

**MINUTES OF A MEETING  
OF THE PLANING BOARD OF THE TOWN OF POMPEY**

**May 15, 2023**

**6:30 PM**

**Pompey Town Hall**

Board Members Present: Sue Smith, Chairperson  
Sarah LoGiudice, Board Secretary  
Deb Cook  
Kevin Coursen  
John Shaheen  
Carl Fahrenkrug  
Roy Smith

Six members of the Planning Board were present. Absent was board member Dan Bargabos. Also present were Attorney Jamie Sutphen, Town of Pompey Codes Enforcement Officer Tim Bearup, Town Engineer John Dunkle and Town Supervisor Renee Rotondo.

The meeting was livestreamed via Zoom.

Chairperson Smith calls the meeting to order at 6:34 pm. She thanks all members of the public for coming. Residents who wished to speak during the Public Hearing were directed to sign in.

R. Smith recuses himself from the Smith's Quality Eggs discussion.

Corrections to last month's meeting minutes were submitted by Chairperson Smith and J. Shaheen. K. Coursen makes a motion to accept last month's minutes with corrections at 6:36 pm. J. Shaheen seconds the motion. The motion carries.

**Smith's Quality Eggs, LLC**

**Preliminary Site Plan Review for Project located at 2393 Berwyn Road (Tax Map No. 021.-02-11.1)**

Present are Engineer Ed Reid and Carlton and Tracy Conklin.

Mr. Reid summarizes the details of the project; the Conklin's are proposing a 12,000 sq. ft. dry storage building. They will sell eggs, prepackaged items and feed.

Chairperson Smiths notes that she was raised on a chicken farm, and she understands that sales need to be separate from the chickens due to disease. This along with changes made during the COVID was the main impetus for the project. The building will be on a same footprint as their home farm. The Planning Board has looked at building, parking, access, lighting, and

signage. The Conklin's have Town Highway approval as this project occurs on a Town road-they provide documentation of this to the Board.

The matter was sent to the Onondaga County Planning Board (OCPB) for comment. The septic was approved on April 4; The County had noted that the Health Department would need to approve any plan for septic prior to the Board granting approval for the project. The Conklin's previously provided information regarding their plans to the Board. There are no further questions nor comments from the Board nor J. Sutphen or J. Dunkle.

Chairperson Smith introduces the Short Environmental Assessment Form (SEQR). There are 11 questions that the Board needs to answer, and there are two possible answers to these questions-no or small impact or medium to large impact.

- 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?**
  - a. No, or small impact may occur
- 2. Will the proposed action result in a change in the use or intensity of use of land?**
  - a. No, or small impact may occur
- 3. Will the proposed action impair the character or quality of the existing community?**
  - a. No, or small impact may occur
- 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?**
  - a. No, or small impact may occur
- 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?**
  - a. No, or small impact may occur
- 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?**
  - a. No, or small impact may occur
- 7. Will the proposed action impact existing: a) public/private water supplies or b) public/private wastewater treatment utilities?**
  - a. No, or small impact may occur
- 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?**
  - a. No, or small impact may occur
- 9. Will the proposed action result in adverse change to natural resources (e.g. wetlands, waterbodies, groundwater, air quality, flora and fauna)?**
  - a. No, or small impact may occur
- 10. Will the proposed action result in an increase for the potential for erosion, flooding or drainage problems?**
  - a. No, or small impact may occur

**11. Will the proposed action create a hazard to environmental resources or human health?**

- a. No, or small impact may occur

Chairperson Smith makes a motion for negative SEQR declaration. K. Coursen seconds the motion. All are in favor; the motion carries at 6:46 pm.

Chairperson Smith makes a motion to open the Public Hearing. K. Coursen seconds the motion. The Public Hearing is opened at 6:47 pm.

**Helen Bailey-2671 Ridge Road.**

- She thinks that it is great that the Smiths are doing something in another building. She clarifies size of the building, and questions whether it will stay Agricultural- not Commercial or Retail. Chairperson Smith confirms that it is a permitted use; most of what they are selling is what they grow and produce themselves.

