

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

The Town of Starkey Planning Board held a Public Hearing and regular meeting in person and via Zoom on Tuesday February 1, 2022 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Mary Rose, Chairperson
Steve Fulkerson, Vice Chairperson
Gwen Chamberlain
Nowel Faus
Rivka Davis - Zoom
Bob Shiesser - Zoom
Christine Hopple - Zoom

Guests present:

Brian Shriver, Code Official
David Eberly
Lee Hardy
John Jones *
*(representing Elwin Brubacher)

Mary Rose opened the meeting at 7:35pm, (late due to volume issues with the Zoom system). Mary asked if anyone wanted the minutes read from the previous meeting - no one did. Mary asked if there were any changes to the current minutes, there were none. Gwen motioned to accept the minutes as submitted, seconded by Bob, motion carried 6-0-1, with Steve abstaining as he was not present for the January 2022 meeting.

Public Hearing

2021-PB-18. David Z. Eberly, 4144 Lakemont Himrod Road, Dundee, NY 14837 requests a Special Use Permit to reopen a gravel mining pit. Mr. Eberly submitted a complete application with a copy of the DEC Mining Permit application. The board reviewed the "Mine Plan Narrative". It was noted that the DEC requires a 25' boundary from neighboring properties and the Town requires a 100' boundary from neighboring properties. Members discussed the line measurements. There were no phone calls or letters regarding this application. Mary wanted to see a real view of where the trucks would be bringing out the gravel. Steven showed her where the road is. Rivka noted for the record that this is a reopening of a previously used gravel pit. Mary read the Short EAS form Part 1. Mary completed Part 2 of the Short EAS form, with a negative declaration. Christine is concerned about erosion at the site. Nowel said the DEC permit

will handle any issues regarding possible erosion. Steve also said that is all taken in consideration in the DEC permit and the reclamation plan that is included in the permit. The reclamation plan describes leveling the property as farmland. Steve explained the area to Christine, i.e. top soil. Steve reviewed the wording in 6.81 "Extracting top soil" in the Zoning Regulations. Rivka suggested that the board put in the permit that Mr. Eberly must stay in compliance with the DEC regulations in order for the Special Use Permit to remain valid. Steve motioned to approve the application as complete with the caveat of Rivka's suggestion noted above, seconded by Mary, motion carried 7-0.

New Business: 2022-PB-2, Lee Hardy, 109 Lambs Run Creek Road, Dundee, NY 14837 is requesting a Lot Line Adjustment from property tax ID# 114.52-1-2 to be added to tax ID# 114.60-1-1, creating one larger lot. Members discussed the lot sizes to see if this meets all requirements. Steve doesn't feel that the Town should charge an application fee for Lot Line Adjustments. He also asked if we should require the full application fee for lot line adjustments. Lee said other towns have forms for lot line adjustments. Steve noted that we need separate Subdivision applications and a Lot Line Adjustment applications. Members discussed whether this was a lot line adjustment and agreed that it was. Steve moved that this is a lot line adjustment , seconded by Rivka, motion carried 7-0. Steve, Brian or Mary will ask the Town Board about adjusting fees for lot line adjustment applications at the next Town Board meeting. Mary stamped the copies of the Plat.

2022-PB-1, Elwin Brubacher, 4013 Dundee Himrod Road, Dundee, NY 14837 requests a Special Use Permit to construct a second single family residence on his property. John Jones from Marks Engineering, Canandaigua, NY representing Mr. Brubacher gave an overview of the proposal. He said there are 176 +/- acres owned by Mr. Brubacher. Mr. Jones stated that there will be a new driveway and new wastewater treatment facility. This will be a single family home that will eventually be subdivided from the main property. Mary looked at the large map showing the house placement. Steve said the application is complete. Steve noted that we can accept the application and Mary set up the Public Hearing for March 1, at 7:33pm.

Other business: Rivka asked about the status of the updated Zoning Regulations. Brian said they are at Albany being reviewed and we should hear any day now and Candace has binders and will print them as soon as they are approved. Steve would like this board to update regulations as they are needed instead of updating the entire document.

The Town of Starkey needs to find a way to keep people in the area. Steve noted that people are purchasing properties and turning them into Air B&B's etc. not actually living in the area.

Rivka asked about possible 5G regulations. Mary said she spoke to the Town Board and the 5G apparatus will be put on existing telephone poles and the Town Board said that the Planning Board will not have to do anything about them.

The Town of Starkey is allowing establishments for the sale of marijuana etc. Bob said there were 4 applications to the County for this. He feels the Planning Board should look into this.

Christine would like to look at the Eberly application packet. She can come to the office and get a copy if she would like. Brian said the Town is ordering a large scanner so all documents will be digitized.

Steve said we need a checklist of required information for applicants so that applications can be complete when submitted.

With nothing further, Mary adjourned the meeting at 9:07pm.

Respectfully submitted,

Peggy Carr, Clerk
Town of Starkey Planning Board