

## TOWN OF POMPEY PLANNING BOARD

The regular meeting of the Town of Pompey Planning Board was held on Monday, September 17, 2012. Present were; Chairman Kevin Coursen, Members Sue Smith, Fred Henecke and Carl Fahrenkrug. Jeff Brown, Attorney and Steve Snell, Engineer.

Chairman Coursen called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited.

The minutes for the August meeting were read. Fred Henecke made a motion to accept the minutes as read, seconded by Sue Smith. All approved – motion carried.

Chairman Coursen made a statement to the public about the responsibility of the Planning Board when looking at site plans. The Code Enforcement Officer is instrumental in the site plan review.

The site plan review in front of us tonight is a special one because it has to go to the Town Board for a Special Use Permit after the Planning Board approves the site plan and it has gone to the county for their approval. The Planning Board also has to do a SEQR which is an environmental impact assessment. We as the Planning Board have to decide if there are environmental issues or not. There are specific actions under SEQR that need to be answered. With our master plan, we can't say NO we don't want a certain subdivision. We can put regulations in our master plan that might stop a subdivision or a building being built.

Carl Fahrenkrug made a motion to open the public meeting and Fred Henecke seconded. All in favor – motion carried.

Alan Olmsted – speaking for the applicant, included a map of the Rall Rd. project – Mud, Fun Run – Application provided. They are looking to do 3 - 4 per year, maybe 300 – 500 entrants. This is an obstacle course and the obstacles will be throughout the course. There will be a parking area (gravel), starting area, showers, first aid station, bathrooms, spectator's area and also wants to leave most of the area as agriculture (Christmas tree area). Steve Snell provided his site plan review comments and they have been forwarded to the applicant's engineer. The applicant wants to leave as much as she can in its natural state. All the obstacles will be man made and are portable. There will be no permanent structures. No lighting – run during daylight hours. Traffic control needs to be addressed. The Planning Board also has the role to protect the safety, health and welfare of the residents. Alan will bring additional details (how long an event will last) etc., and Diane will listen to all the information from the public.

Fred Henecke asked the question – what impact this has on the community of Pompey. Alan said drawing people here from other areas. Also, will the Army Corp for Engineers be involved – the applicant needs to address this. On the site plan review, can we deny it if it doesn't seem to fit the area. Jeff Brown stated you would open yourself up for a lawsuit. There are specific reasons for denying a project.

Sue Smith asked about the Christmas trees - cut your own, or just staying natural. Diane Blanchfield is unsure whether she would sell them at this time.

Mike Latocha – Brennan Rd. – there is no track – all natural. A lot of wet land and creating mud holes- that will bring mosquitoes (EEE). We don't need mud holes. Any run-off from this goes directly to Butternut Creek. Kevin told Mike that this will need a Special Use Permit as an outdoor recreation area. Steve Snell will have to walk the land and check out the wet land area and see if there is anything that could be done – we can't allow any run off. Mike has talked to the Town of

Fabius about the Mud Bog/ race at Toggenburg, with motorized vehicles and it took three years to get rid of them.

Sue Schmidt 2809 Rall Rd – what will the traffic be like bringing in water for the showers. Is there anything planned for the residents bordering this land.

Brian Mannion 2810 Rall Rd. – I spoke to Eric Smithers (Diane’s attorney) last month and he was told to look up the website for Mud runs. These were done at ski resorts – 1<sup>st</sup> in 2010 brought in 500 runners, spring 2011 brought in 1000 runners. Originally there was going to be 200 – 250 – is there enough room for parking. What about parking on the roads? What will be the security? Will there be conditions on the site plan?

Rick Penhall asked about the access road next to Rall Rd.

Stan Gorman – Pompey Golf Club – said that the access road is owned by the Golf Club. A survey will be drawn by Diane Blanchfield per Alan Olmsted to determine this. If that is correct the land for sale might be landlocked.

Greg Coffey – 2809 Rt. 91 – he has a friend that does the Tough Mudder Races all over the country. The British Special OPS do the obstacles. They also set fires as obstacles. Is that what this is going to become?

Dan Schmidt – this property borders his property on two sides and does not want this in his backyard. Would like a picture of what it is going to look like.

Kelly Donagee – Brennan Rd. – she has concerns for the safety of small children, how is it benefiting the community.

Randi Starmer – her property borders the western edge and will be putting up no trespassing signs.

Sue Smith thought it was going to be a cross country run. How long does the event last.