**Alma Hartnett-2703 Ridge Road**

- She thinks that it is great they are going to have a store, and that now customers can go get the eggs and will not be scaring or bringing disease to the chickens. They are saving the chickens.

Chairperson Smith clarifies the intended hours for the store. The hours will be 8:00 am through 5:00 pm M-F and 7:00 am through 3:00 pm on Saturday; it will be closed on Sundays.

K. Coursen makes a motion to close the Public Hearing at 6:52 pm; J. Shaheen seconds the motion.

K. Coursen asks for confirmation on the septic system. The County approved it on 4/4/23. There will be one bathroom.

K. Coursen makes a motion to approve the Smith Quality Eggs LLC building proposed on tax map no. 021.-02-11.1 based on plans from Edward Reid Engineering PLLC dated 3/30/2023; project number 202319 at 6:55 pm. J. Shaheen seconds the motion. All are in favor, none are opposed. The motion carries; the site plan is approved at 6:55 pm.

**Palladino (Heritage Hill) Site Plan Review**

**Preliminary Site Plan Review for project located at 3149 Sweet Road (Tax Map No. 018.-04-15.1)**

Present are Dan Palladino and Jeff Steigerwald.

T. Bearup provided Mr. Palladino with a summary of questions/concerns from the Board. The matter was also referred to the OCPB. Mr. Palladino has provided new maps that included handwritten notes as well.

Mr. Palladino summarizes the project. He is proposing an addition to the current barn and a replacement for the current Quonset hut. Below will be storage and above will be a meat processing plant-not a slaughter operation. They will produce ground beef, sausage etc. There will be very little waste and very little water used. The facility will not be open to the public. There will be two bathrooms for employees only.

K. Coursen confirms that they are proposing three eight-hour shifts 7 days a week. Last time Mr. Palladino was here, they were asking for one shift. They wanted to reserve the option, as market demand dictates-it will be one shift to begin with. Mr. Steigerwald will continue to operate their current facility (Grant Avenue) that has been in operation since 1923. They will continue to operate that location; it cannot be USDA certified.

Chairperson Smith has a question regarding the animals being slaughtered elsewhere and brought in. There will be some waste product-where will it be contained? Mr. Steigerwald explains that most product is coming without bones, except for Porterhouse steaks and anything where the end product requires the bone. Currently they buy center cut femur bones that they can sell as a product. Previously they would give these bones away to customers. They currently generate half a barrel of rendering waste that is picked up once every two weeks. Mr. Palladino says that they intend to make dog bones, and fat or suet. They intend to utilize everything, because it all can be sold. The waste will be ash and wastewater, approximately 75 gallons a day. This will be shipped offsite. Chairperson Smith asks where the ashes will be disposed. Currently they do not have to dispose any ashes at their facility-they just incinerate.

K. Coursen notes that there will be no septic system. All the washout waste from the USDA plant will go to a 2000-gallon holding tank. That will also include brewery waste. In the beginning, the bathroom will also be captured in a holding tank. Chairperson Smith confirms that as of right this moment there is no approval for the septic system from the county nor the DEC. Mr. Palladino confirms that they asked for a tank survey. His engineer says that once he has the results and they have the plan in, it will be ready to go. They are not intending on doing anything until they have this approval in black and white.

C. Fahrenkrug asks if they need permits for shipping the waste. They do not need permits, just County approval. The County is waiting on a survey of the tank locations. The DEC has stepped back and handed it all back to the County; they are happy with the capture system. Chairperson Smith questions if Mr. Palladino has it in writing that the DEC has signed off. Mr. Palladino reports that his engineer has this-he does not have it on site tonight.

One tank is 2000 gallons, and there are seven tanks. How often will a truck come to unload/empty the tanks? The USDA facility is 75 gallons/day. Trucks will come to retrieve the waste less often than Syracuse Haulers comes to take the trash. There will be 75 gallons of waste per 8-hour shift.

