

VILLAGE OF HOMER PLANNING BOARD
Minutes of Public Hearing & Regular Meeting Via Zoom
Monday, 14 June 2021 – 6:30 PM
Village Offices: 31 North Main Street – Homer, Cortland County, NY

Board Members (*absent)

Donald Ferris, Chairman
Michael Pollak
Ashley Neiderman
Paula Harrington
Jessica Schifilitti
Vacancy, Alternate

Others Present Via Audio/Video

Dan Egnor, Village Clerk/Zoom Host
Joan E. Fitch, Board Secretary
Tanya DiGennaro, Village Treasurer
Patrick Clune, Deputy Mayor
Hal McCabe, Village Mayor
Dante Armideo, Village Attorney

Applicants & Public Present Via Zoom

Kerri & Scott Field, Applicants; Attorney Fran Casullo for DM3, Applicant.

PUBLIC HEARING #1

The Public Hearings were opened at 6:31 p.m. with the reading aloud of the Public Hearing Notice by the Board Secretary as published in the *Cortland Standard*. Proof of Publication has been placed on file for the record.

Kerri & Scott Field, Applicants/CEC Rentals LLC, Reputed Owners – 7 Albany Street – TM #76.27-01-21.000 – Subdivision of Land

Chairman Ferris recognized Scott Field who explained that he would like to purchase a portion (0.29± A.) of the subject parcel and combine it with his adjacent TM #76.25-01-54.000, as shown on the drawings accompanying the application. By doing so, he stated, it would make access to the rear half of his property much easier. Nothing is planned for the purchased portion, it will be cleaned up and used for access to his property. Board members asked for clarification on a couple of points, and the applicant provided the answers.

Chairman Ferris brought up the fact that there would be a second access to the Field's property, but he had no problem with this because there was really no other way to get this to the back of their property. Mr. Field stated he did not plan on putting in a driveway, just making access to the rear of his property, mostly for maintenance. Village Attorney Armideo commented that there is a prohibition on more than one driveway per parcel. Member Neiderman stated she had no problem with what was proposed as long as there will be nothing "built on there." Mr. Field assured her there would not be.

Chairman Ferris asked if there were any other comments; there were none.

**With everyone being heard who wished to be heard,
Chairman Ferris closed the first public hearing at 6:42 p.m.**

PUBLIC HEARING #2

DM3 of Cortland, LLC, Applicant/Reputed Owners – 18 North Main Street – TM #66.74-01-24.000 – Subdivision of Land

Chairman Ferris recognized Attorney Fran Casullo, representing the applicant who was seeking approval to subdivide this parcel into two parcels, as shown on the map accompanying the application, keeping one portion of the lot at 18 North Main containing the house; the other parcel on Maple Avenue would be vacant lot. Member Schifilitti asked if there would be a structure on the vacant lot, and Attorney Casullo said there were no plans for one that he knew of.

Member Neiderman asked why the property was being subdivided, and the attorney responded it would give the owner the ability to do something with that vacant lot later on; it “gives him more options.” Also, he said, if the owner decided to develop the vacant parcel, he would have to come back before this Board. He assured the Board that the owner was not going to put only a parking lot there. In addition, the owner intends to keep the “10-foot strip staying with the vacant land.”

Chairman Ferris advised that the neighbors had all been notified of this proposed subdivision, but no one has provided any questions or concerns. Chairman Ferris then asked if there were any other comments; there were none.

**With everyone being heard who wished to be heard,
Chairman Ferris closed the first public hearing at 7:50 p.m.**

REGULAR MEETING

The Regular Meeting of the Village of Homer Planning Board was opened by Chairman Don Ferris at 7:50 p.m.

OLD BUSINESS

Kerri & Scott Field, Applicants/CEC Rentals LLC, Reputed Owners – 7 Albany Street – TM #76.27-01-21.000 – Subdivision of Land

Chairman Ferris acknowledged receipt of a 22 April 2021 memo from the Cortland County Planning Department stating that they had reviewed this application and had determined that the proposed subdivision was technically adequate and had no State- or County-wide impacts; therefore it was being returned for local determination.

