

The Town of Starkey Planning Board

40 Seneca Street, Dundee, NY 14837

The Town of Starkey Planning Board held a regular meeting and Public Hearing on Tuesday July 11, 2023 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Steve Fulkerson, Chairperson
Tim Senavatis, Vice Chairperson
Nowell Faus
Christine Hopple
Rivka Davis
Jim Kroetch - excused
Gwen Chamberlain - absent

Guests present:

Brian Shriver - Code Official
George Lawson - Town Supervisor
Sanford & Anthony Peelle
Jack Ossont
Julie Dunkelberger
Candice Iszard
Harry & Gretchen Kesel
John Socha
Brian Standera
Oscar Byler (sp)
Fred Merwarth
Anne & David Morrell
Gary ??

Chairperson Steve Fulkerson opened the meeting at 7:31pm. Steve asked if anyone wanted the minutes of the previous meeting read aloud. No one did. Tim motioned to waive the reading of the previous months minutes, seconded by Christine, motion carried, 5-0. Steve then called for a motion to accept the minutes of the previous meeting. Tim motioned to accept the minutes as submitted, seconded by Rivka, motion carried 5-0.

Continuation of Public Hearing:

2023-PB-14, Herman J. Wiemer Vineyard/Fred Merwarth 3962 NYS Route 14, Dundee, NY 14837 requesting an amendment to their current Special Use Permit to enlarge their

current wine making and storage facility. The Full Seqr was completed last month with a negative declaration. Steve asked if there were any questions from the audience - there were none. Steve closed the Public Hearing at 7:33pm. Steve noted that the project will be a 3 phase expansion for additional storage capacity. The Yates County Planning Board determined that the project will have a positive countywide impact. Christine asked how long the project will take, Steve answered 3-4 years (the time frame is in the long form Seqr). Rivka moved to accept the application for a amended Special Use Permit as submitted, seconded by Nowel, motion carried 5-0.

2023-PB-10, Anthony and Sanford Peelle, NYS Route 14, Dundee.NY 14837 requests a subdivision of property that borders Pine Road and Squaw Point. Steve asked if there were any comments or questions from the public - there were none. Steve closed the Public Hearing at 7:39pm. Members discussed that the new parcels are legal lots, one parcel at 14.896 acres and the second parcel at 12.556 acres. The road frontage is also ok. Steve motioned to approve as submitted, seconded by Tim, motion carried 5-0.

New Business:

2023-PB-17, Jack Ossont, 3900 Dundee Himrod Road, Himrod, NY 14842 requests a Special Use Permit to obtain a Short Term Rental Permit on a private road. The property is 262' wide and 584' long. The lot dimensions are a legal lot size. The driveway fronts on a public road but it has a shared driveway but is considered a private road for the Short Term Rental Permit. The back part of the driveway is on Houck Road. The board members were requesting a map drawn to scale, needing the distance to property boundaries, leach field location, distance to any water courses. Steve clarified that the Planning Board hears applications for Special Uses, Brian Shriver, Code Official makes sure that the Short Term Rental Permit application is complete. Rivka read her suggestions for required information for Special Use Permits. Steve noted that this board will accept this preliminary application as long as the requested information is received no later than Friday July 14, 2023. A Public Hearing will be set for Tuesday August 1, 2023 at 7:33pm.

2023-PB-18, Brian Standera/Trident Marine nc. 4626 NYS Route 14, Dundee, NY 14837 (formerly OSM Marine) requests an amended Special Use Permit to build an additional 240'x48'x16' storage building to store boats on site which will cover current open space. Brian Shriver will find out the percentage of impermeable surface. Tim proposes the building will be adding 6%. Steve reviewed the Part 2 of the Short EAF. Stormwater runoff mitigation may be required. John Socha noted that there is a problem with the Starkey ditch and what the State did to the road. Rain water off the roof of a new building could create a major problem, Brian Standera said recent rains washed

out part of his driveway and the water is not just coming from his property but from properties up the hill from him. Yates County Soil and Water might help with suggestions regarding water runoff. Steve suggested possibly creating berms in the swale to help slow the water runoff. Steve completed the Short EAF with a negative declaration. Mr. Standera said he is currently storing the overflow of winterized boats at the former Freedom Village property and having the storage facility on site will cut down on the number of times the boats have to be moved. Tim asked which side of the building would be accessible, Brian Standera said the North Side and maybe some on the east side back end of the building. Steven set up a Public Hearing for Tuesday August 1, 2023 at 7:35pm.

2023-PB-19, David Morrell/William Banks purchase the property at 4138 Poplar Point Road, Dundee, NY 14837 and would like to divide the property equally down the middle and annex each side into their prospective properties on either side of 4138 Poplar Point. By annexing the property into both of the parcels to the north and south of 4138 Poplar Point will make both properties less non-conforming lots. After discussion the board agreed that this is a lot line adjustment. Members agreed 5-0 that this was a lot line adjustment.

Other Business:

Guests from the Town Board, Candice Iszard and Julie Dunkelberger. Julie asked for clarification of the Cluster Subdivision regulations, i.e if her father divides his property between his 4 daughters would that be considered a Cluster Subdivision. Steve tried to explain that in that scenario it would be a Cluster Subdivision. Steve suggested a way around the Cluster Subdivision. George said that the ZBA could grant a release for dimensions. Short answer - yes it would be a cluster subdivision and long answer there are ways to do this. George said Cluster Subdivisions should be an option. Steve noted the intent is to keep open space/farmland.

No Member reports. Steve signed all the plats for filing.

Steve adjourned the meeting at 9:00pm.

Respectfully submitted,

Peggy Carr, Clerk
Town of Starkey Planning Board