

## TOWN OF POMPEY PLANNING BOARD MINUTES

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

**Motion by Miller, seconded by Mapstone to open the meeting. Motion by Miller seconded by Mapstone to approve the February minutes. In the minutes it refers to Pompey United Church, needs to be changed to Pompey Community Church.**

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

**Matt Napierala – water – 15 gallons per minute. 140 ft. water quality test not complete. Feels it is more than adequate for needs. Well is 240 feet separation from leach field.**

**Prepared complete septic system plan – disposal plan completed to submit to the Department of Health based on perk test. Designed the system based on 10 minutes an inch soil. Flow rate based on DEC requirements.**

**Lighting plan will have several free standing light poles. The engineer would like Photo metrics, will expand plot metric for his (Steve Snell) approval.**

**SOCPA recommendations not favorable for access on Rt. 20. Would like to pursue with the State DOT. Propose to talk to the State and pursue unless they say no access on Rt. 20. Currently proposing curb cuts be asphalt, rest gravel until budget allows paving.**

**Parking spaces will be one per three seats. Reviewed community and feel it will provide enough parking spaces and address the code.**

**Signage proposed will be two signs. Rt. 20 side and Berwyn Road side. He handed out copies of what is proposed for the signs.**

**Have talked to engineer and wanted study on drainage impacting more than one acre. Water quality across the site. DEC has several approaches – grass swale or dry swale, check dams to filter water and slow down.**

**Engineer Steve Snell – drainage – collect run off to swales. Changing to point discharge, condition could impact other lot. Need some way to convey to other property.**

**Charles Pool – need to take into consideration impact of run off.**

**Matt Napierala – don't disagree with Steve – point discharge over level of 20%.**

**Attorney Chatfield – the issue involves obtaining Mr. Smith's consent to allow the water to be discharged onto his property at a specific point rather than to sheet drain as it does now.**

**Matt Napierala – will look at analysis for 100 year event overall run off. Not talking about increase. Now the impact will be free flow, will be more condensed. We'll figure out the best way to handle over land versus more concentrated area.**

**Charles Pool – total run off less than today, just to a single point. Don't know what type of verbiage to put in place. Main hang up is the point of ingress/egress.**

**Sue Smith - wonder if 5 acres is big enough piece of land for what you want to do if you want to expand at some point or should it be 5 ½ or 6 acres?**

**Richard Wicks – church is 15,000 square feet now. Would be additional 5,000 or additional 50 cars and would have to come back to the Board at that time.**

**Greg Mann – not likely to need more parking.**

**Charles Pool – water run off calculated with future expansion, won't it impact water run off?**

**Matt Napierala – will check, don't think so at this time. There will be several individual culverts to swale system to push water away from the building.**

**Chairman Miller – Site plan issues look okay.**

**John Shaheen – what is the current attendance?**

**Wendell Pfohl – up to 200 people with two services. Girl Scouts use the building now. Plan on youth activities, also will be available for the community. The Nursery School will stay at the current location.**

**Chairman Miller – right now plan doesn't show a baseball field. Will it fit with plans?**

**Richard Wicks – we do know it will fit.**

**Attorney Chatfield – suggest the Smith's provide general easement for the right for**

**water to drain across on his (Roy Smith) property.**

**John Shaheen – don't really like the Rt. 20 access. Limit to right turn only.**

**Attorney Chatfield – Site can be developed without Rt. 20. As part of approval, indicate that the Board is intending to act contrary to SOCPA recommendation on condition that application can get State DOT approval.**

**Sue Andrews – feel there is a speed factor on Rt. 20. Usually going more than the 55 mph posted.**

**Attorney Chatfield – not approving curb cut on Rt. 20, just opening the possibility.**

**Chairman Miller – close the public hearing.**

**Motion by Miller, seconded by Mann for a negative declaration on the Pompey Community Church Subdivision on Rt. 20 and Berwyn Road. All in favor.**

**Motion by Pool, seconded by Mapstone motion to approve Pompey Community Church 2 lot Subdivision on Rt. 20 and Berwyn Road and shall accommodate storm run off with proposed easement, and act contrary to SCOPA recommendation with access to Lot #1 from Berwyn and access from Rt. 20 if approved by State DOT, and SOCPA's recommendation regarding 60 ft. right of way on lot 2, if further subdivided would come back before the Board for approval based on a map by Christopherson, Land Surveyor dated 11/24/06. All in favor.**

**Motion by Miller, seconded by S. Smith the site plan for the Pompey Community Church needs more work and be continued until the April meeting. All in favor.**

**Engineer Steve Snell – will verify the expansion area.**

**Matt Napierala – will answer engineer's letter and meet with State DOT to resolve issue of access.**

**Mr. Roy Smith rejoined the Board.**

**HARTFIELD SUBDIVISION: Broadfield Road. Sharon Caron and Attorney Edwina Schleider were present.**

**Would like to get final approval for final 10 lots in the Hartsfield Subdivision. In 2003 preliminary approval granted for subdivision and final approval was received for the first portion. It conforms to the preliminary plat approval that was granted.**

**Lots are 8-15, 18 & 20. All infrastructures constructed as part of Section 1 – entire road is completed, all bonds are posted.**

**Engineer Steve Snell – there is a letter from PLS Engineering with concerns. They have probably been addressed, but will check.**

**Attorney Chatfield – recommend to the Board that in granting conditional final plat approval that the Planning Board receive a letter from the Town attorney that all agreements bonds are in place for engineering.**

**Chairman Miller – Mr. Kahn previously had some concerns.**

**Mr. Kahn – based on previous conversations what happens along property line to restore the hedgerow?**

**Greg Mann – preliminary approval was based on you saying that there were only three trees and one died. Developer came in the next month and 14-16 trees were planted on the swale.**

**Sharon Caron – when we first started Pompey Pines representative Paul Curtain was happy with everything after we were done.**

**Covenants that were agreed on were read.**

**Attorney Schleider – buffer exists and do not feel any change in manner original developed other than new trees will be planted at end of construction of homes. Hedgerow not destroyed and it is apparent from the pictures (handed out to Board).**

**Mr. Kahn – last time I brought pictures showing nothing along property line. Mr. Curtain never represented all of Pompey Pines. Just want some kind of visual barrier.**

**Attorney Chatfield – nothing prohibited the developer from removing trees.**

**Charles Pool – lots #8-9-10, is it the intent to treat the same as #5-6-7, not disturb or have to replace? #6-7 houses have trees planted in back. Aren't they planted when lots are completed? Isn't intent the same for lots #8-9-10? Will add trees the same as previous lots?**

**Sharon Caron – yes. Lots #8-9-10 have trees now. The detention basin now has more trees than other lots.**

**Attorney Schleider – 13 trees to rear of detention basin. Any disturbance on lot #9 negligible impact to Mr. Kahn.**

**Charles Pool – are you willing to plant 3 more pine trees?**

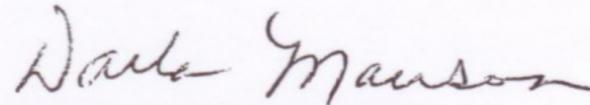
**Mr. Kahn – I want a buffer for the detention basin.**

**Motion by Miller, seconded by Mapstone for conditional final plat approval with letter from legal and engineering in place not be granted without existing covenants in place. All in favor.**

**Motion by Shaheen, seconded by Miller to plant six (one to replace dead tree) more conifer trees behind the Kahn property within 25 ft. set back, and not within 10 ft. of the utility easement. All in favor.**

**Motion to adjourn at 10:40 pm.**

**Respectfully Submitted,**



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