

**Town of Hornellsville NY**  
**4 Park Ave – PO Box 1**  
**Arkport, NY 14807**

## **PLANNING BOARD MEETING MINUTES**

The Town of Hornellsville Planning Board met on Thursday, November 4<sup>th</sup>, 2021 @ 4PM. Present were board members Jim VanBrunt, Ed Flaitz, and Larry Jones (acting as chair in Joe Dick's absence,) and Bob Mooney, TOH code enforcer. Also present was Eric Biscaro representing Amor Building Supply Company, and Erin Holbrook, interested party to a subdivision on the agenda.

### **Armor Building Project – Seneca Road North**

The Board reviewed a proposal by Armor Building Supply to construct a 40' X 120' building on the corner of their lot located at the intersection of County Route 70A and Seneca Road North to be used as rental income, sub-dividing the structure and leasing out three or four units to small businesses. Zoning regulations allow only one principal building per lot. Also, the proposed building is within only 2 feet of the parcel perimeter, however, *visually* in the Board's opinion sets back amply from the road way right of way with no apparent visual traffic hinderance. After discussion, the Board agreed that there were no other major detriments to the project and the consensus was to refer the project, along with the Planning Board's advisement, to the Town of Hornellsville Zoning Board for additional consideration and action.

### **Stutzman Property – County Route 67**

Reviewed were uncertified copies of a 50.0586-acre plot, owned by Clayton Stutzman, west of the Village of Arkport at the bottom of Bishopville Hill with County Route 67 cutting through the lot resulting in a 2-acre plot to the North of said acreage. The Board reviewed the proposal of selling the 2-acre plot on the North side of Route 67 to Mr. Erin Holbrook. The board approved said proposal on the condition that 3 certified up to date surveys come back to the board for certification by the board.

### **Matthew Dodge – McBurney Road, Belle Haven**

Reviewed were uncertified copies of property at 5869 McBurney Road (these were up to date surveys, however, on small paper with no stamp or signature), owned by Matthew & Tricia Dodge and whereas Mr. & Mrs. Dodge's driveway encroaches upon the neighbor's property owned by Rosemond Dodge (life use, no relation.) Proposed is to sub-divide a slice (approximately 6 to 8 feet) of Rosemond Dodge's land and sell that to Matthew Dodge to included his paved driveway. After review and discussion, it was approved with the condition that the Board receives 3 signed certified surveys and a copy of a letter from Rosemond Dodge or her legal representatives to Matthew Dodge of her intentions and agreement to sell said property.

**Gray Property – Morton Hill Road**

An application was received through the Law Offices of Brian Schu, Hornell, NY for approval of a 4.361-acre lot to be sub divided off from an 87.27-acre property, 5791 Morton Hill Road, owned by the Late David Gray to be conveyed to KLA Acres also of Morton Hill Road. The proposal was discussed and approved. Surveys were stamped and mailed back to Mr. Schu’s office.

**Humane Society – Industrial Park Road**

Bob Mooney brought to the board’s attention the intention of the Hornell Area Humane Society’s Crematory. Having apparently been a few complaints from neighbors about the crematory running their operations at their Bald Hill area. The Humane Society Board is exploring the possibility of moving these operations from Bald Hill to their main location at the Industrial Road site. The Board discussed the ramifications and decided that there really wouldn’t be any hinderance to having them move forward, of course through utilizing all the proper and legal channels. Mr. Mooney will contact them with the Board’s opinion. No action needed to take place in this matter.

**Documents and Application Fee**

It had been discussed in the past that some parties include an application fee and others do not. Also, discussed was the idea to implement a formal Town of Hornellsville application (and to include such fee,) along with room for proposed actions to aid the Board in their decision-making process when applicants were not present. Finally, a receipt shall be added to the application process, not only for monetary transactions, but to include documents the applicant leaves off to give proof to the applicant of the documents rendered. It was agreed, along with some modifications, to present these said documents to the Town of Hornellsville Board for approval.

Being no other business at hand, the meeting was adjourned at 5:05PM

Respectfully Submitted:



---

Larry Jones, acting in Chairman Joe Dick’s absence