

**Town of Starkey
Planning Board Meeting
August 5, 2025**

Board Attendance Present:

Steven Fulkerson, Chairperson
James "Jim" Kroetch, Councilperson

Rivka Davis, Councilperson
Tim Senavaitis, Vice Chairperson

Board Attendance Zoom: NA

Absent Board Members: Nowel Faus, Councilperson, Christine Hopple, Councilperson, Gwen Chamberlain, Councilperson, Robert Cooke, Councilperson Alternate

In-person Attendees:

Tom Grady (Code Officer)
Clarice Miles (applicant)
Ann Cain Crusade (applicant)
Dan C. (observer) (not legible)
Warren A Wood II (observer)
Ann Bush (Observer)

Robert Druker (Resident)
Glenn Zimmerman (applicant)
Fred Crusade (applicant)
Dansell C (Observer) (not legible)
Warren Wood (Observer)
Mervin Zimmerman (applicant)

Zoom Attendees: Heather Briggs (secretary); Carol Shaheeh (applicant)

Call To Order at 7:30pm by Steven Fulkerson, Chairperson**Approval of Minutes:**

Steven Fulkerson, Chairperson, asked if everyone had a chance to review the meeting minutes from July 1, 2025. The reading of the minutes was waived. A motion to accept the minutes as written was made by Tim Senavaitis, councilperson and seconded by Jim Kroetch, councilperson.

Old Business:

Application No: SD25-0001 **Owner:** Clarice Miles **Tax Map No:** 573489-106-004-0001-003

Property Location: 4322 Log City Rd, Dundee, NY 14837

Subdivision/Lot Line Adjustment

Discussion: Clarice Miles states would like to divide 36.728 acres into 2 parcels. One lot with 30 acres and the current home that would be sold and one lot with 6.728 acres to build a smaller home to live. There is enough room for setbacks. Public hearing set for Tuesday September 2nd, 2025 at 7:32pm.

Application No: PZ25-0001 **Applicant:** Glenn W Zimmerman **Owner:** Mervin w Zimmerman

Tax Map No: 130.04-1-5 **Property Location:** 6100 St Rte. 14A, Rock Stream, NY 14878

Special Use Permit

Discussion: Mr Zimmerman states he would like to remove a 35x54 barn and install a 50x80 repair shop for Rockstream Repair Rentals, a lawn, ag and construction repair shop along with sales and rentals. Due to being near the county line and on a state road we will need to send out a referral. No drainage needed, standard spill kit with no way for oil and liquids to get out. Hours of operation were omitted from application. Public hearing set for Tuesday, September 2nd, 2025 at 7:35pm.

New Business

Application No: SD25-0002 **Applicant:** John and Catherine McDowell Trust **Owner:** Same as applicant

Tax Map No: 128.60-1-1.04-1-5 **Property Location:** 49 N Glenora Rd, Dundee, NY 14837

Lot Line Adjustment

Discussion: Applicant would like to take a 90ft wide plot that is approximately 438 feet in length and annex it to a current neighboring lot. This will be a shift in a shared boundary line. Both parcels will be conforming lots. Deeded right of way and water rights from parcel 2 will be conveyed. A motion was made to accept the application as a lot line adjustment by Rivka Davis, Councilperson and seconded by Tim Senavaitis, Vice Chairperson. All in favor. None opposed.

Application No: SD25-0003**Applicant:** Donald and Rhonda Campbell**Owner:** Same as applicant**Tax Map No:** 127.01-1-2.122**Property Location:** 1193 Bossard Rd, Dundee, NY 14837**Subdivision**

Discussion: Owners would like to separate house and 2.944 acres from shop and barn on 5.0 acres with a 20ft strip of land for access to the road in case a driveway needs to be built. Board would like to see road access strip of land to be 50ft wide instead of 20ft wide to comply with the potential of it becoming a roadway if it is ever sold in the future.

Discussed deeded easement of the driveway and that it can be set up to end upon sale. We will need new plots before the hearing and would like interpretation from the lawyers for the reason if it is to be sold, could that become a public access road. Public hearing set for September 2, 2025 at 7:37pm.

Public Comments

Discussed subdivision of 600 acres. Owner would like to subdivide into multiple parcels. Discussed the process.

Board Discussion

Accessory Dwelling Units: Discussed ADU. Steven Fulkerson, discussed proposed regulations with the state. State concerned that short term rentals will overtake the units and should be prohibited. Also recommended one ADU per property. Rivka Davis would like to wait until after the housing shortage meeting that is coming up to further address ADUs. Steven Fulkerson will update the verbiage in the proposed regulations and resend it to the board.

Meeting Adjourned at 8:40pm.

Next Meeting September 2nd, 2025 at 7:30pm