

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 March 1, 2022 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

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

Guests present:

Brian Shriver - Code Official
Nancy Caudill - Zoom
John Jones (Marks Engineering) - Zoom

Chairperson Mary Rose opened the meeting at 7:32pm. Steve motioned to waive the reading of the previous months minutes, seconded by Nowe, motion carried 6-0 (Bob had trouble connecting to Zoom). Steve motioned to approve the minutes as submitted, seconded by Rivka, motion carried 6-0.

Public Hearing:

2022-PB-1, Elwin Brubacher, 4013 Dundee Himrod Road, Dundee, NY 14837 requests a Special Use Permit to allow a second single family residence on his property. Mary noted that there were no phone calls or letters regarding this proposition. John Jones of Marks Engineering, representing Mr. Brubacher gave an overview of the project. Steve asked Brian about the placement of the house. Brian said there was plenty of property available for this project. It will have a separate septic system, well and driveway. With nothing further, Steve motioned to approve the application seconded by Mary, motion carried 7-0.

Regular meeting, new business:

2022-PB-3, Lamar B. Sensenig, 5519 State Route 14A, Dundee, NY 14837 requests a Special Use Permit to convert part of a 40'x80' pole barn to accommodate commercial farm equipment repairs. Mr. Sensenig did not show up for the meeting. This application is on hold for now.

2021-PB-5, Nancy Caudill, 16 Fir Tree Point Road, Rock Stream, NY 14878 requests a Special Use Permit to obtain a Short Term Rental Permit for this property. Nancy first came before this board in May 2021 but pulled the application as she needed to update the septic system before going forward. Brian noted that the septic system has been completed and is now in compliance by adding a 2000 gal tank to accommodate the number of guests allowable. Rivka wants the new septic system noted on the application. Brian will send this information to the members by April 5th. Rivka noted that when this board was discussing this application in May 2021 she remembers that the neighbor had questions about where the boundary line is to keep the guests from going on the neighbors property. Nancy said there are flags in place. Nancy said there will be signage for parking spaces. The members discussed placement of property lines to access parking spaces. Brian will get a better drawing of the roadway showing access to the property. It was mentioned as to if the application needed to be updated. Steven said the Special Use Application is complete. Mary noted that they need better drawing for parking and septic. After much discussion Steve motioned that the board will need to see a complete drawing showing access for parking spaces 1 & 2 and the placement of the septic system no later than March 14th, seconded by Bob, motion carried 7-0. A Public Hearing will be held on April 5, 2022 at 7:35pm.

2022-PB-4, Jonathan Zimmerman, 625 Rock Stream Road, Rock Stream, NY 14878 requests to amend his current Special Use Permit from brokering puppies for other breeders to now include breeding on premise. Mr. Zimmerman gave a presentation to the board showing that the only change to the current kennel will be adding a portable whelping area. He showed the members the one he will be ordering if the amended Special Use Permit is approved. Mary motioned that we accept this application as complete, seconded by Nowel, motion carried 7-0. A Public Hearing will be set up for April 5, 2022 at 7:40pm.

Old Business: Members discussed "Lot Line Adjustments". Do we need a full application fee. Steve thought maybe \$25.00. Brian thinks there should be a fee and if it does need to be a Public Hearing then they would pay the full fee. Mary noted that Brian Quackebush's name should be taken off of the forms. Brian S. said all names should be taken off. There is training in Penn Yan on March 24th. Steve said there is online training from Onondaga County. There is Southern Tier Leaders training on March 31st.

With nothing further Mary adjourned the meeting at 8:30pm.

Respectfully submitted,
Peggy Carr, Clerk
Town of Starkey Planning Board.