

Town of Starkey Planning Board
40 Seneca Street, Dundee, NY 14837

The Town of Starkey Planning Board held a regular meeting on Tuesday December 4, 2018 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Steven Fulkerson, Chairperson
Rivka Davis, Vice Chairperson
Bob Schiesser
Earl Andrews
Mary Rose
Bob Gaunt

Guests present:

Brian Quackenbush, Code Official
Myron Glick Mike Thomas
Linda & Gary Cornell
Gale Perkowski Robert Perkowski
Matt Messick Greg Messick
Bill Cowie Kathleen Heimbach
Scott Vura Rick Wilson

Chairperson Steven Fulkerson opened the meeting at 7:42 pm. Steve called for a motion to approve the minutes of the previous meeting. Mary motioned to approve, seconded by Rivka, motion carried 5-0-1 with Bob S. abstaining as he did not attend the previous meeting. Steven called for a motion to approve the minutes of the workshop meeting. Rivka motioned to approve, seconded by Earl, motion carried 5-0-1 with Bob S. abstaining as he was not at the meeting. Rivka noted that there was not workshop meeting on November 13th as there was not a quorum.

Old Business: Steven and Rivka noted to the Special Use Permit applicants regarding Short Term Rental permits that if for any reason the Short Term Rental permit is revoked the Special Use Permit will be revoked also.

2018-PB-19 & 20, Scenic Homes, LLC, 270 Pine Road Dr., Dundee, NY 14837 applying for Special Use Permits for Short Term Rental Permits at 3929 Paradise Dr. and 3937 Paradise Dr., Himrod, NY 14842. Rivka noted that Paradise Dr. is off of Castle Point Rd. and they are both in good shape. Steve motioned to approve the application for 3929 Paradise Dr. as submitted as long as the property stays in compliance with the Short Term Rental law, seconded by Bob S., motion carried, application approved 6-0. Regarding the Special Use Permit for 3937 Paradise Dr., Rivka motioned to approve the application as submitted as long as the property stays in compliance with the Short Term Rental law, seconded by Bob S. motion carried 6-0 application approved.

2018-PB-21, Tina Bowers applying a Special Use Permit for a Short Term Rental Permit at her property at 4112 Squaw Point Rd., Dundee, NY 14837. Rivka noted that there are pull offs for oncoming traffic on the road. It was also mentioned that there is a Squaw Point Road Association that tends to the upkeep of the road. Steve motioned to approve the application as submitted as long as the property stays in compliance with the Short Term Rental law, seconded by Mary, motion carried 6-0.

2018-PB-14, Bill Cowie, 4082 Squaw Point Rd., Dundee, NY applying for a Special Use Permit for a Short Term Rental Permit. Mary motioned to approve as submitted as long as the property stays in compliance with the Short Term Rental law, seconded by Bob S., motion carried 6-0.

2018-PB-13, Robert Boudinot, 4342 Belden Howell Rd., Dundee, NY 14837 applying a Special Use Permit for a Short Term Rental Permit. Rivka noted that part of the road is washed out and is very steep. Bob noted that there are 3 turn-around/pull off areas. He also mentioned that Finger Lakes Premier properties manages the property and they advertise that a 4-wheel drive or all-wheel drive vehicle to access the property. Tom Hamilton, 2 lots north has no problem accessing his property and Michael Thomas has owned his property for 22 years and has no problem with the road. Steve motioned to approve as submitted with the amendment that the property be listed as needing an all-wheel drive vehicle and is in compliance with the Short Term Rental law, seconded by Bob G, motioned carried 5-0-1 with Rivka abstaining.

2018-PB-16, James and Diana Lougen, 4548 Lakeview Rd., Dundee, NY 14837 applying for a Special Use Permit for a Short Term Rental Permit. Steve said he received 3 phone calls regarding this and all are ok with it. Steve motioned to approve as submitted and the property is in compliance with the Short Term Rental law, seconded by Earl, motion carried 6-0.

2018-PB-15, Kathleen Heimback, 3990 Pine Road Dr., Dundee, NY 14837 requests a Special Use Permit for a Short Term Rental Permit. Steve said there were no comments. Rivka noted that the board need a site plan. Kathleen handed out copies for the board to review. Rivka motioned to approve as submitted, and as long as the property is in compliance with the Short Term Rental law, seconded by Bob S., motion carried 6-0.

2018-PB-12, Scott and Rebecca Vura, 4238 Upson Point Rd., Dundee, NY 14837 requests a Special Use Permit for a Short Term Rental Permit. Rivka noted that at the end of the road it narrows and has a sharp blind corner. Scott noted that there is a road association and there are rules for the dwellers of the cottages that they need to blow a horn before rounding the corner, etc. The also place a "seasonal road" up during winter months. The board discussed the possibility of putting up a "beware of sharp corner" sign. Steve motioned to approve the application as long as the property is in compliance with the Short Term Rental law as well as the Road Association rules and at Brian's discretion as to whether to put up a sharp corner sign, seconded by Earl, motion carried 6-0.

New Business: 2018-PB-22, Michael Thomas 4324 Beldon Howell Rd., Dundee, NY 14837 requests a Special Use Permit for a Short Term Rental Permit. The application is complete and

he meets all Short Term Rental requirements. A Public Hearing is scheduled for Tuesday January 8, 2019 at 7:26pm.

2018-PB-23, Rick Wilson 3970 Chestnut Rd., Himrod, NY 14842 requests a Special Use Permit for a Short Term Rental Permit. Brian said the application is complete and a new septic system will be installed. A Public Hearing is scheduled for Tuesday January 8, 2019 at 7:20pm.

Rivka noted that we need to advertise in the Observer that the Town of Starkey Planning Board will meet on January 8, 2019 due to the New Year's Day holiday falling on the first Tuesday of the month.

Other Business: Brian stated that there might be an application for a subdivision on the corner of PreEmption Rd and Chambers Rd. He also spoke with someone that may want to plant grapes on the north side of Juniper Point Rd., and State Rte. 14; it would need a Special Use Permit as it is an RR Zone.

Rivka suggested setting up work sessions to work on the Zoning Regulations re-write. Steve will re-write the "floodway zone" verbiage.

Earl noted that we need a nominating committee for Chairperson and Vice Chairperson for 2019. Steve said he would like to be Chairperson again and Bob S. agreed to be Vice Chairperson.

Meeting adjourned at 9:07pm.

Peggy Carr, Clerk
Town of Starkey Planning Board

Town of Starkey Planning Board

40 Seneca Street, Dundee, NY 14837

The Town of Starkey Planning Board held a Public Hearing on Tuesday December 4, 2018 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Steven Fulkerson, Chairperson
Rivka Davis, Vice Chairperson
Bob Schiesser
Earl Andrews
Mary Rose
Bob Gaunt

Guests present:

Brian Quackenbush, Code Official
Myron Glick Mike Thomas
Linda & Gary Cornell
Gale Perkowski Robert Perkowski
Matt Messick Greg Messick
Bill Cowie Kathleen Heimbach
Scott Vura Rick Wilson

Chairperson Steven Fulkerson opened the Public Hearings at 7:05pm. Steve read the Short Term Rental Law for those trying to obtain a Special Use Permit for a Short Term Rental.

2018-PB-19&20, Scenic Homes, LLC, 270 Pine Road Dr., Dundee, NY 14837 requesting Special Use Permits for property at 3937 & 3929 Paradise Dr., Himrod, NY 14842 for a Short Term Rental Permit. Steve asked if there were any questions or comments regarding this application; there were none. Steve closed this Public Hearing at 7:15pm.

Next Public Hearing at 7:15pm – 2018-PB-21, Tina Bowers, 4112 Squaw Point Rd., Dundee, NY 14837 requesting a Special Use Permit for a Short Term Rental at her Squaw Point residence, Steve said he heard from David ?, Michael Flint and Bill Mullin and they have no objections. Matt and Greg Messick voiced concerns regarding “short term rentals” as when they came before the board for rental cabins the neighbors were against it. Matt said the neighbors came in their place of business and yelled at them regarding the proposed cabins and now the neighbors think this application is ok. Linda Cornell, representing Tina Bowers said the entrance to the Bower property is on Squaw Point and Villa Bellangelo Winery (the Messick property) is on Poplar Point and the renters cannot get to the Bower rental property via Poplar Point. Steven closed this Public Hearing at 7:25pm.

Next Public Hearing opened at 7:25pm, Bill Cowie, 4082 Squaw Point Rd., Dundee, NY 14837 requesting a Special Use Permit for a Short Term Rental Permit at 4082 Squaw Point Rd.,

Dundee, NY 14837. Bill noted that the leach field will be changed. Steve closed the meeting at 7:27pm.

