

The Town of Pompey Planning Board meeting was held on Monday, September 21, 2009 at the Town Hall. Present were: Chairman Doug Miller, Sue Smith, Roy Smith, John Shaheen and Bob Mapstone. Also present were: Code Enforcement Office Lloyd Sutton, Attorney Jeff Brown and Engineer Steve Snell , O'Brien & Gere.

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

SUE EVANS (BOARDING FACILITY): Continuation of a public hearing on a site plan review application for a boarding facility located on the south side of Windy Hill Lane. David Kimpel, attorney was present.

They have answered the questions the engineer had. Feel minimal review should be required. Looking for a vote on the project. Positive site plan review.

Chairman Miller asked the engineer what he has received.

Engineer Steve Snell – correspondence responding – did provide plan, just received today.

Chairman Miller – open the public meeting.

Kevin Coursen – do support them for the facility. Ag & Markets Law, talked to Bill McGee.

Irks them to hear applicant say doesn't apply to them. Don't like that. It is the responsibility of all Boards to provide to the health and safety of Town now and in the future. Not saying they should get a free pass. Feel Board has done a good job asking questions. Ag & Markets want to support agricultural in your area.

Questions from engineer, Board does need to address, being told – “not a free ride”. Talked about the history of the area where planned. Put in restrictions that the Board feels are necessary. Sensitive area. Ground water unpredictable in Pompey. He then read other items from the 1989 Master Plan.

Applicant originally said would drill well, now said not going to do until they receive approval on the project.

Spring on Oran Gulf Road not certified as a water source. Not available in the winter time.

Attorney Dave Kimpel – object to – “can’t be touched”. Ag & Markets recommendation, health & safety attempted to address Board and Mr. Snell’s question on this.

You have writing from Bob on this because of being in the Ag District; receive from DEC approval - Soil Erosion Permit – required for Storm Water Pollution Plan.

Alexandra Coursen – do have a copy of letter from Mr. Summers, determined Storm Water Plan not required. Still an issue because of 25,000 square feet involved. Have storm water issues there, addition of size of building, feel there would be more issues. Could cause contamination.

Somers letters could be restrictive, require plan. A closer look at drainage, look at post construction.

Review is limited. Review of Planning Board unlimited, require what they want. Spoke to Ag & Markets – he said it is Planning Board duty, know what the issues are. Should not be unreasonably burdensome.

Manure Management Plan – requires substantially more than what we have – 20x10x10 . Horse produces 2-3 cubic feet per day. Convert to yards – 86.8 cubic yards per month. 74 cubic yards of waste per bunker not sufficient to hold. Farmers in Skaneateles required to cover bunkers. Pathogens getting carried away. Stick to 20x10x10 to remove every month.

Attorney David Kimpel – Manure Plan – indicated a facility with approval from Onondaga County Soil & Water. No limiting to concrete bunker. Will submit the plan to the town.

Kevin Coursen – Jeff read Manure Plan. Soil & Water would take too long, use other plan, remove on as needed basis. Store no longer than a year.

Attorney David Kimpel – first thought SWCD could provide a plan right away to bring to the Board.

Carol Crolick – neighbor – manure issues – was around for the manure fire. Jeff said removed every three months.

Alexandra Coursen – great to work with SWCD. Volunteering for SWCD. Critical issue for the Board to review plan. SWCD not responsible for the Town. Read a plan off the internet.

Roy Smith – may not be Board responsibility to design this.

Carol Crolick – can't understand why it takes Soil & Water to come up with a plan.

Kevin Coursen – we have a horse facility in Madison County. 100 cubic yards-storage, 20 horses max. Spread on 30 acres. Spread on neighbors field. Another neighbor grows vegetables, takes some. Know 100 cubic yards – doesn't take a month, maybe three weeks. We do have a spreader on site. What Jeff & Sue have designed is a little undersized.

Town Attorney Jeff Brown – couple of things:

included streamlined process - ex. Many zoning ordinances

Setbacks – reasonable under most conditions, unreasonable the rest

On August 7, 2009 – working with SWCD on Manure Management Plan –

Submit to Planning Board for review and comment

Bob Somers – there is one in county. Wait until facility is up and running, watch where water goes and see how it works. Not run in streams. Some don't have Manure Management Plans. Did sit with Bill McGee, anxious to see what happens at meeting tonight.

Chairman Miller – hard time – don't understand why something can't be presented.

Kevin Coursen – not a bio hazard. Get names of people in Cazenovia. Throughout New York, it can be done. There are contractors that do it. He transports waste all over the US.

Mike Crolick – what's going to happen to all manure until there is a plan? Been going over this for four months. Board states what they need and don't get it. Table it for six months to get the information.

Chairman Miller – highway curb cut not approved.

Nancy Bridges – handed out copies to the Board regarding “Health and Safety Concerns”. Read from Page 2 – NYS AGM 305-a – Local Law Administration. Town Code requires site plan. Not against the horse facility. Should be smaller. Complement the Board on the questions being asked by the Board.

Chairman Miller – asked the engineer Steve Snell regarding the issue of wells.

Engineer Steve Snell – applicant response letter, distance from neighbor wells addressed on Page 3 of letter from David Kimpel.

David Kimpel – when Evans developed land 375 feet between leach field line and property line. Waste bunker 275 feet.

John Shaheen – referring to site plan – not on map

David Kimpel – took measurement to property line.

