

**TOWN OF POMPEY
PLANNING BOARD MEETING
MAY 17, 2021**

The Town of Pompey Planning Board meeting was held on Monday, May 17, 2021, via zoom. Chairwoman Sue Smith called the meeting to order at 6:30 p.m.

This meeting is being held via zoom. It is being recorded and live streamed via facebook in accordance with the Governor Cuomo's Executive Order # 202.1.

In attendance: Chairwoman Sue Smith. Members: Karl Fahrenkrug, John Shaheen, Roy Smith, Dan Bargabos, Karen Whalen and Town Engineer Steve Snell, Code Enforcement Officer Bob Rodriguez, Attorney Jamie Sutphen were also in attendance.

Absent: Kevin Coursen. Karl Fahrenkrug entered at 7:06 pm..

MINUTES

Motion to approve October 19, 2020 minutes. Sue Smith made a motion John Shaheen seconded the motion. All in favor, motion carried.

ROLL CALL OF ATTENDANCE

Kevin Coursen not in attendance. All other members present.

AGENDA

Hootnick subdivision, Sally Hootnick, applicant, represented by Diane Finnegan. (Tax Map No. 004-.01.03.1).

DISCUSSION

Preliminary review.

Lawyer, Jamie Supthen, reviewed various options that have been discussed since the last meeting. There were discussions with the Town Engineer, Planning Board Chair as well as Town Highway Superintendent, Tom Purcell. The best option for the road placement was discussed as well as concern with segmenting this project in a way that would not provide for future development. Most of the plans would require some variances. One lot is currently landlocked and is not really accessible due to the waterway that runs through it. Discussed putting in a road to access the land locked property.

Sue Smith indicated from the map that access from Brickyard Falls Road is the only good point of access. She explained the potential boot shape that was shown and discussed; the existing home off Clearwater has natural division with the waterway. Lot 2 is all the way to neighbors property with the road through the middle. Current easement is not able to be a driveway.

Town Highway Superintendent determined that the driveway would be best placed in the center as shown on the plan. The property could be placed on the new road off of Brickyard Falls so each new lot would have 200 feet of road frontage. Road would give access to lot 2B. One option was a cul de sac and was way too small and would not be allowed. Other drawings incorporating parcel on Clearwater are not favorable.

There was discussion as follows; Would the road be part of the town and maintained by the town? Yes it would be constructed and inspected to meet the town specs. It will be costly to the applicant, but it would be more attractive to a buyer of the back lot. This seems like a plan that would work. What would the applicant go to the Zoning Board for? Nothing if this is approved in the plan as discussed with no variance that would be required. With this option lot 2A would have at least 200 feet of road frontage and Lot 2 B would also have 200 feet of road frontage with the new road. It creates two conforming lots. How many acres would lot 2B be? It would be 1.6 and with the boot it would be a little over 4 acres. Concern that lots owned by other individuals would remain landlocked. Applicant attempted to purchase lots, but has not had much success. A lot of options for Lot B to be developed.

Roy Smith indicated that it looks like a good solution to him as long as the Highway Superintendent has approved it.

Steve Snell indicated Tom Purcell has been out there and approved the location of the entrance and also considered the home across the road from the property. How does this location line up with where the chained road is going in now? Tom was concerned with that because traffic coming out of the road would go directly into the neighbors across the road. All the way to the right there is a stone wall.. The chain is about half and the other half to the right side looking at parcel from the road. Road is mapped out exactly where the Superintendent wants it to be.

Karen Whalen would like to see the finalized map of the proposed site.

It is noted that the applicant has really worked with this board and if this is a plausible idea that could go forward without any variances, it will give various viable opportunities for future development.

Straw poll of where board members stand on this proposal. Roy - yes; Carl - yes; John - yes; Dan - yes; Karen - yes, Sue - yes.

Steve Snell to be provided a profile of the new road and the proposed road section they are using including a hammerhead turnaround. Maybe an aerial view to get a better perspective.

Applicant was advised that if she can come back with a new map with specs and road profile, we will go through and rehash this and eventually move through the subdivision process.

Applicant needs to put in a revised application and fill out EAF form and then we can call a public meeting. There will be no new fees and this will be treated as an amended application.

This would have to be sent to the County when we have all the documents.

Next meeting June 21st at 6:30 pm.

Other business: Bob Rodriguez indicated that we will have another sub division coming up on Oran Gulf Road just North of #2 Road. It was reported that the ZBA granted Foley lot size variance.

Lawyer, Tim Frateschi, will be setting up more training in future.

Motion to adjourn made by John Shaheen, seconded by Dan Bargabos at 7:33 pm. All in favor.
Motion carried.

Respectively submitted by,

Donna Alnutt
Board Secretary

Approved 7/19/2021