Next Public Hearing opened at 7:27pm. 2018-PB-13, Robert Boudinot, 4342 Belden Howell Rd., Dundee, NY 14837 requests a Special Use Permit for a Short Term Rental Permit at his Belden Howell Rd. property. With no questions or comments Steve closed the Public Hearing at 7:30pm,

Next Public Hearing opened at 7:30pm, 2018-PB-16, Jack and Diana Lougen, 4548 Lakeview Rd., Dundee, NY 14837 requesting a Special Use Permit for a Short Term Rental Permit at their property at 4548 Lakeview Rd., Myron Glick is representing the Lougens'. A neighbor (unknown name) was concerned about the process. It was explained to him regarding notifications etc. Steven said he received a letter from Lawrence Krause and he is ok with the application. With no further questions Steve closed the Public Hearing at 7:35pm.

Next Public Hearing opened at 7:35pm. 2018-PB-15, Kathleen Heimbach, 3990 Pine Road Dr., Dundee, NY 14837 requests a Special Use Permit for a Short Term Rental Permit for her property at 3990 Pine Road Dr., Dundee, NY 14837. Steven asked for comments or concerns there were none. Steve closed the Public Hearing at 7:37pm.

Next Public Hearing opened at 7:37pm. 2018-PB-12, Scott and Rebecca Vura, requesting a Special Use Permit for a Short Term Rental Permit on their property at 4238 Upson Point Rd., Dundee, NY 14837. There were no questions or comments, Steve closed the Public Hearing at 7:40pm.

Respectfully submitted,

Peggy Carr, Clerk
Town of Starkey Planning Board

Town of Starkey Planning Board
40 Seneca Street, Dundee, NY 14037

The Town of Starkey Planning Board held a Public Hearing on January 8, 2019 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Steve Fulkerson, Chairperson
Bob Schiesser: Vice Chairperson
Rivka Davis
Earl Andrews
Mary Rose
Bob Gaunt
John Fredericks

Guests present:

Brian Quackenbush: Code Official
Rick Wilson
Mike Thomas
Bobbie J. Cadwell
Robert Cooke
Vince Natale
Helen Axtell

Chairperson Steven Fulkerson opened the Public Hearing at 7:05pm. Steve read the Short Term Rental Law for those seeking to obtain a Special Use Permit for a Short Term Rental.

2018-PB-23, Rick Wilson, Verhoef Minerals, LLP, 1115 Calkins Rd., Troy, PA 16947 is seeking a Special Use Permit for the property located at 3970 Chestnut Rd., Nimrod, NY for a Short Term Rental Permit.

Chair: Questions or comments from the public? Received a phone call with questions but, no objections. Questions or comments from the Board?

Mary Rose: In previous discussions the septic and leech field were insufficient, has that been changed?

Mr. Wilson: New one has been put in.

CEO: It has been inspected and ok.

2018-PB-18, Michael J. Thomas, 4108 Surrey Lane, PO Box 131, Skippack, PA is seeking a Special Use Permit for the property located at 4324 Belden Howell Rd., Dundee, NY 14837 for a Short Term Rental Permit.

Chair: Questions or comments from the public? None. Questions or comments from the Board?

Rivka: Might want to improve signage.

CEO: Has met all requirements.

2018-PB-17, Vincent Natale, 24 Pembroke Dr., Endicott, NY 13760 is seeking a Special Use Permit for the property located at 4758 Lambs Run Creek, Dundee, NY 14837 for a Short Term Rental Permit.

Chair: Questions or comments from the public? None. Questions or comments from the Board? None.

Public hearing is closed at 7:30pm and the regular session is now open.

Rivka: Motion to approve December meeting minutes, with the amendment of Bob Schiesser is the Vice Chairperson, not Rivka.

Second: Earl Andrews

All in favor "Aye"

Reorganization: To elect Chairperson and Vice Chairperson.

Rivka: Motion for Steve to remain Chairperson and Bob Schiesser to remain Vice Chairperson

Mary Rose: Second.

All in favor "Aye"

Open Discussion: Rick Wilson application

Rivka: Road and parking are good.

Mary Rose: Glad septic is now large enough.

Rivka: Move to approve under the permit and that it continues to meet the Short Term Rental requirements.

Schiesser: Second

All in favor "Aye"

Open Discussion: Michael J. Thomas application

Mary Rose: Parking is clearly marked, owner has put up signs for parking.

Owner: Road association that is undertaken by 6 members who split repair costs.

Chairperson: Motion to approve as long as it continues to meet the Short Term Rental requirements and stays in compliance with road association requirements.

Schiesser: Second

All in favor "Aye"

Open Discussion: Vincent Natale

Schiesser: Some parking spots look like vehicles will stick out in the road.

Owner: There is 4 parking spots on top and 4 on the bottom and all are correct size.

CEO: No problem with the parking.

Chairperson: Motion to approve as long as it continues to meet the Short Term Rental requirements.

Earl: Second

All in favor "Aye"

2019-PB-1, Richard & Helen Axtell 12 Vine Street, Dundee, NY 14837 are seeking to subdivide 2.1 acres of the property located at 5133 Pre-emption Rd., Dundee, NY 14837.

Rivka: New lot taken from the 20 acre lot and both are legal. This is considered a major division because it has been divided 3 times already, will require more discretion.

Rivka: Waive second meeting and schedule public hearing for February.

Chairperson: We will here application February 5th 2019 at 7:28pm, to allow enough time to look at subdivision requirements. With the stipulation applicants are to have survey and plats to Brian by January 15th.

2019-PB-2, Mark A. Karasz, 378 Allen Rd., Rock Stream, NY 14878, is seeking a Special Use Permit to add a third residence on the property located at 378 Allen Rd., Rock Stream, NY 14878.

Rivka: The 3 residences will only be temporary?

Karasz: One residence will be demolished.

Earl: I don't see any problem with it.

Chairperson: We will schedule the hearing for February 5th 2019 at 7:25pm.

Board briefly discussed that there are new SEQR regulations.

Work Session: Discussion on whether to shorten the time frame on regulation 7.31 of the zoning regulations. Next scheduled work session will be held on January 22nd & 29th at 7pm.

Meeting adjourned at 9:00pm.

Revisions:

From public hearings:

Wilson:

Steve had reported that he'd had a phone call with questions but, no objections.
Corrected 1/25/2019.

Typo: Mary Rose's questions:

Leech field, not peach field.

Corrected 1/25/2019.

From regular meeting:

Thomas application:

I think that Mary Rose was saying that owner should put up signs for parking,
not that he had already done so.

According to my notes:

Parking is clearly marked, owner has put up signs for parking.

No corrections.

Thomas application:

This one had the additional requirement that it needs to continue in compliance
with road association requirements.

Corrected 1/25/2019.

Added to the minutes:

Board briefly discussed that there New SEQR regulations.

Added 1/25/2019.

Town of Starkey Planning Board

40 Seneca Street, Dundee, NY 14837

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Members Present:

Steve Fulkerson, Chairperson
Bob Schiesser: Vice Chairperson – Absent
Rivka Davis
Earl Andrews
John Fredericks
Mary Rose
Bob Gaunt

Guests Present:

Brian Quackenbush: Code Enforcement Officer
Bobbie Jo Cadwell
Nancy Deming-May
Joe May
Noah Eberly
Mark Karasz
Glen Sensenig

Public Hearing opened at 7:25pm.

Mark Karasz – New residence on Allen & Old Lake Rd. Demo permit issued for second House. No comments from board or public. Hearing closed at 7:37pm.

Public Hearing opened at 7:37pm.

Helen Axtel – Subdivision of 2.1 acres. No comments from board or public. Hearing closed at 7:38 pm.

Regular Meeting open at 7:38 pm.

Approve minutes from January Meeting with revisions. Motion – Earl, Second – Rivka, All in favor “Aye”

Mark Karasz – Read Seeker & Short Environmental Assessment Form. Motion to approve application. Motion – Rivka, Second – Mary Rose, All in favor “Aye”

Helen Axtel – Steve -motion to approve subdivision as presented, Second – Earl, All in Favor “Aye”

2019-PB-6 – Noah Eberly 973 Stone Mill Rd., Dundee, NY 14837 is requesting a special use permit for a 36x40 Tractor Repair Shop for mixed, commercial use. Very little stored outside,

putting up a sign. Spill prevention needs to be in place. Board needs to check with State on regulations. Public Hearing set for March 5, 2019 at 7:28pm.

