

The Town of Starkey Planning Board

40 Seneca Street, Dundee, NY 14837

The Town of Starkey Planning Board held a Public Hearing and regular meeting on Tuesday June 6, 2023 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Steven Fulkerson, Chairperson
Tim Senavaitis, Vice Chairperson, excused
Nowel Faus
Rivka Davis
Jim Kroetch
Gwen Chamberlain
Christine Hopple, excused

Guests present:

Brian Shriver, Code Official
Bob Timberman
Holly Fusco

Chairperson Steve Fulkerson opened the meeting at 7:31pm. Steve opened the Zoom link for the meeting. Steven asked if anyone in the public would like to have the minutes of the previous meeting read aloud, no one did. Rivka motioned to waive the reading of the previous months minutes, seconded by Jim, motion carried 5-0. Steve then asked if there was any discussion of the previous month's minutes. I read aloud what Rivka and Gwen had emailed me. Rivka said she had corrections as follows: "Under corrections to the previous minutes: I don't think I was the one who made the correction about the Karasz division, though I did make the other two; and the minutes say I made two but then lists three. I think the correction about Karasz is right though." "Also under corrections to the previous minutes; There was also a correction to the minutes about the Sunden application; I thought the original minutes implied that the Town was in charge of maintenance on private roads, which it isn't; Steven didn't like my wording but suggested wording that says that the Town checks that private roads are maintained by their road associations." "On the application 2023-PB-14, Fred Merwarth, Hermann J. Wiemer Vineyard: it should be noted that the applicants agreed to not having the application accepted until the next regular meeting so that we would have more time to review it and to hear from DEC and AG and Markets, and would be prepared to complete the SEQR at the meeting, rather than hold a special meeting within 20 days." Gwen also had some corrections as follows: " Second paragraph, applicant name is Cultivate FLX. Page 2: 2023-PB-14 (Hermann Weimer), In discussion about phase 1A - should the 2nd sentence say "There will also be a new wall separating production from

commercial.” Rather than well). In Phase 2 correct “Streve” to “Steve” Gwen motioned to approve the minutes as amended, seconded by Nowe, motion carried 5-0. Steven signed the Bill Cowie/Morse subdivision triangle plats. Frontage lines are improved.

Public Hearings:

2023-PB-2, Joe Gibson, d/b/a Cardinal Disposal, 635 Shannon Corners Road, Dundee, NY 14837 application to construct a covered transfer station on his property. Steve said there were no letters or phone calls regarding this project. The Yates County Planning Board responded with a positive countywide impact. Steve closed the public hearing at 7:41pm. (This application had been left open from the previous meeting). The board discussed the application, Rivka asked what the county had said, Steve explained. Rivka motioned to approve the Special Use permit according to the application, seconded by Jim. Steve read the Special Use permit requirements with a negative declaration. Motion carried 5-0.

2023-PB-15, Robert Timberman, 5 Grace Street, Dundee, NY 14837 requests a Special Use Permit to operate a can & bottle redemption business in an existing building on his property at 6173 State Route 14A, Rock Stream, NY 14837. Steve noted there were no phone calls or letters regarding this application. Steve read that the Yates County Planning Board indicated that this project would have a positive countywide impact. Rivka noted that it is in an existing building and the line of sight is good. Rivka motioned to approve this application as submitted and according to the Special Use Criteria being a negative declaration. Seconded by Nowel, motion carried 5-0.

2023-PB-3 Cultivate FLX, LLC, Brandon Thomas & Holly Fusco, 4826 State Route 14, Dundee, NY 14837 requests a Special Use Permit to convert an existing barn into a winery with production and a tasting room. (This Public Hearing was held open from the May 2, 2023 meeting to wait to hear from the Yates County Planning Board). Steve noted that the Yates County Planning Board responded that this project will have a positive countywide impact. Steve noted that this project is subject to all Ag & Markets regulations. Rivka asked if the applicants were working with Yates County Soil and Water, Holly said yes they were. Holly had also been thinking about signage for the driveway access. There is a negative declaration on the SEQR and the Special Use Criteria meets all requirements for a farm winery. Nowel motioned to approve the application as submitted, seconded by Jim, motion carried 4-0-1 with Steven abstaining.

New Business: 2023-PB-10, Anthony Peelle and Sanford Peelle property at NYS Route 14, Dundee, NY 14837 requests a subdivision of their property into two lots, one parcel being 14.896 acres and the other parcel being 12.556 acres. The property borders NYS

Route 14, Pine Road and Squaw Point Road. Members discussed the proposal and all lot lines and frontages are within the Zoning Regulations. A Public Hearing will be scheduled for July 11, 2023 at 7:35pm.

Other Business: The Members reviewed the Full SEQR for the Hermann J. Weimer expansion project. Rivka wants to review the applicants Part 1 before the board completes Part 2.

Part one review is as follows:

Under Section C Planning and Zoning Actions:

C.1. should be No.

C.2. Adopted land use plans - A should be Yes and if Yes second part is No.

C.3. Zoning - b should be Yes.

D.2. Operations - h should be No / Under k ii "on-site renewable is circled - why? Fred explained that there may be solar panels in the future. Under i. Rivka suggested that "During Operations" needs to be filled in. - n. Yes - needs description of lighting.

E.1. Site and Setting of Proposed Action - E1b - 5 acres.

E.2. Natural Resources On or Near Project Site - h i wetlands? Fred answered 500ft. to the north other side of the stream. / m. Identify the predominant wildlife species that occupy or use the project site - Fred said deer, fox, squirrels, native birds etc.

E.3. - a should be Yes Agriculture and Markets Law, Article 25-AA, Section 303 & 304. County of Yates. Need district number.

Board members reviewed Part 2 of the Long Form EAS. Steve read each question and answered with a "no" or "small impact". Declaring a negative declaration. Fred stated that the "stream" is more of a water run-off ditch and he will get the district number for the form. Steven set up a Public Hearing for Tuesday July 11, 2023 at 7:33pm.

With no member reports or further business, Steven adjourned the meeting at 8:52pm.

Respectfully submitted,

Peggy Carr, Clerk
Town of Starkey Planning Board