
VILLAGE OF HOMER PLANNING BOARD

CORTLAND COUNTY, NEW YORK

31 NORTH MAIN STREET
HOMER, NY 13077
(607) 749-333

DONALD FERRIS CHAIRMAN
MICHAEL POLLAK
ASHLEY NEIDERMAN
PAULA HARRINGTON
JESSICA SCHIFILLITI
MICHAEL HARTER, ALTERNATE

MEETING NOTICE & AGENDA

July 27, 2022 - 6:30 pm - In Person and Zoom Meeting

- **CALL REGULAR MEETING TO ORDER**

- **Old Business**

1. Applicant/Property Owner: Anthony Piombo
Property Location: 10 Franklin Street, Homer, NY 13077
Zoned: R-2
Purpose: Requesting minor subdivision to subdivide 1.33+/-acre parcel into 3 separate parcels
Code Ref.: Subdivision request
Public Hearing

- **New Business**

1. Applicant/Property Owner: Paul Suits
Property Location: 18 Balmoral Way, Homer, NY 13077
Zoned: R-1
Purpose: Requesting minor subdivision to subdivide 2.01 acres from 17.95 acres.
Code Ref.: Subdivision request
Public Hearing
2. Applicant/Property Owner: Shane Witt
Property Location: 27 Clinton Street, Homer, NY 13077
Zoned: R-2
Purpose: Requesting 3 foot lot line adjustment moving the line closer to 27 Clinton Street Driveway
Code Ref.: Subdivision request
Public Hearing
3. Approve Minutes of May 25, 2022

- **ADJOURNMENT**

TLD: 07/18/2022

Copy to: Planning Board Members
Village Mayor, Clerk, Attorney & CEO, PB Secretary

GENERAL MUNICIPAL LAW

Subdivision Referral Form

Director
CORTLAND COUNTY PLANNING DEPARTMENT
4 Lincoln Avenue
Cortland, NY 13045-2095
Telephone: (607) 753-5043
Fax: (607) 758-7540

GML No. 66.65-01-25.000
(Tax Map Number)

Date: 4/14/22

Submitting Officer: KEVIN MUMFORD

Municipality: VILLAGE OF HOMER

Mailing Address: 31 N. MAIN ST
HOMER NY 13077

Phone Number: 607-749-3322 Fax Number: _____

Please Submit the Following Information

1. Identification: Preliminary Subdivision Plan OR Final Subdivision Plan

Name: ANTHONY PIOMBO

Address: 1 TOBIN DRIVE
HOMER NY

Phone Number: 607-423-0444 Fax Number: _____

A. Owner or Lessee: JAMIE

1. Date of acquisition: 09/17/2021

B. Architect or Engineer: JAMES NENKENBERGER - LIC. SURVEYOR

2. Layout Characteristics:

A. Total Acres of Subdivision: 1.32 Total No. of Lots: 3

Has area been previously approved for subdivision: NO If yes, when: _____

and, if any, amount of construction completed _____

B. Type of Units:

NUMBER OF UNITS

Type	Number of Structures	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Single Family				
Multi-Family	N/A			
Townhouses				
Condominiums				

C. Recreation:

Is there any recreation in the plan? N/A, if yes, what type and number?

Percentage of recreational area of total subdivision: _____

D. Sanitary Facilities:

Type of Sewage Disposal:

Public, District No. VILLAGE OF HOMER

Private, _____

Type of Water Supply:

Public, District No. VILLAGE OF HOMER

Private, _____

Have Sanitary Facilities been approved by Cortland County Health Department? _____

If not, why? _____

3. Does the subdivision conform to Municipal Master Plan? YES

If not, why? _____

4. Does the subdivision conform to County Master Plan? YES If not, why? _____

5. Availability of public utilities and services:

Fire Protection: X District: HOMER, Police Protection: X

District: HOMER Refuse Collection: X HOMER

Special Services Required: N/A

6. School District: HOMER
7. Projected energy consumption: ~~MP~~ UNKWN Type: ELEC + GAS
8. Traffic generation (expected vehicle departures and arrivals per 24 hour period) : UNKWN

9. Attach a copy of any environmental assessment or environmental impact statement required under the State Environmental Quality Review Act (SEQR).

