

TOWN OF POMPEY PLANNING BOARD MINUTES
AUGUST 21, 2017

The Town of Pompey Planning Board meeting was held on Monday, August 24, 2017. In attendance: Chairman Sue Smith. Members: Dan Bargabos, Robert Neufang, Roy Smith, Carl Fahrenkrug, John Shaheen and Kevin Coursen. Attorney Jeff Brown and Town Engineer Steve Snell were also in attendance.

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

Motion by R. Smith, seconded by R. Neufang to approve the July 2017 minutes as corrected. All in favor.

POMPEY MALL REDEVELOPMENT; Preliminary Review of a Site Plan Application for the Pompey Mall located at 7330 U.S. Route 20. Don Neugebauer and Engineer Ed Reid were present.

The intention is to construct a new store and canopy in front. The most eastern driveway will be decommissioned, keeping the Rt. 91 and the western driveway. There will be a new tank farm to the side. The site plan does not show old existing, just the new installation.

The intention is to do Phase 1, the new convenience store so the rest can stay operational. Then, demolish the old store and then do Phase 2, the new canopy and tanks.

Chairman Smith asked if the two parcels are now combined.

Don stated that it is being worked on.

Ed Reid, engineer stated that the idea is with the new entrance that going to the store, can get in and out safely. Won't be near the gas tanks. The new tanks will be to the west. The configuration will be similar to other local gas stations.

Chairman Smith asked about longer vehicles just parking.

Ed Reid said that he understood that the large vehicles will still go in nose first and turn.

John Shaheen asked where the existing septic system is located?

Ed stated it is in the back.

Don stated that the important thing is that the new facility will have an all new system.

Ed Reid stated that every component of the septic system will be new. It has been sent to County Health Department. They are looking at it now.

Chairman Smith asked about the signage?

Don Neugebauer stated that he is anticipating reusing, but learned about the right-of-way and can move it 6-8 feet so it isn't in the way.

John Shaheen asked if the grade is going to be the same for structure?

Ed Reid stated that the floor elevation is going up about two feet further back. The grade is appropriate for vehicles to move around. There are new storm water regulations, on site storm water mitigation.

Town Engineer Steve Snell stated there will be a retaining wall in back.

Don Neugebauer stated that the contractor is out of Homer and it will be similar to Byrne Dairy with a peaked roof.

John Shaheen asked how old are the tanks?

Don Neugebauer stated they are 30 years old. He has satisfied DEC requirements. In the 80's they manufactured single wall tanks.

Carl Fahrenkrug asked about the distance from the fuel to Rt. 20?

Ed Reid stated from the edge of the fuel canopy to Rt.20, it is about 60 feet.

Don Neugebauer stated that 2 pumps will be diesel. There will be four gas islands, 8 hoses. Diesel will be available on the two outside islands. Four hoses for diesel.

Kevin Sharpe asked about kerosene?

Don Neugebauer stated that it will be close to the corner of the store. The tanks have compartments. Right now he has the exchange program for the propane tanks. He is not sure he will be allowed to have propane tanks (insurance). The cage has to be separate from the building.

Carl Fahrenkrug asked if there was an entrance on the back of the building?

Ed Reid said it is just grass, but there will be an entrance on the back side of the building.

Don Neugebauer stated that he is losing one Rt. 20 vehicle entrance and shrinking the other Rt. 20 entrance on the western end.

Chairman Smith thinks there will be ample room for larger vehicles. Using Manlius as an example.

Dan Bargabos asked when Don hopes to start construction?

Don stated he hopes to get final approval in September and get the permit immediately. He hopes to not be out of the gas business for any length of time. Hopes to build the store January-March, then start the rest.

He plans on doing the building first, then knock down the old building. He does not want to be out of gas any longer than necessary. He stated that his biggest issue was with State DOT.

Chairman Smith asked if the Board had any more questions. Applicant has to notify neighbors by certified mail for the public hearing next month.

LANDS OF JEAN PITT & JACQUELINE DOUGLAS (TRUSTEES): Preliminary Review of a 2 lot subdivision on the northwest corner of Delphi Falls Road and Pompey Hollow Road. There was no one at the meeting.

VERIZON: Informal Review of Site Plan Application to construct a cell tower at 8144 Indian Hill Road. Robert Burgdorf, Esq. and Curt Kolakowski were present for Verizon.

Kevin Coursen stated that the letter to the Planning Board stated that the tower is getting site approval for 120 feet.

Robert Burgdorf stated that the area variance was approved in part and denied in part by the ZBA. There has been litigation, but Verizon is proceeding. They will uphold the camouflage and 100' height that was approved.

Four items in the packet mailed to the Board:

1. Verizon Wireless no longer constructs 12x30 equipment shed
2. copy of letter from Supreme Court Chambers
3. letter from Nixon Peabody stating they wish to continue with Site Plan approval.
4. Site Plan still shows 120 foot tower, it will be corrected to 100 feet.

They are here for Site Plan approval and the camouflaging the tower.

Zoning Board of Appeals has approved a negative declaration.

Kevin Coursen stated that Lyndon Corners has a tower camouflaged nicely.

Robert Burgdorf stated that if that is what the Board is looking for, they could bring renderings for the Board to look at. The practical option would be a tree camouflage.

Attorney Jeff Brown stated that the applicant previously vested to the lot line administratively to avoid having to get a set back variance.

Chairman Smith asked if he had any pictures of the equipment platform?

Robert Burgdorf stated he will provide the rendering for the next meeting.

Attorney Jeff Brown stated that the Town Code requires that anyone within a ½ mile radius receive certified mail notification of the application.

Robert Burgdorf stated that the “shot clock” is a federal requirement. Allows Planning Board 150 days to rule on site plan application and the Planning Board has 30 days to ask for new information.

Attorney Jeff Brown stated that a condition of the ZBA approval was that the tower not be increased in the future. The Judge rejected this condition.

Motion by J. Shaheen, seconded by D. Bargabos to adjourn at 8:40 pm.

Respectfully Submitted,

Darla M. Mawson, Secretary
Town of Pompey Planning Board