

TOWN OF POMPEY PLANNING BOARD MINUTES
June 16, 2014

The Town of Pompey Planning Board meeting was held on Monday, June 16, 2014. In attendance: Chairman Sue Smith; Members: Roy Smith, Bob Neufang, Kevin Coursen, Carl Fahrenkrug and Dan Bargabos. Attorney Jeff Brown, Engineer Steve Snell, Code Enforcement Officer Richard Penhall.

Chairman Smith called the meeting to order at 7 p.m. followed by the Pledge of Allegiance.

Chairman Smith stated that John Shaheen submitted corrections for the May 19th meeting minutes. Carl Fahrenkrug asked if it has been determined if part of the Sands property a right-of-way? Engineer Snell said that Board would be looking for that answer tonight.

Motion by S. Smith, seconded by C. Fahrenkrug to correct the May minutes as stated. Passed.

Motion by R. Smith, seconded by C. Fahrenkrug to dispense reading of the May minutes. Passed. Motion by S. Smith, seconded by C. Fahrenkrug to approve the May 19 minutes as corrected. Passed.

SUBDIVISION OF LOT 3, DREXLER ON RIDGE ROAD: Public hearing on a 3 lot subdivision on the west side of Ridge Road north of the Fabius/Pompey town line. Allen Olmstead was present for the applicant.

Negative Declaration for SEQR was completed at the May 19th Planning Board meeting.

Allen Olmstead stated split into 3 lots of 3 ¼ to 3/12 acres. All have been perc tested. All paperwork for the engineers for septic are completed. County highway all set on each of the parcels. Ready for Public Hearing.

Chairman Smith asked if all neighbors within 1,000 feet have been contacted?

Allen stated that everyone was notified of the meeting. Attorney Jeff Brown has the log.

Sherry Lang, neighbor stated that she received a certified letter on Friday. It isn't much time. She lives on Cemetery Road. Has not seen a map.

Allen stated that actually neighbors more than 1,000 feet were notified. She was within distance with the old subdivision.

Attorney Brown said notice is to be 10 days in advance of the meeting. Allen called him, not done within the 10 days. Allen took the extra step and everyone within 1,000

feet was contacted. Three did not sign off, but had no issues and will not be showing up at the meeting.

Kevin Coursen stated that neighbors within 1,000 feet were contacted, but anyone else can speak at the Public Hearing.

Motion by S. Smith, seconded by K. Coursen to open the Public Hearing. Passed.

Craig Smithgall said he is confused. Concerned about separation of wells, septic. Don't want them too close. It is a slippery slope.

Chairman Smith asked if there were any other concerns.

Barbara Lang, neighbor, Cemetery Road stated they are well beyond the 1,000 feet. But you are talking about a subdivision, how many acres and homes?

Allen Olmstead said there are 3 parcels, about 10 acres with each lot size about $3 \frac{1}{4}$ to $3 \frac{1}{2}$ acres. Any drainage would be south easterly direction. There are about 150 acres between Drexler property and your property.

Barbara Lang asked if this would be right on Ridge Road?

Allen Olmstead said yes.

Chairman Smith asked if anything was followed up by engineers from the County 2066 comments?

Allen Olmstead stated that Jeff Till has already reviewed the design with some tweaking and minor modifications.

Chairman Smith then read the County comments for May 2014.

Allen Olmstead stated it was sent to the County. County prepared to sign off whatever existed in 2006. Jeff Till sent letter to Rick Easterly, no concerns, then County will approve. Comfortable bringing back maps for approval.

Motion by S. Smith, seconded by K. Coursen to close the Public Hearing on Drexler Subdivision. Passed. Public Hearing now closed.

Dan Bargabos said there are three conforming lots, is the remaining lot all set?

Kevin Coursen stated approval pending.

Motion by C. Fahrenkrug, seconded by K. Coursen to approve the Drexler Subdivision based on a map by D. W. Hannig, dated 4/3/14, amended Lot C, D, E, 2nd amended lot 96, Town of Pompey pending, contingent upon Chairman Smith receiving Department of Health and final approval from County with authority to sign the maps. Passed.

BOB SANDS FOREST: Public Hearing closed at April 21st meeting.

This is a 2 lot subdivision on the west side of Purcell Road running to the east side of Pompey Center Road north of the Fabius/Pompey town line containing approximately 146.70 acres of land. Bob Quinn was present.

Bob Quinn submitted a letter to the Board dated June 16th committing to following the conditions when a re-survey was completed. Spoke with Attorney Brown regarding the earlier deeds regarding the 20 foot right-of-way. The 20 foot strip was there when the Sands purchased the property. It was part of the parcel.

Chairman Smith asked when was it purchased?

Bob Quinn stated in the late 1970's.

Carl Fahrenkrug asked about stipulation for markers and that there would be no houses on the property?

Chairman Smith stated that the ZBA minutes stated "no structures".

Bob Quinn was willing to agree to that.

Chairman Smith stated the ZBA approved with stipulation. She is not comfortable changing their intent.

Chairman Smith stated that the SEQR was completed 3/17/14, Public Hearing closed on 4/21/14 and ECC met and reviewed on 4/10/14. Two items from last meeting, 20 foot of actual parcel (no easement, no right-of-way) and map showing lots #1 and #2. If motion is made, make stipulation, supposed to see map tonight.

Bob Quinn stated that he has filed for tax exemption for 70 acres. Several years ago, received 31 acres, called assessor before filing papers with the Town. Don't want to belittle, but all parcels are tax exempt. Tax exempt status is always approved. Will immediately sell remaining 75 acres.

Chairman Smith stated that the Board has been struggling with this. As we vote on this keep in mind things like/don't like, play within the rules as we vote for or against. Have a good quantified reason for it.

Roy Smith is pleased to see #2 in the letter (June 16th). Would alleviate getting back and forth in the wet weather.

Motion by K. Coursen, seconded by D. Barbagos to approve the Bob Sands Forest, but stipulate that a re-survey be completed per the June 16th letter with the four conditions. Then, when the 20 ft. strip is re-surveyed, ensure you have the proper location, mark and improve the 20 ft. strip, relocate the utility service, and the removal of trees that may be growing in the strip. Also, create a log landing on the main interior portion of the property. All in favor. Passed.

TAMARACK RIDGE: Palmer and Owahgena Roads. Public Hearing of 5 lot subdivision. No one was present for this application,

Rick Penhall stated that the ECC has met and reviewed. They have a few comments that will be sent to the Chairman.

STEARNS FARM SUBDIVISION: U. S. Rt. 20.

Rick Penhall stated that he does not know what the applicant is doing. He was not here when it was dropped off.

Chairman Smith stated that it would be good if the whole Board received everything in a timely fashion.

Kevin Coursen asked if application was complete? Probably shouldn't look at it until it is complete.

Chairman Smith stated that it is not complete. We know SEQR not always answered the best they should be. Any other comments?

She appreciates all the Board's hard work.

Motion by S. Smith, seconded by K. Coursen to adjourn the meeting at 8:05 p.m.

Respectfully Submitted,

Darla M. Mawson, Secretary
Town of Pompey Planning Board