2019-PB-3 – Joe May 4010 Pine Rd. Dr., Dundee, NY 14837 is requesting a special use permit for a Short Term Rental. Three bedrooms, four parking spaces, permit is complete. Parking space on other side of the road needs to be off of the right of way. Public Hearing set for March 5, 2019 at 7:26pm.

2019-PB-4 – Justin May 4016 Pine Rd. Dr., Dundee, NY 14837 is requesting a special use permit for a Short Term Rental. Three bedroom, four parking spaces, application is complete. Public Hearing set for March 5, 2019 at 7:24pm.

2019-PB-5 – Jagadeesh Hathwar 4964 Apple Rd., Dundee, NY 14837 is requesting a special use permit for a Short Term Rental. Three bedrooms, four parking spaces. Public Hearing set for March 5, 2019 at 7:20pm.

2019-PB-8 - Glen Sensenig, Log City Meats 4648 Log City Rd., Dundee, NY 14837 is requesting a special use permit for a 30x48 warehouse & a 36x36 freezer addition to existing building. No retail sales, application complete, USDA inspects once a year for compliance. Public hearing set for March 5, 2019 at 7:18pm.

Jeff Jackson – 3D Auto Repair. Earl asked if number of cars could be checked on. He has cleaned it up in the past but, is back to a large number of vehicles on property.

Steve will get a copy of Kennel Regulations from Town Clerk and email to board members.

Steve won't be able to make it to all work shops.

Last meeting – work shop made significant headway made it to 6.74.

Work sessions scheduled for 2/19/19, 2/26/19, 3/12/19, & 3/19/19 at 7pm.

Training in Corning - forwarded to members.

Ontario County Training.

Meeting adjourned at 8:45pm.

Town of Starkey Planning Board

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Members Present:

**Rivka Davis
Earl Andrews
John Fredericks
Mary Rose
Bob Gaunt
Steven Fulkerson: Chairperson - Absent
Bob Schiesser: Vice Chairperson - Absent**

Guests Present:

**Brian Quackenbush: Code Enforcement Officer
Cathy Moskal
Noah Eberly
Nick & Linda Draghi
Jagadeesh Hathwar
Scott Boudinot representing Justin & Joe May
Xiaotian Zou
Lisa Vignone
Michele Frable
Jay Wilcox
Glen Sensenig**

Rivka Davis will be serving as acting Chairperson in the absence of Steven Fulkerson.

Public Hearing opened 7:18pm

Glen Sensenig, Log City Meats – additional 36'x36' freezer and 30'x48' additional warehouse space. No comments. Hearing closed at 7:20pm.

Public Hearing opened 7:20pm

Jagadeesh Hathwar, 4964 Apple Rd. – Short Term Rental. As to Short term Rentals on private roads, in addition to meeting the STR requirements they also have to have a Special Use Permit. No comments. Hearing closed at 7:39pm.

Public Hearing opened 7:39pm.

Justin May, 4016 Pine Rd. – Short Term Rental. No comments. Hearing closed 7:40pm.

Public Hearing opened 7:40pm

Joe May, 4010 Pine Rd. – Short Term Rental. No comments. Hearing closed 7:40pm.

Public Hearing opened 7:40pm

Noah Eberly, 973 Stone Mill Rd. – Open a Tractor Repair Shop. No comments. Hearing closed 7:41pm.

Regular Meeting open 7:42pm.

On February minutes the word seeker is to be changed to SEQR, and on STR for Joe May, should read "parking space needs to be marked so it is off the septic distribution." Motion to approve last months minutes as amended. Motion by Mary Rose and second by Bob Gaunt, All in favor "Aye"

Old Business:

2019-PB-8, Glen Sensenig , Log City Meats, 4648 Log City Rd., Dundee, NY 14837 is requesting a special use permit to add on a 36'x36 freezer and a 30'x48' warehouse. Motion to grant special use permit by John, second by Earl, all in favor "Aye".

2019-PB-5, Jagadeesh Hathwar, 4964 Apple Rd., Dundee, NY 14837 is seeking a special use permit for a Short Term Rental. Owner has installed a high water alarm and has a maintenance agreement with Ribble's Septic to come out twice a year. Finger Lakes Premiere is handling the rental of the property. Boundary lines are clearly marked to keep renters from wandering on to neighbors properties. Motion to approve as long as it remains in compliance with all local laws pertaining to the STR requirements. Motion by Mary Rose, second by Earl, all in favor "Aye".

2019-PB-4, Justin May, 4016 Pine Rd., Dundee, NY 14837 is seeking a special use permit for a Short Term Rental. Brand new septic, parking is good. Motion to approve as long as it is in compliance with all local laws pertaining to Short Term Rentals. Motion by John, second by Earl, all in favor "Aye".

2019-PB-3, Joe May, 4010 Pine Rd., Dundee, NY 14837 is seeking a special use permit for a Short Term Rental. Brand new septic, and in compliance. Motion to approve as long as it stays in compliance with all local laws pertaining to Short Term Rentals. Motion by John, second by Earl, all in favor "Aye"

2019-PB-6, Noah Eberly, 973 Stone Mill Rd., Dundee, NY 14837 is seeking a special use permit to open a Tractor Repair Shop. Line of sight on Stone Mill Rd. Parking needs to be set up where no one is backing out into the road. No parts storage outside, project parking is adequate according to site plan. Motion to approve according to site plan with drive arranged so no one is backing out into the road. Motion Earl, second Mary Rose, all in favor "Aye".

New Business:

2019-PB-9, Xiaotian Zou, 5105 Elm Rd., Dundee, NY 14837 is seeking a special use permit for a Short Term Rental. Grandfathered lot. Finger Lakes Premiere Properties is managing the rental of this property. Scheduled to hear on April 2, 2019 @7:28pm.

2019-PB-10, Lisa Vignone and Michele Frable, See Saw Rental, 52 Saw Mill Rd., Dundee, NY 14837 is seeking a special use permit for a Short Term Rental. House renting as one unit, was remodel two year's ago. Brian is willing to make a 250 gallon

allowance on septic and distribution box needs to be opened. Owners state they are always there when unit is being rented. Scheduled to hear on April 2, 2019 @7:26pm.

2019-PB-11, Jay Wilcox, 5151 Elm Rd., Dundee, NY 14837 is seeking a special use permit for a Short Term Rental. House is on cliff, shed is on lake. There is a waste water holding tank at the shed. Scheduled to hear April 2, 2019 @ 7:24pm.

2019-PB-12, Nicholas and Linda Draghi, 4444 Hemlock Rd., Dundee, NY 14837 is seeking a special use permit for a Short Term Rental. Parking is on top of cliff, cottage is below cliff, parcel B. Scheduled to hear April 2, 2019 @7:15pm.

2019-PB-13, Catherine Moskal, 254 Dundee-Starkey Rd., Dundee, NY 14837 is seeking a special use permit for addition of inn keepers quarters and two Short Term Rental units. Brian has requested an interpretation of law from the Department of State as to owner area being separated by a carport and still be a B & B. Owner wants to keep B & B and add a separate building with inn keepers quarters down stairs with two short term rental units upstairs. In doing so when does it stop being a B & B and become a hotel. Three dwellings on one lot would violate the average density for this lot. Does not meet the 44,000 sq. ft. minimum per dwelling unit. Can't make a determination until hear back from the Department of State. Tentatively set to hear March 12, 2019 during work meeting if Brian has heard back from the Department of State. Otherwise will be scheduled for April 2, 2019 and then scheduled to be heard at the May meeting.

Other report to hear is RK Howell wanting to expand mine. DEC has submitted a SEQR.

Meeting adjourned 9:22pm.

Submitted:

Jerri E. McDaniel

Temporary Secretary

Town of Starkey Planning Board

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Earl Andrews
John Frederick
Mary Rose
Rivka Davis
Bob Gaunt

Guests present:

Brian Quackenbush, Code Official
Michele Frable
Lisa Vignone
R. Harlan Fulkerson
Roy K. Howell
Nicholas & Linda Draghi
Jeff Gernold
Ralph & Nancy Dubendorfer
Xiaotian Zou
Jay Wilcox
Mike Black

Chairperson Steve Fulkerson opened the meeting at 7:30pm. Steve called for a motion to approve the minutes of the previous meeting. Rivka noted that emails from Jagadeesh application was read and Catherine Moskal there were clarifications of dates. Steve motioned to approve the minutes as amended, seconded by Rivka, motion carried 5-0-2 with 2 abstained as they were not at the previous meeting.

