

TOWN OF POMPEY PLANNING BOARD MINUTES

The Town of Pompey Planning Board meeting was held on Monday, February 19, 2007 at the Town Hall. Present were: Chairman Doug Miller, Sue Smith, Bob Mapstone, Roy Smith, John Shaheen and Charles Pool. Also present were Code Enforcement Officer Lloyd Sutton, Planning Board Attorney Scott Chatfield, and Engineer Steve Snell from O'Brien & Gere.

Motion by Miller, seconded by S. Smith to open the meeting. Motion by Miller, seconded by S. Smith to approve the December 2006 minutes. John Shaheen stated the December minutes should be corrected to reflect he voted nay on the motion to adopt the proposed attorney fee schedule. All in favor.

CHURCH SUBDIVISION: Public hearing on 2 lot subdivision of lands owned by Roy & Caryl Smith located on the west side of Berwyn Road and south side of Rt. 20. At this time Roy Smith recused himself from the Board.

Roy owns 55 acres of and would be subdividing 5 acres (lot #1) and the remaining 50 acres would continue to be farm land (lot #2). The reason for this would be for it to be the new home of the Pompey United Church.

Bob Mapstone – driveway from Berwyn Road?

Roy Smith – would also like an exit on Rt. 20.

Chairman Miller – how large would the building be?

Roy Smith – 200 feet with 190 feet on the L side.

Attorney Chatfield – the subdivision is straight forward, need to incorporate the site plan.

Richard Wicks – we do have the drawing for the proposed floor plan and Matt Napierala from Napierala Consulting Engineering is also present.

Richard Wicks – building would be 15,000 square feet, shallow footings slab on grade, one story. Sanctuary would hold 360. Fellowship Hall would be half gym and a classroom wing with 5 classrooms. Large foyer entrance for back and front, nursery/toddler room and office.

Test pilots have been done; soil bearing capacity 300 lbs. per square ft., shallow footings, and perk tests have been done. It would be a wood structure with trusses. We have met with Mr. Sutton regarding building codes. Would keep church look for rural settings. Keep some of the existing building features. The majority of

parking would be in back and on the side with parking for the handicapped. Asphalt shingle roof, double hung windows. It would have 8-12 pitch for main sanctuary and 5-12 pitch for rest of building.

Matt Napierala – regarding the site plan we are proposing access onto Rt. 20. It has pretty good site distance and will be applying to State DOT.

With regards to site amenities – planned appropriate we pond mitigation. Will apply to DEC, complete storm water, test pits and perk tests. We have sized the leach field, and will discuss with Dept. of Health. Had good perks, feel it will accommodate facility. Hope to maintain some green space, maybe softball diamond.

Richard Wicks – have 120 parking spaces (9x18). Used guidelines of parking site for every three seats. Not sure if this meets with the Town of Pompey requirements.

John Shaheen – have you looked into the availability of water?

Matt Napierala – providing for enough separation for storm water and leach field, 150 feet away.

John Shaheen – I'm concerned about having enough water.

Chairman Miller – Board has had others do the well first, so you know what you have before getting too far along. What type of paving are you planning on?

Matt Napierala – just pave the incoming. The rest will be gravel at this time. As time goes on, hope to eventually do asphalt.

Chairman Miller – what about lighting plan?

Richard Wicks – haven't gotten to that yet, had planned to have for next meeting. in other localities we have used glare shields. Puts the light down on the surface, not into residential areas. Most likely would be on a timer.

Matt Napierala – finalizing the design and will submit to the Dept. of Health. It perked at all four locations with good results.

Sue Smith – what type of signage are you planning on?

Richard Wicks – haven't progressed to that point, will work on for next meeting.

Chairman Miller – do you plan on future expansion?

Richard Wicks – towards back of 100 ft. set back, both streets. Think it will be a real asset to the community. Total of 5,000 to 6,000 sq. ft. Just wanted to put in at this point as a possibility.

Chairman Miller – on site disposal?

Richard Wicks – not full commercial, will be residential application

Chairman Miller – landscaping plan?

Matt Napierala – have talked to church members regarding the budget constraints. It is a pretty open area.

