns had been addressed, he said. Member Pollak agreed that the look was upgraded

and he felt the effort was appreciated. Member Neiderman commented she was not impressed and it was not in keeping with the look of the Village.

The completed Part 1 of the SEQRA form has been submitted by the applicant. Village Engineer for this project, Tim Buhl, stated that the form had been redone, but he thought it was inaccurate. He gave a summary of the errors. His comments were also contained in a letter dated 1/9/21, revised 3/8/21, which has been placed on file for the record.

Chairman Ferris commented that the Board has not yet completed Part 2 of the SEQRA.

Snow storage was discussed; previous problems with flooding at the rear of the property. Engineer Buhl responded that there shouldn't be, as the flow would go toward the low northwest area where there's a depression.

Chairman Ferris advised that a seven-foot high fence would require a variance from the Village Zoning Board of Appeals, as the height limit is six feet. Member Pollak asked why a seven-foot fence when a six-foot fence would block headlights just as well? Chairman Ferris asked the other Board members present, and they thought the seven-foot fence would be better. Attorney Coughlin advised he will apply for the variance.

Chairman Ferris acknowledge receipt of the Cortland County Planning Departments 12 February 2021 report as a result of their review. Also received was the Cortland County Planning Board's Resolution No. 21-02 of 17 February 2021.

The looks of the proposed building was then discussed. Member Neiderman again reiterated that the building, as proposed, does not look like a historical building—"it's a warehouse to me"—and asked the Dollar General representatives if there were any other plans/prototypes they had for a different exterior. Attorney Coughlin responded that the building will be "as it stands."

The Board then reviewed the County Planning Board's Resolution No. 21-02 of 17 February 2021, which recommended approval of the applications for a Site Plan Review and Subdivision, contingent upon the ten items listed. Chairman Ferris read aloud the recommendations, with the Board's responses given as follows:

- #1. No comments.
- #2. Driveway entrance – taken care of.
- #3. Traffic study – taken care of.
- #4. Notice of Intent filing by applicant – taken care of.
- #5. Stormwater discharge – taken care of per Engineer Buhl who will also contact the DOT to ascertain if they are okay with the revised plan. No issue here, he said.
- #6. Village approval of final stormwater management plan – has been taken care of per Engineer Buhl.
- #7. Landscaping Plan – Member Neiderman objected to approval of this.
- #8. Site Lighting – taken care of.
- #9. Sewer/water connections – taken care of.
- #10. SEQRA – still to do. Village Attorney Armideo advised there are a number of items that are outstanding on this for the Site Plan Review. It's an Unlisted Action; Board determines use of Short Form v. Long Form EAF.

At the request of Chairman Ferris, the Board Secretary read aloud the questions stated on the Short Environmental Assessment Form – Part 2 – Impact Assessment. Responses were recorded as follows:

1. No, or small impact – all members present agreed.
2. No, or small impact – Member Pollak, Chairman Ferris; Moderate to large impact – Members Neiderman, Harrington, Schiflitti.
3. Moderate to large – all members present agreed.
4. N/A.
5. No, or small impact – Member Pollak, Chairman Ferris; Moderate to large impact – Members Neiderman, Harrington, Schiflitti.
6. No, or small impact.
7. a. No, or small impact – all agreed.  
b. No, or small impact – all agreed.
8. Moderate to large – all members present agreed.
9. No, or small impact – Members Pollak & Schiflitti, Chairman Ferris; Moderate to large impact – Members Neiderman & Harrington.
10. No, or small impact – all members present agreed.
11. No, or small impact – all members present agreed.

Board Secretary Fitch read aloud the instructions to completion of Part 3 – Determination of Significance of the SEAF. Chairman Ferris started to read those items in Part 2 which had received Moderate to Large responses. Attorney Coughlin suggested that perhaps the Board might table proceeding any further, thereby allowing time for the applicant to respond to the Board’s concerns. No one on the Board had any objection to this, and Member Pollak thought it might be a good idea to clarify certain responses. Attorney Coughlin stated he appreciated the opportunity to have that chance.

Village Attorney Armideo advised that there should be some sort of an agreement reached with the applicant that would preclude any time penalties; Attorney Coughlin stated he would be willing to put such an agreement in writing. Chairman Ferris asked those Board members answering “Moderate to Large” impact to submit their reasoning to him, in writing.

At the completion of a lengthy discussion regarding Part 3 of the SEAF and how to proceed, **a motion was made by Member Harrington to postpone completion of Part 2 of the Short EAF under SEQRA until the 12 April 2021 meeting of this Board, with the applicant/rep agreeing to provide an extension of time, in writing, to complete the Site Plan Review of the proposed Dollar General Store. The motion was seconded by Member Neiderman, with the vote recorded as follows:**

<b>Ayes: Chairman Ferris Member Pollak Member Neiderman Member Harrington Alternate Member Schiflitti</b>	<b>Nays: None  Absent: Member Hemmings</b>
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**Motion carried.**

**This becomes Action #6 of 2021.**

**ADJOURNMENT**

At 8 p.m., on a motion by Member Pollak, seconded by Member Neiderman, and with all members present voting in favor, the meeting was adjourned.

  
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 Joan E. Fitch, Board Secretary

E-mailed 4/10/21 to Mayor, DE, Vill. Atty., Co. Planning, CEO & PB Members.