

Minutes of the Town of Pompey Planning Board held on May 16, 2022 at 6:30 pm at the Town of Pompey Town Hall

Present for the Planning Board:

John Shaheen
Dan Bargabos
Carl Fahrenkrug
Sue Smith - Chairperson
Deb Cook
Roy Smith
Kevin Coursen, Absent

Also present were: Veronica Hotaling working the electronics; John Dunkle, Town Engineer and Jamie Sutphen, Planning Board Attorney, who also acted as Secretary for the meeting.

The meeting was called to order at 6:40 pm by Chairperson Sue Smith.

Ms. Smith asked in memory of Carol Crolick, a moment of silence upon her passing. She was a former secretary to the Board.

Mr. Smith made a motion seconded by Mr. Bargabos to approve the minutes of April 18, 2022. The motion carried unanimously.

The Chairperson introduced the new Code Enforcement Officers - Tim Bearup will handle building applications, compliance, lot line adjustments - will have daytime office hours. Tyler Johnson will be primarily responsible for fire inspections and code violations. Each of them also works for other towns.

Preliminary review of Hootnick parcel Map by D. W. Hannig - Tax Parcel 04.-01-1.3 last revised 5/12/2022

Sally Hootnick was present in person for applicant and her attorney, Diane Finnegan, Esq. was present by remote Zoom for her client Sally Hootnick. She explained the two recent lot line adjustments for these parcels.

One 5+/-acre lot and one 21+/- acre parcel is proposed. Ms. Cassia Baranello is the intended buyer of the larger piece.

The frontages have been a concern of the Board. It was noted that the comments of Engineer Dunkle were received and addressed by applicant.

Highway superintendent expressed concern about the “current” location of entrance and that it will not be the proposed location per this subdivision. A relocation of same is planned. The Manlius fire chief approved the road configuration as presented.

Mr. Calocerinos, engineer for the applicant, will be making report on the road, per request of Engineer Dunkle.

Whether there would be an easement vs. dedication of the hammerhead was discussed.

Ms. Smith read the report of highway superintendent and fire chief which are part of the record.

ECC reviewed the application and had no comment.

EAF mapper was updated.

It was discussed that residential vs. rural road system will be required for this road in the future.

Disturbance to build the road is under an acre.

Application was to be sent County Planning Board and this Board awaits response.

Ms. Smith led the Board through the Part 2 SEQRA.

Per Engineer Dunkle, this is only a subdivision, so for this action, the matters are no or small impact. Any approval of future development where there would be land disturbance would require a sign off on SHPO as well as any SWPPP and environmental matters.

All questions in the Part 2 SEQRA were answered “no or small impact”. Chairperson Smith made a motion seconded by John Shaheen for a negative SEQRA declaration as the action has no significant adverse environment impacts.

The public hearing was opened, and public comment commenced.

Mr. Schwedes is concerned about development due to water concerns, forever wild area and related matters.

Nick Zapia had a question regarding the current road; will it be built to town Specs?

Vera Zarczynski of Clearwater Circle inquired as to how this will affect the balance of Clearwater Circle.

Cassia Baranello, potential Buyer of the site, spoke about the intent to the use of the land to be a single home and to farm the land.

Lawrence Pugh also present. Members of the public looked at the map. It was explained that under this current proposal, there will be only two lots which will have rights to build.

Chairperson Smith explained that the concern of this Board at this time is focused on this subdivision. The main issue here is that this is two lots only, and the potential for a road without needing variances is what this subdivision has addressed. Future subdivision and expansion would be taken up by this Board in the future, should that be desired by the applicant, and a whole separate process would ensue.

The matter cannot be voted upon pending County Planning Board action and road details as required by engineers. Also, SHPO comments are required.

There was discussion regarding whether close or keep public hearing open. Chairperson Smith made a motion to keep the public hearing open until the June 20, 2022 meeting. The motion was seconded by Mr. Fahrenkrug and all members voted in favor of the motion. There was further discussion as to what the Board preferred for the hammerhead/temporary easement. The matter will be further determined at the final approval.

There being no further business before the Board, Chairperson Smith made a motion seconded by Mr. Fahrenkrug to adjourn the meeting. The meeting adjourned at 7:30 pm.

Respectively Submitted,

Jamie L. Sutphen, Esq., Acting Secretary Planning Board