

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

The Town of Starkey Planning Board held a workshop in person and via Zoom on Tuesday January 17, 2023 at the Town of Starkey Town workshop 40 Seneca Street, Dundee, NY 14837.

Members present:

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

Guests present:

George Lawson, Town Supervisor

Steve opened the workshop meeting for Cluster Subdivision Development at 7:00pm. The members had discussed having a 20 acre minimum at the last meeting. Tim had suggested a 10 acre minimum, George asked Tim why 10 acres? Tim answered he just wondered why 20 acres. Steve said many municipalities have a 20 acre minimum for cluster subdivision development. Nowel asked what happens to the land that is set aside? Steve answered that it must remain forever open. It would be deeded in and the owners of the property would decide the usage.

Members then went through Rivka's suggestions for changes:

3.5-2 Applicability; uses; density. 1 Applicability a. Take out "flexible". After discussion the members possibly changed the wording of a to the following - The Planning Board may require a cluster design on a parcel smaller than 20 acres if, in the judgement of the Board,, unusual characteristics of the specific lot make it advisable; and may in any case consider a cluster design on such a parcel if the applicant so desires. The possible changes to the wording will be taken to the Town Attorney for guidance.

Change b to read: Minimum lot size to be considered for a cluster subdivision shall be greater than 5 acres.

Change current b to c.

3.5-3 Section 2 c: Rivka suggested changing soils classified in Groups 1 to 4 to Groups 1 to 5. Members discussed the reasons to change this. George suggested taking out “or soils classified in Groups 1 to 5.” After much discussion they left the wording the same and changed it to “Groups 1 to 5”. Section 2 h added “including land conservation zoning districts:” also added “or zoning districts within the zoning ordinance. In Section i Tim asked about mature forests over 100 years old. Christine asked about “forests”, how do you define forests”, the members discussed this.

3.5-4 a Add “lakefront” to line 3.

3.5-5 c Yard Regulations adding a number (4) Lakefront: lakefront lots shall meet minimum requirements of the zoning district. Lakefront lots which are part of the non-buildable portion of the cluster subdivision being retained as open space shall have a minimum of 100’ lake frontage. Christine asked what is currently in lake front lots and why, why change it for cluster subdivision. George said the lot sizes requirements were for water and septic. Proposal 1) no more lots than normally allowed; 2) leave it as it stands.

3.5-6 f Rivka suggests that it might be appropriate for this use, should take out “without restrictions” after discussion the phrase was omitted.

George questions 7b why landscaping/screening. Steve noted we don’t have regulations for landscaping but could have later on, on an individual basis. After discussion the board added “if applicable”. Gwen thought it should be taken out.

Christine asked Steve to add page numbers to the document. Steve will send the amended document to the members. Members will discuss the document again at the February meeting.

Steven adjourned the meeting at 9:00pm

Respectfully submitted,

Peggy Carr, Clerk  
Town of Starkey Planning Board