

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

The Town of Starkey Planning Board held a meeting in person and via Zoom on Tuesday February 7, 2023 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Steven Fulkerson, Chairperson  
Tim Senavaitis, Vice Chairperson  
Gwen Chamberlain  
Nowal Faus  
Christine Hopple  
Rivka Davis  
Jim Kroetch  
Jaimi Shoemaker - alternate

Guests present:

Brian Shriver, Code Official  
Joseph Gibson  
Richard & Marlene Martin

Chairperson, Steven Fulkerson opened the meeting at 7:30pm. Steven asked if anyone in the audience wanted the minutes of the January 3, 2023 and the workshop minutes of January 17, 2023 read - no one did. Christine motioned to waive the reading of the minutes of both meetings, seconded by Nowel, motion carried 7-0. In the minutes of the workshop meeting Rivka had an amendment - in 3.50 6f it should be: Rivka suggests that it might not be appropriate for this use (the word not was omitted in the original). Gwen pointed out a typo on Christine's name. Rivka motioned to approve the minutes as amended, seconded by Tim, motion carried 6-0-1 (Gwen abstained as she was not at the meeting).

New Business: 2023-PB-2, Joseph Gibson, 635 Shannon Corners Rd., Dundee, NY 14837. Joe gave an overview of his proposal of building a 100'x120' building for a transfer station building for his business Cardinal Disposal. Joe said that the DEC has new regulations stating that the transfer of trash must be undercover, therefore he must build a new building. Joe indicated that the building will be farther away from the road and residential areas. He also indicated that they have scraped a lot of the used trucks and trailers and the ones remaining they use for spare parts. He also redid the parking lot. Rivka said she couldn't read the map of the aerial view. Joe showed her where the proposed building will be on his copy. Jaime asked if it would be similar to the one in Ithaca, Joe said yes. Rivka asked about noise levels. Joe stated he has easements

from the neighbors for the noise levels. Steve asked if this would be an enclosed facility, Joe answered yes. Rivka asked about storage from sorting, how long will it be there. Joe answered that the DEC regulations are no longer than 7 days. Rivka asked about the average tonnage, will it increase? Joe stated there will be no change. They next reviewed the EAS. EAS pg 2c2 Marked wrong, should be first part yes and second part no; Pg 4 D1g should be yes; E1b 4 acres impervious surface; Rivka noted that the members discussed that this is already a bit over current percentage limit for impervious surface according to current zoning, but that same area has been impervious surface since 2–3, and the impervious surface regulation wasn't added to the zoning until 2011 Steve went over pages 5 & 6 in EAS and read answers; EAS page 10 said there was a spill, Joe said there was a truck fire; Page 11 E2h - adjacent wetlands. Rivka asked if the DEC will be the Lead Agency on this project? Tim asked about lighting, Joe said there will be some lights. Tim also asked about fire protection and Joe said they are putting it in the design. Jaime asked if it would be dry or wet, Joe said dry. Tim asked how deep he will be going, Joe said 8', and Tim asked if the old location will be taken down. Joe said that they will take down the old location but might leave the concrete floor and put up a pole barn for storage at a later date and would come back before the board if he decides to do that.

Steve said that we have 30 days to establish the Lead Agency, Joe will contact the DEC to see if they will be the Lead Agency. Once that is established Steven can complete the part 2 of the EAS at the March meeting, a Public Hearing can be set up for April 4, 2023. Christine asked about the water that is coming down the hill to Route 14 as it floods at the bottom. It was discussed that water does flow down hill, not all of it comes from his property, he has a drainage pipe to the ditch. Tim suggested that maybe there could be a retention pond, Joe said possibly south of the building.

2-23-PB-1, Richard & Marlene Martin, 816 Fenno Rd., Dundee, NY 14837 are requesting a Special Use Permit to convert a 45'x148' barn into a Grocery Store and Farm Market with bulk food. Mr. Martin said they will have to re-concrete the floor, put up partitions to separate the store portion from the warehouse/storage areas and paint. Steve noted that they will have to contact Ag & Markets regarding what changes will need to be to the facility. Rivka asked if there will be rest rooms - Mr. Martin said the family members will be working there and they will use the house. Steve said existing building needs to be modified and asked if they intend to use the whole building, Mr. Martin stated yes. Steve told them they need to complete the EAS form, he gave them a copy to complete before the March 2023 meeting. Steve explained to them that they need to come back for the March meeting, they will need to contact Ag & Markets (they will need a license to operate), and the building will need to be brought up to code. This board can possibly set up a Public Hearing for April 4, 2023 if there is a complete application.

Old business: Rivka noted while proofreading the proposed Cluster Subdivision Ordinance suggested on page 11 under 6: Sewage treatment systems - at the end of the first sentence - change the period to a semicolon and insert “and that construction and/or maintenance and/or operation there of does not significantly compromise the health of the conservation areas”. The members discussed whether this sentence should be added to the document. Steve and Gwen do not think it should be added. The Board decided the language Rivka proposed adding about sewage treatment systems should not be added because the Board felt it was unnecessary as it was covered elsewhere in the ordinance; not because the board disagreed with the sense of it. Steve asked members to vote whether to add the sentence to the document with Yes -1, No - 3 and Abstain - 3, resulting in no action taken on the matter.

Other business: Steve told members we have a checklist for Subdivision applications, we need one for Special Use Permit applications. He asked members to look at the applications from tonight and come up with a checklist.

Steve asked members if they wanted to have another workshop on February 21st to create the checklist, members decided to hold off until March.

Brian said there is an on-line municipal mini bootcamp training session on February 28th if members would like to enroll, he will email information to the members.

With no further business Steve adjourned the meeting at 9:00pm.

Respectfully submitted,

Peggy Carr, Clerk  
Town of Starkey Planning Board