10. Subdivision Map Showing:

- A. Title of Development
- B. Date
- C. Scale (at 1" equals 50')
- D. North Arrow
- E. Seal, signature, name and address of licensed engineer or land survey or certifying the subdivision plot.
- F. Name and address of owner(s)
- G. Location Map Showing Location of Subdivision Within Municipality (1"=1000' Scale)
- H. Surrounding Land Use (Within 200')
- I. Zoning Classification of Surrounding Lands (within 200')
- J. Location of State and County Facility within 500' of subject development
- K. Street Layout with pavement widths and names
- L. Street Right-of-Way Widths
- M. Topography (Not greater than 10' contour intervals)
- N. Zoning Classifications of Subdivision and requirements
- O. Location of Recreation Area and type of Improvements
- P. Numbered Lots with Dimensions
- Q. Existing Natural and Manmade Drainage Features (e.g. ponds, streams, culverts)
- R. Present Site Conditions (e.g. easements, existing utilities, structures, trees, streets, etc.)

11. For Subdivisions of 25 lots or more, an assessment covering but not limited to the following: public utilities, environmental considerations, existing services and facilities and traffic generation may be required.

Additional Comments: _____

NOTE: All maps require the name and address of the N.Y.S. licensed engineer or land surveyor responsible for preparing the seal and map.

Kevin M. Mangan - C.E., D. VILLAGE OF HOMER
 Signature and Title of Submitting Official

(REVISED: 8/01)

GENERAL MUNICIPAL LAW

Subdivision Referral Form

Director:
CORTLAND COUNTY PLANNING DEPARTMENT
37 Church St.
Cortland, NY 13045-2838
Telephone (607) 753-5043
Fax: (607) 753-5150

GML No. 66-23-01-01 000
(Tax Map Number)

Date: 5/20/22

Submitting Officer: KEVIN J McMAHON

Municipality: VILLAGE OF HOMER

Mailing Address: 31 N MAIN ST
HOMER NY 13077

Phone Number: 607-749-3322 Fax Number: 607-749

Please Submit the Following Information

1. Identification: Preliminary Subdivision Plan OR Final Subdivision Plan

Name: PAUL B SLITS

Address: 18 BALMORAL WAY
HOMER NY 13077

Phone Number: 607-745-8048 Fax Number: _____

A. Owner or Lessee: _____

1. Date of acquisition: 06/25/2021

B. Architect or Engineer: MIKE REAGAN - SURVEYOR

2. Layout Characteristics:

A. Total Acres of Subdivision: 17.96 Total No. of Lots: 2

Has area been previously approved for subdivision: NO If yes, when: _____

and, if any, amount of construction completed _____

B. Type of Units:

NUMBER OF UNITS

Type	Number of Structures	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Single Family	1	UNKN	→	
Multi-Family				
Townhouses				
Condominiums				

C. Recreation:

Is there any recreation in the plan? NO, if yes, what type and number?

Percentage of recreational area of total subdivision: _____

D. Sanitary Facilities:

Type of Sewage Disposal:

Public, District No. PUB

Private, _____

Type of Water Supply:

Public, District No. PUB

Private, _____

Have Sanitary Facilities been approved by Cortland County Health Department? _____

If not, why? _____

3. Does the subdivision conform to Municipal Master Plan? YES

If not, why? _____

4. Does the subdivision conform to County Master Plan? YES If not, why? _____

5. Availability of public utilities and services:

Fire Protection: X District: _____, Police Protection: X

District: _____, Refuse Collection: X

Special Services Required: N/A

6. School District: HOMER CENTRAL
7. Projected energy consumption: N/A Type: ELECTRIC
8. Traffic generation (expected vehicle departures and arrivals per 24 hour period) : UNKN

9. Attach a copy of any environmental assessment or environmental impact statement required under the State Environmental Quality Review Act (SEQR).

10. Subdivision Map Showing:

- A. Title of Development
- B. Date
- C. Scale (at 1" equals 50')
- D. North Arrow
- E. Seal, signature, name and address of licensed engineer or land survey or certifying the subdivision plot.
- F. Name and address of owner(s)
- G. Location Map Showing Location of Subdivision Within Municipality (1"=1000' Scale)
- H. Surrounding Land Use (Within 200')
- I. Zoning Classification of Surrounding Lands (within 200')
- J. Location of State and County Facility within 500' of subject development
- K. Street Layout with pavement widths and names
- L. Street Right-of-Way Widths
- M. Topography (Not greater than 10' contour intervals)
- N. Zoning Classifications of Subdivision and requirements
- O. Location of Recreation Area and type of Improvements
- P. Numbered Lots with Dimensions
- Q. Existing Natural and Manmade Drainage Features (e.g. ponds, streams, culverts)
- R. Present Site Conditions (e.g. easements, existing utilities, structures, trees, streets, etc.)

11. For Subdivisions of 25 lots or more, an assessment covering but not limited to the following: public utilities, environmental considerations, existing services and facilities and traffic generation may be required.

