

The Town of Pompey Planning Board meeting was held on Monday, June 16, 2008 at the Town Hall. Present were: Chairman Doug Miller, Dale Malone, Roy Smith and John Shaheen. Also, Town Code Enforcement Officer Lloyd Sutton, Town Engineer Steve Snell and Planning Board Attorney Jeff Brown.

Motion by Miller, seconded by Malone to open the meeting.

Motion by Miller, seconded by Shaheen to approve the May minutes. All in favor.

FREDRICKSON SUBDIVISION AMENDED: Continuation of a Public Hearing on a 2 lot subdivision on the southeast corner of Watervale and Broadfield Roads. No one was present.

Motion by Miller, seconded by R. Smith to continue the public hearing at the July 21st Planning Board meeting. All in favor.

RESUBDIVISION OF MC CAFFERY SUBDIVISION: Public Hearing on a 2 lot subdivision on the east side of Ridge Road north of No. 2 Road West. The subdivision has had 278 approval granted by the Town Board. Michael McCaffery was present.

Michael stated that his father, Ken purchased the property in 1966 and he is splitting the land between him and his brother Kevin. It will have split frontage. He has already purchased the house and some acreage. His brother will have 55* acres on the north side of the property. In back of the house he will be adding acreage. There is also 20 acres across the road where the barn was that burned down a couple of years ago and he will also have that acreage. Neither one of them intends to build on this property.

Steve Snell stated that there are pretty good sized wetlands in the back of the property.

Michael state that there is a pond and the wetlands are in back of the pond.

Steve Snell questioned the lot 2A frontage on Ridge Road.

Michael stated that the access on the side of the lot goes up and around in back of Kevin's lot.

Chairman Miller stated that the wetlands/creek needs to be shown on the final map.

Attorney Jeff Brown stated that the Town Board has authorized the Planning Board to act on this and not in compliance with the frontage requirements and quite a bit of land in the back. Town Board did grant 278 approval.

SOCPA has recommended that the Board does not grant the variance for the frontage.

Michael stated that he has made his house lot 5 acres and there are approximately 35 acres in the back of the property. Michael will end up with 35 acres in back and 20 acres across the road while Kevin will have 55+ acres totaling about 110+ acres.

Attorney Brown stated that the Board would need 5 members to pass the resolution because of the county's recommendation.

Chairman Miller asked how would you get to the back of the lot if you wanted to do so?

Steve Snell stated that he would need to have the surveyor overlay the 100 ft. buffer. Another option would be have someone look at delineating and see if it is worth it.

John Shaheen stated that the Board wants a reasonable reason to approve the flag lot.

Michael stated that the original tractor path has been there forever.

Lloyd Sutton stated that the 60 ft. frontage doesn't do much of anything, the wetlands cut him off. 3 lot subdivision, 280-A without any frontage, he would have to start over. Board has done 280-A a few times.

Chairman Miller stated you will need to superimpose the wetlands.

John Shaheen stated that your surveyor would take information and superimpose it on map and show 100 ft. buffer.

Chairman Miller said then make determination on easement to get into the back of the lot and show "non-buildable lot".

Motion by Miller, seconded by Shaheen to continue the public hearing at the next Planning Board meeting on July 21st. All in favor.

JEFFREY PINE ESTATES SUBDIVISION: 25 lot subdivision on the south side of Frank Long Road between Rt. 91 and Gates Road. 278 approval is no longer being considered for this subdivision. Bob Cox was present.

Some changes are that Lot #1, lot #2, lot #22 and lot #23 have been redesigned. There will be no access on Frank Long Road even though speed limit is now 35 mph between Kinder Lane and Rt. 91.

Trying to minimize access onto Frank Long Road as much as possible. Redesigned the project and made changes to the access onto Frank Long Road. Goal is to not have people in jeopardy. There will only be 2 lots with access onto Frank Long Road and they are lot #3 and #6. These lots have also been made bigger. Site distance for lot #3 is 700 feet.

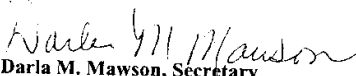
Steve Snell stated that the driveway on the other side of Frank Long Road will match up.

Chairman Miller then passed out information on Planning Board/Zoning Board of Appeals training information. Board members are required to attend minimum of 4 hours of training a year.

Starting next month the Planning Board meeting will start at 7 pm and will be considered a work session which is open to the public. This will consist of all Board members, Lloyd Sutton and Steve Snell.

Motion to adjourn at 9 pm.

Respectfully submitted,


Darla M. Mawson, Secretary
Town of Pompey Planning Board