Old Business: 2019-PB-12, Nicholas & Linda Draghi, 4444 Hemlock Road, Dundee, NY 14837 requesting a Special Use Permit to obtain a Short Term Rental Permit on a private road. Steven read the criteria for Short Term Rentals for all applications with a negative declaration. Rivka motioned to approve the Special Use Permit based on the application and that they stay in compliance with the Short Term Rental Permit, seconded by Steve. Motion carried 7-0.

2019-PB-11, Jay Wilcox, 5151 Elm Road, Dundee, NY 14837 requesting a Special Use Permit to obtain a Short Term Rental Permit on a private road. Rivka noted that there were a lot switchbacks on the road and it is narrow and not in good shape. Rivka motioned to approve the Special Use Permit based on the application and that they stay in compliance with the Short Term Rental Permit, seconded by Steve. Motion carried 6-0-1 with Mary abstaining.

2019-PB-10 , Lisa Vigone & Michele Frable, DBA See Saw Rental, 52 Saw Mill Rd., Dundee, NY 14837 requesting a Special Use Permit to obtain a Short Term Rental Permit on a private road. It was noted that the road may need repair. Mary questioned that the septic letter was dated 2016. Brian said that it will be looked at once the weather breaks. Steve motioned to approve the Special Use Permit based on the application and that they stay in compliance with the Short Term Rental Permit, seconded by Mary. Motion carried 7-0.

2019-PB-9, Xiaotion Zou, 5105 Elm Rd., Dundee, NY 14837 requesting a Special Use Permit to obtain a Short Term Rental Permit. Steve concerned with the number of parking spaces for the Short Term Rental when the property is advertised to sleep 6. After discussion it noted that occupation is at the discretion of the Code Official. Steve motioned to approve the Special Use Permit based on the application and that they stay in compliance with the Short Term Rental Permit, seconded by John. Motion carried 7-0.

New Business: 2019-PB-15, Jeff Gernold, 1086 Bossard Rd., Dundee, NY 14837 requests a subdivision of property. Lot A will be 26.0001 acres and Lot B will be 5.530 acres. The Town of Starkey Subdivision Law went into effect in 1997. Rivka read the criteria for a subdivision. The Board decided that it would be a minor subdivision. Steven noted that NYS Municipal Law states all subdivisions must go through the Public Hearing process. This board has been approving minor subdivisions without public hearings. Steve looked up the statute and read it and gave it to Earl to read. A public hearing is scheduled for May 7, 2019 at 7:28pm.

2019-PB-16, R. Harlan Fulkerson 4588 Dundee Himrod Rd., Dundee, NY came in for a subdivision where it was really just a lot line change with the annexing of property. The new lot would not have 150' road frontage. Steve recommended that this board take no action on this matter and that it be turned over to the Zoning Board of Appeals, seconded by Earl. Motion carried 7-0.

2019-PB-14, Roy K. Howell, 4777 Dundee Himrod Rd., Dundee, NY 14837 for an amended Special Use Permit to increase the area of his current Mined Land Reclamation permit. The DEC will be lead agent on the expansion. A public hearing is scheduled for May 7, 2019 at 7:23pm.

2019-PB-7, Erica Davis (Hernandez) and Dean Davis, 19 Buttonwood Ln., Dundee, NY 14837 requests a Special Use Permit to obtain a Short Term Rental Permit on a private road. The board discussed the stairs to the lake and if there is adequate parking. A public hearing is scheduled for May 7, 2019 at 7:21pm.

2019-PB-17, Janet Noack, 27 Buttonwood Ln., Dundee, NY 14837, requests a Special Use Permit to obtain a Short Term Rental Permit on a private road. After reviewing the application Steven stated that this board will not accept this application as it is incomplete. The board needs a clear map, clear floor plan drawings and is it considered 1 or 2 dwellings as the property has a Special Use Permit for a second dwelling on one property. Holding the application over for the May meeting.

Rivka said she emailed the board members the information regarding training in Penn Yan.

Brian said the Town Board is working with the Dundee Fire Department regarding lane numbers so that home owners should know the numbers.

The meeting adjourned at 9:08pm.

Respectfully submitted,

Peggy Carr, Clerk
Town of Starkey Planning Board

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40 Seneca Street, Dundee, NY 14837

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John Frederick
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Rivka Davis
Bob Gaunt

Guests present:

Brian Quackenbush, Code Official
Michele Frable
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Nicholas & Linda Draghi
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Jay Wilcox
Mike Black

Chairperson Steve Fulkerson opened the public hearing at 7:15pm. Steven gave an overview of the Special Use Permit process for a Short Term Rental Permit.

Old Business: 2019-PB-12, Nicholas & Linda Draghi, 4444 Hemlock Road, Dundee, NY 14837 requesting a Special Use Permit to obtain a Short Term Rental Permit on a private road. Steve said he received to calls regarding this application, the first from Scott Deming and he has no problem with the proposal and from Anthony Lane who also has no concerns and stated that the Draghi's do it right. Rivka asked about parking and the steep road suggesting 4 wheel drive vehicles to get there.

2019-PB-11, Jay Wilcox, 5151 Elm Road, Dundee, NY 14837 requesting a Special Use Permit to obtain a Short Term Rental Permit on a private road. Steve received 1 call from Rich Chase – he has no issue with rental property and Mike Black a neighbor has no problem with it either. No other comments made.

2019-PB-10, Lisa Vigone & Michele Frable, DBA See Saw Rental, 52 Saw Mill Rd., Dundee, NY 14837 requesting a Special Use Permit to obtain a Short Term Rental Permit on a private road. No calls or comments

2019-PB-9, Xiaotion Zou, 5105 Elm Rd., Dundee, NY 14837 requesting a Special Use Permit to obtain a Short Term Rental Permit. Richard Chase contacted Steve and said the maximum number of 2 parking spaces. Steve asked Mr. Zou and he stated that it is advertised as 2 spaces, 3 cars would be tight.

Steve closed the Public Hearings at 7:30pm.

Respectfully submitted,

Peggy Carr, Clerk
Town of Starkey Planning Board

Town of Starkey

40 Seneca Street, Dundee, NY 14837

The Town of Starkey Planning Board held a regular meeting on Tuesday May 7, 2019 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Steven Fulkerson, Chairperson
Bob Schiesser, Vice Chairperson
Bob Gaunt
Mary Rose
John Frederick
Earl Andrews
Rivka Davis

Guests present:

Brian Quackenbush, Code Official
Erica Davis
Jeff Gernold
Kelly Howell
Jim Corizzi
Michele Pavillard

Chairperson Steven Fulkerson opened the regular meeting at 7:30pm. Rivka noted that there was a typo in the public hearing: the word "to" should be "two" and under Jay Wilcox the Special use permit should read that he advertise that an all-wheel drive vehicle be used to access the property. Also regarding R. Harlan Fulkerson's application, the members did not vote that they did not need to hear the application.

Steve motioned to waive the reading of the minutes at the beginning of the meetings, seconded by Rivka, motion carried 7-0. Steve then motioned to approve the minutes as amended, seconded by Bob G., motion carried, 7-0.

Old Business: 2019-PB-7, Erica Davis requesting a Special Use Permit to obtain a Short Term Rental permit for her property at 19 Buttonwood Ln., Dundee, NY 14837. Rivka and Bob S. drove to the location and said the road is ok and the parking is ok. It was noted that any advertising should say "walk to the lake, no driving to the lake". Mary asked about emergency contacts. Erica said she is 1 ½ hours away, but her father is in Geneva if needed. Steve read the criteria for a Special Use Permit. Rivka moved to approve the Special Use Permit with the requirement that advertising to state that guests may walk to the lake and parking at the lake is prohibited. Seconded by Bob S., motion carried 7-0.

2019-PB-14, Roy K. Howell, 4777 Dundee Himrod Rd., Dundee, NY 14837 requesting an amendment to his current Special Use Permit to extend his gravel pit. It was noted that the DEC is handling the Environmental Assessment. Rivka said you can't see the gravel pit from the road.

Steven motioned to approve the amended Special Use Permit for the expansion of the gravel pit contingent on approval from the DEC. Seconded by Earl, motion carried 7-0.

2019-PB-15, Jeffrey Gernold, 1086 Bossard Rd., Dundee, NY 14837 requests a Subdivision of 26.001 acres plus the house from a 31.531 acre parcel. Rivka said she drove by the property and it was ok. Steve motioned to approve the Subdivision as presented, seconded by Bob S. Motion carried 7-0. Brian noted that the drawings were not available at the meeting and Steve will sign and stamp them when they are received.