J. Shaheen questions where the waste goes now. It goes to the original septic field; that is where the issues with the County came about-there was previously a clogged line that breached; the County has said that the system is not big enough. It has not been common for the DEC to be involved, but it is becoming more common. Mr. Palladino has spent a quarter million dollars on the new system and is paying \$4,000 per month for it-he is anxious to get it running. K Coursen confirms that the Heritage Hill bathrooms are still using the existing system.

K. Coursen asks about the SPDES permit. Once the county has approved the drawings, they can hook up the system, and then the DEC will issue the SPDES permit. Mr. Palladino understands that they will not be moving forward until that happens. He is working on the storm water issue that Marty Voss has brought up and will be waiting on the driveway approval.

Chairperson Smith notes that on the map there was a row of parking that was clearly in the road right of way. That has been removed from the plans. The total parking spaces are as follows: 8 total ADA spaces, 26 total employee spaces, 78 total brewery spaces, 206 overflow and event spaces; there are 284 total spaces. The overflow is mainly used in good weather during the summer because it is grass.

Chairperson Smiths notes that construction would be taking place during the wintertime. That will take up some parking-what is the backup parking plan while this is being built? Once they have approval they will first dig geothermal lines, and then cover it up with millings. When they remove the Quonset and rope it off, they will have more parking. The have parked in overflow during February before-they just plowed it off. While this is being built, they will have to take it easy on what they plan. No festivals, just normal flow of business. The hill is so well drained that there is no issue with the overflow.

The signs are now designated on the handwritten map. Mr. Palladino only has descriptions; no pictorial materials are available now.

The Board had also asked for indication of gravel versus paved parking areas. This is not noted on the maps.

Code Enforcement still needs to determine the Occupancy Load.

K. Coursen comments on the OCPB's comment number 3. Because they are disturbing more than 1 acre of land, it requires a permit from the DEC as it requires a Stormwater Pollution Prevention Plan (SWPPP). The DOT probably wants to see it to make sure that it does not affect the county highway.

Chairperson Smith drove by on Saturday night. There were cars parked (one pickup in particular) whose bumper was right over the white line-how do people see around this? Mr. Palladino confirms that there were seven or eight of them. Last time around The Board asked for some type of curb cut-the area needs to be kept clear because it is a safety issue for people pulling out. For this week Mr. Palladino will drill holes in the ground and put in poles; he will come up with a nice looking long-term plan. J. Sutphen questions if the board would like this added to the site plan or operation document. All agree that they would like to see this on the site plan. There definitely needs to be something there to keep cars out of that area.

J. Dunkle confirms that the Town has been provided with the lighting cut sheet; all is acceptable.

Portable bathrooms will be added to the site plan as well.

Chairperson Smith revisits the bathrooms in the re-done barn-if they are to be used, it will need to go to County Health prior. Mr. Palladino will not even approach that until the new system is up and running. They are currently locked.

T. Bearup confirms that Codes has determined the occupancy loads. This will be provided to the Board in writing so that the Board can determine if this matches up with the proposed parking.

The Surveyor is also processing the paperwork for a Lot Line Adjustment.

K. Coursen asks if the Steigerwald's will close Grant Boulevard if this project is a success. No, there is no plan to do that at this time; the business has been in the family for 3 generations and is a great storefront.

The Board requests a written outline on specific operation matters-for example, daily hours of both the plant and the brewery, expected delivery times, expected times for fireworks. Mr. Palladino has submitted a one-page outline. They are proposing a carte blanche approval for 7 days/three shifts. Even with shift changes, there will be no change to truck traffic.

Mr. Palladino has one box truck-he will use that to bring the meat as it is refrigerated. He will be signing an agreement with a beer distributor who will come pick the product up. He estimates that they will arrive once or twice a week.

The subscription boxes will go out once or twice a week. The boxes are cold, so UPS, FedEx etc., will deliver them.

J. Shaheen confirms that there is some beer distribution now. Currently they are doing self-distribution, and are allowed to do so as a farm brewery. They will reduce their traffic with this because the distributor will soon take care of all of this.

