

## **Town of Starkey Planning Board**

**40 Seneca Street, Dundee, NY 14837**

The Town of Starkey Planning Board held a meeting on Tuesday, February 4, 2020 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

### **Members present:**

Steven Fulkerson – Chairperson  
Bob Schiesser – Vice Chairperson  
Rivka Davis  
Mary Rose  
John Frederick  
Sue Knapp  
Bob Gaunt – absent

### **Guests present:**

Brian Quackenbush, Code Official  
George Lawson, Town Supervisor  
Janice Burrow-Goff

Chairperson Steve Fulkerson opened the meeting at 7:30pm. Steve asked if the public wanted to have the minutes of the previous meeting read, they did not. Steve motioned to waive the reading of the minutes, seconded by Bob S. motion carried 6-0. Steve motioned to approve the minutes of the previous meeting, seconded by Bob S. motion carried 6-0.

New Business: 2020-PB-2, Janis L. Burrow-Goff, 44 North Glenora Rd., Dundee, requests a Special Use Permit to obtain Short Term Rental on a private road. Rivka noted that no parking areas were not indicated. Rivka also indicated that the private road wasn't show correctly. Brian stated that the leach field needs to be replaced and the parking needs to be set around the leach field. Brian just received the septic drawings and he needs to look them over and he will get with Janice regarding septic and parking. Rivka and Mary asked if there was any written agreement on road repairs. Janice said probably not as her parents bought the property in the 1950's. Rivka suggested setting the Public Hearing for next month contingent on having an accurate site drawing to the board members by February 14<sup>th</sup>. Steven set up a Public Hearing for March 3, 2020 at 7:28pm.

Members scheduled additional workshop meetings on February 18 and 25<sup>th</sup> at 7:00pm to continue work on the Subdivision revisions. Steve said he would not be here for the March 3, 2020 meeting. Bob S. was not sure if he would be available either. Rivka said she could run the meeting if they could not be here, as long as there was a quorum.

Members then worked on the subdivision regulations.

3.212 under Preliminary Discussion – changed “shall” to “may”.

3.200 needs to add verbiage – as lot count

Put in #6 “If applicable, when submitting a cluster or conservation subdivision”.

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

The Town of Starkey Planning Board held a workshop meeting on Tuesday January 28, 2020 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

**Members present:**

Steve Fulkerson – Chairperson  
Mary Rose  
Bob Schiesser  
Rivka Davis  
Sue Knapp – excused  
John Frederick – absent  
Bob Gaunt – absent

**Guests present:**

Brian Quackenbush – Code Official  
George Lawson – Town Supervisor

Steve opened the meeting at 7:08pm. Board discussed that non-conforming lot line adjustments need to go to the Zoning Board of Appeals. Also, lot line adjustments need to create conforming lots.

Rivka submitted a definition of Cluster Development – “Cluster Development: A subdivision in which the same number of lots that would be allowed in a given area for a conventional subdivision are clustered at a higher density in the most appropriate portion of the property, leaving the rest of the original lot to remain permanently open and underdeveloped.” Steven updated on his laptop.

Cluster subdivision and conservation development are encouraged as major subdivision technique. Updated #16 definition b1. Also the definition for “original lot” was changed to “parent lot”.

Changed to #2 subdivision and re-subdivision in no more that 4 lots in a two-year period.

Under Article 3, Procedures and Plat Requirements, they reviewed 3.100 Requirements for a minor subdivision. Steve added 3.103 “an application shall not be considered complete”. Move 3.105 Plat requirements before 3.104 and renumber where necessary.

Changes made to minor subdivisions. Major subdivisions – Steve moved and updated some wording. New Article 4 is ok. Next meeting need to look for requirements for major subdivisions. Steve adjourned the meeting at 8:50.

Respectfully submitted,  
Peggy Carr, Clerk

# Town of Starkey Planning Board

Town of Starkey Planning Board

40 Seneca Street, Dundee, NY

The Town of Starkey Planning Board held a work session on Tuesday, January 26, 2020 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 12837.

Steve Fulkerson - Chairman

Steve Fulkerson

Mark Rose

Bob Johnson

Rita Davis

Joe Krug - Clerk

John Frederick - Attorney

Bob Gault - Attorney

Brian Gunkel - Code Official

Brian Gunkel

George Brown - Town Supervisor

Steve opened the meeting at 7:00pm. Board discussed that non-conforming lot has  
adjustment need to go to the Zoning Board of Appeals. Also, for the adjustment need to  
create a new map.

Mark proposed a definition of Cluster Development - "cluster development is a subdivision in  
which the number of lots that would be allowed in a given area for a particular  
zoning district is a higher density than the most appropriate portion of the property.  
Location of the original lot is retained, but the lot is subdivided into two or more lots, and the  
subdivided lots are located in a cluster."

Steve stated that it is a subdivision where the lot is subdivided into two or more lots, and the  
subdivided lots are located in a cluster. Also, the definition for "original lot" was changed to  
"parent lot."

Steve stated that the subdivision and the subdivision is no more than 10% in a two-year period.

Under Article 2, Provisions and Regulations, they reviewed 2.100 Provisions for a  
minor revision. Steve added 1.1.1 "an applicant shall not be considered complete". Move  
the provisions before 2.1.1 and then have a revision.

Changes made to the provisions. Major subdivision - Steve moved and updated some  
words in Article 2 is ok. They're moving need to look for provisions for minor  
subdivision. Steve adjourned the meeting at 8:00.

Respectfully Submitted,

Steve Fulkerson