Additional Comments: _____

NOTE: All maps require the name and address of the N.Y.S. licensed engineer or land surveyor responsible for preparing the seal and map.

Kevin M. ... C.E.S. Q.
Signature and Title of Submitting Official

(REVISED: 8/01)

Village of Homer
31 North Main Street
Homer, New York 13077

**Site Plan Review
Application**

The following information is the minimum required for site plan review. Additional information may be required. The Village Clerk has a copy of the Zoning Ordinance for your review. If you have questions, please contact the Chairperson of the Village Planning Board.

PURPOSE OF APPLICATION:

- Erect a structure Add to a structure Subdivision
 Change of use To occupy or use existing structure for: _____

APPLICANT:

Name: Paul G. H. Suits
Address: 18 Balmoral Way
Homer, NY 13077
Phone: 607-745-8048

PROPERTY OWNER:

Name: Paul G. H. Suits
Address: 18 Balmoral Way
Homer, NY 13077
Phone: 607-745-8048

PARCEL IN CONSIDERATION:

Address: Balmoral Way & Stanford Drive

DESCRIPTION: (LOCATION AND USE)

lot to be conveyed to Matthew Suits for future residence

Tax map no. of parcel: 66.33-01-01 000

Property acquired on: _____

Zoning District: R-1

PROPERTY IS IN A FLOOD PLAIN: (see Village Clerk) yes no

ATTACHMENTS REQUIRED:

- A Site Plan (See Chapter 228.44, Village Code)
 An Environmental Assessment Form: (obtain from Village Clerk)

FEE PAID: On _____ Amount _____
By _____

By Paul G. H. Suits
Francis J. Casullo
Attorney/Agent for Paul G. H. Suits

Date MAY 3, 2022

POMEROY, ARMSTRONG & CASULLO, LLP
Attorneys and Counselors at Law

WILLIAM J. POMEROY
DONALD C. ARMSTRONG
FRANCIS J. CASULLO

fcasullo@cortlandattorneys.com

16 TOMPKINS STREET
P.O. BOX 828
CORTLAND, NEW YORK 13045 0828

(607) 756-7501
FAX (607) 753-8913
Service by fax not accepted

KAREN M. KNAUERHASE,
Legal Assistant

May 17, 2022

Kevin McMahon
Village of Homer Code Enforcement
31 N. Main Street
Homer, New York 13077

Re: Suits – Subdivision

Dear Kevin:

Enclosed please find the Subdivision Application and SEQR form, together with the survey map and a check in the amount of \$50.00.

Kindly advise as to when this matter will be on Planning Board's agenda.

Very truly yours,

POMEROY, ARMSTRONG & CASULLO, LLP

By: 
Francis J. Casullo

FJC:sjk
Enclosure

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Balmoral Way / Stanford Drive Subdivision			
Project Location (describe, and attach a location map): Balmoral Way, Village of Homer, Tax Map No. 66.33-01-01.000			
Brief Description of Proposed Action: Subdivide the property into 2 lots: one lot - 2.01 acres (to be conveyed to Matthew Suits) and the remaining lot would be approximately 15.94 acres			
Name of Applicant or Sponsor: Paul G. H. Suits		Telephone: 607-745-8048 E-Mail: paulsuits75@gmail.com	
Address: 18 Balmoral Way			
City/PO: Homer		State: NY	Zip Code: 13077
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		17.95 acres	
b. Total acreage to be physically disturbed?		2.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		17.95 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5	Is the proposed action,			
	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
	If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8.	a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9.	Does the proposed action meet or exceed the state energy code requirements?		NO	YES
	If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10.	Will the proposed action connect to an existing public/private water supply?		NO	YES
	If No, describe method for providing potable water: _____ The proposed action is subdivision of land at this time.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11.	Will the proposed action connect to existing wastewater utilities?		NO	YES
	If No, describe method for providing wastewater treatment: _____ The proposed action is subdivision of land at this time.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12.	a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13.	a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: PAUL B. H. SUITS Date: 5/3/2022
Signature: [Signature] Title: Attorney/Agent For Paul B. H. Suits

PRINT FORM

To be completed by Planning Board

Verifications:

- Zoning District
 - Flood Plain
 - Setbacks
 - Signage
 - Parking
 - Fencing
 - Lighting
 - Noise
 - Odor
 - Use
 - Toxic/Hazardous Materials
 - Environmental Assessment
- Form Complete

Reviewed by Code Enforcement Officer
on _____

Variance Needed
Other Approvals Needed:

Additional Requirements:

Approved Not Approved

Comments: _____

Signature for the Planning Board (Chairperson or designee)

