

**TOWN OF POMPEY  
PLANNING BOARD MEETING  
AUGUST 17, 2020**

The Town of Pompey Planning Board meeting was held on Monday, August 17, 2020, via zoom. Chairwoman Sue Smith called the meeting to order at 7:05 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.*

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

**MINUTES**

Motion to approve July 20, 2020 minutes. Roy Smith made a motion Sue Smith seconded the motion. All in favor, motion carried.

**TRAINING**

Annual prerequisite that all members complete some training. There are some on-line courses. Reach out to Sue Smith if you need further information.

**AGENDA**

Preliminary review of a 2 lot subdivision Richard and Lisa Cote, applicants. 2964 Pompey Hollow Road, Cazenovia, New York, Spruce Hill Farm/Cote Farm lot 54 (Tax Map No. 024-.04.05.2). On the line of Pompey and Cazenovia.(Madison/Onondaga Line)

**DISCUSSION**

As it stands right now it will have to go to the Zoning Board of Appeals (ZBA) for a variance.

Mr. Cote gave us an overview of what his plan is. Currently operating the house, hay barn and chicken coup as a bed and breakfast. Their plan is to take barn on Northern property and build it into a single family residence. Issue is you can not have two residences on one piece of property. Variances needed: Lot #1 would be 1.4 acres and would need a variance to be a single lot. Southern lot is 1.3 acres and would need a variance. Need to have two acres per lot according to code. Distance variances. North is from west to east 195 feet and needs to be 200. Barn not 50 feet from road. Intent is to reclaim it and move it back so it would not need a variance. Lot #2 the size of lot is under 2 acres. Need variance because the house is 33 feet from the road and one barn is only 39 feet from the line off of Route 20. Attorney Sutphen said variance is not needed for 195 feet North to West. Lots are contiguous. ZBA may see this as an advantage. The Planning Board can not act until ZBA does. We are visiting this so we can call for the public hearing pending ZBA's decision at their September 14th meeting.

A bed and breakfast is a permitted use in the Town of Pompey. Applicants plan on living in a single family house that will be redone/reclaimed from the barn currently on Lot #1 into their home.

The Planning Board can not make any conditions or restrictions, but the ZBA can make restrictions.

They will be keeping and restoring the silo on Lot #1.

Discussed curb cuts, driveway access, garage, septic and well placements. These need to be indicated on drawing. No changes will be made to signage or lighting. Show all topography.

Send one public notification for Planning Board Meeting (September 21st) public hearing and ZBA meeting (September 14th) Also needs to send notices to all neighbors within 1000 feet of property prior to public meeting. Applicants have submitted necessary applications and fees to the Pompey Town Clerk.

The Planning Board realizes the need for variances and recommends that the ZBA require perpetual easement from Pompey and Cazenovia so that the Cazenovia land can not be developed in the future. It's a small business in the Town of Pompey and the Planning Board would like to promote that.

Sue Smith made a motion for a public hearing on September 21, 2020 at 7 pm, for Spruce Hill Farm property subdivision, lot #54 tax map (024.-04-052.2) 2964 Pompey Hollow Road, Cazenovia, NY 13035. Dan Bargabos seconded. All in favor, motion carried.

Sue Smith motioned to recommend to ZBA to consider variances and consider perpetual easement between Pompey and the Town of Cazenovia. Kevin Coursen seconded the motion. All in favor, motion carried.

Motion to adjourn by Kevin Coursen, seconded by Dan Bargabos to adjourn meeting at 7:55 pm. All in favor, motion carried.

Respectively submitted by,

Donna Alnutt  
Board Secretary

Approved 9/21/2020