Chairman Miller – SOCPA comments – single access on Berwyn Road for lot #1 and any further expansion, reserve 50 ft. right of way on lot #2 to provide access to Berwyn Road, any further subdivision of lot #2 must access right of way on Berwyn Road and plan showing full build-out, also no access shall be allowed on Rt. 20 and both lots must show “this parcel has not been reviewed by the County Health Dept. for residential development.

Attorney Chatfield – as relates to the County recommendation; The condition requires that the applicant comply with New York DOT requirements. If the DOT has no problem with access then presumptively access would not be contrary to the County’s recommendation. I think the applicant should contact the DOT to see what they say.

Chairman Miller – have neighbors been notified?

Lloyd Sutton – yes, notice was sent to 16 neighbors.

Ray Young – Kent Young’s (neighbor) father. Kent was unable to attend the meeting. What is going to transpire with the other 50 acres? Houses?

Roy Smith – I don’t think Caryl has any plans.

Caryl Smith – no plans right now to do anything.

Roy Smith – own several farms in the area – never sold any for building lots. A couple of years ago sold .6 acres to extend a property line. Only time in 40 years.

Kevin Coursen – what’s going to happen to the old church?

Roy Smith – I can’t answer that.

Roy Smith – Doug, can we just consider the subdivision at this point? Does it make any difference to approve just the subdivision?

Chairman Miller – only technical questions – water, etc.

Charles Pool - if by chance, it falls through, but if subdivided and left not developed, would be a residential farm lot.

Attorney Chatfield – If the 5 acre parcel is created, but not developed, it can easily be eliminated administratively by Lloyd Sutton. Access need only be addressed to the extent that site plan approval involves a decision on the appropriateness of access for the site. The DOT needs to tell us what they want. The remaining acreage has loads of suitable frontage for future access if it should ever develop. Unless the Board feels that it is important to fix the points of access now for the remaining acreage, I would suggest that you not specify it as part of the subdivision approval.

Sue Smith – would feel better hearing from the State. Also, wonder about the 60 ft. right of way the county wants.

John Shaheen – if we had comments from the State we would know how to address SCOPA comments, however, wouldn't be adverse to two access points on Berwyn Road. If State says no, then would need two access points on Berwyn Road.

Chairman Miller – feel there are enough issues to continue public hearing.

Sue Smith – also feel public hearing should be continued.

Motion by S. Smith, seconded by Pool to continue Public Hearing on Monday, March 19, 2007. All in favor.

Roy Smith rejoined the Board members.

WALTERS-BARBER SUBDIVISION: Continuation of Public Hearing on a 3 lot subdivision on the southwest corner of Rt. 20 and Oran Delphi Road. No one was Present.

Lloyd Sutton stated he had left a message for the applicant. Has not heard from him. Will try to contact him again.

Chairman Miller – we need to appoint an Engineer and Attorney for the year. Also, Secretary and monthly meeting schedule.

Motion by S. Smith, seconded by Pool to have the regular meeting of the Planning Board on the third Monday of the month at 7:30 pm. All in favor.

Motion by Miller, seconded by S. Smith to appoint Darla Mawson, Secretary of the Planning Board. All in favor.

Motion by Miller, seconded by Mapstone to appoint Sue Smith Deputy Chairperson for the Planning Board. Sue Smith abstained. All in favor.

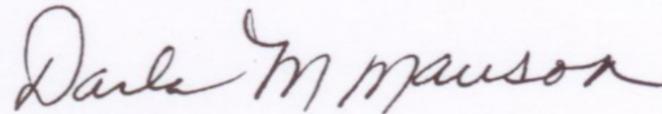
Motion by Miller, seconded by R. Smith to appoint Scott Chatfield as Planning Board Attorney. All in favor.

Motion by S. Smith, seconded by R. Smith to approve the proposed contract for legal services with Mr. Chatfield and to fix the annual fees \$6,300 for 2007, and to authorize Chairman Miller to execute the same on behalf of the Planning Board. All in favor.

Motion by Miller, seconded by R. Smith to appoint O'Brien & Gere as Engineers for the Planning Year for 2007 at a compensation as appropriated by the Town Board. John Shaheen abstained. All in favor.

Motion to adjourn.

Respectfully submitted,



**Darla M. Mawson, Secretary
Town of Pompey Planning Board**