

TOWN OF POMPEY PLANNING BOARD  
November 18, 2013

The regular meeting of the Town of Pompey Planning Board was held on Monday, November 18, 2013. Present were; Chairman Kevin Coursen, Members Carl Fahrenkrug, John Shaheen, Sue Smith and Dan Bargabos. Absent Roy Smith. Code enforcement officer, Rick Penhall, Attorney Jeff Brown and Town Engineer Steve Snell also present.

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 August's meeting. There were no changes made and John Shaheen made a motion to approve the minutes and seconded by Sue Smith.

All in favor, motion carried.

.Chairman Coursen stated that two members have recently resigned, Fred Henecke and Greg Mann. Dan Bargabos has recently been appointed to the board.

There has not been a lot of activity going on therefore we have not had any meetings since August. Councilor Herlihy is here to present the zoning code review committee. His committee has been reviewing the codes of Pompey and he is going to present their findings for review by the Planning Board and then presentation to the Town Board.

Councilor Herlihy stated that he wants to thank Carl Dennis for all his work as co-chairman of this committee as well as all the members, David Tessier, David Flezar, Elizabeth Dana, Herb Schrayschue, Jack Lawyer, John Shaheen, Greg Mann, Judy Rees, Marie Smithgall, Mary D'Addario, Terry Christmas, Steve Corinis, Helen Bailey, Philip Benedict and Warren Cruse. Greg Herlihy also thanked Ann Christmas for all her efforts on the committee. Ann also worked over time for no additional money. Thank you to Carol Marsh for attending all the meetings.

We divided into small groups to work on each of the topics that we deemed of paramount importance by the membership.

Farm Stands: it is felt that for small farm stands site plan approval should not be a requirement. There is within our current code a rather specific definition of farm stand. The definition deals specifically with agricultural products. It is the committee's opinion that the sale of crafts of hobbyists should be included in any new definition of farm stands to station such activities.

Definitions: John Shaheen had many concerns about these. It is the opinion of the committee that some of the definitions of the code are rather vague or in some cases non-existent. One such example is what constitutes a school, or what types of activities are permitted within the various zones within the town. It is the committee's opinion that there is a need for more clarity in the regard.

The Zoning Map: The initial opinion of the committee was that the zoning map must be updated. One glaring example it seemed was the Preserve is currently listed as Farm on the zoning map, However, after consulting with Ann she said she and Rick Penhall worked with Don Jordan from County Planning, and the map has been updated to reflect the proper status of the Preserve (R-40). This having been corrected, the basic map seems to be correct at this time.

Restructuring of the Code: It is the opinion of the committee that any restructuring of the code should start by having an objective statement. This should state standards that are applicable to all

zoning districts right up front. It is possible here to borrow from statements in our master plan. In many ways our current code does its job so we don't find the need to re-invent the wheel, but updating or clarifying some specific areas is obviously recommended. A total code rewrite would be a major financial burden on the Town, and would most likely lack support from the Town Board. Thus the committee suggests a targeted update to high concern areas within the existing code.

Signage: The Town should refer to New York State Department of Transportation regulations for sign set back and site distance regulations. We current have a small signage section of our code, but the committee feels it should be reviewed.

Land Use: It is the committee's opinion that land use needs to be reviewed and the possibility of adding new districts to our code for specific uses needs to be looked at.

Equine Regulation: The committee feels that the current standards of manure storage no closer than 100' from a property line be upheld. It would also be a good idea to add a statement that keeps manure storage 100' away from wells or other water sources. The committee also feels that regulations specifying a set number of acres of land per horse is unnecessary. The equine community has stated that as long as operations are kept clean, and the animals are well cared for the number of horses is somewhat irrelevant. This is of course providing that the equine use fits within the use of the zoning district.

In conclusion it is of vital importance that while it is clear that there are some areas that it is necessary to update. We as a government must use great care to protect both the property of our residents, and their liberties at the same time. No government should impress the views of the few on the many. The need for balance and thoughtful consideration of these issues could not be more clear.

Ann has the reports of each committee. Chariman Coursen said that would be helpful to have a copy of these reports and agrees that we should not toss the book out and start fresh.

Thank your all for your consideration. We hope this report will be helpful. Gregory P. Herlihy, Zoning Review Committee Chairman.

Carl Fahrenkrug has a question about the Equine regulations per the Department of Health regulations.

John Shaheen said that all changes need to meet State and Federal Regulations. Chairman Coursen said that we could not put a code into our codes that didn't meet all regulations and believes that all changes have to be given to the County Planning for approval. This will be an on going process.

Kevin speaks for the board stating that we appreciate the efforts for getting this ball rolling. We have been talking about updating the codes and I want to thank you Greg and everyone else involved on this committee.

Alex Coursen asks about having a horse anywhere. Chairman Coursen stated there are no changes in the codes at this time and this information will come out during our review. Our board makes the recommendations.

Sue Smith asked about the farm stands and crafts.

The Planning Board will be the committee and along with regular business we will be reviewing code looking for better definitions.

John Shaheen made a motion to adjourn and Sue Smith seconded.  
The meeting adjourned at 7:25 PM

Respectfully submitted

Carol Crolick  
Secretary