

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 October 7, 2023 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

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

Guests present:

Brian Shriver, Code Official
Phuong Tang
Bob Schiesser
Georgia Jones - via Zoom
Michael Jezorski
Brian Russell

Chairperson Steven Fulkerson opened the meeting at 7:31pm. Steven asked if anyone in the public wanted the minutes of the previous meeting read. Phuong Tang asked for a summarized version of the minutes. Steve gave an overview of the minutes with them also shown on the video screen. Ms. Tang said her name was misspelled. Rivka had previously sent in corrections/amendments to the minutes that were sent to the members for review before this meeting. Gwen motioned to approve the minutes as amended, seconded by Nowel. Motion carried 7-0.

Public Hearing opened at 7:35pm.

2023-PB-22, Michael Jezorski, 5977 Route 14, Dundee, NY 14837 requests a Special Use Permit to obtain a Short Term Rental Permit. Steve asked for comments or concerns from the public, there were none. Steve closed the public hearing at 7:36pm. Rivka said she went by the address listed but could not see the area for the Short Term Rental, she also said the line of sight from NYS 14 was ok. Steve read the requirements for all Special Use Permit applications for this meeting. Brian Shriver said a new septic system was installed and is up to code, the only issue might be the shared driveway. Steve said he has heard nothing from the neighbors regarding this application. Public

Hearing closed at 7:40pm. Rivka motioned to approve this application as submitted and that they stay in compliance of the Short Term Rental regulations, seconded by Gwen, motion carried 7-0.

2nd Public Hearing opened at 7:41pm.

2023-PB-23, Georgia Jones, 4944 Apple Road, Dundee, NY 14837 requests a Special Use Permit to obtain a Short Term Rental Permit on a private road. Ms. Jones had submitted updated maps showing survey lot lines, etc. that were requested by the Planning Board at the September meeting. Steve noted that he had one phone call from a neighbor, (he could not remember which one), and they have no problem with this proposal. Bob Schiesser, a neighbor on Apple Road Ext, has no problem with this application. Bob also noted that the road was scheduled for upgrades. Steve noted that the road has previously been used to access a B&B on Apple Road Extension. Rivka noted that it is a legal lot. Rivka motioned to approve the application as submitted and that they stay in compliance of the Short Term Rental Regulations, seconded by Jim, motion carried 6-0-1 with Christine abstaining.

New Business:

2023-PB-25, Phuong Tang, d/b/a Malthouse Cottage, LLC, 21 Malthouse Road, Dundee, NY 14837 requests a Special Use Permit to have 4 "Glamping" rental sites on her property. Ms. Tang said she could offer lanterns and bottled water to the guests. There will not be a septic system hooked up to the sites, they will be using composting toilets. She also said the rentals would run from May through October and she will place the sites near the woods and they will have a view of the lake. Steve noted that the distances on the map are clearly marked. Rivka asked how far the Glamping sites will be from Malthouse Road and the creek. There is a creek on the property and Brian Shriver said it is at least 35 ft. from the bank and the sites will be in compliance with all Zoning Regulations.. Steve noted that the application is complete. Rivka asked if parking would be near the camp sites, Ms. Tang said yes. Christine asked about the waste from the composting toilets. Ms. Tang said the toilets have special bags that eliminate odors and break down the waste and the bags will be put into the dumpster by the renters. Steve set up a Public Hearing for Tuesday November 7, 2023 at 7:32pm.

2023-PB-24, Vine Country Builders, 3700 NYS Route 14, Himrod, NY 14842 representing Kathi Lynch, 65 N. Glenora Road, Dundee, NY 14837 requests a Special Use Permit to convert an existing garage into a second residence on one property. Brian Russell of Vine Country Builders said that the current garage will be converted into a 1 bedroom living space. There will be a septic system, the engineers will

determine placement of the septic system. The property is 2.98 acres. Steve set up a Public Hearing for Tuesday November 7, 2023 at 7:35.

Other Business:

Gwen asked about attending a training session in Corning, NY, how to sign up, who pays for it etc. She was told to contact Candace Iszard, Town Clerk and she will sign her up.

Brian Shriver showed the members maps of proposed solar farms in the Town of Starkey. There will be one requested on the George Lawson property at 493 Lawson Road/ Dundee Glenora Road and two locations on the Lloyd Malloy property at 4554 Dundee Himrod Road/Shannons Corner Road. These maps were provided to Brian Shriver by New Leaf Energy. Gwen looked up and read an article on her phone from the NYS DEC - CLCPA Clear Air Group regarding disadvantaged communities and the Town of Starkey is within that area.

Rivka asked about the check list for Special Use Permits, and the members agreed to use it. Brian said he has been handing it out to applicants.

Brian said that FEMA has issued new floodplain maps and not that much has changed in our area.

Brian said that the engineers from New Leaf Energy asked if the members would like to see the “glare study” from solar panels. The members said yes they want to see it.

With nothing further, Steven adjourned the meeting at 8:29pm.

Respectfully submitted,

Peggy Carr, Clerk
Town of Starkey Planning Board