

**TOWN OF POMPEY PLANNING BOARD MINUTES
APRIL 20, 2015**

The Town of Pompey Planning Board meeting was held on Monday, April 20, 2015. In attendance: Chairman Sue Smith; Members: Bob Neufang, Carl Fahrenkrug, Roy Smith, Kevin Coursen, Dan Bargabos and John Shaheen. Attorney Jeff Brown, Engineer Steve Snell, Code Enforcement Officer Richard Penhall.

Chairman Smith called the meeting to order at 7:05 pm, followed by the Pledge of Allegiance.

Any additions/corrections to the March 16, 2015 minutes? Motion by C. Fahrenkrug, seconded by R. Smith to approve the March 16, 2015 minutes as written. All in favor.

ORAN COMMUNITY CHURCH SUBDIVISION: Public Hearing on a 2 lot subdivision on the west side of Oran Delphi Road south of Rt. 92. Wayne Haynes, trustee at the church was present.

He state that they cannot afford the parsonage and need to sell it. Need to split into two lots to sell the parsonage with the minimum two acres. The rest will be maintained with the church. Both lots have their own septic and wells.

Note that the combined road frontage of 161.14 feet on Rt. 92 and 60 feet on Oran-Delphi Road added together satisfies the 200 feet required road frontage for the lot.

Chairman Smith asked where the well and septic on located . We do have comments from our Engineer Steve Snell and also have comments from SOCPA. The ECC met last Thursday and had no issues with the application.

John Shaheen asked about SOCPA comments on #2, page 2 – the Onondaga County Health Department must formally approve any existing or proposed septic system for all lots less that five acres prior to the Department endorsement of this subdivision plan.

The Board can override by vote of 5 out of 7 members.

John Shaheen then wondered what if there is a problem?

Attorney Jeff Brown then stated that there could be a contingency with the motion to approve.

Chairman Smith then went over the short ECC form stating that question:

3b – total acreage disturbed should be zero.

4 - should include rural (non-agricultural)

13A – should be “yes”. Limestone Creek goes through part of it.

16 – should be “yes”. Delineated on our maps.

The form was signed 2/26/15.

Chairman Smith then went on to Part 2 and answered the questions.

Motion by S. Smith, seconded by C. Fahrenkrug for a negative declaration for the Oran Community Church Subdivision. All in favor.

Motion by J. Shaheen, seconded by R. Smith to open the Public Hearing.

Anne Shelley – 8501 Cazenovia Road – she is representing the Pompey Historical Society. How big is proposed subdivision?

Chairman Smith stated that there is 14 acres and 2 acres are being subdivided off to sell the parsonage.

Motion by R. Smith, seconded by J. Shaheen to close the Public Hearing.

Motion by C. Fahrenkrug, seconded by S. Smith to approve the Oran Community Church Subdivision contingent upon approval from the Onondaga County Health Department for the well and septic, based on a map by David Vredenburgh, revised 4/20/15. Passed.

TAMARACK RIDGE SUBDIVISION: 5 lot subdivision on Palmer and Owahgena Roads.

Chairman Smith stated she wanted let the audience know that the Board did not receive the proper documentation by the deadline for the Board to review to hold the Public Hearing. They will not be on the agenda tonight..

Greg Widruck – 1230 Owahgena Road - asked about the six month deadline for preliminary plat? Could the Board have a comment period at the end of the meeting.

Attorney Jeff Brown stated that there has been no approval of any preliminary plat.

Chairman Smith stated that the Board would only hear new information at the end of the meeting.

CURR ESTATE SUBDIVISION: Public Hearing on a 2 lot subdivision on the west side of Brennan Road and bordering on Colton road.

Joe Curr was present. This is 32 acres of farm land with house, old barn. Will be subdividing off three acres with house and barn, leaving 29 acres. Frontage on Colton Road is 1310 feet and the frontage on Brennan is almost 700 feet.

Chairman Smith stated that regarding the wetlands the engineer recommended a 100 foot buffer for the State Wetland.

She then went over the questions on the Short Environmental Form. Question 3b should be zero acres disturbed, 3c should be 32.5 acres for total project. Questions 7 should be “no”, 13A should be “y:, there are wetlands and Question 14 should also have wetlands indicated. The form was signed and dated on 2/24/15.

The ECC Committee has met and they have no issues with this application.

Chairman Smith then reviewed Part 2.

Motion by S. Smith, seconded by J. Shaheen for a negative declaration on the Curr Estate Subdivision.

Motion by C. Fahrenkrug, seconded by S. Smith to open the Public Hearing.

Motion by J. Shaheen, seconded by K. Coursen to close the Public Hearing.