Chairperson Smith questions if there will be enough room if all of the trucks arrive at the same time. Now Sysco and Renzi are there at the same time. Heritage Hill is not open-you will only have the employees there for the meat packing plant so there will be plenty of space for the trucks. The trucks will have a clear path to the dock so they will not worry about cars.

Chairperson Smith asks for clarification on the meat packing hours-the brewery will be open while the meat packing facility is open. Right now, they are open Thursday at 4:00 and Friday at Noon. Heritage Hill is busy Friday night, and Saturday and Sunday when the sun is shining.

The dumpster will be top-load. The basement is for storage of materials and supplies that are not needed on a regular basis.

The maps are drawn by SWS-who is this? Pat Leighmy out of Auburn is the Architect; he coordinated all of the engineering with Fortune Engineering. Steve Snell is not involved in this at all.

C. Fahrenkrug notes that all of the structures that have been added over time are now reflected on the map; they were surveyed as well.

The OCPB had three comments for the Board. The Town must ensure Onondaga County Health and DEC approvals, the Applicant must remove all existing parking from the County right of way and replace with material-the site plan must be modified to reflect changes, and the Applicant must coordinate with the County on storm water and traffic data/exit plans for the project. Two southerly driveways will be required to meet commercial standards. The Municipality must ensure that any mitigation is shown on the plans prior to approval.

The OCPB did note that the Board could make a conditional approval on the SWPP/DOT.

J. Sutphen notes that any SEQR issues can be mitigated with the County's approval. If SEQR were done tonight, the finding would be a conditional negative declaration pending the County's approval. The Board decides to defer the SEQR.

K. Coursen motions to open the Public Hearing at 7:52 pm, C. Fahrenkrug seconds the motion. All are in favor; the motion passes.

The Board is looking for pertinent, provable, and civil comments. Please do not discuss anything that has already been discussed.

K. Coursen notes that this Board is not empowered to say that someone can or cannot do something. It is the Board's job to approve a Site Plan that has been put in front of them. If what is proposed meets the code and is a permitted use, things can be modified, but the Board cannot say that Mr. Palladino cannot do this.

**Paul and Judy Livingston-3061 Sweet Rd.**

-They live adjacent to Heritage Hill and have a direct view of what goes on there all day long. They can verify that the issue with deliveries is non-impactful. They never see multiple delivery vehicles there at the same time, and they never see trucks backing up-trucks do not get in the way. Mr. Palladino is a good neighbor-he has always improved the property-they believe it will be look better without the Quonset hut. They received a letter from people concerned with the issue of having smokers. He can smell the smokers sometimes, but it is not even an unpleasant smell. Mr. Palladino is investing in the Town and area and he is taking a big risk doing this. They care about how the property looks-they participate in April clean ups etc. and have been in their house for 25 years. They have seen the property go from rural farm-there is no more rusty equipment. There is pasture between their house and his, and it has all been cleaned up

**Nick Palladino**-he declines comment for now.

**Natalia Palladino-3049 Sweet Road**

-We do care about the community and making it better. The number one priority has been involving people with agriculture and doing what is best for the community. She thinks that this is another step in the right direction.

**Randalee Palladino-8225 Verback Drive, Manlius**

- She is Mr. Palladino's ex-wife and she fully supports him. She grew up in Rochester and did not grow up on a farm. She was nervous about her children when they moved here. Whether there are more cars, more trucks, more traffic, everyone should prepare themselves to slow down when they get closer to that area-the people in the community should already be aware of this. She hopes people are more supportive in his steps to make this area bigger and better. The letter that has been going around upset her. He is making a beautiful thing even better.