New Business: 2019-PB-17, Janet Noack, 27 Buttonwood Ln., Dundee, NY 14837 requesting a Special Use Permit to obtain a Short Term Rental permit for her house at this location. Also 2019-PB-18 also a Special Use Permit to obtain a Short Term Rental permit for the apartment at this location. Brian said the septic is ok and inspected. Rivka questioned if the septic is big enough for 16 people between the two places. The board discussed parking spaces. Public Hearings are set for June 4th at 7:27 and 7:28pm.

2019-PB-19, Michele Pavillard, 52 Hunt Rd., Rock Stream, NY 14837 requesting a Special Use Permit to obtain a Short Term Rental Permit for her property. The cottage is a seasonal cottage. Brian noted that the septic will have to be looked at during the summer. Michele said she will be out of the country for the June meeting. A Public Hearing is set for June 4, 2019 at 7:25pm.

The members discussed whether people need to be here for meetings. Brian wants the board to make a decision on having a representative for both meetings. Rivka checked the regulations and the applicant needs to be here to present the application. After review the board decided that Michele Pavillard must have a representative there. Mary Rose said she would call her.

****Please note that Michele Pavillard decided to wait until the July meeting for her Public Hearing**.**

2019-PB-20, Kevin and Allison Beck. Applicants not at the meeting, therefore the application is not accepted.

The Board then worked on updating the Zoning Regulations. Starting at 7.40 E, change wording to include “, and at any public hearing (s)”. Steve suggested moving “Article 9” to “Article 6”.

Meeting is adjourned at 9:03pm.

Respectfully submitted,

Peggy Carr, Clerk
Town of Starkey Planning Board

Town of Starkey Planning Board
40 Seneca Street, Dundee, NY 14837

The Town of Starkey Planning Board held Public Hearings on Tuesday May 7, 2019 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Steven Fulkerson, Chairperson
Bob Schiesser, Vice Chairperson
Bob Gaunt
Mary Rose
John Frederick
Earl Andrews
Rivka Davis

Guests present:

Brian Quackenbush, Code Official
Erica Davis Jeff Gernold
Kelly Howell Jim Corizzi
Michele Pavillard

Chairperson Steven Fulkerson opened the first public hearing at 7:21pm. Steven explained the purpose of this board regarding Short Term Rentals.

Old Business: 2019-PB-7, Erica Davis requesting a Special Use Permit to obtain a Short Term Rental permit for her property at 19 Buttonwood Ln., Dundee, NY 14837. Steven said he received no calls regarding this proposal. There were no comments from the board or audience. Steven closed this Public Hearing at 7:23pm.

Next Public Hearing opened at 7:23pm. 2019-PB-14, Roy K. Howell, 4777 Dundee Himrod Rd., Dundee, NY 14837 requesting an amendment to his current Special Use Permit to extend his gravel pit. There were not calls or comments. It was noted that the DEC is the lead agent regarding the expansion. Kelly Howell noted that they are still waiting to hear from the DEC. Steven closed the Public Hearing at 7:28pm.

Next Public Hearing opened at 7:28pm. 2019-PB-15, Jeffrey Gernold, 1086 Bossard Rd., Dundee, NY 14837 requests a Subdivision of 26.001 acres plus the house from a 31.531 acre parcel. Steven had one call questioning the acreage being subdivided. Steven explained it to the caller and they had no other comments or concerns. Steven closed the Public Hearing at 7:29pm.

Respectfully submitted,

Peggy Carr, Clerk
Town of Starkey Planning Board

Town of Starkey Planning Board

Town of Starkey Planning Board

40 Seneca Street, Dundee, NY 14837

The Town of Starkey held a meeting on Tuesday June 4, 2019 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Steven Fulkerson, Chairperson
Bob Schiesser, Vice Chairperson
Earl Andrews
Bob Gaunt
Mary Rose
Rivka Davis
John Frederick

Guests present:

Brian Quackenbush, Code Official
Peter & Mary Mueller
Janet Noack
Tim Coons
Alan Beck
Linda & Dean Schuler

Chairperson Steven Fulkerson opened the meeting at 7:34pm. Rivka clarified she said regarding the Roy K. Howell application, that the gravel pit was not conspicuous, not that it could not be seen from the road. Steve asked for a motion to waive the reading of the previous minutes, Earl motioned to waive the reading of the minutes, seconded by Rivka, motion carried 7-0. Steve asked for a motion to approve the minutes as amended, John motioned to approve as amended, seconded by Bob S. Motion carried minutes approved 7-0.

Old Business: 2019-PB-17 & 2019-PB-18, Janet Noack, 27 Buttonwood Ln., Dundee, NY 14837. The board will be hearing the applications together but will vote on them separately. The board discussed the parking at the lake as there is one deeded parking space to the lake. The board noted that the residences be rented as 1 rental – rent to one party. It was also noted that both units share the one lakeside parking space. After discussions Steve read the criteria for a Special Use permit for both applications. Steven motioned to approve application 2019-PB-18 (house, unit #1) for a Special Use Permit for a Short Term Rental Permit as a single rental unit along with the other unit (apartment, unit #2), and the lake access deeded parking space shall be used appropriately. Seconded by Rivka, motion carried 7-0. Steve asked for a motion to approve 2019-PB-17 (apartment, unit #2) for a Special Use Permit for Short Term Rental Permit as long as it is rented as one unit with the house and that the lake access deeded parking space shall be used appropriately. Seconded by John, motion carried 7-0.

Town of Starkey Planning Board

40 Seneca Street, Dundee, NY 14837

The Town of Starkey held a Public Hearing on Tuesday June 4, 2019 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Steven Fulkerson, Chairperson
Bob Schiesser, Vice Chairperson
Earl Andrews
Bob Gaunt
Mary Rose
Rivka Davis
John Frederick

Guests present:

Brian Quackenbush, Code Official
Peter & Mary Mueller
Janet Noack
Tim Coons
Alan Beck
Linda & Dean Schuler

Chairperson Steve Fulkerson opened the public hearings at 7:27pm. Steven gave an overview of what criteria consists for a Special Use Permit to obtain a Short Term Rental Permit.

2019-PB-17 & 2019-PB-18, Janet Noack 27 Buttonwood Ln., Dundee, NY 14837 requests a Special Use Permit to obtain Short Term Rental permits for the house and separate apartment on her property. Steven said he received one phone call from neighbor Leon Odroniak who is concerned about no parking at the lake by the renters. Steve told him it would be on the permit about no rental guest parking. Steve closed the first public hearing for Janet Noack at 7:30pm and opened the second public hearing at 7:30pm. Janet said she does not want to rent the units separately. Rivka explained that the property has a Special Use Permit for a second residence on one property, therefore it has 2 applications. The second Public Hearing closed at 7:33pm.

Respectfully submitted,

Peggy Carr, Clerk
Town of Starkey Planning Board

Town of Starkey Planning Board
40 Seneca Street, Dundee, NY 14837

The Town of Starkey Planning Board held a Public Hearing on Tuesday July 2, 2019 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Steven Fulkerson – Chairperson
Mary Rose
John Frederick
Bob Schiesser
Rivka Davis
Bob Gaunt

Guests present:

Brian Quackenbush, Code Official
John Shepard
Alan Beck & Arlene Beck
George Lawson
Linda Schuler & Dean Schuler
Jay Wilcox
Michele Pavillard

Chairperson Steve Fulkerson opened the first public hearing at 7:24pm. 2019-PB-19 Michele Pavillard 52Hunt Rd., Rock Steam, NY 14837 requests a Special Use Permit to obtain a Short Term Rental Permit on a private road. There were no comments from the board or the public regarding this application, Steve closed the public hearing at 7:25pm.

Steve opened the public hearing for 2019-PB-20, Kevin and Allisan Beck, 5127 Elm Rd., Dundee, NY 14837 requests a Special Use Permit to obtain a Short Term Rental Permit on a private road. Alan Beck is representing Kevin and Allisan Beck. There were no comments from the board or the public regarding this application. Steve closed the public hearing at 7:28pm.

Steve opened the public hearing for 2019-PB-21, Linda Schuler acting for Tabora Farms, requesting a subdivision of 4.362 acres from Tabora Farms. There were no phone calls regarding this application. The board members discussed the location of the property to be subdivided with the applicant. Steve closed the public hearing at 7:32pm.

