

Town of Homer Planning Board

Minutes for Monday, November 24, 2025, at 4:30pm

Board Members (absent *)

Michael McMahon, Chairman

Jon Miller *

Erin Mahunik

Bruce Crandall*

Zach Young *

Chad Butts

Michael May

Lindsay Andersen, alternate

Others Present

Lindsay Andersen, Recording Secretary

Kevin McMahon, CEO

Dan Ellis, Attorney

Public Attendance: Ward & Joanne Dukelow, M. Tinker, Atty. Megan Hayden

Public Hearing

Chairman McMahon opened the public hearing for **an application by Diana Payne for a Site Plan review and conditional use permit to keep two alpacas at the residence located at 2255 East River Road.**

The applicant stated she has two alpacas that she boards in Homer which she would like to move to her property on East River Road to eliminate having to board them and simplify their care.

With no questions or comments from the public, the public hearing was closed.

Chairman McMahon opened the public hearing for an application **by Thomas and Betsey Rosato for a subdivision at 5165 Forbes Road, in the Town of Homer, Tax Map No. 67.00-06-01.000, for a subdivision involving +/- 6 acres that would create a 3.4-acre lot and a 2.6-acre lot.**

With no questions or comments from the public, the public hearing was closed.

Chairman McMahon opened the public hearing for **an application by the Dukelow Family Trust for property located at 5501, 5511, and 5515 Brake Hill Road, in the Town of Homer, Tax Map No. 56.00-01-01.111, for a subdivision involving +/-215-acres that would create four new lots.**

The applicants Attorney, Megan Hayden, described the proposed subdivision to the board and public in attendance in detail.

With no questions or comments from the public, the public hearing was closed.

Regular Meeting

Chairman McMahon opened discussion for **the application by Diana Payne for a Site Plan review and conditional use permit to keep two alpacas at the residence located at 2255 East River Road.**

Attorney Ellis stated a letter was received back from the county planning department, which he read. The letter stated the request is both technically adequate and has no state or county wide impact and was returned for local determination.

The board reviewed the application and proceeded line by line through the SEAF Part II, answering all criteria in the negative. Member May made the motion to declare a negative declaration on the SEQR and grant the conditional use permit as proposed. Member Butts seconded the motion. With all members in favor saying “aye”, none opposed, and none abstained. The motion was carried unanimous 4,0,0.

Chairman McMahon opened discussion for **the application by Thomas and Betsey Rosato for a subdivision at 5165 Forbes Road, in the Town of Homer, Tax Map No. 67.00-06-01.000, for a subdivision involving +/- 6 acres that would create a 3.4-acre lot and a 2.6-acre lot.**

Attorney Ellis stated a letter was received back from the county planning department, which he read. The letter stated the request is both technically adequate and has no state or county wide impact and was returned for local determination.

Chairman McMahon reviewed Part 2 of the short environmental assessment form. All questions were answered in the negative.

Member Butts made motion to declare a negative declaration under SEQR and approve the subdivision. Member Mahunik seconded the motion. With all members in favor saying "aye", none opposed, and none abstained. The motion was carried unanimous 4,0,0.

Chairman McMahon opened discussion for **the application by the Dukelow Family Trust for property located at 5501, 5511, and 5515 Brake Hill Road, in the Town of Homer, Tax Map No. 56.00-01-01.111, for a subdivision involving +/- 215-acres that would create four new lots.**

Attorney Ellis stated a letter was received back from the county planning department, which he read. The letter stated the request is both technically adequate and has no state or county wide impact and was returned for local determination. Member Butts indicated his potential conflict of interest and recused himself from discussion.

The application was reviewed by the Board. Chairman McMahon reviewed Part 2 of the short environmental assessment form. All questions were answered in the negative.

Member Andersen made motion to declare a negative declaration under SEQR and approve the subdivision as proposed. Member May seconded the motion. With members in favor saying "aye", none opposed, and Member Butts abstained. The motion was carried unanimous 4,0,1.

Adjournment

The meeting was adjourned at 4:55pm.

Lindsay M. Andersen, Recording Secretary