

TOWN OF POMPEY PLANNING BOARD MINUTES

The Town of Pompey Planning Board meeting was held on Monday, July 16, 2007 at the Town Hall. Present were: Chairperson Doug Miller, Sue Smith, Roy Smith Charles Pool, John Shaheen and Bob Mapstone. Code Enforcement Office Lloyd Sutton, Attorney Scott Chatfield. Engineer Steve Snell from O'Brien & Gere was also present.

Motion by Miller, seconded by R. Smith to open the meeting. Motion by Miller, seconded by R. Smith to approve the June 2007 minutes. All in favor.

KENNETH KOVALEWSKI SUBDIVISION: Public Hearing on 2 lot Subdivision on the northwest corner of Brennan Road and U.S. Rt. 20. Don Kovalewski was present.

The Board requested that they find the fiber optic easement. Don stated that they have not been able to find it yet, but are still looking for it. It is right on the edge of the property of lot #1 at southern end. Have not talked to John Palladino regarding the driveway permit yet.

Attorney Chatfield – when comparing old and new map, same dimensions for Lot #1 are 325'x270' equaling two acres. 325 ft. stopped at right of way.

John Shaheen – what is on the property now?

Don Kovalewski – nothing.

Chairman Miller – this is a public hearing. Are there any comments.

Engineer Steve Snell – 100 ft. buffer should be shown. Need to add to the map. In his comments to the Board he stated that the proposed property line bearings should be provided on the plan.

John Shaheen – has a perk test been completed?

Don Kovalewski – yes. It has already been sent to the Department of Health.

Engineer Steve Snell – southwest corner parking area (off Rt. 20) at edge of property is not showing the property line clearly.

John Shaheen – any plans for other 29 acres?

Don Kovalewski – just leave as farm land, no plans.

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Attorney Chatfield – map is not a suitable map for conveyance. Don't need to hold over for another meeting, just do contingencies.

Charles Pool – would like to see easement shown on the map.

Chairman Miller – close the public hearing.

Motion by Pool, seconded by **R. Smith** for a negative declaration. All in favor.

Motion by Miller, seconded by **S. Smith** to approve **Kenneth Kovalewski** Subdivision based on a map by **Cottrell**, dated 7/10/07 contingent upon:
1. easement for fiber optic line shown, 2. **John Palladino** approve driveway permit application, 3. 100 ft. buffer line (DEC) wetlands, 4. bearings confirm lot lines, and 5. show house placement on both lots #1 and #2. All in favor.

JAMESVILLE SPORTS CLUB SUBDIVISION: Public Hearing on 2 lot Subdivision on the west side of Rt. 91 south of Ransom Road. **Bob McCarthy**, an officer of the club was present. Total acreage is 108 acres and subdivide and sell 8 acres on the north end of the property. State has already approved the driveway application.

Chairman Miller – do you have exact location of driveway?

Bob McCarthy – no. Just approval. State DOT granted preliminary approval, but buyer would have to make application and have it approved.

Chairman Miller – what activities does the Club have?

Bob McCarthy – Sports Club. Property is used by Girl/Boy Scouts for camp, recreational, and at one time did have NRA for issuing licenses. Club has owned the property for 35 years. Club is almost 40 years old, originally located in Jamesville. It is not a Rod & Gun Club. The Club's driveway road frontage is about 50 feet.

Chairman Miller – this is a public hearing. Any comments?

Town Supervisor - Carole Marsh – she lives not too far away on Rt. 91 and has no objections to the subdivision. It has a beautiful view. Club has been a good neighbor.

Engineer Steve Snell – property line is about 35 feet away from the Club driveway entrance.

Chairman Miller – what is that little jog?

Bob McCarthy – sewer pipe that goes under the road (culvert). Concrete state markers

Charles Pool – Proposed lot # refers to Leo Charette. Need to verify if it needs to be referred to, if not, remove completely.

Attorney Chatfield – if site plan would need to see drive, 66 ft. right-of-way not necessary. Require driveway location, proximity of lot reasonable. Show where existing driveway comes out.

Engineer Steve Snell – has no environmental concerns.

Attorney Chatfield – need to show it is not a residential lot, prospective purchase, perk test.

Bob McCarthy – pretty sure perk has been done.

Attorney Chatfield – require notation on map.

Chairman Miller – what is the zoning?

Code Enforcement Officer Lloyd Sutton – agricultural. Coleman Hill Road is R. Lot #1 remain farm.

Chairman Miller - close public hearing.

Motion by Miller, seconded by S. Smith for a negative declaration. All in favor.

Motion by Pool, seconded by R. Smith for approval of Jamesville Sports Club 2 lot Subdivision based on a map by Cottrell, dated 2/13/07 contingent that existing driveway on lot #2 be noted on map, reference to Leo Charette on map removed. All in favor.

KADAH FARM SUBDIVISION: Final review of 2 lot subdivision on the east side of Hennebery Road north of Broadfield Road. Ron Kadah was present. 100+ acres with 7+ acres being subdivided to sell. 920 ft. off Broadfield Road and 360 ft. wide on Broadfield Road.

Chairman Miller – what is size of other lots on Broadfield Rd. that are contingent to lot.

Lloyd Sutton – 3-6 acres.

Ron Kadah – the older lots on Broadfield are smaller lots.

Nancy McDade – Watervale Road – most of lots on Watervale have drainage ditches because of runoff, comes down hill to Watervale. DOT put in drainage pipe in front of her house, run off was heavy. Rain or snow, bubbles up and erodes the road. More houses being built is a concern.

Engineer Steve Snell – drainage easement, doesn't really go anywhere.

