

VILLAGE OF HOMER PLANNING BOARD
Minutes of Regular Meeting via Zoom & In-Person • Wed., 27 July 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
Michael Harter, Alternate

Others Present Via Audio/Video

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

Applicants & Public Present Via Zoom

Anthony Piombo, Applicant; Fran Casullo for Paul Suits, Applicant; Ron Musson, Randy & Audrey Lewis, Miranda Aidur (illegible).

PUBLIC HEARING #1

The Public Hearing was opened at 6:30 p.m. by Chairman Don Ferris at 6:30 p.m. The Board Secretary read aloud the Legal Notice as published in the *Cortland Standard*. Proof of Publication has been placed on file for the record.

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

Chairman Ferris recognized Tony Piombo who explained that he would like to subdivide his 1.32±-acre parcel into three individual lots, as shown on the survey map accompanying the application.

Chairman Ferris also noted that the comments from the County Planning Board had not been received as yet, and these should be reviewed before making a decision regarding this application. Mr. Piombo was in agreement.

Chairman Ferris asked if there was anyone present who wished to speak on this matter; there was, as follows:

Audrey Lewis – no address provided – spoke against granting of the applicant’s request. Reference is made to her letter to the Board dated 23 May 2022. Chairman Ferris answered some of her questions regarding the Code, e.g., site plan requirements, who interprets the Code, etc.

It is also noted for the record that letters of concern regarding the proposed subdivision were received from Michelle Anderson Haselkorn of 7 Franklin Street (25 May 2022), Patrick Race, 12 Franklin Street (23 May 2022), and Danielle Lewis of 12 Franklin Street (23 May 2022). All letters have been placed on file for the record.

Michelle Haselkorn – 7 Franklin - Stated at this meeting, that she would like the neighborhood to “stay quiet.” Concerned with what’s going to be coming into the neighborhood, what type of rentals. Lots of places for people to “hide and do terrible things over there.” Concerned with caring for their properties.

Kevin Williams – 9 Brentwood Drive – Letter dated 7/27/22, which also has been placed on file for the record, was acknowledged by Chairman Ferris, and the comments were read aloud. Mr. Williams supported this subdivision and thought it would enhance the parcels and increase the tax base.

**With everyone heard who wished to be heard, Chairman Ferris
Closed the Public Hearing at 6:44 p.m.**

PUBLIC HEARING #2

Paul G. H. Suits, Applicant/Reputed Owner – Balmoral Way & Stanford Drive – TM #66.33-01-01.000 – Proposed Subdivision of Land

Chairman Ferris recognized Attorney Fran Casullo who was representing the applicant. Attorney Casullo stated that Mr. Suits was seeking approval to subdivide this 17.95±-acre lot into two parcels, one lot of 2.01± acres to be conveyed to Paul’s son, Matthew Suits, on which to build a home, with the remaining lot to be 15.94± acres.

Chairman Ferris asked if there was anyone who wished to comment on this application; there was one, as follows:

Kevin Williams – 9 Brentwood Drive – Letter dated 7/27/22, which also has been placed on file for the record, was acknowledged by Chairman Ferris, and the comments were read aloud. Mr. Williams supported this subdivision and thought it would enhance the parcels and increase the tax base.

**With everyone heard who wished to be heard, Chairman Ferris
Closed the Public Hearing at 6:46 p.m.**

PUBLIC HEARING #3

Shane Witt, Applicant/Reputed Owner – 27 Clinton Street – TM #66.66-03-06.000 – Proposed Subdivision of Land (Lot Line Adjustment)

Chairman Ferris explained that the applicant was seeking approval to transfer approximately three feet of his side yard to his neighbor at 25 Clinton Street for the purpose of straightening the neighbor’s driveway for easier ingress and egress, as shown on the map accompanying the application. An Area Variance would also be needed.

Chairman Ferris asked if there was anyone who wished to comment on this application; there was one, as follows:

Ron Musson – 25 Clinton Street – The neighbor who would like to purchase the aforementioned three-foot strip of land, commented that this lot line adjustment would also help avoid hitting his house, which has happened before.