Nancy Bridges – finding it difficult to see a formal site plan.

Mike Crolick – residential property – 100 feet from well, what about commercial?

Engineer Steve Snell – just provided this afternoon.

Alexandra Coursen – She understood DEC said post construction not required. Pompey code required Drainage Plan.

Engineer Steve Snell – typically Board would follow DEC guidelines.

David Kimpel – ask the Board to close the public hearing.

Carol Crolick – what impact would drainage be to Nancy’s property if plan were approved? Statement – totally different than what is here.

Bill Bouck - 3138 Windy Hill Lane – septic location – can’t build a normal, assumes another type would be built, if it isn’t approved by the county.

David Kimpel – have to go back to county and get another approval. Build or move around. Go back to Board.

Bill Bouck – had previously asked about fan noise.

Chairman Miller – Statement from Dave Kimpel - #8 – no HVAC proposed for this facility. Non heated, non ventilated, non air conditioned, no hot water, just a barn for horses (letter from Ali, Pappas & Cox dated 9/9/09).

Bill Bouck – mentioned Holbrook Subdivision was corrected. It was approved. It is ag. Other facilities like this could get approval if wanted to. Board should consider other 3 lots, 7-9 acres each. Could be made into facilities like this. Then, in fact, whatever issues could be compounded. Should consider when approving this application.

Nancy Bridges – clarify – statement – no HVAC proposed for hose facility. What about the apartment? Needs heat.

Debbie Falco Gaetano – grew up in Pompey. If you are pushing manure management, father had in his yard. Just don't get this, DEC? This is farm country.

Victor LaFrenz – in consideration of area – environmental in Pompey, largest number of horses on a piece of property in the Town.

Jeff Evans – on a per acre basis, Hoyt has 20 horses, this is 25 acres – 31 horses.

Victor LaFrenz – did a survey – commercial sites have cut down the number of horses. Should be done right, so it works well for everybody.

Alexandra Coursen – would like a chance to look at the map. Have been here five months on this. Information changes – water supply, manure management, answers not complete, would like to see it completed. Ask that hearing be kept open.

David Kimpel – been on public display. Alex has a copy.

Attorney Jeff Brown – 8/14/09, map provided.

Nancy Bridges – only one copy provided, engineer had it.

David Kimpel – show disturbed area, only changes from 8/14/09 map.

Sue Evans – SEQR, 31 stalls, apartment, indoor ring, office. If you got a permit for an apartment and it is not done now? Heating covered under building permit, will not be propane.

Alexandra Coursen – question – wash stalls on plan, now won't be any wash stalls. What is the plan?

Chairman Miller –No wash down stalls, internal drainage, provide water conservation?

Sue Evans – had the septic redone and reapproved to add 2 in case we use. Will run into septic tank. Reapproved about a month ago.

Motion by Miller, seconded by Mapstone to close the public hearing. All in favor.

Bob Somers – John not comfortable with Manure Management Plan. Agree why storage facility can't be done before construction.

Chairman Miller – Highway cut requested before, add HVAC, but full bath in apartment. Ask where is drainage going? Don't feel it is reasonable to think won't wash horses.

Sue Evans - hooked to septic system. Inside two wash down areas.

Chairman Miller – Other changes – well drilled ahead of time, manure plan, highway cut, readdress HVAC issues, revised site plan, wash down horses, storm water, fixtures, locations sites outdoor rings.

Attorney Jeff Brown – one area to point out – revise site plan – can write on current site plan would be permitted.

Chairman Miller – Planning Board has not required landscaping, sidewalk review, construction impact – view shed impact.

David Kimpel – question – well and Manure Management Plan – can do that, but don't see part to do a bunker design.

John Shaheen – approve by our engineer – bunker design.

Chairman Miller – go back and review HVAC changes. Fan noise at property line. Minagative active for storm water flow, not discharge, not excessive. Concern about lights – type of fixture. Don't know how much traffic generated. Area between buildings – trailer storage.

Comments from State regarding Rt. 20. Was fencing an issue along Rt. 20? Steve's miscellaneous comments on the Review Comments dated 9/21/09 – legend has not been provided, dimensions of the proposed outdoor rings have not been provided, name and date of the survey has not been provided and zoning of the property and adjacent properties has not been provided.

MALLARD'S LANDING: Dave Stringer present.

Lloyd Sutton – previously approved, just another section. Pompey Land Groups represented. Approved two years ago. Section 1.23, 2 more lots added to plan. 16 lots – approved 5-6. Didn't get the plan signed after approval. Not filed. Asking two lots 4.05 acres and 3.28 acres. Subdivision has sewer, water, storm water, all surfaces paved.

Chairman Miller – approval for next two lots?

John Shaheen – required road frontage?

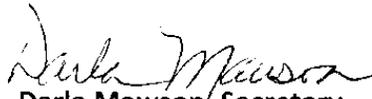
Lloyd Sutton – done under 278. Lot layout is the same as the preliminary.

Motion by Miller, seconded by S. Smith for final approval for Mallard's Landing Subdivision, based on a map by D W Hannig, dated 9/10/07, Section 16B-3. All in favor.

Chairman Miller asked Steve to make copies of the map.

Motion to adjourn at 9:25 pm.

Respectfully Submitted,


Darla Mawson, Secretary

Town of Pompey Planning Board

