

**Town of Starkey
Planning Board Meeting
April 2nd, 2024**

Board Attendance Present:

Gwen Chamberlain, Councilperson
Rivka Davis, Councilperson
James "Jim" Kroetch, Councilperson

Tim Sanavaitis, Vice Chairperson
Nowel Faus, Councilperson
Christine Hopple, Councilperson

Absent Board Members:

Steven Fulkerson, Chairperson

In-person Attendees:

Brian Shriver, Code Officer
Wilfred Nieves (New Leaf Energy, Project Developer)
Jane Lawson
Rick Bates
Calvin Ruthven

George Lawson (Supervisor)
William Lawson
Rich Labbe
Jane Levatino

Zoom Attendees: Adam Rosinski**Call To Order at 7:30pm by Tim Sanavaitis, Vice Chairperson****Approval of Minutes:**

Tim Sanavaitis, Vice Chairperson, asked if anyone in the audience needed the minutes read aloud. The reading of the minutes was waived. The minutes of the March 5th, 2024, regular meeting of the Town of Starkey Planning Board was approved as amended. A motion made by Rivka Davis, Councilperson, seconded by Jim Kroetch, Councilperson.

*All in favor; none opposed- Motion carried.

Board Opening Discussion:

Tim Sanavaitis, Vice Chairperson stated the applicants for the Solar Projects requested to table any further conversation until the meeting on May 7th, 2024. Rivka Davis, Councilperson moved to accept the applicant's request, 2nd by Jim Kroetch, Councilperson.

*All in favor; none opposed- Motion carried.

Tim Sanavaitis, Vice Chairperson opened the Public Hearing for a Short-Term Rental on Upson Point Road at 7:33PM:

Application #: 2024-PB-2 **Location:** Tax Map #128.01-1-8.111

Owner: Leslie & Ronald Prevost

Public Comments/Concerns/Questions: No public comment.

Board Decision: Motion to approve the Special Use as submitted made by Jim Kroetch, Councilperson, seconded by Nowel Faus, Councilperson. No further discussion.

*All in favor; none opposed- Motion carried.

Tim Sanavaitis, Vice Chairperson opened the Public Hearing for a Short-Term Rental on Upson Point Road at 7:35PM:

Application #: 2024-PB-4 **Location:** Property Location: 4424 Juniper Point Rd. Dundee, NY 14837

Tax Map # 107.76-1-2 **Owner:** Adam Rosinski

Public Comments/Concerns/Questions:

Tim Sanavaitis, Vice Chairperson, read an email from Anthony & Susan Lane. There was a list of comments and concerns. One, Disregard to the community and nature of Juniper Point Road. Two, inadequate septic system. Three, lack of adequate parking (spills on Adjacent property). Four, wondering renters. Five, road concerns.

Richard Bates, 4422 Juniper Point Road had concerns regarding safety. One, Disease and dying maple tree, he would like to see it taken down. Two, tree came down on other side of the property and damaged electrical service lines. Three, the dock and boat lift warrant tenants with jet skis. Richard Bates asked if the jet skis would be limited.

Jim Kroetch, Councilperson asked if Richard Bates brought a copy of the lease or easement with him? Richard Bates did not have those documents with him. Jamie Levatino, questioned if the trailer was okay to sit over the septic system? Jamie has traffic concerns and road maintenance concerns. Jamie asked if trailers were allowed to be parked on the property?

With no further comments from the public, Tim Sanavaitis, Vice Chairperson closed the Public Hearing.

Board Discussion and answers to questions: Adam Rosinski, owner, stated there was animosity over the dock from the beginning. He stated he made sure they were within all the rules and regulations and consulted with his attorney. Gwen Chamberlain, Councilperson asked if the dock was just a replacement? Adam Rosinski stated the dock was a replacement of original dock and extended about 20 feet straight out. Tim Sanavaitis, Vice Chairperson stated the technicality of the dock is beyond the planning board's jurisdiction. Tim Sanavaitis, Vice Chairperson asked if there was a

road association and if the dues were up to date? The answer was yes. Brian Shriver, Code Officer stated the trailer (camper) is allowed with a camper permit. If there is no permit, then the camper must be moved after 30 days. Brian Shriver, Code Officer, also stated the septic will have to be inspected and up to date before a permit is given. A 4-Bedroom residence must have a 1250-gallon septic system. Christine Hopple, Councilperson asked if there was any agreement as to the amount of road association dues, if someone uses the road more do they have to pay more? Neighbors stated there was not an agreement, but there has been some discussion. As of currently, everyone who is a part of the road association has the same rights. Adam Rosinski stated the septic system was used for his family previously. He stated the parking is limited to 4 vehicles and if the lease is broken, tenants will be removed. Adam Rosinski stated he is happy to pay more to the road association. Adam stated he has investigated getting the diseased tree removed, but it is an extensive and expensive process. As far as the electrical issue, Adam stated he was told it was up to NYSEG, but if it is not then he will be happy to fix it. The trailer (camper) will not be coming back to the property. Rivka Davis stated the adequate septic would rely on Brian Shriver, Code Officer's inspection. Christine Hopple, Councilperson asked if there were any short-term rentals currently on Juniper Point Road? No short-term rentals currently. Adam Rosinski stated during renting season he is there for any management needed. When he is not there, he works with a management team in Penn Yan, NY. Rivka Davis, Councilperson asked the public if Adam Rosinski had the lease agreement read no jet skis and no oversized vehicles, would that address the bulk of the public's concerns? The public responded with as long as the property is in a safe-hazard free condition. Christine Hopple, Councilperson asked if Adam had an insurance policy with enough liability? Adam stated he does have an insurance policy. George Lawson, Supervisor stated short-term rentals are required to give the neighbors the contact information for a local property manager that can respond to any issues. Brian Shriver, Code Officer stated the permit will have the contact information for the property manager and that permit should be given to all neighbors.

Board Decisions: Tim Sanavaitis, Vice Chairperson stated the conditions, provided that the electrical issue gets looked at by a professional and fixed, the dead and loose branches on the tree get trimmed to an agreeable condition, the lease agreement addresses parking, visitors, no jet skis, no limos and/or buses. Rivka Davis, Councilperson moved to accept the permit with all conditions that were on the application as well as the further restriction/conditions stated above, motion 2nd by Nowel Faus, Councilperson.

Application #: 2024-PB-3 Owner: Roth Enterprise ROC LLC

Property Location: 4141 State Route 14 Dundee, NY 14837 Tax Map # 107.02-1-33.122

Finger Lakes Beer Company LLC provided the SEQRA part 1 that was missing from the application.

Discussion: SEQRA was reviewed and completed by the board. During review Christine Hopple, Councilperson questioned if there was an issue with the well on the property recently? Rich Labbe, Finger Lakes Beer Company representative stated there were two wells up top on the property, any well work will be done to bring the well to standard. Part 2 of SEQRA was completed by the board. The Board determined that the application will not result in any significant environmental impacts. Tim Sanavaitis, Vice Chairperson signed the SEQRA. SEQRA will go to the county. Rivka Davis, Councilperson stated they would accept the application as complete and a public hearing was set for May 7th, 2024, at 7:35PM.

Tim Sanavaitis, Vice Chairperson adjourned the meeting at 8:55PM.