Respectfully submitted,

Peggy Carr, Clerk
Town of Starkey Planning Board

Town of Starkey Planning Board
40 Seneca Street, Dundee, NY 14837

The Town of Starkey Planning Board held a meeting on Tuesday July 2, 2019 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Steven Fulkerson – Chairperson
Mary Rose
John Frederick
Bob Schiesser
Rivka Davis
Bob Gaunt

Guests present:

Brian Quackenbush, Code Official
John Shepard
Alan Beck & Arlene Beck
George Lawson
Linda Schuler & Dean Schuler
Jay Wilcox
Michele Pavillard

Chairperson Steve Fulkerson opened the meeting at 7:32pm. Steve called for a motion to approve the Public Hearing minutes of the previous meeting. Bob S. motioned to approve as submitted, seconded by Rivka, motion carried 6-0. Steve called for a motion to approve the minutes of the previous meeting. Bob S. motioned to approve as submitted, seconded by Mary, motion carried 6-0. Steve motioned to waive the reading of the minutes of the previous meeting seconded by Mary, motion carried 6-0.

Old Business: 2019-PB-19, Michele Pavillard, 52 Hunt Road, Rock Stream, NY 14878 requests a Special Use permit to obtain a Short Term Rental permit on a private road. Rivka has questions about parking, on the map it showed 2 spaces - only measured 12 ½ feet. Brian said there is enough space to park. Rivka concerned that there is not enough space to turn around. Brian said the septic is being worked on by Ribble's Septic, of Penn Yan. The home owner is updating the septic system. Steve asks for a motion on this application. Rivka motions to approve this application as submitted as long as Brian finds it to be in compliance with the Short Term Rental permit including the number of parking spaces and the septic system is in compliance. Motion carried 6-0. Steve then read the criteria for a Special Use Permit.

2019-PB-20, Kevin and Allisan Beck 5127 Elm Rd., Dundee, NY 14837 requests a Special Use Permit to obtain a Short Term Rental Permit on a private road. Steve read the criteria for a Special Use Permit. It was recommended that they have renters use the north branch of Elm Road to access the rental property. Steve motioned to approve as submitted and that they meet all requirements for a Short Term Rental Permit, seconded by John, motion carried 6-0.

2019-PB-21, Linda Schuler acting for Tabora Farms, requesting a subdivision of 4.362 acres from Tabora Farms. The board members reviewed the surveys and clarified the location of the property. Steve motioned to approve the application as submitted, seconded by Bob S., motion carried 6-0.

New Business: 2019-PB-22, Jay E. Wilcox, 3994 Pine Road Dr., Dundee, NY 14837 requesting a Special Use permit to obtain a Short Term Rental Permit on a private road. Members reviewed the application. Steve asked Jay about parking noted on the application, is it adequate? They discussed the possibility of limiting the occupancy to 4 people because of parking spaces available. Mary asked who is Constance Tadder? Jay and Brian said she is the previous owner. Steve said it appears to be a complete application, a Public Hearing is set up for August, 6, 2019 at 7:27pm. Steve asked Jay if there was a formal road association he was not sure. Steve asked him to bring a copy of it to the next meeting.

Other Business: Steve noted regarding Lot 19, Buttonwood Ln., the middle property was given a restriction not to drive to the lake whereas Lot 27 Buttonwood Ln. could drive to the lake. Rivka noted that the Lot 19 did not ask for restrictions. Brian asks why have parking restriction on one lot and not on the other for parking at the lake. Steve explained his conversation with Leon O'dronic regarding parking at the lake. George recommends that the board leave the permits as is. If the owner requests they can get an amendment to allow lake access parking space.

Steve spoke about Special Use Criteria regarding Short Term Rentals, because parking and septic are dealt with in Short Term Rental permits. The Board discussed with George about Short Term Rentals on private roads being heard by the Planning Board like a subdivision and not as a Special Use Permit. The Short Term Rental on a private road would have a Public Hearing.

George spoke about Town Board septic regulations – distribution box to be inspected at deed transfers and phase in possible inspections for town wide requirements for septic pumps every 5 years. Peter and Mary Mueller sent a letter to the Town Board regarding saturation of short term rentals. The Town Board forwarded the letter to the Association of Towns.

The members discussed Special Use schedules etc. Bob S. asked about the car repair at the corner of Dundee Lakemont and Dundee Starkey roads being out of compliance. Brian will check it out.

The meeting was adjourned at 9:00pm.

Respectfully submitted,

Peggy Carr, Clerk

Town of Starkey Planning Board

Town of Starkey Planning Board

40 Seneca Street, Dundee, NY

The Town of Starkey Planning Board held a regular meeting on Tuesday August 6, 2019 at the Town of Starkey Town Hall, 40 Seneca St., Dundee, NY 14837.

Members present:

Steven Fulkerson, Chairperson
Rivka Davis
John Frederick
Bob Gaunt
Mary Rose
Bob Schiesser

Guests present:

George Lawson, Town Supervisor
Mary Ruth Sweet & Marvin Rood
Tom & Carol LaFever
Jay & Kim Wilcox
Jim Begley
Holly & Brandon Thomas
Joan Washburn

Chairperson Steve Fulkerson opened the regular meeting at 7:30pm. Steve motioned to waive the reading of the previous minutes, seconded by Rivka, motion carried 6-0. Steve called for a motion to approve the minutes of the previous public hearing. Bob S. motioned to approve as submitted, seconded by Rivka, motion carried 6-0. Steve called for a motion to approve the minutes of the regular meeting, Bob S. motioned to approve as submitted, seconded by Rivka, motion carried 6-0.

Old business:

2019-PB-22, Jay E. Wilcox, 3994 Pine Road Dr. Dundee, NY 14837 requesting a Special Use Permit to obtain a Short Term Rental permit on a private road. Steve asked Jay if there was a Road Association for Pine Road Dr. Jay said he has left messages but has not received answers. Rivka said the parking is ok. Mary asked Jay how many homes are in the Road Association, Jay thought 18, but was not sure. Steve read the requirements for a special use permit. Steve motioned to approve the application as submitted and as long as it meets all requirements for a Short Term Rental regulations and the road association rules, seconded by Bob S., motion carried 6-0.

New business:

2019-PB-25, Thomas Lafever, 821 S. Glenora Road, Dundee, NY 14837 is before the board regarding a subdivision. The board discussed the subdivision of the property into 2 parcels with

the smallest being 45 acres. According to the subdivision regulations this does not need to be heard by this board.

2019-PB-23, David B. Burkholder, 5954 State Route 14A, Dundee, NY 14837 requests a special use permit to construct a 33'x65' building with 33'x40' to be used for agriculture equipment repair and the balance of the building to be horse stalls. This application will be held over until the September 3, 2019 meeting as the applicant is not at the meeting.

2019-PB-24, Mary Ruth Sweet and Marvin Rood, 5669 State Route 14, Dundee, NY 14837 would like to subdivide 2 acres from their 16.3 acre property. The originally subdivided property was annexed to the main property. The reason for the subdivision is Mr. Begley wants to purchase the property and use the existing building for general retail space for whiskey tasting. The members discussed whether they could hear this application as the property is in an LC zone. George would like to measure the property from the edge of Big Stream Creek. Steve would like to hear from the town attorney as to whether they can use this building for retail based on the current use. In order to hear the subdivision the board would need surveyed lot lines and to check with the town attorney as to the new use and the previous use, can we allow it. George said he will contact the town attorney regarding use. This application is tabled until further notice.

Joan Washburn, representing Stephen Washburn (Richard Washburn estate) wants to subdivide the property 814 Dundee Glenora Road. The property on the west side of the road will be 19'6 acres and the east side will be 4.7 acres. Both are legal confirming lots in a LC1 zone. Rivka read the NYS regulations regarding subdivisions and it stated that because a county road ran through the property it did not need to be heard as a subdivision. The board decided that it was not necessary to hear the application because of the county road dividing the property. *Form The*

Boundary Line
A couple new to the area sat in on the meeting to hear the process and learn about the area. Mary said she read in the Review and Express that Watkins Glen is ~~putting~~ *considering* a moratorium on Short Term Rentals in the village.

The meeting is adjourned at 8:44pm.

Respectfully submitted,

Peggy Carr, Clerk
Town of Starkey Planning Board

Town of Starkey Planning Board
40 Seneca Street, Dundee, NY

The Town of Starkey Planning Board held a Public Hearing on Tuesday August 6, 2019 at the Town of Starkey Town Hall, 40 Seneca St., Dundee, NY 14837.

Members present:

Steven Fulkerson, Chairperson
Rivka Davis
John Frederick
Bob Gaunt
Mary Rose
Bob Schiesser

Guests present:

George Lawson, Town Supervisor
Mary Ruth Sweet & Marvin Rood
Tom & Carol LaFever
Jay & Kim Wilcox
Jim Begley
Holly & Brandon Thomas
Joan Washburn

Chairperson Steve Fulkerson opened the public hearing at 7:27pm. 2019-PB-22, Jay E. Wilcox, 3994 Pine Road Dr. Dundee, NY 14837 requesting a Special Use Permit to obtain a Short Term Rental permit on a private road. Steven said that there were no calls or letters received regarding this application. There were no comments from the audience or the board members. Mary asked Jay about the leech field/seepage pit. Jay said it needs to be inspected by Brian Quackenbush, Code Official. Steve closed the public hearing at 7:29pm.