**Dan and Tara McClung- 2185 Michael Avenue**

-They thank the Board for holding the Hearing. They were surprised and dismayed that it was suggested that the Public Hearing be skipped-they heard this on the Zoom during the last meeting. They were initially told that Heritage Hill would be a small operation. They also heard that there were no noise complaints made in the last year-they and others have made complaints throughout the last year. They have seen the business grow and change. The USDA and NYS do not really differentiate between a slaughterhouse and a processing plant-it is just a matter of inspection. He has a list of all USDA approved meat-processing plants, and every single one in place now is approved for slaughter. If this is approved the Town will lose some of the control over what is going on in the facility. The Board has previously been told that they could no longer control the hours etc. There are zoning laws for a reason to protect the community. He has spent some time looking over NYS building code-



there are several references to meat processing being occupancy classification Group F-not Ag. Use, but industrial use. He sent the information to some environmental friends-they all mentioned water pollution. Meat packing plants generate significant volumes of wastewater that contains blood, fat, oils, etc. that can contaminate ground waters if not regulated. There are strong odors, ammonia, for example. Waste needs to be handled and managed properly. Meat packing plants require regular transportation of animals, supplies etc. He is concerned that these issues are not being adequately addressed by the proposal. The Town's mission statement promises a peaceful, fulfilling life-there is a line between rural agriculture and industry-let's stay on the right side of that line.

**Don Neugebauer-1870 Berwyn Road-**

-He appreciates the concerns brought forth. He was part of creating the Town's Master Plan. He appreciates the conversation about the septic system and the health concerns etc. He feels that Mr. Palladino has done a good job addressing the concerns brought forth by the Board. He believes that anything that is asked of him he will do his best to solve it. He hopes the Board continues to support getting this project done.

K. Coursen reminds those speaking for or against an issue that they need to convince the Board, not the public.

**Joseph Curr-7155 Colton Road**

- He concurs with Mr. Neugebauer. He has always been good friends with the Palladino's. Mr. Palladino is doing something for the town that has been lacking for years-improving the infrastructure. Thinks it is a good thing that Mr. Palladino wants to bring something new to the town.

**Michael/Lara Spellman 7283 Hamilton Road**

-There are many issues they are concerned with-they were at the first meeting on the brewery, which was supposed to be a tasting room. How can something that is already built be approved? Biggest concern besides that is the traffic. All four of the entrances are impacted-coming up over the hill you are in a blind spot. It is just a matter of time before we have a serious problem there. Mr. Palladino previously said they would not grow, would never be anything besides a brewery or a tasting room. Would like the plan to be approved in writing and to ensure that he does not go past that.

**Colleen Apgar-2944 Michael Avenue**

-Her family has been in Pompey since the 1890's. She is here to oppose the proposal-she does not feel that there needs to be any further growth in the area of Heritage Hill. The noise is quite impactful on her family-every weekend her children ask to go inside. She has called and left messages and has been told it would be better next weekend-it was not. She is raising children in same place she was raised-she does not want them to inherit a town that is not as clean, serene and peaceful as the one she was raised in.

**Dan Hoefler-3048 Route 91-**

-He is the western neighbor to the property. He is against the project-he fully supported Heritage Hill in the beginning but it has morphed into something completely different-a nightclub, a bar. He is worried about the wells and pollution that it will cause. What about the 200 cows and 50 pigs-heard nothing about the noise and/or smell that will come along with this. He would like an Environmental Study done to address how this will affect their properties. His house value will go down-he put a lot of money into his house too.

**Joanne Hoefler-3040 Route 91**

-Currently there are problems with noise, light pollution; she is concerned with the wells. She is concerned about potential further growth of the meatpacking plant. Mr. Palladino previously said Joanne, this is going to be a tasting room-we have occupancy for 100, we plan on 50, we have X parking spaces. He said the music would be inside-one person in the corner. Now we have music throughout all the holidays, music every Thursday, Friday, and Saturday. We moved to the Country because we wanted it to be quiet. We have texted repeatedly to turn the music down-there has been no response. They backed off reporting the problem to Mr. Palladino because he did not respond. It has turned into weddings, corporate events, and thousands of people during Farm Days. 75 gallons of water/ day? She uses more than that she does in her house. With 200 heads of beef and 50 pigs, it will cost 13,000 gallons of water/day. She is concerned with the chemicals used to clean the facility. Is the container going to overflow to contaminate their leech fields and/or wells? She is extremely concerned about the meat packing plant-if there are no rules in place and he decides to make it a slaughterhouse-it is going to be really bad. We are already dealing with noise from the music. What about smells and odors from the smokehouse? There are 20k luminous lights-they have a 3000 ft. shared property line and it is like living next to Walmart. She has asked him to turn the lights off at night-no response. There is now snowmobile traffic, 3-wheel traffic, Farm Days traffic. The people who support this project do not live on the border of the property, experiencing what they do.

