

## Town of Pompey Planning Board Meeting – April 15, 2013

The April meeting of the Town of Pompey Planning Board was called to order at 7:00 PM by chairman, Kevin Coursen. Members present: John Shaheen, Greg Mann, Sue Smith, Roy Smith, Fred Henecke. Engineer, Steve Snell, Attorney, Jeff Brown and Rick Penhall Code Enforcement Officer were also present.

There was a moment of silence for the Boston, MA. disaster.

The minutes of the February meeting were read. Fred Henecke made a motion to accept as read and seconded by Roy Smith. All approved – motion carried.

Some of the members attended the Onondaga County Planning symposium. In October there will be a change in SEQR both for the long and short forms. Four hours of training is required each year. You can do it on line.

The job of the planning board is to review site plans - Time of operation, setbacks, lighting, what it looks like, access, parking, run off. Anything to keep that operation into what we feel as a town is in sense with our code and master plan of the town.

Jeff Brown researched two of the public hearings – to see if there is a need of county planning and he decided that they are not necessary. The ECC has told Anne that they have no problems with these issues tonight. According to Kevin the ECC needs to respond in writing – 21.4 records of meeting and activities.

### The Kadah Subdivision

There was an incorrect map sent out but Steve Snell was able to get a correct one. The SEQR form was not done correctly but Jeff Brown said we could continue. Mrs. Kadah needs to sign the SEQR form.

Larry Wolf – Watervale road - spoke about the subdivision.. There is a concern of runoff and wells. It is not unlikely there could be damage to our wells. He would like them tested with a base line and then we will know if a problem occurs. If something does happen negatively - what legal resource do the neighbors have – can they sue the planning board. Both water quality and quantity. Jeff Brown stated that there is no law in NYS that protects the homeowners if the wells go dry. Can the planning board take this into account if it happens? Jeff said they would be on shaky ground if they did. Concerning the quality, Onondaga County Health could test the well.

Gina Kadah – husband passed away 2 months ago, can't afford the house and the people looking at the house don't want the 100 acres and that is why she wants to subdivide to the 2 lots – 80/20.

Kevin read the letter from Judy Kaplan stating her concerns. Run Off and well problems. The letter is included with the file.

Rick Penhall also stated that Bruce Stauffer who lives on Broadfield/Watervale called and said he had no problems with it.

Kevin opened SEQR – The planning board is the lead agency and it is an unlisted action. Steve Snell stated there is an easement for a drainage area. The Kadahs bought the property with the easement there, could not built on it. Part II SEQR – all questions asked and answered NO. Greg made a motion for a negative declaration and seconded by John – all approved – motion carried.

Sue made a motion to open the public hearing for the Kadah sub division and seconded by Greg. All approved – motion carried. Jeff Brown made a statement that if the 80 acres is developed the developers will have to come before the board and there would be a full review. There were no comments either for or against the subdivision. John made a motion to close the public hearing and seconded by Greg - all approved – motion carried.

Gina Kadah answered questions from the board – Greg questioned the driveway – The right of way – the driveway is outside of that. This will be a shared driveway and there maybe ownership issues and problems. Could this be widened, change contour – bump outs. It is 60' wide now.

Greg made a motion to approve the Kadah Farm Subdivision per the map of DW Hannig dated 8/28/2012 and last revised 3/19/2013 subject to the alteration of the driveway right of way to encompass the existing drive way at the two points where the driveway goes outside the indicated right of way and including the recording of the change of easement in the deed. Seconded by John – all approved – motion carried.

### Hamel Subdivision

The SEQR for this subdivision was not signed by Rochelle Hamel. Greg has a question about creating a non-conforming lot. I believe this is to transfer ownership of what is indicated in lot two to the party that owns property fronting on Frank Long Rd. I think in this regard that this should be done as an administrative action. Phil Miller, attorney for Rochelle Hamel. Lloyd Sutton told him previously that this could be done as an administrative action. We start with two tax parcels and end with two tax parcels. Lot line change (simple subdivision). David Millman owns lot one. Could Dave Millman and Ed Agrasto (house next to lot 2) if they came to an agreement on their own could they split that and then do a line adjustment in the middle. This is possible as long as the lots are conforming. There should be no fees applied if this goes through. This will go back to the code enforcement officer for a simple line adjustment. New deeds will have to be filed.

### Masters Farm Subdivision

Rick Sadlon is representing the Masters family. Greg stated that lot one is left with 167' and both need to be 200'. It will only be a lot line change. Greg stated the lot to the east is also owned by the Masters. They need to attach this parcel (lot line change), then the subdivision becomes easy.

Kevin made a motion to open SEQR – seconded by John – all approved – motion carried. SEQR – The Planning Board is the lead agency and this is an unlisted action. This a short form signed by the applicant. Part two – all answers NO. Fred made a motion to declare a negative declaration. Seconded by Greg – all approved – motion carried.

Sue made a motion to open the public hearing and seconded by Greg – all approved – motion carried. There were no comments in favor or against. Greg made a motion to close the public hearing and seconded by John –all approved – motion carried.

Greg made a motion to accept the subdivision per the map of D. Vredenburg dated 4/6/2013, subject to the condition that the owners combine tax parcel 18.00 -3-11.1 and 18.00-3-11.2 thru a lot line adjustment. Sue seconded but with discussion. What will the lot be called now – Rick Penhall will look into this. All members voted against this motion – motion not carried.

Greg made a motion to accept the Masters Farm Subdivision per D. Verdenburgh map dated 4/6/2013 subject to the condition that the lot line between tax lots 18.00-3-11.1 and 18.00-3-11.2 be moved to the east sufficiently to allow lot 11.2 to have at least 200' of road frontage on Bush Rd. John seconded – all in favor – motion carried.

### Whitney Farms Subdivision

Questions raised about the road frontage and Jane Podkaminer was under the influence that residential lots only needed 150' frontage not the 200'. It is residential.

### SEQR

Sue made a motion to open SEQR and seconded by Greg – all approved – motion carried. The Planning Board is the lead agency and it is an unlisted action. Subdivide existing 12 + acres into two lots. Part 2 – all answers – NO. Sue made a motion to declare a negative declaration and seconded by Roy – all approved – motion carried.

Sue made a motion to open the public hearing and seconded by Greg – all in favor – motion carried. There were no comments in favor or against. John made a motion to close the public hearing and seconded by Greg – all approved – motion carried.

Greg said that parcel A transferred by lot line adjustment to lot 6. Is all the lot labeling OK? There is a file plan with this numbering on it. The date of the map is 1/2003. They will provide an updated map.

Sue made a motion for approval of section E based on the preliminary plan dated 1/2003 – approval will be based on the final map when presented with a current date and subject to parcel A conveyed to lot 6. Greg seconded – all approved – motion carried.

A motion was made by Sue to adjourn the meeting and seconded by Greg Mann All approved and the meeting adjourned at 8:55 PM.

Respectfully submitted

Carol Crolick