

**TOWN OF POMPEY PLANNING BOARD MINUTES  
FEBRUARY 27, 2020**

The Town of Pompey Planning Board meeting was held on Thursday February 27, 2020., 2020. In attendance: Chairwoman Sue Smith. Members: Kevin Coursen, Dan Bargabos, John Shaheen, Tim Frateschi. ECC members in attendance: Chairman Frank Erwin, members: Jeff Barber, Craig Dennis and F. Beecher Graham. Pompey Town Board Supervisor, Renee Rotundo and Town Councilor, Carl Dennis also present.

Chairwoman Smith called the meeting to order at 7:07 p.m. followed by the Pledge of Allegiance.

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

Chris Fisher, Attorney and Ken Stratton present for Salt Point. Resident Tim Mahoney, 8632 Cazenovia Road also present.

Concerned with spot zoning and hamlet changes.

Requesting a zone change from farm to hamlet commercial to make property a sales Office and Showroom. A 19 acre property. Indicated only commercial businesses have shown interest in purchasing this parcel. Do we just change this one parcel or a larger section to hamlet commercial?

Attorney Frateschi, defined spot zoning as having to benefit one property to the detriment of others, especially if there is no similar zoning in the area.. It's not spot zoning if it fits the area and works for everyone. Town Board would make the determination if detrimental after a public hearing. Planning Board and ECC Board are just being asked for their recommendations to the Town Board.

Building would be improved and look better. There are already other businesses operating in the area.

What can happen to property if all 19 acres are zoned hamlet commercial? Does more traffic come in?

Salt Point is willing to sub divide. Attorney Fisher is concerned with how it would be divided. Wetlands to the rear of property limits usable land if there is a desire to expand.

hy not make it all one zone?

Is the inclination to make it all hamlet commercial?

If it was all made hamlet commercial planning board would still have control over site planning.

Special permits would be needed to use property in hamlet commercial zone. You can get challenged on a special permit easier than on a zone change request.

If one side of the road is changed should the other side be changed also?

Mr. Mahoney stated that if we change the entire corridors zoning there would be more opportunity for more businesses to develop.

Stronger position is to change just this one parcel.

Did the board get much neighborhood interaction with Cross Creek? No not that can be recalled. A great deal of interaction when medical center wanted to build in area.

If we just re-zone parcel Salt Point is interested in the sub division and zone change would have to happen simultaneously or the zone change would be contingent on a subdivision.

Chairman Frank Erwin inquired if a wetland delineation has been completed? Need 100 foot buffer for any structure. How much of the parcel is actually developable? What is water supply and leach system? Has a perk test been completed? If it's re-zoned then abandoned we have no recourse to reverse zoning change. ECC viewpoint is to zone hamlet commercial and then special conditions can be put on special permit to protect the view scape.

Motion by Kevin Coursen that Town of Pompey Planning Board approve a positive recommendation to the Town Board for a zone change to hamlet commercial zoning on a subdivided parcel of property at 8710 Cazenovia Road, Tax Map Parcel No.: 005.-06-18.1. Subdivided lot would be used as hamlet commercial remaining lot would remain farm. Also recommend the Town of Pompey Board look at re-zoning the entire corridor of Oran Hamlet. Seconded by John Shaheen. No further discussion. All in favor. Motion Carried unanimously.

Motion to adjourn meeting at 8:45 p.m. by Chairwoman Smith, seconded by Kevin Coursen. All in favor. Motion carried.

Respectfully submitted by,

Donna Alnutt

Planning Board Secretary

May 25, 2020

Board approved May 18, 2020







Motion of adjourn meeting at \_\_\_\_\_ pm by Chairwoman Smith, seconded by  
\_\_\_\_\_. All in favor. Motion carried.

Respectfully submitted  
by,

Donna Alnutt

Planning Board Secretary

\_\_\_\_\_, 2020