

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

December 18, 2023

6:30 PM

Pompey Town Hall

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

Seven members of the Planning Board were present. Also present were Attorney Jamie Sutphen, Town Engineer John Dunkle, Codes Enforcement Officer Tim Bearup and Town Supervisor Renee Rotondo. The meeting was livestreamed via Zoom.

Chairperson Smith called the meeting to order at 6:35 pm.

The minutes from the 11/20/23 meeting were reviewed. C. Fahrenkrug and J. Shaheen submitted minor corrections. Chairperson Smith made a motion to approve the minutes at 6:36 pm. C. Fahrenkrug seconded the motion. All were in favor, none were opposed. The motion passed at 6:37 pm.

The El Hindi Subdivision application was removed from the agenda, as their attorney contacted the Board and let them know that they would not attend; the matter will be continued in January.

Valetta Subdivision

Public Hearing on an application for subdivision of land located at 3001 Gardner Road in the
Town of Pompey (Tax Map No. 017.-01-05.1).

Present for the applicant is Christopher Smith, Esq. Mr. Smith provided the Board with revised maps. Chairperson Smith asked J. Sutphen if there were any legal definitions that needed to be added to the map. The Board will need a Legal Description of Parcel A and a Locator Map to be added. If the application is approved, the applicant can submit the Locator Map on an additional page. If the applicant would like it on the same page, they can have Chairperson

Smith come sign the maps later. K. Coursen asked if a Locator Map is required even though two roads are shown on the map. Yes, it is, as this is a Town Requirement.

R. Smith asked to clarify that Pratts Falls Road is further north. Yes, it is.

Mr. Smith confirmed that the larger parcel was not surveyed; the meets and bounds shown on the map are approximate.

SEQR

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?**
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 problem?**
No, or small impact.
11. **Will the proposed action create a hazard to environmental resources or human health?**
No, or small impact

Chairperson Smith made a motion for a negative SEQR declaration at 6:46 pm. K. Coursen seconded the motion. All were in favor, none were opposed. The motion carried at 6:46 pm.

The matter had been properly advertised. Chairperson Smith made a motion to open the Public Hearing at 6:47 pm. K. Coursen seconded the motion. The Public Hearing was opened at 6:47 pm.

Public Hearing

Gary George, 3104 Henneberry Road- Mr. George asked if the public could have access to the maps. The maps were then provided him and reviewed; he asked what the plans were for the parcels. Mr. Smith reported there are no plans for the parcels, and the original owner is maintaining the larger parcel. Mr. George asked how close does this come to the adjoining property that was owned by the Radway's? Does the South line butt up to the Radway's? No, it does not. Parcel A is the only property that is being sold. Mr. George wondered who the purchaser was, but that is not the Board's concern. 3001 Gardner Road is the address of the entire parcel that is now 75 acres. Chairperson Smith explained that this is an application for a subdivision, and that all that is being presented now is that the applicant wants to cut off 5.3 acres to be sold. J. Sutphen confirmed that technically, without coming back to the Board, they could build two houses-one on Parcel A and one on Parcel B. If building were to occur, they would need to work through the process with Codes Enforcement.

Chairperson Smith made a motion to close the Public Hearing at 6:53 pm. J. Shaheen seconded the motion at 6:53 pm. All were in favor, none were opposed. The Public Hearing was closed at 6:53 pm.

Chairperson Smith asked how the Board should address the Locator Map. J. Sutphen said that it could be waived, it could be a condition and the maps would have to be redone, or the applicant can attach a Page 2 that would be filed with the maps, and that way if it was approved tonight the signatures could be completed. C. Fahrenkrug asked if it was waived, could it be added later. It could be, but there would be no need to do that.

K. Coursen made a motion to approve the Gardner Subdivision located at 017-01-05.1 (part of 3001 Gardner Road.) The need to have a Locator Map will be waived, and the map dated 11/28/2023 will be approved as presented. C. Fahrenkrug seconded the motion at 6:55 pm. All were in favor, none were opposed. The motion carried at 6:56 pm.

T. Bearup has received a question from an attorney who wanted to do a lot line adjustment to combine two lots on Mallards Landing; he wanted to make sure there were no conditions imposed when the lots were approved. The Board agreed that they could proceed with a lot line adjustment.

Chairperson Smith publicly thanked R. Smith for his many years of public service. His term will be up in a few weeks.

R. Smith mentioned the letter that was sent to the Board re: American Tower and the information that is required of them by the Town. R. Rotondo reported that the letter was sent to American Tower and they did respond to say that it would be addressed.

R. Smith made a motion to adjourn the meeting until next month. Chairperson Smith seconded the motion. All were in favor, none were opposed. R. Smith thanked R. Rotondo for her service and congratulated her on a job well done. The meeting was closed at 7:04 pm.

Respectfully Submitted,

Sarah LoGiudice
Secretary to the Planning Board
Town of Pompey