Motion by S. Smith, seconded by C. Fahrenkrug to approve the Curr Estate two lot Subdivision based on a map by Landlines Surveying dated 3/6/15. All in favor.

Chairman Smith will now take informal comments on the Tamarack Ridge Subdivision on Palmer Road and Owahgena Road. Write name and address on sign in sheet. We want only new information.

Greg Widruck – 1330 Owahgena Road – Most important is the view shed. Last month was the first time he saw the plans. When does the application die? Understands it is 6 months after preliminary plat is approved. Other point is the 2013 Master Plan approved 1989 zoning laws which were last amended in 1989. Town of Pompey is fantastic. Suggest a moratorium on any planning development.

As for the view shed, suggest more dense development be put near hamlets with no infrastructure needed. Very concerned. New development in Town of Cazenovia – new houses, septic and water on the other side. Everyone is there because of notice. When is his time up? Some houses are new, some are 50+ years old. Plan on going to the Town Board for a moratorium.

Jim Cinque – 5199 Temperance Hill Road. House just built 1 ½ years ago. Primarily because of the view. If this is built, it will take away the view. Next, water is a concern. Don't have the greatest water flow. Feels it would be an impact.

Mariah Dillon – 8903 Owahgena Road. Have written statements. Mostly concerned about the environment. Gave the handout to the Board.

Gary Johnson – 8924 Owahgena Road. First, handed out pictures he had, 2. yellow flags where road would be, 3. shot down road to show how steep it is, 4. how steep road is right in front of house and 5. his house is 32 feet from the road.

He is very concerned how it will play out. How will developer build road? He plans on selling 5 lots at \$35,000-\$40,000 per lot. Makes no sense. Concerned he won't finish. Does he have someone lined up to buy the lots? No way he would have bought his house if road had been there.

Wes Belisle - 1420 Owahgena Road. He received the notice for the Public Hearing. Will it really happen? Need to know. Wants to make sure Public Hearing happens.

Attorney Jeff Brown recommended that people call the Town Hall ten days before the next meeting. Information was sent out per Town requirements. It is not the applicant's decision to be on the agenda.

Chairman Smith stated the next meeting will be on May 18th, the third Monday of the month.

Attorney Jeff Brown stated to get the latest, most accurate information, call the Town Clerk or Code Enforcement Officer.

Kevin Coursen stated that this Board meets the third Monday of the month, Town Board meets the first Monday of the month. He goes to meetings, not just when it affects his street. He is disappointed that people come to meetings only when it applies to them. To have input in the community, you have to be involved.

Attorney Jeff Brown stated that the reason the applicant is not on the agenda is that the information was not at the Town Hall timely. The applicant will have to send out notices to the neighbors again.

Terry Crammer – 8924 Owahgena Road. Question, any financial things need to be shown. Concerned about money. Can he prove he can do the project?

Chairman Smith stated that it is not the Board's concern. Applicant pays the Town certain fees.

Attorney Jeff Brown stated that the Town typically requires a bond if developer is doing any infrastructure.

Terry Crammer – can Board do anything about the zoning regulations?

John Shaheen – you can go to Town Board. Request that zoning regulations be looked at.

Terry Crammer – as for the second part to property that could be developed, any advice would be appreciated.

Gary Amato – 8877 Owahgena Road. Last meeting e-mail addresses were submitted. Want a chance to review his paperwork. Would like a chance to see documents before next meeting.

Chairperson Smith appreciate you wanting to know if it is on the agenda. If you call, you can check on the agenda items. You can come in to the Town Hall and look at documents.

Kevin Coursen stated that the information received is in raw form. Board clarifies information with the applicant the night of the meeting. Board reviews and has questions for the applicant. Would not be fair to you under the open meeting law. You can look at it. Once submitted to the Board in raw form, it needs to be clarified. SEQR is not done until the Board reviews.

Chairperson Smith stated that she spent several hours today on an application. Had the wrong parcel, wrong information was on the map. You can come up to Town Hall and look at.

Greg Widruck – 1330 Owahgena Road. Had a letter from Paul and Kathy Solomon, 8882 Owahgena Road which he gave to the Board. They could not be at the meeting tonight.

Attorney Jeff Brown gave a quick update on the Verizon Wireless Tower variance application. Next meeting for the ZBA is 4/27/15. Radio Frequency Analysis Report probably will not be in until later in the week. Verizon needs time to respond. Will come to Planning Board to review. Good chance it will not be on the agenda for the next meeting.

Motion to adjourn at 8:25 pm.

Respectfully Submitted,

Darla M. Mawson, Secretary
Town of Pompey Planning Board