Date



Cortland County Planning Department
 60 Central Ave • Cortland, New York 13045-2838
 Telephone: (607) 753-5043

TRISHA R. JESSET, PE
 Director of Planning
 email: tjessel@corland-co.org

General Municipal Law (GML) 239 Return

TO: Village of Homer Planning Board
FROM: Cortland County Planning Department
RE: Suits – Minor Subdivision

June 7, 2022

The staff of the Cortland County Planning Department reviewed the application for **Minor Subdivision** requested by **Paul G. H. Suits** for the purpose of **subdividing a 17.96 +/- acre parcel into a 2.01 +/- acre parcel and a 15.94 +/- acre parcel**. The property is described as **Tax ID 66.33-01-01.000** (Stramba Drive) and is zoned **R-1 (Residential)** in accordance with the *Code of the Village of Homer*, hereafter the Code. The staff has determined that this request has no State or County-wide impact. Therefore, this request is being returned to the Village of Homer without going before the County Planning Board. If the Village of Homer still feels that a full review by the County Planning Board is necessary, please contact the County Planning Department as soon as possible.

ANALYSIS -

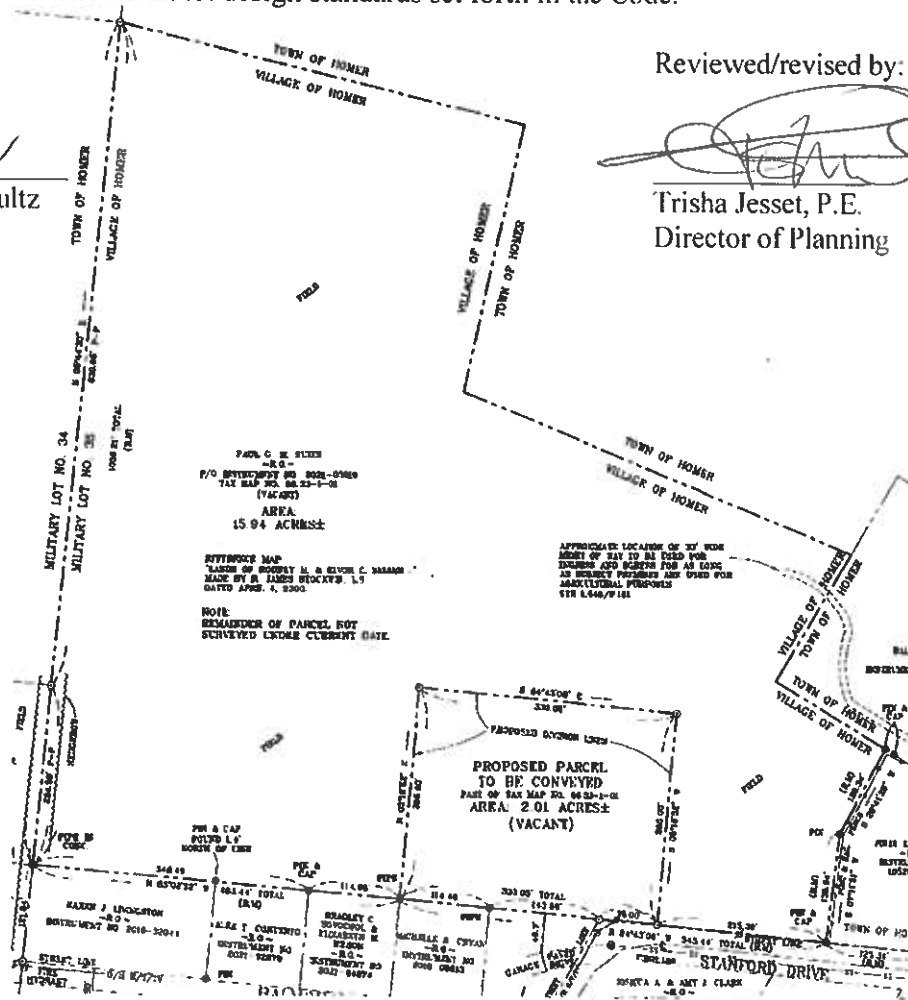
The applicant is requesting a minor subdivision to subdivide a 17.96 +/- acre parcel into a 2.01 +/- acre parcel and a 15.94 +/- acre parcel. The 2.01 +/- acre parcel will then be conveyed to Matthew Suits. This minor subdivision will meet or exceed all lot design standards set forth in the Code.

