

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

Members present:

Steven Fulkerson, Vice Chairperson
Nowel Faus
Gwen Chamberlain
Bob Schiesser - zoom
Christine Hopple - zoom
Rivka Davis - excused

Guests present:

Brian Shriver, Code Official
George Lawson, Town Supervisor
Nancy Caudill - zoom
John Baldauf - zoom
James Hoag & wife - zoom
Adam Begley - zoom
Lamar Sensenig

Steven opened the meeting at 7:30pm. Steven mentioned what a privilege it was serving with Chairperson Mary Rose. Mary passed away unexpectedly; her service will be held on July 16, 2022 in Glenora. Steve asked if anyone wanted the minutes of the previous meeting read - no one did. Steve motioned to waive the reading of the previous minutes, seconded by Gwen, motion carried 5-0. Steve called for a motion to approve the minutes of the previous meeting, Christine noted that there was a typo in the second paragraph, there needed to be an "l" added to Nowel's name. Gwen motioned to approve the minutes as amended, seconded by Bob, motion carried 5-0.

Public hearing: 2021-PB-5, Nancy Caudill, 16 Fir Tree Point Rd., Rock Stream, NY 14878 requests a Special Use Permit to obtain a Short Term Rental Permit on a private road. Steven said he had one phone call from the neighbor to the south who had questions about marking the north and south boundaries as he has a dog who is territorial and is also concerned about parking. Steve told him that the Code Enforcement Official issues the Short Term Rental Permit. John (Nancy's brother), is concerned about being put in the position of policing the area with boundaries. Mrs. Hoag mentioned the safety of children playing. Nowel asked if there is a border/fence

that could be placed without causing a problem? Steve explained it would be in the Short Term Rental Permit. Nancy said they have plans to put out markers delineating the boundaries. The property manager will be available 24/7. Steve asked John Baldauf if it was going to be pet friendly. John answered they wanted it to be. Christine asked Mr. & Mrs. Hoag where their cottage was in relation to Nancy Caudills? Steven showed her on the map. James Hoag said he is ok with what John has suggested for boundary markers. Christine asked Nancy how far away is the management company? Nancy said the address is in Buffalo, NY and she is not sure where the liaison is at. Steve asked if the management company will be doing the turn over? Nancy said that there will be someone local to go in and clean etc. between guests. There will be someone local to contact. James asked what do you do if there is an issue? Steve explained the steps of contact and noting that the neighbors will be receiving a letter with the phone numbers of the contact people. Christine asked Steven if the Planning Board can put a limit to the number of people allowed. Steve explained that Brian Shriver, Code Official will be deciding any occupancy changes. James noted that he is not concerned with the Bauldauf's as they have been neighbors for years, just the Short Term Rental. Steven closed the Public Hearing at 7:58pm. Christine motioned to approve this application as submitted, seconded by Gwen, motion carried 4-0-1 with Nowel abstaining.

Steven opened the second Public Hearing at 7:58pm. 2022-PB-4, Jonathan Zimmerman, 625 Rock Stream Road, Rock Stream, NY 14878 requests an amended Special Use Permit to now include breeding dogs to his current Special Use Permit that is for brokering puppies/dogs with the maximum of 10 dogs. Christine was confused as the application said brokerage and now breeding. Brian S. said one board member wanted the original application that is why he included it in the email to members. Steve explained it to her. Gwen asked what happens if there are 8 adult dogs and then had 8 puppies they would be over the 10 dog limit. Mr. Zimmerman said small breed dogs usually have small litters. Nowel reads it as having 8-10 breeding dogs not to include puppies. Christine noted that when this first came to us there was a question about the applicants buying the property. Brian S. said they own the property now. Steve said there were no public comments. Steve motioned to approve the application as amended, seconded by Nowel, motion carried 4-1-0 with Christine voting no. George asked who oversees the operation. Mr. Zimmerman said NYS Ag & Markets.

New Business: 2022-PB-3 Lamar Sensenig, 5519 State Route 14A, Dundee, NY 14837 requests a Special Use Permit to use 32'x40' of an existing 40'x80' pole barn on his property for farm implement repair. Steve asked about water courses on the property. Mr. Sensenig said there is a small ditch for seasonal drainage. Steve asked about the driveway. Mr. Sensenig has not spoken with the State yet for an additional driveway. If it is not allowed they can use the driveway from the house and go to the barn. Steve

asked about oil spill kits, Mr. Zimmerman said yes they will be on hand. Steve completed Part 2 of the Seqr with a negative declaration. Steve set up a Public Hearing for May 3, 2022 at 7:32pm.

2022-PB-5, Adam Begley, O'Begley LLC, 5700 State Route 14, Dundee, NY 14837 is requesting a Lot Line Adjustment taking property from Big Stream, LLC. Brian has the large plats on hand. Members discussed the lot size and it is not going to be large enough. They need to have a conforming legal lot. Adam said they will make the necessary adjustments.

Steve proposed to the board that he would like someone to step in as Chairperson as he is not able to do it at this time. He will stay on as Vice Chairperson. We also need another board member. Please think about it.

There was no other business.

Steve spoke with George about the Lot Line Adjustment fees. They discussed it.

Gwen noted that the Annual Land Use Leadership Alliance annual training will be held on April 25, 2022 from 5:00 to 8:00pm at the Yates County Building Auditorium and is available on Zoom. She will email the information to the members.

Steven adjourned the meeting at 8:50pm.

Respectfully submitted,

Peggy Carr, Clerk
Town of Starkey Planning Board