Respectfully submitted,

Peggy Carr, Clerk
Town of Starkey Planning Board

The Town of Starkey Planning Board

40 Seneca Street, Dundee, NY 14837

The Town of Starkey Planning Board held a meeting on Tuesday September 3, 2019 at the Town of Starkey Town Hall, 40 Seneca St., Dundee, NY 14837.

Members present:

Steven Fulkerson, Chairperson

Rivka Davis

Bob Schiesser

Bob Gaunt

John Frederick

Mary Rose

Guests present:

Brian Quackenbush, Code Official

George Lawson, Town Supervisor

Sheldon Martin

Mary Ruth Sweet-Rood

Mark Karasz

Lynne Williams

Chairperson, Steve Fulkerson opened the meeting at 7:32pm. Rivka noted that the wording in the previous meeting regarding the Stephen Washburn subdivision paperwork should be the road is a dividing line in the property, not the county road, based on New York State guidelines. Mary said that she said that she read in the Review and Express that Watkins Glen was "considering" a moratorium on Short Term Rentals in the village, not "is putting". Steve motioned to waive the reading of the previous minutes, seconded by Rivka, motion carried 6-0. Steve motioned to approve the previous minutes as amended, seconded by Bob S. motion carried 6-0.

New Business: 2019-PB-24, Marvin Rood and Mary Ruth Sweet-Rood, 5664 State Route 14, Dundee, NY 14837 request a Subdivision of 2 acres from their original property that is located in an LC-1 Zone. This proposal will create a legal lot. Mary Ruth said she will have the surveys by the October 1, 2019. Steve completed the Short Environmental form with a negative declaration. Steven set up a Public Hearing on October 1, 2019 at 7:28pm.

2019-PB-27, Adam Begley, 31 Putney Place, Hilton, NY 14468 requests a Special Use Permit for a Change of Use on property at 5664 NYS Route 14, Dundee, NY 14837 to relocate O'Begley LLC tasting room to the property. The property is located in an LC-1 Zone. George said he measured 100ft. as being the closest corner to the gully. Steve read a letter from the Town's attorney and he said to use Zoning Regulation 7.31 – non-conforming use to a non-confirming use. Rivka said she believes it is a conforming use to a non-conforming use. George said it was granted as a retail building and agriculture was permitted in an LC Zone, they had retail sales in the building. George said it is retail to retail. It was a previous approved non-conforming use, it can be heard

as a change of use. Mary Ruth read the proposal for the upgrade of the building. Rivka asked if the septic system is designed for LC1 Zone, Brian said yes. George said it will have to pass the Department of Health inspections. Based on the Town Attorney's recommendation it would be a change in use on a non-conforming lot. Steven set up a Public Hearing for October 1, 2019 at 7:25pm. Steve completed the Short Environmental Assessment form with a negative declaration.

2019-PB-28, Christian Zimmerman, Finger Lakes Propane, 4250 NYS State Route 14, Dundee, NY 14837 request an amendment to his current Special Use Permit to build a garage to store trucks and trailers, propane parts, regulators and tubing. He also wants to create a tank storage area and drill a water well. The Board members discussed the application. Rivka is concerned about landscaping and creating a berm along the highway. Steve noted that it is a complete application. Steve completed the Short Environmental Assessment form with a negative declaration. Steve set up a Public Hearing for October 1, 2019 at 7:22pm.

Steve reviewed the affidavit of Richard L. Fritz and Verna Fritz 4454 Dundee Himrod Road, Dundee, NY to subdivide property to Kevin Fritz. The property is divided by the Dundee Himrod Road. Both lots will be over 25 acres. The members voted 6-0 that based on NYS guidelines, a road is a dividing line for the property therefore it does not need a subdivision permit.

2019-PB-23, David Burkholder, 5954 State Route 14A, Dundee, NY 14837 requests a Special Use Permit to use part of an existing 33'x65'x14 building for agricultural equipment repair, (33'x40'), with the balance to be horse box stalls. Steve noted that it is a complete application. Rivka asked about the storage of used oils and clean up kits, David said yes he has storage containers for used oils etc., and clean up kits in case of spillage. Steve completed the Short Environmental Assessment form with a negative declaration. Steve set up a Public Hearing for October 1, 2019 at 7:20pm.

2019-PB-26, Mark Karasz, 378 Allen Road, Rock Stream, NY 14878 requests a Special Use permit to have a third residence on one property at the corner of Allen Rd., and Old Lake Rd. in an agricultural Zone. Steve read the special use criteria in an agricultural zone. The Board discussed how to hear it. 4.20 f, reads no lot shall have more than 1 residence without a special use permit. The property is large enough to be subdivided in the future if it ever comes to fruition. Steve completed the Short Environmental Assessment form with a negative declaration. Steve set up a Public Hearing for October 1, 2019 at 7:18pm.

Reports: Rivka had information from a company that deals with short term rental properties and printed out a copy for George to read. Mary has questions about a Short Term Rental at the Burrow's house, Brian said he has not received an application yet. Board members discussed amongst themselves about solar farms and phone calls Brian has been receiving regarding them. Steven adjourned the meeting at 9:02pm

Respectfully submitted,
Peggy Carr, Clerk

Town of Starkey Planning Board

40 Seneca Street, Dundee, NY 14837

The Town of Starkey Planning Board held a Public Hearing on Tuesday October 1, 2019 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Steven Fulkerson, Chairperson

Bob Schiesser

Rivka Davis

John Frederick

Bob Gaunt

Mary Rose

Guests present:

Brian Quackenbush, Code Official

Cleo Pollack

Jim Begley

Jerri McDaniel

Gary Hill

Jeff & Cindy Jackson

Bob, Fiona and Carrie Taylor

James Shirk

David Burkholder

Henry Emde

Lynne Williams

Melanda Siplly

Christian Zimmerman

Mary Ruth Sweet-Rood & Melvin Rood

Chairperson Steven Fulkerson opened the Public Hearings at 7:18pm. 2019-PB-26, Mark Karasz, 378 Allen Rd., Rock Stream, NY 14878 requests a Special Use Permit for a 3rd residence on one property. The new residence will be constructed north of the old one that was demolished. Steve received one phone call asking for the location of the proposed residence and he explained to the caller the location who then did not have any problem. No comments from the audience. Mary Rose asked if it was going to be a year round residence, Lynne Williams said no. The first public hearing closed at 7:20pm.

2019-PB-23, David Burkholder, 5954 State Route 14A, Dundee, NY 14837 requests a Special Use Permit to operate an agricultural equipment repair business in an existing building on his property. Steve received a call from Rich Ossont and he was concerned about traffic on the road and what was being done with the waste oils etc. Steve explained that it was brought up and David Burkholder said he had clean up kits and waste oil containers. This public hearing closed at 7:22pm.

2019-PB-28, Christian Zimmerman, Finger Lakes Propane, 4350 State Route 14, Dundee, NY 14837 requests an amendment to his current Special Use Permit to add a garage for storage of the truck and trailer and propane parts, regulators and tubing, plus an area for empty tank storage area and drilling a water well. They will also be removing the berm to the south. Jerri

McDaniel asked why they are removing the berm. Christian said they are removing the berm to the south to make room to build the garage and storage area. Melanda Siply asked about the storage of propane tanks. Christian said they are empty tanks for residential use and there will not be a driveway from Old 14. Christian also said there will not be any more large propane tanks in the fenced in area. Cleo Pollack concerned about taking out the berm to the south, believes that it should not be removed. Bob Taylor would like to see the application (he was shown the application) Mary Rose asked if the berm was created for safety or beautification. The Planning Board and Christian said it was for beautification. Christian said that the fire department said the south berm is a fire hazard as it could trap the fumes if there was ever a leak and would not let it dissipate. Rivka would like to hear from the fire department. Steve said he did research and if they did leak, chances of it blowing up are slim. Bob Taylor said when they sold the property to Christian Zimmerman they requested the berm be put on the east side and appreciate that they did that. Lynn Williams asked if there are checks done routinely. Christian said the drivers are educated. Steve closed the public hearing at 7:38pm.

Opened next public hearing at 7:38pm. 2019-PB-27, O'Begley, LLC, looking for a Special Use permit to move an existing business to an existing building at 5564 NYS Route 14, Dundee, NY 14837. No comments from the board or audience. Steve closed the public hearing at 7:40pm.

