

**TOWN OF POMPEY PLANNING BOARD  
MINUTES MAY 18, 2020**

The Town of Pompey Planning Board meeting was held on Monday, May 18, 2020, via zoom.

Chairwoman Sue Smith called the meeting to order at 7:20 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, dated March 20,2020, which allows meetings of public bodies to be held remotely provided the public has the ability to view or listen to proceedings and that the meetings are recorded and later transcribed. Thus we are meeting via zoom and it is being live streamed via Town of Pompey's facebook page.***

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

Moment of silence for Frank Valletta long time Pompey resident and former Town Supervisor that has passed away.

Motion to approve February 27, 2020 minutes as amended. John Shaheen made a motion to approve. Kevin Coursen seconded the motion. All in favor, no discussion. Motion carried.

**Salt Point Rentals, LLC 8710 Cazenovia Road (NYS Route 92) Tax Map Parcel No.: 005.-06-18.1**

Attorney, Chris Fisher, was present to represent Salt Point LLC.

Preliminary review of a 2 lot sub division . Zone change from farm to hamlet commercial. Town of Pompey Board has hearing on this on June 1, 2020 and applicant has asked for a sub division into a 2 lot parcel.

Chris Fisher, Attorney for Salt Point, proposed in attendance to discuss division plan. Basically

split parcel. Lot with building on it is parcel they are applying for zone change on is about 8.5 acres. The other lot is about 9.5 acres. The new lot under farm zoning has about 200 feet of road frontage then wraps around the back. Very practical due to wet lands in the back. Good amount of road frontage will remain with building. Will greatly reduce the size of the lot they are seeking the zone change for. Any questions or thoughts. Great job setting aside the wetlands. Salt Point would like to keep the possible flood zone as far away from the building as possible since they are applying for a mortgage. Road frontage sizes for the lots are vacant 200 foot frontage, which is minimum for farm zoned property and 734 for the remaining lot with the building.. In total 934 feet road frontage. Lots need to be numbered. Not 911 numbers but lots numbers. Lot number 1 is building lot. Vacant lot is #2. Sue Smith will get back to Chris on this.

Chris Fisher states that he has not received straight answer from seller if survey map has been sent to the county. Attorney Sutphen said that this really has to be a condition of this agreement. Signed map will need to be filed with the county.

Concern about 9 acre 200 feet road frontage. Is it sufficient if someone bought it to put a house on it? Chris Fisher said no intent to build anything there.

No other comments. Chris requests that it be on Town of Pompey's Board agenda for June 1st. They have letters ready to go out to all the residents living near by.

Do we have to make a motion to approve this to move forward.

Planning board calling for a public hearing. Motion that we schedule a public hearing at our June meeting made by Kevin Coursen for Linwood Starratt farm subdivision. Second by John Shaheen. At June 15, 2020, planning board meeting, for 2 lot sub division. Any discussion. All in favor. Motion carried.

Linwood Starratt subdivision hearing will be held June 15 2020 at our public meeting at 7 pm

Lot numbers will be added and map will be filed with the county once approved. Discussion on if maps from original subdivision were filed.

Original sub division done middle of last year. Bob Rodriguez will look into original filing.

**Canary Housing 7387 Academy Street, Pompey, NY 13138. Tax map 220.-02-02 lot 65.**

David Bravo and Karen Kenning present for Canary Housing.

Update: This has come back in for renewal or reissue of building permit from a few years ago.

Owner is doing the right thing to come back. We are now doing a site plan. Originally a 3 unit now being encouraged by the bank providing financing to make it a 4 unit due to cash flow. As a 3 unit it needs a site plan. As a 4 unit it needs to go to ZBA for variance. Is there enough room for parking and egress. If just 3 family just need a public hearing. 4 family need to go to zoning board of appeals due to minimum lot size for 4 unit does not meet threshold for lot size of 15000 square feet per unit. We can call for two public meetings if that's the board's pleasure. Been working on it for several years.

Unoccupied at this time and in process of renovation. First floor second floor and basement. Previously a one family house. If it goes to 4 units how will it impact septic system and garage. Not sure if garage will actually be built. Septic capacity for 8 bedroom site. Percolation in existing field is good. Have to test again. It is located 25 feet away from original test site.

