

Town of Starkey Planning Board

40 Seneca Street, Dundee, Ny 14837

The Town of Starkey Planning Board held a meeting on Tuesday March 7, 2023 in person and via Zoom at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Steven Fulkerson, Chairperson
Tim Senavaitis, Vice Chairperson-absent
Nowel Faus
Christine Hopple
Gwen Chamberlain
Jim Kroetch
Rivka Davis
Jaime Shoemaker - Alternate

Guests present:

Brian Shriver - Code Official
Joe Gibson
Steve & Darla Hill
Jamie Hill
Brandon Thomas
Holly Fusco
Noel Eberly
Richard Martin

Steven opened the meeting at 7:30pm. He asked the audience if anyone wanted the minutes of the previous meeting read aloud, no one did. Steve called for a motion to waive the reading of the previous months minutes, Rivka motioned to waive the reading of the minutes, seconded by Nowel, motion carried 6-0. Next Steven asked if there was any discussion of the February minutes. Rivka wanted under Joe Gibson second paragraph, under E1B4 need to add "Rivka noted that the members discussed that this is already a bit over current percentage limit for impervious surface according to current zoning, but that same area has been impervious surface since 2003, and the impervious surface regulation wasn't added to the zoning until 2011. Also, under "Old Business", the sentence was added: The Board decided the language Rivka proposed adding about sewage treatment systems should not be added because the Board felt it was unnecessary as it was covered elsewhere in the ordinance. Steve called for a motion to approve the minutes as amended, Rivka motioned to approve the minutes as amended, seconded by Gwen, motion carried, minutes approved as amended 6-0.

Old Business: 2023-PB-2 Joe Gibson, received an email stating the DEC was taking the lead agency for his project. Steve asked if it was ok for the members to review his application in its entirety and review the SEQR next month, Joe said yes.

New Business: 2023-PB-1, Richard and Marlene Martin, 816 Fenno Road, are requesting a Special Use Permit to operate a Grocery Store & Farm Market in an existing building on their property. Mr. Martin said there will be no modifications to the size of the building, there will be interior improvements, the septic will be up to code. The members asked about an interior site plan. Members reviewed the SEQR assessment Part 1, then go over Part 2 with the applicants. Rivka asked about #9 - should be yes, #11 pre-existing septic - yes, handled by Code Enforcement, #14 - agriculture/grasslands. Steve went over the SEQR Part 2 with a negative declaration. He set a public hearing for Tuesday April 4, 2023 at 7:30pm. Rivka asked about parking, Mr. Martin indicated parking would be in the existing driveway.

2023-PB-3, Brandon Thomas & Holly Fusco, 4826 State Route 14, Dundee, NY 14837 request a Special Use Permit to operate a Farm Winery on their property. Brandon said they will be using an existing barn for the winery operations. Members discussed what they will need to do in order to have a complete application. They will need to contact NYS Ag & Markets to see what permits they will need, they will need a certified waste treatment system. Rivka asked for a topographical map, also will need a map of surrounding neighbor properties, SEQR Part 1 short form, dimension of property, measurements of buildings and distance between them. The Board recommended they talk to Ag & Markets regarding waste water, etc. Nowel asked about driveways - Brandon said they have one already but will ask the State if they need another one. Jamie suggested they inquire about signage/right of way. The applicants said they will check into everything.

2023-PB-4, Steven & Darla Hill, Jared Hill, Christy Buono, 87 Seneca Street, Dundee, NY 14837 request a Subdivision of their property at 930 Dundee Glenora Road, Dundee, NY 14837 that is located in a C1 Zone. They would like to subdivide 2.366 acres from the original property in order to build a private residence and leave the remaining 1.376 acres as a private garage. This property with the garage has been in the family for over 60 years. According to the current Zoning Regulations a private residence is not allowed in a commercial zone. The board suggested that they might have to go before the Zoning Board of Appeals for an illegal use variance to build the home there. The Board also suggested the applicants check with the Village of Dundee to possibly annex the property. Steven noted that the subdivision application is complete so he set up a public hearing for Tuesday April 4, 2023 at 7:35pm.

2023-PB-5, Noah Eberly, Chester Hoover, David Hoover, between NYS Route 14A and 973 Stone Mill Road, Dundee, NY 14837 requests a Special Use Permit to build and operate a Mennonite school in a 30'x50' new building. The property will remain as a parcel owned by Noah Eberly (will not be subdivided). Steven noted that the application was complete. Members reviewed Part 1 of the SEQR and completed Part 2 of the SEQR with a negative declaration. Steven set up a public hearing for Tuesday April 4, 2023 at 7:37pm.

2023-PB-7, Michael Sunden, 4509 Lakeview Road, Dundee, NY 14837 requests a Special Use Permit to obtain a Short Term Rental Permit on a private Road. Mr. Sunden said it would be of limited use. Members need to see a property site plan, need survey map, dimensions from property lines. Are there any deed restrictions for this use, Mr Sunden said no HOA but there is a Road Association and there are no restrictions. Rivka asked for a map of the nearest cross road to determine location. Rivka questioned about how many bedrooms, Mr. Sunden said there are 2 on the main floor and 2 in the basement. Steve said he will need the septic to be able to handle 4 bedrooms. Steve set up a public hearing for Tuesday April 4, 2023 at 7:39pm.

2023-PB-6, Robert & Pamela Gardner requesting a subdivision did not show for the meeting - no action taken at this time.

2023-PB-8, Patricia A. Avery, Executrix for the estate of Joyce Frances requesting a Special Use Permit to obtain a Short Term Rental Permit did not show for the meeting - no action taken at this time.

Other Business: Steve read a letter from NYS - anything (subdivision?), over 4 lots requires a Long Form EAS. Brian to email the members a copy of the letter for their review.

Reports: Rivka tried to take the on-line training meeting but could not access it on her computer - she listened to it on her phone; she was not sure if she would get credit for attending. Steve went over upcoming training sessions.

Steven adjourned the meeting at 9:15pm.

Respectfully,

Peggy Carr, Clerk
Town of Starkey Planning Board