

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

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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 - Engineer

Brian Gussakowski - Code Official

Brian Gussakowski

George Lawson - 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 clustered at a higher density in the most appropriate portion of the property.
Location of the original lot is retained in a reasonably open and undeveloped, green
undeveloped is a lot.

Cluster development is a subdivision where one or more lots are grouped together in a
redeveloped, undeveloped lot. Also the definition for "original lot" was changed to
"part of."

Cluster development is a subdivision where one or more lots are grouped together in a two-year period.

Under Article 2, Procedures and Fee Requirements, they reviewed 2.100 Fees and fees for a
minor revision. Steve added 1.10. "an applicant shall not be considered complete". Move
the fee requirements before 2.10 and then have a meeting.

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

Respectfully, Submitted,

Steve Fulkerson