Parking will it change with 4 units? Making chemical sensitivity apartments and a full sized basement and dealing with foundation issues. The shape of the structure is the same Whether it's a 3 or 4 unit building. It's a two story structure. All labor is all volunteer. Site is on a hillside and odors do not stay there.

Materials are for chemically and environmentally sensitive people. Proposed addition in 3 unit the first floor would have unit 1B and 1A. 1A in original and 1B would be addition. Difference of 4 unit would be in basement. So the actual footprint would not change.

We are doing site plan review. Information that does not belong in site plan review. Some information is missing. Not enough to make a true site plan review. The purpose of the building is outside our purview. We need more information about parking and such.

Have a bullet list of items that need to be addressed prior to our review. Jamie thinks we can keep it moving. There is enough to hold a public meeting. Steve Snell can continue to review. Future 3 car garage - should that be taken out. Where is the parking? Do not want it to be implied that the garage is approved. Want to see applications presented to the planning board completed so we can make a decision.

What is lighting, parking and circulation going to be? Concerned about the water problem in Pompey in general as far as flow. Going from one family to 3 or 4 family. Is there sufficient water flow for a three or 4 unit? Have a flow test done prior.

Well has been tested. Shutes have a pressure tank and it seems good. Do not have specific numbers on the water. There is plenty of flow. Thinking 14 gallons per minute. Shutes not concerned with flow. David will check with Shutes and provide us with a report.

Whether 3 or 4 family what are the plans for exits and entries for fire. Are there any differences? Any other requirement? Two egress required for each unit. They are all in place.

Existing septic is it going to remain? It has been removed and will not be used. It was too close to the neighbors well. A new tank and new field are in place. Why is existing tank on plan? It is gone. It needs to be taken off map. Along with existing field. Take off 3 car garage also if intent is not to build it at this time..

Does health department have regulations on 3 and 4 unit houses. Septic has been approved by health department for a three or 4 unit apartment. Just has to have a new percolation test. Can we have proof of septic and well for 4 unit? Department of health does not weigh in on water flow. Health department might weigh in on quality of water. Bank will want to know more information.

What is appropriate amount of flow for 4 unit? Steve Snell does not know off the top of his head, He needs more information. Not something we would normally review. It does not effect the public. Ask health department to weigh in on well.

This is a cooperative and the occupants will be owners. Residents would be buying their units. Long time residents.

Still 3 or 4 units and they will still be using water. Get in touch with Shutes and report on the water and submit to town. Does applicant have a copy of Steve's letter? Has not gone to County yet. Is it premature to go to public meetings? Have to have all missing information within a week to get it to County in 10 days. Map would have to be changed. Dave drew up the maps? Can changes be done and in to Town of Pompey by Friday? The town can then get the package together and get it to County so it can be added to the next meeting.

Bob Rodriguez has a letter from county for approval of 7 bedrooms for septic system.

Does each unit have two bedrooms? David indicated that it does.

Department of health does specify 8 bedrooms 880 gallons per day. References on ST1 drawing.

Applicant has indicated 4 unit can we still send it to County. Applicant should do zoning change application also. Applicant will do that prior to frlday.

There are fees associated with the application. \$115 already collected for this; told applicant additional fees would be assessed. Jamie will work on this with Renee and Bob.

Description of EAF needs to be fixed before it goes forward. Shed not on drawing? Steve Snell will review and detail.

Jamie and Sue will meet with Steve and provide a list to applicant on what is needed in order to move this forward.

Public hearing will be allowed as a zoom just as we are doing tonight. Comments can be made on facebook.

Public hearing date will be June 15, 2020. Motion to review Canary Housing site plan on June 15, 2020 made by Sue Smith. Seconded by Kevin Coursen. No Discussion. All in favor. Motion carried.

Map for Four Ridge Subdivision sent in mail to all members. Determined we do not need to deal with this and was sent out in error. Bob will deal with this as a lot line adjustment. Please disregard.

Motion of adjourn meeting at 8:43 pm by Kevin Coursen, seconded by Carl Fahrenkurg. No discussion. All in favor. Motion carried.

Respectfully submitted  
by,

Donna Alnutt

Planning Board Secretary

May 27, 2020

Approved by Planning Board June 15, 2020