

VILLAGE OF HOMER PLANNING BOARD

Minutes of Regular Meeting – Monday, 11 January 2016 – 7 PM

Community Building – Behind Homer Fire Department – So. Main Street – Homer, NY

Board Members (*absent)

Mahlon Irish, Jr., Chair

Michael Pollak

Donald Ferris

Gretchen Abbott

*Ashley Neiderman

Others Present

Joan E. Fitch, Board Secretary

Fran Casullo, Village Attorney

Applicants & Public Present

Tom Neiderhofer, Applicant; Paul Gower.

The Regular Meeting of the Village of Homer Planning Board was called to order at 7 p.m. by Chairman Mahlon Irish, Jr.

OLD BUSINESS - NONE

NEW BUSINESS

Tom Neiderhofer, Applicant/Reputed Owner – 11 Water Street – TM #66.75-01-21.000 – Site Plan Review for Conversion of Vacant Factory Building Into Apartments

Chairman Irish recognized the applicant who was seeking approval to convert his vacant factory building (former Marathon Line), previously used as commercial office space, into five residential apartments as shown on the diagrams/layouts accompanying the application. All construction proposed was on the interior, none outside the building. The subject parcel is also improved with an accessory barn. Mr. Neiderhofer stated there is currently a demand for apartments and, in fact, he has a waiting list.

The applicant commented that the subject parcel is on a dead-end road, making it attractive to tenants. There are presently two apartments in the building, and he has his office there. There is a basement, first and second floors. He had previously rented an area to the Library when they were undergoing renovations. The Board then reviewed the drawings with Mr. Neiderhofer.

Parking was discussed in reference to the County Planning Board's Resolution No. 15-37 of 12/21/15. Mr. Neiderhofer commented that there was enough room onsite for 20 parking spaces; only 12 are required, so parking was more than adequate. However, the Board would like to see a more detailed Site Plan indicating, to scale, the parking layout/measurements, etc. He stated there will be three one-bedroom apartments, and two two-bedroom apartments. Nothing would be happening in the basement.

Chairman Irish asked the applicant about the existing designated floodway. Mr. Neiderhofer responded that he had been to County Soil & Water, and Amanda Barber told him that she felt there was no issue with what's being proposed. With regard to County Planning's #2 comment in the aforementioned Resolution pertaining to the applicant obtaining a Flood Hazard Development Permit, CEO Craig Umbehauer and the Board reviewed that particular section of the Code. According to Village Attorney Fran Casullo, the Code Enforcement Officer is the administrator of these permits. There followed an extensive discussion of information needed to complete a Flood Hazard Development Permit application, some information which was not at present available. Attorney Casullo commented that the Site Plan Review application looked good, but there needed to be a little more work done to ascertain "substantial improvements." CEO Umbehauer agreed with the Board members and the applicant that another month would allow time to check everything out. Member Don Ferris stated he would like to see a letter/memo/email from Amanda Barber of County Soil &

Water confirming her remarks to the applicant. CEO Umbehauer said that he needs to see if the applicant approaches the 50-foot threshold.

Regarding Item #3 of the County’s Resolution, regarding a possible landscaped buffer, Mr. Neiderhofer stated it was all “hedged off.” Chair Irish commented that there’s a berm there to provide that buffer.

At the conclusion of this extensive discussion, Village Attorney Casullo noted that the Village Code was outdated and not in keeping with floodway changes made by FEMA. The Board reiterated that they needed financial information in order to determine if the proposed improvements were considered substantial, they would like something in writing from County Soil & Water with regard to the project’s impact on the floodway, and would like the applicant to provide a more detailed Site Plan, to scale, indicating proposed parking.

With no further discussion, a motion was made by Member Ferris to table the Site Plan Review for the proposed conversion of the vacant factory building into five residential apartments until the 8 February 2016 meeting of the Village of Homer Planning Board to allow time for the applicant to provide the additional information requested by the Board: (1) construction numbers, (2) written comments from County Sol & Water re floodway, and (3) a detailed/to scale Site Plan showing parking spaces. The motion was seconded by Member Gretchen Abbott, with the vote recorded as follows:

Ayes: Chairman Irish	Nays: None
Member Pollak	
Member Ferris	Absent: Member Neiderman
Member Abbott	

Motion carried.

This becomes Action #1 of 2016.

APPROVAL OF MINUTES

11 May 2015

A motion was made by Member Ferris to approve the Minutes of the 11 May 2015 Village Planning Board meeting, as submitted. The motion was seconded by Member Pollak, with the vote recorded as follows:

Ayes: Chairman Irish	Nays: None
Member Pollak	
Member Ferris	Absent: Member Neiderman
	Abstain: Member Abbott

Motion carried.

This becomes Action #2 of 2016.

30 July 2015

A motion was made by Member Pollak to approve the Minutes of the 30 July 2015 Village Planning Board meeting, as submitted. The motion was seconded by Member Ferris, with the vote recorded as follows:

Ayes: Chairman Irish	Nays: None
Member Pollak	
Member Ferris	Absent: Member Neiderman
	Abstain: Member Abbott

Motion carried.

This becomes Action #3 of 2016.

4 November 2015

A motion was made by Member Ferris to approve the Minutes of the 4 November 2015 Village Planning Board meeting, as submitted. The motion was seconded by Member Abbott, with the vote recorded as follows:

**Ayes: Chairman Irish
Member Ferris
Member Abbott**

Nays: None

Absent: Member Neiderman

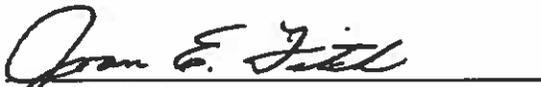
Abstain: Member Pollak

Motion carried.

This becomes Action #4 of 2016.

ADJOURNMENT

At 7:48 p.m., on a motion by Member Ferris, seconded by Member Abbott, and with all members present voting in favor, the meeting was adjourned.



Joan E. Fitch
Board Secretary

E-mailed 1/12/16 to Mayor,
Clerks (LR, KU), FC, CEO & PB Members.