Prepared by:

Alex M. Schultz
 Planner

Reviewed/revised by:

Trisha Jesset, P.E.
 Director of Planning



GENERAL MUNICIPAL LAW

Subdivision Referral Form

Director
CORTLAND COUNTY PLANNING DEPARTMENT
4 Lincoln Avenue
Cortland, NY 13045-2095
Telephone: (607) 753-5043
Fax: (607) 758-7540

GML No. 66.66-03-06.000
(Tax Map Number)

Date: 6/29/22

Submitting Officer: KEVIN MUMAHON

Municipality: VILLAGE OF HOMER

Mailing Address: 31 N MAIN ST
HOMER 13077

Phone Number: 607-749-3322 Fax Number: _____

Please Submit the Following Information

1. Identification: Preliminary Subdivision Plan OR Final Subdivision Plan

Name: SHANE WITT

Address: 27 CLINTON ST
HOMER NY 13077

Phone Number: 607-591-1080 Fax Number: _____

A. Owner or Lessee: SAME

1. Date of acquisition: 11/07/05

B. Architect or Engineer: N/A

2. Layout Characteristics:

A. Total Acres of Subdivision: 65.75 x 196.09 Total No. of Lots: (LOT LINE ADJUSTMENT REQUEST)

Has area been previously approved for subdivision: NO If yes, when: _____

and, if any, amount of construction completed _____

B. Type of Units:

NUMBER OF UNITS

Type	Number of Structures	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Single Family				
Multi-Family				
Townhouses				
Condominiums				

C. Recreation:

Is there any recreation in the plan? NO, if yes, what type and number?

Percentage of recreational area of total subdivision: _____

D. Sanitary Facilities:

Type of Sewage Disposal:

Public, District No. VILLAGE

Private, _____

Type of Water Supply:

Public, District No. VILLAGE

Private, _____

Have Sanitary Facilities been approved by Cortland County Health Department? _____

If not, why? _____

3. Does the subdivision conform to Municipal Master Plan? NO

If not, why? THE 3' LOT LINE ADJUSTMENT WOULD FURTHER DELGAGE A PRE-EXISTING NON-CONFORMING LOT

4. Does the subdivision conform to County Master Plan (SAME) If not, why? _____

5. Availability of public utilities and services:

Fire Protection: HOMER District: _____, Police Protection: _____

District: VILLAGE Refuse Collection: _____

Special Services Required: N/A

6. School District: HAMGR
7. Projected energy consumption: N/A Type: _____
8. Traffic generation (expected vehicle departures and arrivals per 24 hour period) : N/A

9. Attach a copy of any environmental assessment or environmental impact statement required under the State Environmental Quality Review Act (SEQR).

10. Subdivision Map Showing:

- A. Title of Development
- B. Date
- C. Scale (at 1" equals 50')
- D. North Arrow
- E. Seal, signature, name and address of licensed engineer or land survey or certifying the subdivision plot.
- F. Name and address of owner(s)
- G. Location Map Showing Location of Subdivision Within Municipality (1"=1000' Scale)
- H. Surrounding Land Use (Within 200')
- I. Zoning Classification of Surrounding Lands (within 200')
- J. Location of State and County Facility within 500' of subject development
- K. Street Layout with pavement widths and names
- L. Street Right-of-Way Widths
- M. Topography (Not greater than 10' contour intervals)
- N. Zoning Classifications of Subdivision and requirements
- O. Location of Recreation Area and type of Improvements
- P. Numbered Lots with Dimensions
- Q. Existing Natural and Manmade Drainage Features (e.g. ponds, streams, culverts)
- R. Present Site Conditions (e.g. easements, existing utilities, structures, trees, streets, etc.)

11. For Subdivisions of 25 lots or more, an assessment covering but not limited to the following: public utilities, environmental considerations, existing services and facilities and traffic generation may be required.

Additional Comments: _____

NOTE: All maps require the name and address of the N.Y.S. licensed engineer or land surveyor responsible for preparing the seal and map.

Kenneth M. M... - VILLAGE C.E.O.
 Signature and Title of Submitting Official

(REVISED: 8/01)

Agricultural Data Statement

Name of Applicant _____

Address _____

Location of the proposed action _____

Description of the proposed action to include:

Size of parcel or acreage to be acquired and tax map identification number of tax parcel(s) involved _____

The type of action proposed (ie., single-family dwelling or subdivision, multi-family development, apartment complex, commercial or industrial facility, school, community or public service facility, airport, etc.) _____

Project density _____

Name, address, telephone number and type of farm of Owner(s) of land within the agricultural district which land contains farm operation(s) and upon which the property is proposed or which is located within 500 feet of the boundary of the property upon which the project is proposed:

Name _____ Telephone Number _____

Address _____

Type of Farm _____

Name _____ Telephone Number _____

Address _____

Type of Farm _____

Name _____ Telephone Number _____

Address _____

Type of Farm _____

Name _____ Telephone Number _____

Address _____

Type of Farm _____

Tax map or other map showing site of the proposed project relative to the location of farm operations identified in the ADS. (attach)

Village of Homer
31 North Main Street
Homer, New York 13077

Site Plan Review
Application

The following information is the minimum required for site plan review. Additional information may be required. The Village Clerk has a copy of the Zoning Ordinance for your review. If you have questions, please contact the Chairperson of the Village Planning Board.