Opened next public hearing at 7:40pm. 2019-PB-24, Marvin A. Rood and Mary Ruth Sweet-Rood, 5664 State Route 14, Dundee, NY 14837 request a Subdivision of 2 acres on their property that is located in an LC1 zone. Steve said the subdivision meets lot line requirements. No calls, no comments. Steve closed the public hearing at 7:41pm.

Respectfully submitted,

Peggy Carr, Clerk

Town of Starkey Planning Board

Town of Starkey Planning Board
40 Seneca Street, Dundee, NY 14837

The Town of Starkey Planning Board held a meeting on Tuesday November 5, 2019 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Steve Fulkerson - Chairperson
Mary Rose
Bob Gaunt
Rivka Davis
Sue Knapp
Bob Schiesser – excused
John Frederick – excused

Guests present:

Brian Quackenbush, Code Official
George Lawson
Cleo Pollack
Paul Jayne
Alvin Zimmerman
Christian Zimmerman
Robert Barret (sp couldn't read)
Jose Medeiros

Chairperson Steve Fulkerson opened the meeting at 7:30pm. The Board welcomed Sue Knapp as a new member. Steve called for a motion to waive the reading of the previous meetings minutes. Mary motioned to waive the reading of the minutes, seconded by Bob G., motion carried 4-0 (Rivka had not arrived yet). Steve called for a motion to approve the minutes of the previous meeting. Mary motioned to approve, seconded by Steve, motion carried, minutes approved 5-0.

Old Business: 2019-PB-28, Christian Zimmerman, Finger Lakes Propane. 4250 State Route 14, Dundee, NY 14837 wants to amend their Special Use Permit to allow the building of a garage to store of a truck and trailer along with propane parts, regulators and tubing, plus a 112' x 145' fenced area for empty tank storage along with drilling a water well on the property. This application was held over from the October 2019 meeting as the board wanted to hear from the Dundee Fire Department about moving the berm to the south. Steven received a letter from Matthew S. Hiltz, Hiltz Propane Systems, Inc. regarding the removal of the earthen berms. Mr. Hiltz wrote that "the earth berms were originally installed for aesthetic reasons only, and serve no purpose for safety of exposure protection. Steve had sent a letter to the Dundee Fire Department regarding the removal of the berm. Jim Moore sent an email to Steven stating that the Dundee Fire Department is neutral and has no opinion on the removal of the berm as removing the berm does not cause harm to the neighbors. Rivka asked if the tanks being stored there are new empty tanks. Christian said that they are refurbished tanks and some would have

10#'s of pressure and he would like to store up to 200 tanks. The tanks he has now are stored on his property on Bigelow Hill Rd., Town of Tyrone. George explained that the tanks have 10#'s of propane vapor not liquid propane. The Board discussed putting a smaller berm and trees to help block the view from Old 14. After much discussion, Steve proposed that they plant trees to block the tank storage. Steve motioned to approve the permit pending adequate screening on the west boundary and south boundary with the screening to added and maintained year round, Mary Seconded the motion. Steve read the criteria for a Special Use permits. Steve asked does the board agree that items 1,2 &3 do not comply with the criteria. A vote was held to approve this motion and did not pass. The vote was 2-2-1 with Steve and Mary voting yay and Rivka and Bob G. voting nay and Sue abstaining as she was new to the board. George wants to know the science of the tank storage to Rivka's concerns. George asked Bob G. why he voted no. Bob G. wanted the public input. The Board explained to him that a public hearing was held last month and the board heard from some of the neighbors. The board then discussed how they could adjust the application in order to pass it. Steven presented an amended motion being that the tank storage will be 100'x145', (not 112'x145'), which would place it 37' from the south property line, moving the berm to the south and placing adequate evergreen screening on all berms as tall as the tallest tank or fence height whichever is higher. Also to maintain screening on the South and West of the tank area as to no impose on surrounding community. Mary seconded the motion, motion carried 4-0-1 with Sue abstaining.

New Business: There was a pre-discussion on a possible subdivision on Red Cedar Lane by Jose Medeiros and Scott Whitham. They are proposing to put a resort on a 14 acre parcel at 4793 Red Cedar Lane. They showed a slide presentation of their proposal for a restaurant and 6 buildings with 6 rental units each and have docks at the lake for customers to come by boat to the restaurant. They showed photos of the property. Mary asked if a stream is on the property. Jose said the border goes down the middle. The property is located in a Residential Resort area. Rivka asked what the slope of the property is and Jose said it varies. Scott said that it is rolling to the cliff. Phase 2 would be to add up to 5 more buildings with 6 units each. Steve asked about water and septic. Jose said the septic and leach field will be at the top of the property. Rivka asked about the cliff. Jose and Scott stated that they will shore up the cliff as now it has trees that are falling over towards the water. Sue asked how will the boaters to get to the restaurant, and they said that there is going to be a driveway at the end of the cliff and they will be able to walk to the restaurant from there. Sue asked what type of restaurant they were proposing and Jose said American food, burgers, steak etc. Mary said she is concerned about lighting for the neighbors, the septic and parking. The board is open to hear a full application.

Paul Jayne is purchasing the former Freedom Village properties and wants to subdivide the properties. The members looked at the maps showing which property he wants to subdivide. Steve explained that if a public road splits the property a public hearing for subdivision is not necessary. George suggested that Paul get a copy of the subdivision regulations from Brian.

Steve received a letter from Leon O'droniec about short term rentals on Buttonwood Lane that he had problems with this past summer. Mr. O'droniec did not follow procedure and talk to the property owners when there is a problem with the renters. He said he did not get a letter from

the property owners. Brian said he spoke to the Davis's about sending letters with contact information to all of the neighbors. Mr. O'droniec stated he now has the contact information. As proper procedures were not followed the board cannot take any further options on this matter.

Respectfully submitted,

Peggy Carr, Clerk
Town of Starkey Planning Board

Town of Starkey Planning Board
40 Seneca Street, Dundee, NY 14837

The Town of Starkey Planning Board held a meeting on Tuesday, December 3, 2019 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Steven Fulkerson, Chairperson
John Fredrick
Bob Scheisser
Rivka Davis
Sue Knapp
Mary Rose – absent
Bob Gaunt – absent

Guests present:

None

Chairperson Steve Fulkerson opened the meeting at 7:32pm. Let the minutes reflect that the November minutes were emailed titled "October" instead of November. Bob S. asked about a comment in Proper Procedure "The board cannot take any further options on this" should be "actions on this matter". Steve noted that there were no guests present. Rivka motioned to waive the reading of the previous month meeting, seconded by Steve. Motion carried 4-0-1 with Bob S. abstaining as he was not at the November meeting.

Steve would like to tackle updating the Subdivision Regulations as the board has had several requests for subdivisions lately. Rivka feels this board should contact the Town Board to see if they want this board to do subdivision revisions first or continue to work on the Zoning Regulations. Steve read the Town Law 275-4A subdivisions. Board discussed whether the board does not have to have a public hearing on minor subdivisions which is contrary to Town Law.

Steve – we need to define/review the process on subdivision. Rivka said we need to address lot line adjustments and cluster development. Sue asked what cluster development was and Rivka explained it to her.

The board discussed defining lot line adjustments under Article 3, definitions; definitions/procedures for Article 3. Under Article 2, 2.10 definitions of terms; Steven suggested adding under #13 subdivision adding that if a county, state or town road goes through the property it would not be considered a subdivision. Board needs to review State statutes on Public Road division. Need to clarify definitions 13 A3 under minor subdivision. #3 add "each such divisions creating no more than 2 lots". Members scheduled a work session for Tuesday January 21, 2020 at 7:00pm.

Steve mentioned that the board needs a nominating committee for the Chairperson and Vice Chairperson for the 2020. Rivka volunteered and the board also nominated Mary Rose to be on

the committee also. Steve said he would be Chairperson again and Bob S. said he would be Vice Chairperson again if the committed wanted. The vote will happen at the January 7, 2020 meeting.

Steve asked that members review the current subdivision regulations and bring any comments to the January 2020 meeting. He also asked that any proposed changes be emailed to him prior to the January 2020 meeting. Steve also noted that he has not heard from Jose Maderius regarding the proposed resort off Red Cedar Lane or from Paul Jayne regarding the subdivision of the former Freedom Village property.

The board discussed Zoning Regulations with John and Sue as they are new board members and how they go about updating the Zoning Regulations.

Steve adjourned the meeting at 9:05pm.

Respectfully submitted,

Peggy Carr, Clerk
Town of Starkey Planning Board