

**MINUTES OF A MEETING
OF THE PLANING BOARD OF THE TOWN OF POMPEY
February 17, 2025
6:30 PM
Pompey Town Hall via Zoom**

Board Members Present via Zoom: Sarah LoGiudice, Board Secretary
Sue Smith, Chairperson
Deb Cook
Carl Fahrenkrug
John Shaheen
Dan Bargabos
Kevin Coursen
Will Frazee

Seven members of the Planning Board were present. Due to severe weather, the majority of the board members attended via Zoom. In addition, present via Zoom were Attorney Amelia McLean-Robertson and Town Engineer John Dunkle. Town Hall was open and W. Frazee was in attendance at the Town Hall to accommodate any individuals wishing to speak.

This was the first meeting of 2025. Chairperson Smith made a motion to allow the Planning Board meetings to continue to be held on the third Monday of the month at 6:37 pm. K. Coursen seconded the motion at 6:37 pm. A roll call vote was held, all members of the Board were in favor, however D. Cook was having technical difficulties and did not participate in the vote. The motion carried at 6:41 pm.

Chairperson Smith asked that any board member who will be attending the Onondaga County Planning Symposium let her know which sessions they would like to attend as soon as possible.

No corrections were submitted for the 11/18/2024 meeting minutes. S. Smith made a motion to accept the minutes as presented at 6:48 pm. J. Shaheen seconded the motion at 6:48 pm. A roll call vote was held, all members of the Board were in favor, however D. Cook was having technical difficulties and did not participate in the vote. The motion carried at 6:48 pm.

Mazza Subdivision

Continued review/Public Hearing on a subdivision application/lot line adjustment application of a 13.49 acre parcel located on Collins Road in the Town of Pompey (Tax Map No. 029.-06-09.1, 029.-06-12.1, 011.-05-03.1)

The applicants had previously appeared in front of the Zoning Board of Appeals (ZBA) and were granted variances for the application.

Present via Zoom were the applicants, Diane and Domenico Mazza. Ms. Mazza summarized the application for the Board. The ZBA approved one parcel to have 198 feet of road frontage, and the southern lot will have 461 feet of road frontage. This is because of the triangle that exists in the Town of LaFayette. There is an easement and a driveway on the southern parcel already.

Chairperson Smith asked A. McLean-Robertson if there needed to be any special language included regarding the triangle in the Town of LaFayette. That language exists within the easement and the maps now reflect this. The Town is comfortable with what has been presented.

This matter did go to the OCPB for review, and the OCPB recommended that any wetlands present on the property be delineated prior to subdivision. J. Dunkle explained that NYS has expanded the definition of what a wetland is. They are now looking at the potential for classifying wetlands for smaller parcels, and the previously used maps will no longer apply. He did not see where the new regulations would affect anything related to subdivisions, but rather with site plans that will be approved by the Planning Board. It would fall to the Code Enforcement Officer to do due diligence at the time a permit is issued. He suggested that the Board make the approval contingent on the delineation of any wetlands. A. McLean-Robertson noted that if the Planning Board wanted to approve the application tonight, they would need to override the OCPB's recommendation with a majority plus one vote. D. Bargabos agreed with J. Dunkle that this consideration does not really influence the Board's potential decision tonight.

The mention of the wetlands is included in item number three on the OCPB's review. Chairperson Smith made a motion to override the OCPB's recommendation at 6:57 pm. D. Bargabos seconded the motion at 6:57 pm. A roll call vote was held, and all members of the Board were in favor. The motion carried at 7:00 pm.

The matter was advertised appropriately for a Public Hearing.

SEQR

This is an unlisted action, so the Board conducted a Part-2 Impact Assessment.

1. **Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?** No, or small impact
2. **Will the proposed action result in a change in the use or intensity of use of land?** No, or small impact
3. **Will the proposed action impair the character or quality of the existing community?** No, or small impact
4. **Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?** No, or small impact

5. **Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?** No, or small impact
6. **Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?** No, or small impact
7. **Will the proposed action impact existing: a. public / private water supplies? B. public / private wastewater treatment utilities?** No, or small impact
8. **Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?** No, or small impact
9. **Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?** No, or small impact
10. **Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?** No, or small impact
11. **Will the proposed action create a hazard to environmental resources or human health?** No, or small impact

J. Shaheen made a motion for a negative SEQR declaration at 7:04 pm. D. Bargabos seconded the motion at 7:04 pm. A roll call vote was held, and all members of the Board were in favor. The motion carried at 7:05 pm.

Chairperson Smith made a motion to open the Public Hearing at 7:05 pm. W. Frazee confirmed that no one was present at Town Hall. There were no members of the public present via Zoom who wished to speak. J. Shaheen made a motion to close the Public Hearing at 7:06 pm. C. Fahrenkrug seconded the motion at 7:06 pm. A roll call vote was held, and all members of the Board were in favor. The motion carried at 7:07 pm.

Chairperson Smith made a motion to approve the Diane and Domenico subdivision based on a map by Michael J. McCully dated 1/16/2025 with reference to overriding OCPB stipulation number three and in accordance with all variances granted by the Town ZBA at 7:09 pm. J. Dunkle noted that they would need County approval for a driveway on the second lot, and that neither lot is buildable until septic designs are approved; this was added to the motion. K. Coursen seconded the motion at 7:09 pm.

A. McLean-Robertson confirmed that the County recommended the applicant have the wetland delineation prior to approval for the subdivision, however the Planning Board voted to override this recommendation as a condition just for the subdivision approval; the applicant will still need to have this completed prior to permitting.

A roll call vote was held, and all members of the Board were in favor. The motion carried at 7:12 pm.

The maps will need to be brought to Town Hall and signed by Chairperson Smith and/or T. Bearup.

Hemler Subdivision

Preliminary review of a subdivision application to divide one 21.42 acre lot into three lots located on Cemetery Road in the Town of Pompey (Tax Map No. 28.00-01-12)

Present was the applicant, Lisa Hemler. She wished to subdivide six acres off the North end and six acres off the South end of the property. Parcel 1 and Parcel 3 are currently vacant. There was already a driveway present on the north lot when she purchased the property. The driveway is present on the curve, so Ms. Hemler believed that visibility would be suitable in both directions. She will need Town approval for future driveways; she can indicate where she would like them to be on the map and then obtain permits.

K. Coursen would like to see where the well and septic are located on the existing lot; Ms. Hemler should have her surveyor add these into the maps.

On Parcel 2, there is currently a house, a pool, and a pool house right next to the pool. There are two fences present on the property as well.

W. Frazee noted an enlargement on the map, this could be a well. Ms. Hemler confirmed that to be true, so she will just need to add the septic. There are no structures nor wells on the other parcels.

Chairperson Smith noted that T. Bearup had no issue with the application as is. J. Dunkle noted that both lots are conforming and therefore would just need the traditional condition that the lots are not buildable until appropriate permits are issued.

C. Fahrenkrug noted that the application makes mention of the presence of some potential wetlands on the property. J. Dunkle confirmed that any building permit would require that any wetlands present on the two new lots would need to be delineated prior to permits being issued.

The Board Secretary will arrange for the matter to be on for a Public Hearing on March 17, 2025. Ms. Hemler will need to contact Bruce Way regarding the driveway permits.

K. Coursen made a motion to close the meeting at 7:22 pm. Chairperson Smith seconded the motion at 7:22 pm. All were in favor, none were opposed. The meeting was closed at 7:22 pm.

Respectfully Submitted,

Sarah LoGiudice
Secretary to the Planning Board