It was also noted that it was the applicants’ intent to consolidate the two parcels and this should be reflected in the Board’s decision.

As requested by Chairman Ferris, 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 Subdivision of Land, 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 Neiderman, with the vote recorded as follows:

Ayes: Chairman Ferris	Nays: None
Member Pollak	
Member Neiderman	
Member Harrington	Abstain: Member Schifilitti

Motion carried.

This becomes Action #13 of 2021.

A motion was then made by Member Pollak to approve the Subdivision Of Land as requested, with the subject parcel to be consolidated with TM #76.26-01-54.000 by Deed within 180 days. The motion was seconded by Member Neiderman, with the vote recorded as follows:

Ayes: Chairman Ferris	Nays: None
Member Pollak	
Member Neiderman	
Member Harrington	Abstain: Member Schifilitti

Motion carried.

This becomes Action #14 of 2021.

DM3 of Cortland, LLC, Applicant/Reputed Owner – 18 North Main Street – TM #66.74-01-24.000 – Subdivision of Land

Chairman Ferris acknowledged receipt of a 22 April 2021 memo from the Cortland County Planning Department stating that they had reviewed this application and had determined that the proposed subdivision was technically adequate and had no State- or County-wide impacts; therefore it was being returned for local determination.

As requested by Chairman Ferris, 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 Subdivision of Land, 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 Neiderman, with the vote recorded as follows:

Ayes: Chairman Ferris	Nays: None
Member Pollak	
Member Neiderman	
Member Harrington	
Member Schifilitti	

Motion carried.

This becomes Action #15 of 2021.

A motion was then made by Member Schifilitti to approve the Subdivision Of Land as requested. The motion was seconded by Member Pollak, with the vote recorded as follows:

Ayes:	Chairman Ferris	Nays:	None
	Member Pollak		
	Member Neiderman		
	Member Harrington		
	Member Schifilitti		

Motion carried.

This becomes Action #16 of 2021.

NEW BUSINESS - NONE

APPROVAL OF MINUTES

12 April 2021

A motion was made by Member Neiderman to approve the Minutes of the 12 April 2021 Village Planning Board Minutes, as submitted. The motion was seconded by Member Harrington, with the vote recorded as follows:

Ayes:	Chairman Ferris	Nays:	None
	Member Neiderman		
	Member Harrington	Abstain:	Member Pollak
	Member Schifilitti		

Motion carried.

This becomes Action #17 of 2021.

10 May 2021

A motion was made by Member Harrington to approve the Minutes of the 12 April 2021 Village Planning Board Minutes, as submitted. The motion was seconded by Member Schifilitti, with the vote recorded as follows:

Ayes:	Chairman Ferris	Nays:	None
	Member Neiderman		
	Member Harrington	Abstain:	Member Pollak
	Member Schifilitti		

Motion carried.

This becomes Action #18 of 2021.

MEETING DAY/TIME

Chairman Ferris noted that the Board will hold a Special Meeting on 23 June 2021 at 6:30 p.m. via Zoom to discuss Origins on NYS Route 281. It was also discussed about moving this Board’s regular meeting day to the fourth Wednesday of each month, instead of the second Monday.

At the close of their discussion, a motion was made by Member Harrington to hold its regular meetings on the fourth Wednesday of each month at 6:30 p.m., as needed. The motion was seconded by Member Neiderman, with the vote recorded as follows:

Ayes:	Chairman Ferris	Nays:	None
	Member Pollak		
	Member Neiderman		
	Member Harrington		
	Member Schifilitti		

Motion carried.

This becomes Action #19 of 2021.

ADJOURNMENT

At 7:15 p.m., on a motion by Member Pollak, seconded by Member Harrington, and with all members present voting in favor, the meeting was adjourned.


Joan E. Fitch, Board Secretary

E-mailed 8/7/21 to Mayor, DE,
Vill. Atty., Co. Planning, CEO & PB Members.