

THE TOWN OF POMPEY PLANNING BOARD MINUTES

The Town of Pompey Planning Board meeting was held on Monday, September 17, 2007 at the Town Hall. Present were: Chairman Doug Miller, Sue Smith, John Shaheen, Bob Mapstone and Roy Smith. Also, Code Enforcement Officer Lloyd Sutton and Engineer Steve Snell from O'Brien & Gere were present.

Motion by Miller, seconded by S. Smith to open the meeting and approve the August minutes. All in favor.

MALLARD'S LANDING: Approval of next section consisting of two lots #454-455. David Stringer was present.

They are looking for final approval of next two lots. Section 16 shows approval of Lots #400-453, Section 16-B-3. No change in lots. Road and all utilities were in over a year ago.

Steve Snell – map shows 20 ft. water line and 20 ft. drainage easement.

David Stringer – all water drainage has been functioning over a year. As for the topping on the road, John Palladino said to wait for more homes to be built on the ridge.

Bob Mapstone – Pompey Land Group shown on map?

David Stringer – company him and his brother formed.

Chairman Miller – feels there might be a problem with drainage easement on property.

David Stringer – 40 ft. drainage easement has been there for over 100 years. It is natural and goes under Oran Station Road and under Rt. 92. The detention basin is stopping any rapid flow down through there.

Chairman Miller – nicer to have on property line.

David Stringer – everything approved by Town Engineer and that is what was installed.

John Shaheen – John Palladino requested easements be 60-foot width for access.

Steve Snell – will follow up with John Palladino.

David Stringer – nothing has been changed on the map.

Motion by Miller, seconded by Mapstone for final plat approval on Mallard's Landing Phase 2, Section 16-B-2-3 on a map by Dave Hannig dated 9/10/07.

HOLBROOK/PALLADINO: Site plan review and special permit. Location is at the old Palladino dealership on the east side of Sweet Road south of Pratts Falls Road. Mike Shafer was present.

The driveway and structure will stay the same. It is a non-conforming use. Holbrook Heating will use for storage of heating supplies, partitioned offices. There will be no outside storage. They have 30 vehicles that will be off site. Also do repairs there. Randy's goal is to get the property cleaned up.

Lloyd Sutton – property is non-conforming use in farm district. Non-conforming can be changed to another use. The office, sales, some repair require site plan approval and special permit from Zoning Board of Appeals.

Mike Shafer – need positive input for site plan then onto ZBA for special permit approval.

Steve Snell – what kind of signage.

Randy Holbrook – put name on building like it is now.

John Shaheen – any above ground tanks?

Randy Holbrook – indoor tank, put motor oil in waste oil burner. 275-500 gallons.

John Shaheen – any underground tanks?

Randy Holbrook – been informed there are none.

Mike Shafer – initial screening for any concerns, not aware of any tanks.

Steve Snell – septic tank?

Randy Holbrook – right side of building, vent cap in front of propane tank. We were assured it was zoned commercial, then checked into it. Plan on keeping driveway as it is. The building is more than adequate for our needs.

Randy Holbrook – out back is a big overhead door. We will put in a smaller door so trucks can go out in back and load up.

John Shaheen – so you will be pulling out of Apulia?

Randy Holbrook – yes. This way we will have everything in one spot. We have some property we were going to put up a new building, but this came up.

Randy Holbrook, Jr. – like being out here. Employees are all local. You don't find buildings like this come along too often out here.

Randy Holbrook – property in Apulia. Did a lot of work. It isn't an eyesore any more. Expect down the road to paint the building. Bring property back to what it used to be. Plan on being there a long time.

Mike Shafer – 239 from included in your package. Understand SOCPA may have some recommendations they may have to act on.

Sue Smith – plan needs to indicate where burner will be located.

DAVID CHURCH: Site plan review for the installation of trailer while building home on the east side of Cemetery Road between No. 4 and No. 5 Road.

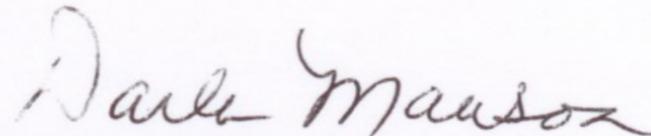
Lloyd Sutton – applicant will not be pursuing at this point.

MYERS SUBDIVISION: 2 lot subdivision on the west side of Ridge Road south of No. 5 Road. Alan Olmsted at another meeting.

Lloyd Sutton – 3 lots will be changed to 2 lots. Letter from Jim Stelter. Alan has talked to Jim quite extensively about the driveways. Will make sure to obtain copies of maps to send out next month.

Meeting adjourned at 8:15 pm.

Respectfully Submitted,



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

TOWN OF POMPEY PLANNING BOARD MINUTES

The Town of Pompey Planning Board meeting was held on Monday, October 15, 2007 at the Town Hall. Present were: Chairman Doug Miller, Sue Smith, John Shaheen, Charles Pool, Bob Mapstone and Roy Smith. Also present were: Attorney Scott Chatfield; Code Enforcement Officer Lloyd Sutton 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 September meeting minutes. All in favor.