PURPOSE OF APPLICATION:

Erect a structure Add to a structure

Change of use/ownership To occupy or use existing structure for: _____

OF AREA OF PROPERTY
to neighbor _____

APPLICANT:

Name: Shane Witt
Address: 27 Clinton St
Homer NY 13077
Phone: 607-591-1080

PROPERTY OWNER:

Name: SAME
Address: _____
Phone: _____

PARCEL IN CONSIDERATION:

Address: 27 Clinton St
25 Clinton Street
Tax map No. of parcel: _____
Property acquired on: Nov. 2004

DESCRIPTION: (location and use)

SEU part of property
to neighbor as indicated
on map.
Zoning District: _____

PROPERTY IS IN A FLOOD PLAIN: (see Village clerk) yes no

ATTACHMENTS REQUIRED:

A Site Plan (See Chapter 228.44, Village Code) MAP OF PROPERTY & Highlight
 An Environmental Assessment form: (obtain from Village Clerk) Plan to change

FEE PAID: On _____ Amount: _____

By: _____

Thomas W. H. Brown
Signature of Applicant: _____

06.15.22
Date: _____

To be completed by Planning Board

Verifications:

- Zoning District
 - Flood Plain
 - Setbacks
 - Signage
 - Parking
 - Fencing
 - Lighting
 - Noise
 - Odor
 - Use
 - Toxic/Hazardous Materials
 - Environmental Assessment
- Form Complete

Reviewed by Code Enforcement Officer
on _____

Variance Needed

Other Approvals Needed:

Additional Requirements:

Approved Not Approved

Comments: _____

Signature for the Planning Board (Chairperson or designee)

Date

**VILLAGE OF HOMER
APPLICATION TO ZONING BOARD OF APPEALS**

To the Zoning Board of Appeals,
Village of Homer, New York:

Appeal No. _____
Date _____

I (We) SHANE WITT
of 27 CLYTON ST (Name) HOMER
Ny (Street and Number) (Municipality)
607-591-1080 (State) (Phone Number)

Tax Map Number: _____

1. I HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE ORDINANCE ADMINISTRATOR AS SHOWN ON THE ATTACHED BUILDING PERMIT APPLICATION DATED _____

2. I WANT (select one of the following paragraphs and provide complete information):

a) AN INTERPRETATION of the meaning of Section _____ of the Village law, particularly the phrase _____

I think it means _____

b) A USE VARIANCE* because (you must show why your case should warrant an exception to the law. Be sure to describe any peculiar topography or shape of your parcel, your inability to use it as the law now would require, why your proposed use would not be harmful to your neighborhood, why the present hardship is not of your own making, and all other reasons you may have.)
TO OPEN THE PROPERTY BETWEEN 25 + 27 CLYTON STREET. I WOULD LIKE TO
SELL 3 FT WIDE ACCESS TO 23 CLYTON STREET FOR PURPOSE OF
STRAIGHTENING HIS DRIVEWAY TO IMPROVE SAFETY GOING IN AND OUT
AS WELL AS IMPROVE AESTHETIC OF PROPERTY OVER →

c) A SPECIAL USE PERMIT* as permitted in a _____ zone by Section _____ of the law.

d) A SPECIAL EXTENSION* of a non-conforming use. (Give the history of the use of your property for the past few years; if rented, tenants' names, dates of occupancy, the use each tenant made of the property during such times, periods of vacancy or non use, your plans for the use of the property, etc.)

e) AN AREA VARIANCE* (you must show why your case should warrant an exception to the law: be sure to describe fully whatever practical difficulties there are which prevent your compliance with existing area regulations.) 228-120 (1)
THIS NEEDS TO BE SHOWN AS AN AREA VARIANCE
KJM 06/29/22

f) A VARIANCE FOR SIGN INSTALLATION* (you must show that the proposed sign will not harm the neighborhood, interfere with safety, traffic, etc.)

