**VILLAGE OF HOMER PLANNING BOARD**

**Minutes of Special Meeting Via Zoom**

**Monday, 23 June 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 Dante Armideo, Village Attorney \*Jessica Schifilitti

Vacancy, Alternate

**Applicants & Public Present Via Zoom**

Michelle & Craig Brooks for Coffee Mania, Applicant; William Clukey, Applicant.

**SPECIAL MEETING**

**The Special Meeting was called to order at 6:32 p.m. by Chairman Don Ferris. OLD BUSINESS** – NONE

**NEW BUSINESS**

**William Clukey, Applicant/Reputed Owner – 170 South Main Street – TM #76.49-01-09.000 – Expansion of Existing Repair Shop**

Chairman Ferris recognized the applicant who gave a brief overview of what he would like to do with this property which is an existing auto repair shop in the rear with a diner in the front. He explained that he would like to expand his vehicle repair shop and towing operation. Vehicles, at times, are impounded and stored for short periods of time.

The Board reviewed the drawing submitted by the applicant, along with an older survey map, which were reviewed by Board members. Also reviewed by the Board was a report from the Cortland County Planning Department, dated 16 June 2021, along with the County Planning Board’s Resolution No. 21-20 of the same date.

Board members present had no questions regarding what was being proposed.

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 – all members present agreed.

3. No, or small impact – all members present agreed.

4. No, or small impact – all members present agreed.

5. No, or small impact – all members present agreed.

6. No, or small impact – all members present agreed.

7. a. No, or small impact – all agreed.

b. No, or small impact – all agreed.

8. No, or small impact – all members present agreed.

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9. No, or small impact – all members present agreed.

10. No, or small impact – all members present agreed.

11. No, or small impact – all members present agreed.

**A motion was then made by Member Ashley Neiderman that, based on the information provided and analysis of the SEQR concerning this application for a Site Plan Review to expand an existing vehicle repair shop, 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 Paula Harrington, with the vote recorded as follows:**

**Ayes: Chairman Ferris Nays: None**

**Member Neiderman**

**Member Harrington Absent: Member Pollak**

**Member Schifilitti**

**Motion carried.**

**This becomes Action #20 of 2021.**

The Board then reviewed the County Planning Board’s recommendations contained in their Resolution, as follows:

1. Fencing: Chairman Ferris suggested a six-foot high stockade or chain link fence w/fabric so lot wouldn’t be visible from the road. Mr. Clukey responded that his shop actually blocks the vehicles from being seen from Route 11 and, on the north end of the property line there is already a wooden fence, and he will replace the wooden fence on the south end of the property. Chairman Ferris suggested other wording.

2. Self-explanatory.

3. Suggested maximum of ten (10) vehicles.

4. Self-explanatory.

5. Applicant said he was willing to pave the area.

6. Satisfactory to applicant.

7. Applicant will do this.

8. Done.

A **motion was then made by Member Neiderman to approve the Site Plan for the expansion of the existing repair shop, as requested, incorporating recommendation Items 2 thru 7 of the Cortland County Planning Board’s Resolution No. 21-20, dated 16 June 2021; the maximum number of vehicles impounded onsite at any one time is to be ten (10), and fencing is not required as long s vehicles are stored behind the shop building. 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 Schifilitti**

**Motion carried.**

**This becomes Action #21 of 2021.**

The applicant was advised by the Board to contact Kevin McMahon, Village CEO, regarding any proposed signage.

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**Michelle Brooks, Applicant/Coffee Grounds, LLC, Reputed Owner – 139 North West Road (NYS Route 281) – TM #66.49-01-12.000 – Proposed New Drive-Thru Coffee Shop** Chairman Ferris recognized the applicant who was seeking Site Plan approval to construct a 480 SF drive-thru coffee shop at this 2.84±-acre location which was formerly a restaurant and a furniture upholstery business.

The Board then reviewed the recommendations contained in the Cortland County Planning Board’s Resolution No. 21-18 of 16 June 2021, as follows:

1. Applicant is taking care of this (DOT).

2. Applicant will provide traffic data requested.

3. Submitting a revised Site Plan: more space here than at other two locations. Attorney Armideo clarified this and applicant has the data needed to show that moving the building back would not be required.

4. Applicant will comply.

5. Applicant will comply

6. Applicant will comply.

7. Outside lighting: will comply.

8. Does not exceed one acre of total land disturbance.

9. SEQRA.

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 – all members present agreed.

3. No, or small impact – all members present agreed.

4. No, or small impact – all members present agreed.

5. No, or small impact – all members present agreed.

6. No, or small impact – all members present agreed.

7. a. No, or small impact – all agreed.

b. No, or small impact – all agreed.

8. No, or small impact – all members present agreed.

9. No, or small impact – all members present agreed.

10. No, or small impact – all members present agreed.

11. No, or small impact – all members present agreed.

A **motion was then made by Member Harrington that, based on the information provided and analysis of the SEQR concerning this application for a Site Plan Review to construct a new drive-thru coffee shop, 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 Neiderman**

**Member Harrington Absent: Member Pollak**

**Member Schifilitti**

**Motion carried.**

**This becomes Action #22 of 2021.**

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Chairman Ferris asked the applicant if there were building plans available that would show what the proposed drive-thru would look like. Mrs. Brooks responded they do have them, in the beginning phase, and will supply them to the Village. Chairman Ferris advised her to contact the Village CEO regarding proposed signage.

A **motion was then made by Member Harrington to approve the Site Pan, as requested, for a new drive-thru coffee shop, incorporating recommendation Items 1 thru 8 of the Cortland County Planning Board’s resolution No. 21-18 dated 16 June 2021. The motion was seconded by Member Neiderman, with the vote recorded as follows:**

**Ayes: Chairman Ferris Nays: None**

**Member Neiderman**

**Member Harrington Absent: Member Pollak**

**Member Schifilitti**

**Motion carried.**

**This becomes Action #23 of 2021.**

**OTHER DISCUSSION**

Regarding the Village’s Comprehensive Plan, Member Neiderman asked if there could be future discussion regarding updating the plan. Chairman Ferris responded that this is too much for any one small group to review; however, it is in the process and this Board will be involved at some point. Member Neiderman stated she was looking for some way to “make sure that the big box people aren’t coming into our little village.”

**ADJOURNMENT**

At 7:26 p.m., on a motion by Member Harrington, seconded by Member Neiderman, and with all members present voting in favor, the meeting was adjourned.

Joan E. Fitch, Board Secretary E-mailed 9/6/21 to Mayor, DE, Vill. Atty., Co. Planning, CEO & PB Members.

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