HOLBROOK/PALLIDANO: Public Hearing on Site Plan Review and special Permit. Location at the old Palladino dealership on the east side of Sweet Road South of Pratts Falls Road. Attorney Mike Shafer and Jeff Skeele were present.

Mike Shafer – Would like the Board to refer to the Zoning Board of Appeals for non-conforming use. The issue for the right-of-way access to the north will be on the deed and will maintain for the owner.

Lloyd Sutton – Site plan approval and special permit approval required to allow another non-conforming use. Have done away with special permits except in this type of situation.

Attorney Chatfield – allow ability to use – establishment of non-conforming use.

Roy Smith – County recommendations?

Mike Shafer - lighting plan – will comply so as not to spill over on to neighboring property.

Jeff Skeele – probably motion light in back and mercury light in front.

John Shaheen – what quantities of refrigerate will be stored there?

Jeff Skeele – they carry 5-6 extra jugs normally on the van. Extra in inventory. There is a State report for storage/recovery done on site.

Sue Smith – will external sign be lit?

Jeff Skeele – the name will be on the building similar to what it is now and designated lights should be on sight plan. What is the concern? Will be cautious of spillover lighting.

Chairman Miller – need more definition on lighting plan. Light spillover, type of lights, motion detectors.

Motion by Miller, seconded by S. Smith to forward to the ZBA with a positive recommendation. All in favor.

Mike Shafer – I have talked to Scott Chatfield regarding this Board being lead on SEQR.

Attorney Chatfield – Board needs to make a decision contingent upon ZBA . Planning Board can make their own SEQR determination and ZBA can make their own SEQR determination. It is an unlisted action, if each Board makes it own decision, less potential for delay with an uncoordinated review.

Alex Coursen – Planning Board should make their own decision for determination, not the Planning Board attorney.

Charles Pool – we would do SEQR determination for site plan and ZBA would for the special permit.

Roy Smith – need to do whatever we can to expedite the process.

Motion by R. Smith, seconded by Mapstone for negative declaration. All in favor.

MYERS SUBDIVISION: Public hearing on 2 lot subdivision on west side of Ridge Road south of No. 5 Road. Alan Olmsted was present for applicant.

Alan Olmsted – we have 5 acre and 4 acre lots. When the SOCPA reviewed, they did not like the three lots, so we went to two lots. Also have a letter from the County regarding the driveways on the final map.

John Shaheen – Steve, separation is 50 ft. from well to septic?

Steve Snell – requirement is 100 ft. from distribution.

Alan Olmsted – need County Health signatures on the map. If it needs to be corrected, it will be.

Kevin Coursen – I believe this body has authority to address lighting, wells, etc. I think John brought up a valid point.

Chairman Miller – close the public hearing.

Motion by Shaheen, seconded by Pool to approve the Myers Subdivision on Ridge Road for final plat based on a map by Myers and Associates dated 7/27/07 revised 10/11/07 contingent upon septic and other details on pages 2-3 of final be approved by applicable agencies. All in favor.

JEFFERY PINES ESTATES: Sketch phase review of subdivision on the south side of Frank Long Road between Rt. 91 and Gates Road. Bob Cox was present.

Bob Cox – lots are 3-4 acres each totaling 86.6 acres. Fayetteville-Manlius School District. It has already been perked. There is a well being drilled right now. Speed limit is 35 mph and it is a town road. Property is owned by Susan LeRoy. Where the hammerhead is shown on the map, hope to develop the property on the other side other hammerhead at some future time. This is near Rt. 91 and Whitney Farms Subdivision (Kinder Road).

This land has been tilled for years. Section 1 (along Frank Long Road) will have six lots to be completed first.

Chairman Miller – Lloyd, what are the size of the lots in Whitney Farms?

Lloyd Sutton – 2 ½ - 3 acres.

Supervisor Marsh – I just want to say that I think the addition of this subdivision will be a great addition to the Town. It is the most beautiful place. Very envious of anyone that will live there. Bob builds beautiful homes.

Bob Cox – it will be a very nice subdivision – the homes will be \$600,000 to \$3 million. Can have Bill Morris give the information on the perks to Steve.

Chairman Miller – what type of detention do you plan?

Steve Snell – wet pond.

Bob Cox – can we put drainage along road, swales along the road?

Steve Snell – will need to talk to John Palladino about this.

Chairman Miller – could file restrictive covenants and go for clustering.

Bob Cox – no trailers, barns, recreational vehicles. Will file covenants.

Attorney Chatfield – this is a type 1 action, coordinated review. Also look at length of cul-de-sac, hammerhead. Almost 100 acres, second way out of subdivision.

Meeting adjourned at 8:55 p.m.

Respectfully Submitted,

Darla Mawson

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