3. PROFESSIONAL REVIEW.

4. FOR THE ABOVE REASONS, I ASK THE ZONING BOARD OF APPEALS TO OVERRULE THE ZONING ENFORCEMENT OFFICER'S DECISION OR INTERPRETATION AND GRANT THE PERMISSION REQUESTED.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Change of 27 Clinton St property line			
Project Location (describe, and attach a location map): 27 Clinton St. Homer NY 13077			
Brief Description of Proposed Action: Decrease property line between 27 Clinton St & 25 by 3 ft - moving the line closer to 27 Clinton St Dwelling			
Name of Applicant or Sponsor: SHANE WITT		Telephone: 607-591-1080	
		E-Mail:	
Address: 27 Clinton St Homer			
City/PO: Homer		State: NY	Zip Code: 13077
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? 59 sq ft acres 3 FT X 197			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Shane Wot</u> Date: <u>06.13.22</u></p> <p>Signature: <u>Shane Wot</u></p>		

CLINTON STREET

CENTER LINE OF PAVEMENT

S-38°-40'-E

90.75'

CENTER LINE ACCORDING TO DEED

CENTER LINE

SIDEWALK

SET SURVEY NAIL

PORCH

(85.5) 8.5'

HOUSE #27

FRANKLIN JR 18

(11.5) 3.4'

GARAGE

14' WIDE

HOERMANN (R.O.) 1997-156

MAPLE AVENUE

N-51°-26'-E 166.40'

220.75' S-51°-23'-W

BLACK TOP

0.45 ACRES ±
TAX PARCEL
66.66-03-06
335 / 445

GARAGE

N-42°-38'-E 124.10'

(82.50' DEED)
82.57' TO CENTER LINE

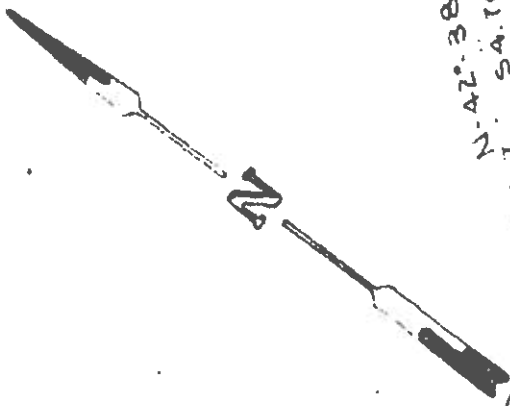
N-38°-28' W

14.5'

FOUND 20' 1" P 55

MATTESON (R.O.) 1999-3776

HOERMANN



ON THE MOTION OF Daniel Haynes
Amy Bertini

RESOLUTION NO. 22-20

GML# 66.00-03-06.000 & -07.000
Village of Homer
Subdivision & Area Variance
Shane E Witt

WHEREAS, on June 29 the Village Clerk, Village of Homer, pursuant to General Municipal Law 239 M & N submitted an application for minor subdivision & area variance because the property is located within 500 feet of Clinton Street (NYS Route 41), AND

WHEREAS, the Cortland County Planning Department has reviewed this request and submitted a written report dated July 15, 2022, which is on file, AND

WHEREAS, the Cortland County Planning Board on July 20, 2022, held a regular meeting with a quorum and did consider this request, AND

WHEREAS, the Cortland County Planning Board did thoroughly consider the material submitted by the petitioner, Department comments, and all other relevant reports on file, NOW THEREFORE BE IT

RESOLVED, that **only upon adherence to the following contingencies** does the Board recommend approval of this application minor subdivision & area variance to subdivide an existing 0.459± acre parcel to transfer 0.015± acres to a neighboring 0.352± acre parcel creating a 0.444± acre parcel and a 0.367± acre parcel:

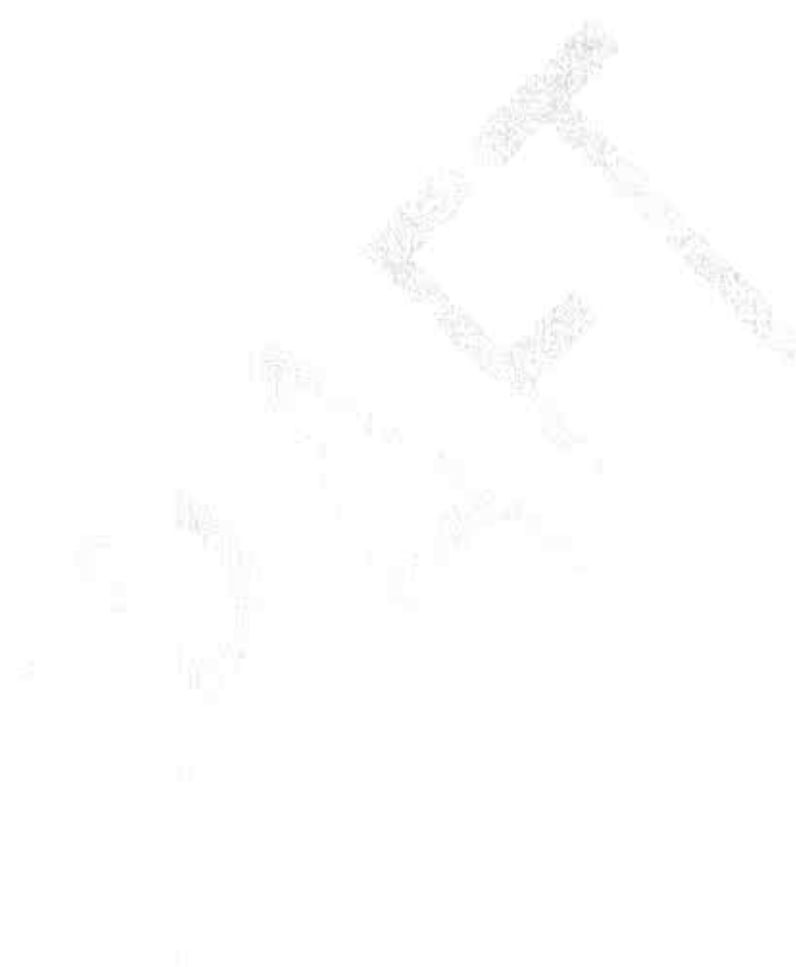
1. that the Village balance the benefit to be realized by the applicant against any potential detriment to the health, safety and general welfare of the neighborhood or community
2. that the Village consider the commonality of area variances such as this when updating the *Village of Homer Zoning Ordinance*.
3. compliance with SEQR requirements., AND

BE IT FURTHER RESOLVED, that the Board reminds the Village of Homer the requirements of General Municipal Law Section 239 M & N that a supermajority vote is to be attained by the Village in order to approve this application unless every contingency documented in this resolution is followed, AND

BE IT FURTHER RESOLVED, that the Planning Department is hereby authorized to convey this action to the Village Clerk, Village of Homer.

Wendy Miller, Secretary
Cortland County Planning Board
July 20, 2022

Ayes: 10
Nays: 0



VILLAGE OF HOMER PLANNING BOARD
Minutes of Regular Meeting via Zoom • Wednesday, 25 May 2022 – 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 Schifilliti
Vacancy, Alternate

Others Present Via Audio/Video

Dan Egnor, Village Clerk/Zoom Host
Joan E. Fitch, Board Secretary

Applicants & Public Present Via Zoom

Anthony Piombo, Applicant ; Betsy Brown, Randy & Audrey Lewis.

REGULAR MEETING

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

OLD BUSINESS - NONE

NEW BUSINESS

Anthony Piombo, Applicant/Anthony & Theresa Piombo, Reputed Owners - 10 Franklin Street - TM #66.65-01-25.000 - Proposed Subdivision of Land

Chairman Ferris recognized the applicant who explained that his application for subdividing his property be postponed until the next meeting of this Board. No Public Hearing was held.

With no further discussion, a **motion was made by Member Mike Pollak to postpone the Public Hearing and consideration of his subdivision application until the next meeting of this Board, as requested. The motion was seconded by Member Jessica Schifilliti, with the vote recorded as follows:**

**Ayes: Chairman Ferris
Member Pollak
Member Schifilliti**

Nays: None

**Absent: Member Neiderman
Member Harrington**

Motion carried.

This becomes Action #7 of 2022.

OTHER DISCUSSION

Board members discussed subdivision parameters to be considered when there's an application for a subdivision.

APPROVAL OF MINUTES - 26 JANUARY 2022

A motion was made by Member Schifilliti to approve the Minutes of the 26 January 2022 Village Planning Board Minutes, as submitted. The motion was seconded by Member Pollak, with the vote recorded as follows:

**Ayes: Chairman Ferris
Member Pollak
Member Schifilliti**

Nays: None

**Absent: Member Neiderman
Member Harrington**

Motion carried.

This becomes Action #8 of 2022.

ADJOURNMENT

At 6:45 p.m., on a motion by Member Pollak, seconded by Member Schifilliti, and with all members present voting in favor, the meeting was adjourned.


Joan E. Fitch, Board Secretary

E mailed 6/21/22 to Mayor, DE,
Vill. Atty., Co. Planning, CEO & PB Members.