Kevin Williams – 9 Brentwood Drive – Letter dated 7/27/22, which also has been placed on file for the record, was acknowledged by Chairman Ferris, and the comments were read aloud. Mr. Williams supported this lot line adjustment and thought this type of action would benefit the community as a whole and be consistent with the Village growth plan.

**With everyone heard who wished to be heard, Chairman Ferris
Closed the Public Hearing at 6:50 p.m.**

REGULAR MEETING

The Regular Meeting of the Village of Homer Planning Board was called to order at 6:51 p.m.

OLD BUSINESS

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

With no further discussion, a motion was made by Member Michael Pollak to postpone any decision on this application until the next Village of Homer Planning Board meeting at the request of the applicant. The motion was seconded by Member Ashley Neiderman, with the vote recorded as follows:

Ayes: Chairman Ferris
Member Pollak
Member Neiderman
Member Harrington
Alternate Member Harter
Nays: None
Absent: Member Schifilliti

Motion carried.

This becomes Action #9 of 2022.

NEW BUSINESS

Paul G. H. Suits, Applicant/Reputed Owner – Balmoral Way & Stanford Drive – TM #66.33-01-01.000 – Proposed Subdivision of Land

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.

A motion was then made by Member Pollak that, based on the information provided and analysis of the SEQR concerning this application for a 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 Alternate Member Michael Harter, with the vote recorded as follows:

Ayes: Chairman Ferris
Member Pollak
Member Neiderman
Member Harrington
Alternate Member Harter
Nays: None
Absent: Member Schifilliti

Motion carried.

This becomes Action #10 of 2022.

A motion was then made by Member Paula Harrington to approve the subdivision of land as requested. The motion was seconded by Member Neiderman, with the vote recorded as follows:

Ayes: Chairman Ferris
Member Pollak
Member Neiderman
Member Harrington
Alternate Member Harter
Nays: None
Absent: Member Schifilliti

Motion carried.

This becomes Action #11 of 2022.

Shane Witt, Applicant/Reputed Owner – 27 Clinton Street – TM #66.66-03-06.000 – Proposed Subdivision of Land (Lot Line Adjustment)

Chairman Ferris acknowledged receipt of the Cortland County Planning Department’s review of this application, along with the County Planning Board’s Resolution, which was reviewed by this Board.

Village Attorney Dante Armideo advised that this action was a Type II Action under SEQRA, and under 6 NYCRR Part 617.5©(10), (12) or (13) of the State Environmental Quality Review Law, the proposed action is otherwise precluded from environmental review under the Environmental Conservation Law, Article 8; therefore, the Short Environmental Assessment Form does not have to be completed.

A motion was made by Member Neiderman to approve the Subdivision of Land/Lot Line Adjustment as requested, incorporating Items 1 thru 3 of the Cortland County Planning Board’s Resolution No. 22-20 of 20 July 2022. The motion was seconded by Member Harrington, with the vote recorded as follows:

Ayes:	Chairman Ferris	Nays:	None
	Member Pollak		
	Member Neiderman	Absent:	Member Schifilliti
	Member Harrington		
	Alternate Member Harter		

Motion carried.

This becomes Action #12 of 2022.

APPROVAL OF MINUTES – 25 MAY 2022

A motion was made by Member Harrington to approve the Minutes of the 25 May 2022 Village Planning Board Minutes, as submitted. The motion was seconded by Member Neiderman, with the vote recorded as follows:

Ayes:	Chairman Ferris	Nays:	None
	Member Pollak		
	Member Neiderman	Absent:	Member Schifilliti
	Member Harrington		
	Alternate Member Harter		

Motion carried.

This becomes Action #13 of 2022.

ADJOURNMENT

At 7:17 p.m., on a motion by Member Neiderman, seconded by Member Harrington, and with all members present voting in favor, the meeting was adjourned.



 Joan E. Fitch, Board Secretary

E-mailed 8/24/22 to Mayor, DE, Vill. Atty., Co. Planning, CEO & PB Members.