Carl Fahrenkrug - what is the size and scope of the event.

Kevin Coursen – “not in my backyard” have to be careful saying this. We may have to update roads for the traffic, there are a lot of comments that we have to address. Jeff Brown said this is not a reason to stop the application or deny it.

Chuck Dodge – Hamilton Rad. – he is against the project – to much traffic.

Alexandra Coursen – reasons for denying – Health, Safety and Welfare of the residents.

Kevin Coursen - There are many questions to be answered. The survey needs to be done. The ECC has to be involved and the county. Kevin made a motion that prior to the next public hearing, all this information has to be to the planning board chairman, Kevin Coursen. There will be a public notice prior to the public hearing seven days before the board meeting. Sue Smith seconded – motion carried.

Carl Fahrenkrug made a motion to adjourn the meeting at 9PM and seconded by Sue Smith. Motion carried – all in favor.

Respectfully submitted  
Carol Crolick

*approved*

## TOWN OF POMPEY PLANNING BOARD

The regular meeting of the Town of Pompey Planning Board was held on Monday, August 20, 2012. Present were; Chairman Kevin Coursen, Members Greg Mann, John Shaheen, Sue Smith, Roy Smith and Fred Henecke.

Chairman Coursen called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited.

Chairman Coursen asked the members to read the minutes of June and July's meetings. There was a change to the June meeting., Fred Henecke was present. A motion was made to accept the change and seconded by Greg Mann. Everyone in favor – motion carried.

Tonight there was to be a public hearing for the Rall Rd. project. We did not get the proper material for the project (application). The Town Board wants this board to review the SEQR and site plan before it goes to the Town Board for the special use permit. With that said the application needed to be here for the lawyer and the engineer to look over prior to this meeting. We will not open the public hearing tonight. We will have to move this to next month. The applicant is here and we can ask questions of him. No questions or comments from the board. Greg Mann asked if this went to the Town Board and Carole Marsh asked that the Planning Board review this first. After the Planning Board reviews this it would be ready to go the town Board. That means – traffic, houses, and it is an allowable use per our codes. This also has to go to County Planning and ECC. We will get feed back from County Planning. If we disagree with what the county states - we can approve this with a super majority.

Erick Smithers, applicant can informally leave the site plan to be looked at. Kevin would like it to be submitted all together.

Randi Starmer – Rall Rd. - can she see any of the information that the Planning Board has. Greg stated that the minutes of last month are on the web site.

There will be another public hearing on September 17 at 7PM and another notice will be sent. At that time you will hear all of the information. Erick Smithers said that he would talk to those present that live within 500' of the property after the meeting.

Greg Mann – Code committee update. August 16<sup>th</sup> – the building was locked so Greg, Carl and John met for about a half hour in the parking lot. Rick also has to be in attendance for these meetings. They will meet again on August 29 at 6PM.

Dolly Brannan from Chase Rd. – Kevin explained to them that they should attend all the meetings to learn what is going on in the town. I would like to make a public comment concerning the hydrofracking. Dolly has the ban on hydrofracking from the town of Dryden and Spafford. Neither of the towns have a master plan. The Supreme Court accepted Dryden's ban based on home and mining rules. Dolly is trying to learn and share. Greg Mann told her that we administer the laws that the town makes. Kevin thinks that there has been no official vote on banning only the moratorium. Kevin accepted the documents and thanked them.

Fred Henecke – this document could be read in their committee – crafting the zones – get some information .

John Shaheen – the Town Board needs to give some direction on how to move forward concerning this.

Don Schmitt - Rall Rd– There will be a public meeting with the Town Board meeting to ask questions. Call ahead and see what is on the agenda for that meeting.

Valda Ward – Oran Delphi Rd. – Thank you for enlightening us on the writing of a local law to ban Hydrofracking. I am working on the master plan committee – to go forward with the code in such a way that we are not doing it in an opinionated way. Need some sort of pressure point system in place – to make sure that we meet this bar - a way in our code to make sure we hit this. The Rall Rd. project – continue with the Ag exemption. She is questioning this. What about alcohol problems. There should be none – this is a run track on foot (Mud Race).

Kevin Coursen – the city of Albany is working on their first master plan and Buffalo just finished their first master plan. John Shaheen said it is like a view of 10, 000’.

Fred Henecke made a motion of adjourn and Greg Mann seconded. All in favor – motion carried and the meeting was adjourned at 7:58 PM

Respectfully submitted

Carol Crolick

*approved  
9-17-12*