

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

The Town of Starkey Planning Board held a meeting in person and via Zoom on Tuesday January 4, 2022 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Mary Rose - Chairperson  
Nowel Faus  
Gwen Chamberlain  
Rivka Davis - Zoom  
Christine Hopple - Zoom  
Bob Schiesser - Zoom  
Steven Fulkerson - excused

Guests present:

Brian Shriver - Code Official  
George Lawson, Town Supervisor  
David Eberly  
Dan Kress  
Robert Andrew Jones  
Joe Kane

Mary opened the meeting at 7:31pm. Mary asked if anyone wanted the minutes of the previous meeting read - there were none. Mary made minor grammatical changes to the minutes. Gwen motioned to approve the minutes as amended, seconded by Christine, motion carried, minutes approved 6-0.

Next was the nominations for 2022 for the Chairperson and Vice Chairperson roles for the Planning Board. Mary was nominated for Chairperson and Steven Fulkerson was nominated for Vice Chairperson. Steven had indicated in an email that he would accept the Vice Chairperson position. Mary accepted the Chairperson position. Rivka motioned to accept the nominations, seconded by Bob, motion carried, nominations approved 6-0.

Robert Andrew Jones came before the board to have his lot line adjusted plat signed by the Planning Board. Mr. Jones obtained an Area Variance for his lot line adjustment from the Zoning Board of Appeals in application 2021-ZBA-10 on September 16, 2021 . Mary signed the survey map paperwork.

Brian gave the board updated survey map copies for the Mark Schenck and Kim Crawford Schenck subdivision that was approved on November 2, 2021. Attorney Peter

H. Baker sent a letter asking the board to sign the new copies showing the whole property being divided per the request of the buyer of the property. The applicant is not at the meeting. Mary and Rivka are not happy receiving this paperwork at the last minute. The members want to see the original copy of the signed plat. George noted that the letter from the attorney is a signed affidavit attesting to the measurements being the same. Christine proposed that the board table this matter until we receive the information. Bob doesn't think this will hold up the sale of the property. Brian called Mark and Kim and Mark brought a copy of the original signed plat for the members to compare with the new copies. Mary and Gwen compared the two plats and they read the measurements stating the same as the originally approved paperwork. Members agreed to have Mary sign the survey maps.

New Business: 2021-PB-18 David Z. Eberly, 4144 Lakemont Himrod Road, Dundee, NY 14837 requests a Special Use Permit to reopen a previously mined gravel pit. The property is behind the "Cobblestone Springs" house. David showed Mary on the map where the location of the area is. Rivka said we need a topographical map and a final proposed topography after the site is restored. Mr. Eberly said the engineer is working on that. He also stated that he will be grading the area for farming after the mining is completed. George stated that the DEC permit will have a reclamation plan included in it. Rivka noted that this will be contingent on DEC approval and receiving copies of the reclamation plan and a DEC permit. Christine asked if this needs speds. The regulations on mining extraction was read and this is a Special Use in an A-1 Zone. George explained the process of gathering the information so that Mr. Eberly can have it by the February meeting. Rivka also noted that we need the distances from adjacent property owners. Mary scheduled a Public Hearing for February 1, 2022 at 7:32pm.

2021-PB-17 Dan & Lauren Kress, 5275 NYS Route 14, Dundee, NY 14837 request a Special Use Permit to rehab existing homes and buildings into apartments on the former "Freedom Village" property. Mary said we need to see a map. George noted that this is a planned unit development. Bob said we need to decide if this should be heard by the Planning Board or the Zoning Board of Appeals. Rivka read Schedule 1, A-1 Agriculture in the Zoning Regulations. Multiple dwellings are allowed as a Special Use. It was also noted that "Multiple Dwellings" was changed to "Planned Unit Development" in the new regulations. Mr. Kress said he wants to take the former administration building and convert it to multiple apartments. George noted that there are 5 existing single residence homes on the property. Members discussed whether he needs a Special Use Permit for those residences. George suggested he hold off on the project and hear it as a Planned Unit Development once the new regulations are approved by New York State. George noted he can still go ahead and rehab the existing single residence houses. Mary suggested he come back with a complete application for the whole project

when the new Zoning Regulations are in effect. Mr. Kress stated he wants to start with the single family homes and will have the administration building into up to 4 units. After discussion it was decided that the Planning Board can hear the application for the administration building upgrades. Mr. Kress will bring in a complete application for the February 1, 2021 meeting.

2021-PB-16, Joseph Kane 4212 Upson Point Rd., Dundee, NY 14837 requests a Lot Line Adjustment for his property. Mr. Kane owns 4212 and 4208 Upson Point Rd. and he demolished the cottage at 4208 and now wants to combine the two lots. The members looked at the map provided and it was determined that the lot was not wide enough as it needed to be 150 ft. wide and is only 120 ft. wide. The Planning Board is sending this application to the Zoning Board of Appeals for an Area Variance.

Brian emailed the Short Term Rental list to the members. Christine wants to know how many owners are not living locally.

Mary adjourned the meeting at 9:29pm.

Respectfully submitted,

Peggy Carr, Clerk  
Town of Starkey Planning Board