

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 in person and via Zoom on Tuesday, September 5, 2023 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Steven Fulkerson, Chairperson
Tim Senavatis, Vice Chairperson-Excused
Nowel Faus
Rivka Davis
Jim Kroetch
Gwen Chamberlain
Christine Hopple

Guests present:

Brian Shriver, Code Official
George Lawson, Town Supervisor
Richard & Sharon Ossont
Justin Jeanroy
Georgia Jones
Phong Tang
Jack Ossont
Valerie Gardner
Mike Kezorski

Steve opened the meeting at 7:30pm. Steve asked if any of the members of the public wanted the minutes of the previous meeting read aloud. Rich Ossont wanted them read aloud. Steve read the minutes aloud to the public. Gwen motioned to approve them minutes as submitted, seconded by Nowel, motion carried 6-0.

Public hearing: 2023-PB-1 Justin Jeanroy, 4121 Dundee Himrod Road, Dundee, NY 14837 requesting a Special Use Permit to have a second residence on one property. Steve had one phone call from a neighbor with a question about drainage. George noted that if Justin wanted to at another date to separate the property it would not be a Subdivision as the property is separated by Dundee Himrod Road. Board members discussed the application and it does not need a SEQR. Rivka said she drove by the property and the line of sight is ok if the vehicles did not back out onto the road. Justin said that the vehicles will be pulling out on the road as the house will be 700 feet from the road. Steve read the requirements for a Special Use Permit with a negative

declaration. Rivka motioned to approve the Special Use application as submitted, seconded by Jim, motion carried 6-0.

Old Business:

This application was held over from the August meeting. 2023-PB-17, Jack Ossont 3900 Dundee Himrod Road, Himrod, NY 14842 requesting a Special Use Permit to obtain a Short Term Rental permit on a private road/driveway. Steve asked members if they drove by the site in question. Rivka agreed with Jack as to the danger with the Houck Road entrance and when she went on the main entrance did not have any problems with the bees. Rich Ossont noted that there is a seasonal swarm with the bees in the spring. Gwen said she entered from Houck Road and noted that it is not an ideal road but not any different than some of the lake roads. Steve said he drove both roads. Steve read the wording of the deed and it is not restricted to just Jack Ossont. Rich Ossont suggested putting mirrors on the Houck Road driveway. Steve noted again that there is no restrictive covenant on the deed, the applicant has a right to get to their property. Nowel noted that honey bees don't usually bother people. Jim said he researched wording on deeds and it must have explicit language, this is an "open deed". Steve said we have a legal lot without restrictions. Sharon Ossont spoke with Jack about having people there for the holidays and he indicated that he would like to have it open during that time and he would like to have guests be able to bring their boat to be launched at Severn Point if they wanted. Steve noted that the application states months of operation is April through November. If Jack wanted to amend this he would have to come back before this board to amend the application. Rivka noted that the entry lanes are 1 lane wide and pointed out that the only place to turn around is at Jack's house. Christine noted that the Ossonts need to settle this amongst themselves. Steve said that any advertising should mention the presence of the bee hives and the narrowness of the driveway. Jack noted that from the Dundee Himrod road you can see the circular drive at my house. Rivka mentioned that if the application is approved it should have the stipulations that it is advertised mentioning the presence of bee hives at the beginning of the driveway and the narrow driveway. Steve motioned to approve the application as submitted with the stipulations that any advertising mention the presence of the bee hives and of the narrow driveway, seconded by Nowel, motion carried 6-0.

New Business:

2023-PB-22, Michael Jezorski, 663 Dundee Glenora Road, Dundee, NY 14837 requesting a Special Use Permit to obtain a Short Term Rental permit on a private road/drive on his property at 5997 State Route 14, Rock Stream, NY 14878. Mr. Jerzorski had been operating a Short Term Rental and did not know he needed to have permits which is why he is here now. Rivka needed to see where the nearby intersecting

roads were. Steve showed her when he called up google maps. Brian Shriver said the septic system will be updated. Steve noted that it was a complete application so he set a Public Hearing for October 3, 2023 at 7:32pm.

2023-PB-23, Georgia Jones, 4944 Apple Road, Dundee, NY 14837 is requesting a Special Use Permit to obtain a Short Term Rental permit on a private road/drive. The members reviewed the application and will need legible copies of maps/floor plans and a sketch of the distances between buildings, location of the septic system/driveways and need this information by Thursday September 14, 2023. A Public Hearing is scheduled for Tuesday October 3, 2023 at 7:35pm pending receipt of required information.

2023-PB-24, Kathie Lynch, 65 N. Glenora Road, Dundee, NY 14837 is requesting a Special Use Permit to add a second floor and loft to an existing garage with a finished living quarter interior. No one at the meeting to represent this application. Application tabled.

2023-PB-25, Phuong Tang, Malthouse Cottage, LLC, 218 Malthouse Road, Dundee, NY 14837 requests a Special Use Permit to obtain a Short Term Rental Permit on a private road/drive to have up to 4 "Glamping Tent" sites on her property. The members discussed the application with the applicant and informed her what information they needed to see. They need the distance between buildings, location of the septic system, lot lines of the property. Ms. Tang said the whole property is 30 acres. Steve asked members if we could hear this as a resort/motel under the current regulations. Rivka said we need to tackle the campground regulations. Ms Tang needs to specify where the tents are to be located. Steve explained what is needed to complete the application. This application will be held over until the October 3, 2023 meeting to obtain the required information.

Rivka will email her suggestions again for a check list of required information for Special Use Permits.

Member reports: None.

Steve noted that the Yates County Planning Board annexed the Edwina Street parcel into the village of Dundee, (the Hill property), and is now residential.

Brian Shriver handed out sheets of upcoming training sessions to the Board Members, asked them to complete them and give them to Candace if they want to attend any of the sessions.

George Lawson spoke with the members that the Town Board had discussed getting tablets for the Planning Board and Zoning Board members to use during the meeting instead of making all the paper copies. The members discussed this and said no this would not be a good idea, and I mentioned that this would not be a good idea for the Zoning Board members either.

George also mentioned to the Board regarding “, Cluster Subdivision”, after reviewing other towns it is decided that it should be an option not a law. It is a simple change of the wording.

With nothing further Steve adjourned the meeting at 9:13pm.

Regards,

Peggy Carr, Clerk
Town of Starkey Planning Board