**VILLAGE OF HOMER PLANNING BOARD**

**Minutes of Regular Meeting Via Zoom**

**Wednesday, 26 January 2022 – 6:30 PM**

**Village Offices: 31 North Main Street – Homer, Cortland County, NY**

**Board Members** (\*absent) **Others Present Via Audio/Video** Donald Ferris, Chairman Dan Egnor, Village Clerk/Zoom Host Michael Pollak Joan E. Fitch, Board Secretary Ashley Neiderman Patrick Clune, Deputy Mayor

 Paula Harrington Tanya DeGennaro, Village Treasurer \*Jessica Schifilliti

Vacancy, Alternate

**Applicants & Public Present Via Zoom**

Attorney Fran Casullo & Architect Alton Ainslie for DM3, Applicant; Dean Strickland, Applicant.

**REGULAR MEETING**

**The Regular Meeting was called to order by Chairman Don Ferris at 6:30 p.m.**

**OLD BUSINESS**

**DM3 of Cortland, LLC, Applicant/Reputed Owner – 25 & 27 North Main Street – TM #66.74-01- 24.000 – Site Plan Review – Renovation of Existing Commercial Building** (Reference is made to the 22 September, 27 October, 17 November 2021 and 22 December 2021 Minutes of this Board wherein the Site Plan Review for the proposed renovation/conversion of the commercial building was postponed with the consent of the applicant until other meetings of the Village of Homer Planning Board.)

Chairman Ferris acknowledged receipt of a new map from the applicant, said map increasing the number of Parking spaces for the project. The applicant’s (Dan McNeil) attorney, Fran Casullo was present and explained the proposed changes, including reduction in the size of the proposed restaurant. There will be a total of 98 onsite parking spaces. Member Mike Pollak asked questions about parking changes which were answered by the architect. Signage will identify the parking spaces; e.g., tenant, handicapped parking, etc.

Chairman Ferris stated it appeared all questions regarding the project have been answered, especially the parking.

Chairman Ferris then reviewed the recommendations contained in Cortland County Planning Board’s Resolution No 21-32 of 15 September 2021, a copy of which has been placed on file for the record.

At the request of Chairman Ferris, the Board Secretary read aloud the questions from Part 2 of the Short Environmental Assessment Form; negative responses were unanimously given to each item.

Page 1 of 3

**(V) Homer Planning Board – Minutes of Regular Meeting via Zoom 26 January 2022**

**A motion was then made by Member Pollak that, based on the information provided and analysis of the SEQR concerning this application for the proposed renovation/conversion of this commercial 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 Ashley Neiderman, with the vote recorded as follows:**

**Ayes: Chairman Ferris Nays: None**

**Member Pollak**

**Member Neiderman**

**Member Harrington Absent: Member Schifilliti**

**Motion carried.**

**This becomes Action #1 of 2022.**

**A motion was then made by Member Pollak that the Site Plan revised 4 January 2022 for the proposed renovation/conversion of the commercial building is approved as requested, incorporating Items 1 and 3 of the Cortland County Planning Board’s Resolution No. 21-32 of 15 September 2021. The motion was seconded by Member Paula Harrington, with the vote recorded as follows:**

**Ayes: Chairman Ferris Nays: None**

**Member Pollak**

**Member Neiderman**

**Member Harrington Absent: Member Schifilliti**

**Motion carried.**

**This becomes Action #2 of 2022.**

Chairman Ferris asked Attorney Casullo about SHPO; Attorney Casullo advised that before demolishing any buildings it would have to be verified they would not fit in their criteria. There should be no problems. Timing was discussed.

**Steven Camp, Applicant/GBN, LLC, Reputed Owner (Dollar General) - 15 South West Street (NYS Route 281) - TM #66.60-01-32.**

Chairman Ferris stated that there was no one present at this meeting.

**A motion was then made by Member Pollak to postpone any action on this application until a future meeting. The motion was seconded by Member Harrington, with the vote recorded as follows:**

**Ayes: Chairman Ferris Nays: None**

**Member Pollak**

**Member Neiderman**

**Member Harrington Absent: Member Schifilliti**

**Motion carried.**

**This becomes Action #3 of 2022.**

**NEW BUSINESS**

**Dean Strickland, Applicant/Reputed Owner – 3 Franklin Street – TM #66.65-01-39.000 – Site Plan Review – Proposed Home Occupation (Taxidermy)**

Chairman Ferris recognized the applicant who was seeking approval to conduct a part-time taxidermy business in the basement of his home. The application had been forwarded to County Planning who conducted their review and responded in a memo dated 8 December 2021 that they were returning it to the Village for local determination. Chairman Ferris read the memo aloud.

Page 2 of 3

**(V) Homer Planning Board – Minutes of Regular Meeting via Zoom 26 January 2022**

Mr. Strickland reported he would only be conducting a small business that would use no chemicals. The animals would be sent to a commercial tannery in Michigan and southern NY. No one will be there for the business; only drop off and pick up will occur. He will not be using any signage.

Village Attorney Armideo affirmed that under 6 NYCRR Part 617.5(c)(10), (12) or (13) of the State Environmental Quality Review Law, the proposed action is a Type II action and is determined not to have a significant impact on the environment, or is otherwise precluded from environmental review under the Environmental Conservation Law, Article 8.

After a brief discussion, a **motion was made by Member Harrington to approve the Site Plan for the proposed Home Occupation (taxidermy), as requested. The motion was seconded by Member Neiderman, with the vote recorded as follows:**

**Ayes: Chairman Ferris Nays: None**

**Member Pollak**

**Member Neiderman**

**Member Harrington Absent: Member Schifilliti**

**Motion carried.**

**This becomes Action #4 of 2022.**

**MEETING DATES**

At the conclusion of a very brief discussion, **a motion was made by Member Harrington that the Village of Homer Planning Board will hold its meetings the fourth Wednesday of each month at 6:30 p.m., as needed. The motion was seconded by Member Pollak, with the vote recorded as follows:**

**Ayes: Chairman Ferris Nays: None**

**Member Pollak**

**Member Neiderman**

**Member Harrington Absent: Member Schifilliti**

**Motion carried.**

**This becomes Action #5 of 2022.**

**APPROVAL OF MINUTES** – 22 DECEMBER 2021

A motion was made by Member Harrington to approve the Minutes of the 22 December 2021 Village Planning Board Minutes, as corrected (adjournment time should be 7:05 p. m). The motion was seconded by Member Pollak, with the vote recorded as follows:

**Ayes: Chairman Ferris Nays: None**

**Member Pollak**

**Member Neiderman**

**Member Harrington Absent: Member Schifilliti**

**Motion carried.**

**This becomes Action #6 of 2022.**

**ADJOURNMENT**

At 7:10 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 2/23/22 to Mayor, DE, Vill. Atty., Co. Planning, CEO & PB Members.

Page 3 of 3