**Helen Bailey-2671 Ridge Road**

-She is in full support. Mr. Palladino should have just gone with a slaughterhouse. Mr. Palladino will provide 16 jobs and has provided other people in the community with jobs as well.

**Alma Hartnett-2703 Ridge Road**

- Agrees with previous comments and is in support of the project

**Michael Moynihan-7095 Whitney Farm Lane**

-He moved here for a nice quiet house. He has been to those neighboring houses and has seen how loud it gets. Now it is going to be a factory-his property value will go down as well and this should not be allowed on behalf of his neighbors.

**George/Carolyn Deangelo-3327 Sweet Road**

- This Site Plan would be combined with previous site plan? They would like clarification on this-feels that meatpacking would be zoned commercial/industrial. They also feel that as the brewery is now a restaurant/event facility that it should be zoned commercial as well.

**Richard Margino-3413 Henneberry Road**

- He lives very close to Heritage Hill and has been there multiple times; he thinks it is a great place. He lives on 23 acres on top of a hill, and there are many trees surrounding his house. Sometimes sees lights, sometimes hears the noise but it does not bother him. Small businesses are a benefit to the town because they generate tax revenue etc. He does see the potential negatives to this-he has spoken to many neighbor. They need to know more information. The rumor for the last couple of months is that the building will be three and 3000 sq. feet. There is lots of information that he feels the public needs to know more about. Most people present live within a mile radius of the project. Does want to see Mr. Palladino be successful in his business-there should be a compromise between the two.

**Karl Von Knoblauch-7303 Hamilton Road**

-He is opposed to the project-last meeting Mr. Palladino said there were no complaints. He has tried to call Heritage Hill in the past, but no one answers. He will be calling 911 going forward. Mr. Palladino has been through this process before without the Planning Board's approval. He would like to test some of the wells now to see if there is already been damage done to wells downstream from Heritage Hill.

**Jim Gosier-7262 Pratts Falls Road**

-He lives in the adjoining property to the north. This is not a farm operation-this is a commercial meatpacking operation. He is glad the board deferred the action on the SEQR determination, as there has been no information on odors, noise; there is no landscaping as is required by site plan regulations. There is no way that there will be only 75/gallons of water used. Machines have to be sanitized and cleaned daily –need to be rinsed etc. It is incumbent on the Board to dive into that-the water is coming from somewhere-let's be realistic about the amount of water that will be used in this project. The light in the parking lot shines directly into his bedroom-if it was dark sky compliant lighting the problem would go away. Very simple solution, it would be very easy to make the neighbors happy.

**Arlene Hayter-3199 Sweet Road-**

-She concurs with Mr. Gosier on the lighting-it comes into her kitchen every single night. She is concerned with water usage-she is right downstream and is concerned all the water will dry her well up.

**Alex Kolod-3039 Henneberry Road**

-They have dealt with lights and noise, and he heard Mr. Palladino had a septic failure several years back. If there is a failure in the future, people will be without water. The parameters of the previous job were never upheld.

K. Coursen makes a motion to close the Public Hearing at 8:35 pm; Chairperson Smith seconds the motion. All are in favor, none are opposed. The Public Hearing is closed at 8:35 pm.

Chairperson Smith notes that she hears that residents are calling Mr. Palladino to complain. There are complaint forms in the lobby that can be filled out-if they are filled out, and then Codes can follow up. If there are no complaints made to the Town then they will not know how the Site Plan compares to what is actually happening. There are two new Codes Officers and they are trying to do the best job they can. There is a backlog of situations that they are attempting to work through. Be civil and concise, and this will help the Town.

