**VILLAGE OF HOMER PLANNING BOARD**

**Minutes of Regular Meeting Via Zoom**

**Wednesday, 27 October 2021 – 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 Tanya DiGennaro, Village Treasurer Paula Harrington Kevin McMahon, Village CEO Jessica Schifilliti Dante Armideo, Village Attorney Vacancy, Alternate Hal McAbe, Village Mayor

**Applicants & Public Present Via Zoom**

Attorney Fran Casullo for DM3, Applicant.

**REGULAR MEETING**

**The Regular Meeting was called to order by Chairman Don Ferris at 6:34 p.m.**

**OLD BUSINESS**

**DM3 of Cortland, LLC, Applicant/Reputed Owners – 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 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 this meeting of the Village of Homer Planning Board.)

Chairman Ferris explained that, at their previous meeting, the Board had concerns about inadequate parking, as shown on the Site Plan. Attorney Fran Casullo requested postponement to allow consultations with the Village Board, Village Code Enforcement Officer, and Village Clerk in order to come to some sort of understanding as to how to approach this problem.

Attorney Casullo then requested another adjournment of this matter until the November meeting, and they would waive any approval period. He suggested that, if possible, in the meantime, they could meet, in person, with a representative group (the Village, the Planning Board, the ZBA, Village Attorney, Village Clerk, etc.) of anyone who has a “say” in this matter. This way, the applicant’s representatives could “sit down and show you all the plans that we have done relative to parking.” The plans are big and, this way, they felt that could show/explain where they are when it comes to parking. This, he felt, would be very helpful, and demonstrate that they have thought about the parking and could show what options are being looked at to solve the problem.

Chairman Ferris commented that he personally had no problem with a postponement, but wanted to hear from the rest of the Board. Member Ashley Neiderman agreed with the idea and stated she would like to be a part of that meeting. Member Jessica Schifilliti asked about the legal requirements for such a meeting; these were explained by Village Attorney Dante Armideo. Member Schifilliti thought it would be a good idea, as did Member Harrington.

Particulars of the meeting were talked about; there were many options that could be considered. Village Attorney Armideo commented that there could be a meeting or series of meetings to accomplish this goal. Chairman Ferris noted that there would be no business conducted at such a meeting; it was simply a workshop-type of a get together to see and hear about the applicant’s proposal(s) to provide adequate parking.

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Attorney Casullo again advised that his client “was done and ready—the drawings have been done for awhile. The various options are done.” He added, “We’ve been pretty much an open book. We’ll show you what we’ve done. We’ll show you what we’re thinking we may do, but it’s a little hard in this Zoom type of meeting to show you…they are big maps, and they’re campus style maps.” The architect will be there and he can explain them.

Chairman Ferris suggested they may want the ZBA to look at the parking also because if it does not meet the current Code, it would then go to the ZBA. He would like to have Tim Maxson, ZBA Chair, or another ZBA member at this meeting so they are getting the same information as the Planning board.

Attorney Casullo asked about meeting dates; Village Clerk Dan Egnor responded that the Board would make that decision tonight.

At the conclusion of this extensive discussion, **a motion was made by Member Neiderman that the Site plan Review for the proposed renovation/conversion of a commercial building be postponed until 17 November 2021, 6:30 p.m., at the request of the applicant. The motion was seconded by Member Harrington, with the vote recorded as follows:**

**Ayes: Chairman Ferris Nays: None**

**Member Neiderman**

**Member Harrington Absent: Member Pollak**

**Member Schifilliti**

**Motion carried.**

**This becomes Action #28 of 2021.**

**NEW BUSINESS -** NONE

**APPROVAL OF MINUTES** – 22 SEPTEMBER 2021

A motion was made by Member Schifilliti to approve the Minutes of the 22 September 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 Absent: Member Pollak**

**Member Schifilliti**

**Motion carried.**

**This becomes Action #29 of 2021.**

**TRAINING**

Village Treasurer Tanya DiGennaro reminded the Planning Board members of the four hours of training required per year which needed to be completed by the end of February 2022. Options were discussed. January was the best month, and two sessions were preferred. Tanya will set the time/date and notify the Board members, including the ZBA. Some could be done online.

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**ADJOURNMENT**

At 7:05 p.m., on a motion by Member Schifilliti, seconded by Member Harrington, and with all members present voting in favor, the meeting was adjourned.

Joan E. Fitch, Board Secretary E-mailed 11/26/21 to Mayor, DE, Vill. Atty., Co. Planning, CEO & PB Members.

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