

**TOWN OF POMPEY
PLANNING BOARD MEETING
MARCH 15, 2021**

The Town of Pompey Planning Board meeting was held on Monday, March 15, 2021, via zoom. Chairwoman Sue Smith called the meeting to order at 7:05 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: Kevin Coursen, 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: Carl Fahrenkrug

MINUTES

Motion to approve October 19, 2020 minutes. Kevin Coursen made a motion Dan Bargabos seconded the motion. All in favor, motion carried.

ROLL CALL OF ATTENDANCE

Carl Fahrenkrug not in attendance. New member, Karen Whalen, present. John Shaheen back for another term.

Motion to have meetings third monday of the month made by Sue Smith, seconded by John Shaheen. Start time 7 p.m. This was retracted. Motion made by Kevin Coursen to move meeting time to 6:30 p.m., seconded by Roy Smith. All in favor, Motion carried.

AGENDA

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

DISCUSSION

Diane Finnegan discussed subdivision background. Just outside the town of Manlius. Clearwater Circle. Zoned R-40 for current Hootnick residence Lot 3A. Late 80's property owner purchased property across Limestone Creek and perpendicular to original property. This has made these lots land locked. Mrs Hootnick would like to sell lot 2 B to finance subdivision of lot 2A for an accessory building to be used as an art studio. Issue of road frontage and zoning. Zoned agricultural not residential. Needs driveway off of Brickyard falls road due to limestone creek and sheer creeks. They have applied for easement for driveway on Brickyard Falls Road. Buyers will not enter into contract for lot 2B until subdivision is completed.

Sue Smith said it is zoned Farm not agricultural. Therefore it is approved for a single structure building lot. Also lot 2A and 2B are located in an Ag District but not claiming Ag exemption. House lot 3A is zoned R-40. From the original Broadbrick sub division there is road frontage off of

Clearwater Circle. There is an existing easement on Brickyard Falls road to Lot 2A. Diane stated that that easement of 20 feet is not usable because it starts at the sheer cliffs and there would need to be a barrier or guardrail installed to make it safe for passage. More of a pedestrian right of way. There are also easements that do not allow anything to be built on the cliffs of Limestone Creek. Where current easement request is on Brickyard Falls Road it is relatively flat and has been cleared out for access for hunting purposes. There is 250 feet road frontage on Brickyard Falls Road.

John Shaheen what is what appears to be a driveway coming off Clearwater Circle. It's a drainage easement.

Steve Snell situation of the creek and passing over it. As far as access you would not be able to access because of steep cliffs and banks. A footbridge is not likely practical because there is regulation and a floodway there. Could not drive from one side to the other. Also restrictive covenant about not building on the cliff face also restricts building footbridge.

Jamie questioned the goal of lot 2A. Why is so much sought to be retained? Diane said, looking for accessory building. Barn like structure with a toilet. Right now the studio in her house and due to covid her extended family is also in her house so she does not have enough room in home. Also they are looking to the future and possible subdivision in the future. May want to convert the studio into a single family residence.

Sue Smith asked lot size 3A and 1.3.. 1.6 across the creek 2 for the house. Diane wants to make sure lot 2 A is not too small for future zoning if they want to put a home there.

Diane talked about moving the Southern line of 2A North to gain more acreage to Lot 2B and a larger access point on Brickyard Falls Road.

Kevin Coursen was confused about the studio. Is it maybe going to be a house? Diane said to ignore that it might be a studio forever. If someone wants to change it in the future they will have to go to the board and get that approved at that time.

Sue Smith stated that it is a flag lot and we are limited by Zoning.Code ratio of width versus length does not fit our code. 60 foot for where the road is going to go does not leave Zoning much option. Need to talk to town engineers about where a road should go. How does it all fit together?

Diane said 60 foot right away could be changed to 120 foot right away. Easement is where there is a current entrance with a chain across for hunting access.

Dan sees this as a non-conforming lot. Have to build a road first. Shrink lot 2A line North and back to allow road frontage. Only 2 acres needed to be a conforming building lot in the Town of Pompey. 2A does not have 200 foot of road frontage on Brickyard Falls but they are connecting to Clearwater so it does have the 200 foot of road frontage.

Steve also recommends a shift of lot 2A North and West.

John suggests applicant come back when they have a plan that is conforming. Talk to Tom Purcell

about driveway access and where it should be placed.

Kevin Coursen states its an non conforming lot applicant needs to put some work into it and come back with a new plan.

What kind of accessory building is acceptable? Power and lights and plumbing. That makes it no longer an accessory building. They can have power and heat but not plumbing. This is the purpose of the driveway easement. Codes stated she wanted heat, plumbing, and possible living quarters, which no longer makes it an accessory building anymore.

Kevin asked why we were even looking at this tonight. Need more code information before any decisions can be made.

Right now these are recreation lots not building lots.

Tonight was just to get feedback from the planning board on a possible subdivision. Right now we have two flag lots. Is there some configuration that would be acceptable to this board? Site distances, road frontage?

Kevin and Dan both agree that this is an unacceptable plan and incomplete application. Not our job to advise on how to design lots.

This board needs more information on options. No options right now. Sue also agrees with Dan and Kevin that codes and guidelines need to be conformed too. More work needs to be done. John and Roy also agree. All members agree that right now this is not a completed application.

Sue Smith wants to talk to zoning about 2 to 1 ratio. Applicant needs to talk to Tom Purcell about driveway placement.

Diane will work on three issues. Width and depth, accessory building toilet, and roadway placement site distance.

TRAINING

There will be no Onondaga Planning Symposium this year, but there still needs to be 4 hours of training done. Reach out to Sue Smith if you need further information. There is online training.

Motion to adjourn by Kevin Coursen, seconded by Dan Bargabos to adjourn meeting at 9:15 pm. All in favor, motion carried.

Respectively submitted by,

Donna Alnutt
Board Secretary

Approved 5/18/2021