K. Coursen notes how great it is to see amount of people here with concerns about the Town. If you really want to be concerned with your Town, then you need to come to the Board meetings. The Board welcomes comments either opposed or for the projects in front of them. Make it a habit to be part of the Town, don't just come when you are supporting or mad about something.

J. Shaheen notes that you can also watch the recordings of all the Town meetings.

K. Coursen confirms that the Board members are required to attend training each year as well. Codes Enforcement will review the complaints submitted on the forms in the lobby.

Chairperson Smith thanks everyone for his or her comments. The Board will take the comments and go back through the proposal.

K. Coursen notes that the Board received a number of letters-some signed and some anonymous. The Board does not consider anonymous letters at all. He reads the form letter sent in by numerous residents, and takes exception with the last paragraph with the letter-he receives training every year. We take our work here very seriously. The Board takes the letters that are signed into consideration.

J. Sutphen questions if there is any specific instruction from the Board to Mr. Palladino re things that are needed-specifically from the County. Comments and SEQR will also be considered.

J. Dunkle reports that as far as SEQR goes, the following would be helpful-the decibel reading of compressors outside, the projects total water use and the yield of the well that is being used to

get to that. They have a meter now, so they know what their usage is. The water goes through UV filtration, it is softened, and they reverse osmosis anything used inside.

K. Coursen questions the lights that have been mentioned. Those were lights that were utilized for overflow. Mr. Palladino will replace all of the lights around the property-that is an easy fix. He has called people back routinely. He notes that the Dept. of Ag and Markets has noted that the process he is pursuing is much different from slaughter. In an Ag district he can perform meat processing-he cannot have a slaughterhouse-this would require a zoning change. The Board needs a copy of anything that has been referred to. Mr. Palladino says that this is what NYS wants-farming as is cannot continue to exist. Farmers have a right to exist too. It will be a beautiful thing in this area for those that embrace it.

Chairperson Smith asks for a schematic on what the building will actually look like. K. Coursen notes that the Board will need a picture of the proposed sign.

Chairperson Smith asks if there will there will poultry coming in. Mr. Steigerwald answers that they bring in boneless breasts for their chicken sausage. Chairperson Smith lives on a dairy farm-Mr. Palladino does have the acreage for the proposed additional cattle and swine.

Mr. Palladino notes that it affects people just as positively as it does negatively. This is what Nunzio Palladino and our family intended for this farm. He is trying to keep it to the spirit of what they have always done and and he wants to make sure that Pompey is good.

Michael Moynihan asks if there will there be a public hearing on the SEQR. The Public Hearing is over, but the SEQR will be discussed at the next meeting.

Tim Chrysler asks if for example the Pompey Mall established that the business would need to run 24 hours a day, would that change need to come back to the Board? Applicants are instructed that if there are any changes to the Site Plan that they need to come back in front of the Board. Codes can go out to check on these types of things.

Nancy Furdock notes that there have been several comments on the previous approvals given to Mr. Palladino for a tasting room-and then the business built upon from there.

Mr. Palladino notes that the building that is there now is what he was given approval for. He got building permits for the structures that have been added over time-this was the process in place at the time. He admits that there have been several things that he probably should have come before the board with, but during COVID, he was just trying to survive.

If residents have questions about what is approved or not they can go to Codes.

Chairperson Smith notes that Home Occupations are a big topic in the Town right now. There is currently a committee working on this. There is also a committee working on short term rentals.

C. Fahrenkrug notes that you do not need to be on a Board to be on a committee.

The Board will get a list of items that need to be addressed to Mr. Palladino.

Chairperson Smiths makes a motion to adjourn the meeting at 9:05 pm; K. Coursen seconds the motion. All are in favor; the motion passes.

Respectfully Submitted,

Sarah LoGiudice  
Secretary to the Planning Board  
Town of Pompey