George McDade – creek behind house normally dry. When rain is heavy, lots of water comes down. Years ago were told drainage would be put in, but nothing has been done. Look at the shoulder on Watervale; it is ready to cave in. Don't know if this is just the beginning of development; add more water to come down.

Ron Kadah – huge water shed, lot of water on his property also. Can something be done to help?

Janet Wolfe – Watervale Road – drainage quantity, quality of water concern, no indication of where new house will be.

Attorney Chatfield – this proposal is one house, 7 acres fronting on Broadfield Road. Further development would require whole different process, address all those issues. Tonight it is just one house.

Mr. Wolfe – this is only single parcel, assumes it causes problems. What recourse do people have if there are problems, as undoubtedly presented 65 ft. access from Broadfield, sign of possibility of further development at a later time. Come back again or a master plan.

Attorney Chatfield – ask engineer to take look at existing run off, undeveloped to proposed run off with development. Pre/post no different.

Chairman Miller – in Steve's comments, see topo, more about drainage.

Mr. Wolfe – Kelly had a master plan.

Chairman Miller – Mr. Kelly was in a number of times.

Attorney Chatfield – applicant driven process. Prior to time, merely administrative regulation, do not dictate to applicant's number of lots. Over 20 years can come in 20 times and keep dividing. No mechanism in place to make him do what he doesn't desire.

Chairman Miller – MSU Community NYS storm water, what you look at.

Engineer Steve Snell – this is not MSU area.

Lloyd Sutton – MUS is limited area. Small triangle north of Broadfield Road is a guideline. Will DEC apply to this area? No.

Ron Kadah – plan on digging a couple of ponds. He also has water problems. Subdivision hill drains to two ravines.

Mr. Wolfe – worried about well water. Will there be a test regarding well water?

Attorney Chatfield – post development run off not be appreciatively different than the pre run off. DO 5-10 or 15 subdivision, then get into municipal infrastructure, ponds, etc.

Engineer Steve Snell – fairly large lot – 7 acres.

Ron Kadah – 200 ft. road frontage, can only do one lot.

Engineer Steve Snell – easement is there for a reason.

Mr. Wolfe – question regarding well concerns. If do develop property with septic tanks and wells, will it affect below?

Attorney Chatfield – 1 lot proposal – 7 acres. Number of acres, your ability to take water out of ground. Water line through property. Jogs easement north by line toward Henneberry. 92 acres, 2 acre lots, public roads. Look at public roads and sewer given the topo in area.

Michele Goodfellow – access 65 ft. They race dirt bikes, ATV's, venue for racing vehicles. Heard conversations in the community from several people, looking at this proposal, especially with this right of way, are rides along property line concern. Can't dismiss this. Not talking about future development at this time, but with access there, does this have anything to with racing?

Attorney Chatfield – amounts to looking at facts, frequency, intensity, users, character of race track, violations. Cross that threshold if need to.

George McDade – lack of noise ordinance in town.

Attorney Chatfield - it is State law. Some portions of town densely populated. Don't have enforcement. Leave up to police agency. Needs to continuous, intrusive.

Steve Goodfellow – don't plan on building track for own use?

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Ron Kadah – 5 mile loop. 96 decibel rule. Anyone that rides on property abides by the rules. Tries not to have more than a couple riding with him.

Steve Goodfellow – 2 bikes out there are very loud. Can't have a conversation.

Chris Colballo – 4224 Henneberry – property abuts up against proposed property. Bike path – assume temporary, part of path created on part of property that is for sale.

Ron Kadah – yes. Do not have buyer yet.

Attorney Chatfield – evaluate – Steve needs more information.

Engineer Steve Snell – review on drainage, need more information. Could give general information, research on easement.

Chairman Miller – need topo, drainage easement.

George McDade – drainage very different now than in March-April. In the spring it is different.

Engineer Steve Snell – based on rainfall intensity, range 2, 5 10 and 100 year average over entire year.

Chairman Miller – 5-10-25-100 year, compare and come up with flow from there.

Attorney Chatfield – need USGS shown on map, when easement was created, what for, why, to whom given.

Michele Goodfellow – plan for driveway on property?

Ron Kadah – up to purchaser.

Attorney Chatfield – has been referred to SOCPA. Lot 2 will be permitted a single driveway on Broadfield Road that must be located within the 65.4 right-of-way on proposed lot 1.

Motion by Miller, seconded by Shaheen to continue public hearing next month. All in favor.

Jud Kaplan – Watervale Road – did not receive notification.

Lloyd Sutton – one was sent to the tax bill address and returned.

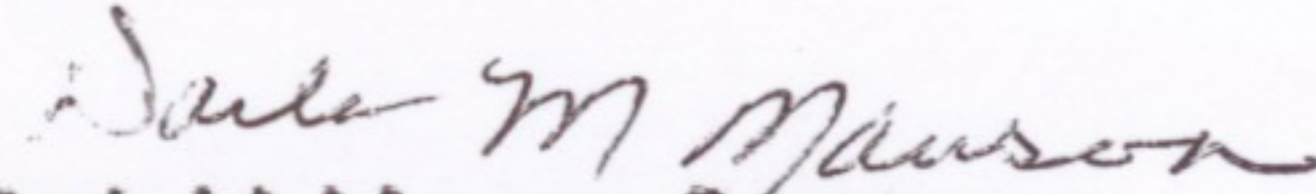
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ECC Chairman Phil Benedict had an ECC plan for Crown Point T Mobile with recommendation for the Town Board submitted to Planning Board on 7/16/07.

Motion to adjourn at 9:30 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Darla M. Mawson".

Darla M. Mawson, Secretary
Town of Pompey Planning Board