

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

The Town of Starkey Planning Board held a regular monthly meeting in person and via Zoom on Tuesday June 7, 2022 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Steve Fulkerson, Vice Chairperson
Gwen Chamberlain
Nowel Faus
Jim Kroetch
Rivka Davis - Zoom
Bob Schiesser - Zoom
Christine Hopple - Zoom

Guests present:

Brian Shriver
John & Joan Pipher
Naaman Faus

Steve opened the meeting at 7:30pm. We welcomed new board member Jim Kroetch. Steve asked if anyone would like to have the minutes of the previous meeting read. No one did, Steve motioned to waive the reading of the previous months meeting, seconded by Gwen, motion carried 5-0-1 with Jim abstaining as he is a new member; Bob had trouble logging in via Zoom). Rivka noted that the minutes of the previous meeting needed to be amended stating that the storage area for the Sensenig application will be behind the 80'x120' barn and any defunct equipment will be stored along the hedgerow. Rivka noted that she said we wouldn't be able to waive regulations regarding the Faus proposed application for rental cabins. There is nothing in the regulations to allow this board to waive campground regulations. Christine also noted that there was a typo in Sensenig "scraped" should be "scrapped". Gwen motioned to approve the minutes as amended, seconded by Rivka, motion carried, 6-0-1 (Jim new board member).

New Business: 2022-PB-7, John Pipher, Custom Mix Concrete, Inc. 1229 Lowman Road, Lowman, NY 14861 requesting a Special Use Permit for a Ready Mix concrete plant on property currently owned by Robert A. Timberman III at 6173 State Route 14A. The property is located in an A1 Zone. John Pipher gave an overview of his proposed project. He would like to bring a Custom Ready Mix Concrete plant to this area as he has a lot of business in our area and would like a local location. Concrete has a 90-110 minutes shelf life. Could do the jobs with 4 to 5 trucks. He showed photos of the

Lowman Plant. Steve asked about the noise levels. John said that the truck would be running while it is being loaded. The parcel on State Route 14A is a 5 to 6 ½ acre parcel. Rivka asked if he knew the decibel level would be, John did not know. Steve looked up that a diesel truck is approximately 100 decibels. John said that they would be using between 8000 and 20000 gallons of water per day. There will be retention bays to collect water from washed trucks. Steve noted that the application is complete with the exception of a detailed map for location of the buildings, measurements of distance from other buildings and water courses, etc. Rivka asked what they would be doing with the particulates in the air from the concrete. John advised that this will be a brand new building and loading will be inside and they will have fans. He likes to have employees from the local area. Steve set up a Public Hearing for July 5, 2022 at 7:32pm. Christine noted that this location is close to the Schuyler County Line. Steve noted that we will send notice to the Town of Reading.

2022-PB-8, Naaman and Amber Faus, 6156 Peelle Road, Rock Stream, NY 14878 are requesting a Special Use Permit or up to 5 simple primitive off grid rental cabins The property is located in an A1 Zone. Naaman said the Department of Health said 4 or less campgrounds need no permits. Steven asked that since the cabins are movable so should we hear this as Hotel, Motel and Resorts? Steve read the regulations for “Resorts” and they would not work for this project. “Motel” would work under our current regulations as long as it meets the Department of Health regulations and they wouldn't regulate this. Naaman described the project as a Short Term Rental of simple primitive carry in carry out cabins. There would be outhouses to each sit and solar lighting, off grid no electricity. Steve noted that there is not a public water source on the property, transients will probably not bring their own, will you be providing this? Naaman stated that yes it could be done. Steve said if we hear this under Hotel, Motel and Resorts we will have to have a site plan and this will take two months, is the map included in the application? Brian is of the opinion that a site plan is not needed as the cabins are not a permanent fixture. Steve feels a site plan should be done. Christine looking at the map asked where the people would park, nothing was shown on the map. Naaman said that Peelle Road is partially town owned and the balance is a private road. Driveways will be created to the cabins. Steve asked members if we shall accept this application as a Hotel, Motel and Resort? Christine asked, is there any other way to hear it? Steve said no. Rivka noted that we would have to rewrite the campground regulations and that could take up to a year. Steve mentioned to Brian that we must make sure this application goes to the Yates County Planning Board for their decision on it. Rivka also noted that we need to revisit the “Campground” regulation this winter. Steve sent a Public Hearing for July 5, 2022 at 7:35pm.

Other Business: Bob Schiesser is resigning from the Yates County Planning Board. He spoke with George and suggested that someone from this Board might like to join it.

Steve would like a new member to take over one of the meetings in the future. He will help them run it but he has a lot going on right now and would like to step back from chairing the meetings.

Steve adjourned the meeting at 8:40pm.

Respectfully submitted,

Peggy Carr, Clerk
Town of Starkey Planning Board