

**TOWN OF POMPEY PLANNING BOARD
MINUTES JUNE 15, 2020**

The Town of Pompey Planning Board meeting was held on Monday, June 15, 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, Dan Bargabos, John Shaheen, Roy Smith and Town Engineer Steve Snell, Code Enforcement Officer Bob Rodriguez, Attorney Jamie Sutphen were also in attendance.

MINUTES

Motion to approve May 18, 2020 minutes as amended. Sue Smith made a motion Carl Fahrenkrug seconded the motion. All in favor, motion carried.

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

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

Public hearing on 2 lot subdivision.

Anything new since last time we met? Prior subdivision map was not filed with the county.

Therefore this request would be contingent on the filing of the original subdivision map. Sellers do not have a feasible method to file the original map prior to this subdivision.

Lot numbers would be a subset of the last sub division and if the original map had been submitted the new subdivision numbers would be 1A and 1B. The lot with the building being 1A and the vacant lot being 1B. After discussion with the surveyor this is the best option. Prior lot next store would be lot 2.

GML referral from county planning. Questions non filing of original subdivision map. If the applicant wanted to develop the vacant lot in the future they would have to coordinate with Onondaga County on driveway access.

No negative comments from ECC board.

Planning board any questions? Roy Smith questioned the zone changes. Building would be zoned hamlet commercial and the remaining lot would stay farm zoned.

Kevin Coursen indicated that it is not the burden of the applicant to file the previous map. It is the responsibility of the Town of Pompey and the owner. Original map can be filed at the closing as long as it is done in chronological order. Old map first then new subdivision map.

John Shaheen questioned if all the town's responsibilities have been completed for the prior subdivision not yet filed with the County. Sue Smith stated that they have. All fees have been paid and affidavit completed that all the neighbors within 1000 feet have received certified letters.

SEQRA determination of impact is small or no impact on all eleven questions.

Carl Fahrenkrug made a motion for negative declaration seconded by John Shaheen. All in favor, motion carried.

7:24 p.m. opened to public meeting for Salt Point Rentals, LLC 8710 Cazenovia Road (NYS Route 92) Tax Map Parcel No.: 005.-06-18.1. Sue Smith made a motion and Kevin Coursen seconded. No Comments or questions. Kevin Coursen made a motion to close the public hearing at 7:26 p.m.. John Shaheen seconded. All in favor, motion carried.

Motion to approve subdivision of Salt Point Rentals, LLC 8710 Cazenovia Road (NYS Route 92) Tax Map Parcel No.: 005.-06-18.1. Linwood Startatt Farm subdivision. Surveyor Cottrell Land Surveyors PC map dated 4/20/2020, with the contingency that the prior subdivision map be filed and redrawing if necessary of this map to show the correct lot numbers made by Kevin Coursen. Seconded by John Shaheen. All in favor, motion carried. Motion to approve with conditions.

Roll call:

Kevin Coursen	yes
Dan Bargabos	yes
Carl Fahrenkrug	yes
Roy Smith	yes
John Shaheen	yes
Sue Smith	yes

Motion with conditions has passed.

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

David Bravo and Karen Kenning present for Canary Housing.

Due to administrative issues the public hearing has been moved to June 20, 2020 at 7 p.m.

Have received new information from the applicant. It has been sent to Onondaga County and we received their comments back. They have corrected the items requested at the last meeting. Took off the old septic system, put in lighting, provided a letter from Shutes indicating the well

produces 3 gallons per minute for 2 hours. Test performed on May 22, 2020. Also have a letter from Onondaga County Health department.. They still need to do a deep pit and perk test. Waiting on excavating crew to come back to complete those.

Still has not been determined if it will be a three or 4 unit structure. ZBA has a meeting on July 13, 2020, which is prior to the next planning board meeting. We will move forward based on ZBA recommendations for 3 or 4 unit structure.

Will parking be an issue if there are more than one person per unit? What about visitors? Garage has been removed and a short turnaround has been added. What about snow removal? Plan is to push snow over the edge of the turnaround into the back of the property. There is enough grade that it would go down. Current driveway is 12 foot wide.

Turnaround is not adequate and the applicant said that could be increased. Visitors could park in driveway, on grass or on the side of road. If driveway was widened they could have parallel parking in driveway and would be willing to put up a fence between structure and church parking lot. John Shaheen stated he would not want to see visitors parking on the road.

Where is the neighbors well to the west in relation to the septic system? It is 10ft 8" off property line and outside the 100 ft radius. It is also uphill from where the septic field is. They are using Elgin modulares for the purpose of conserving area and they do some filtration and maintaining the 100 ft distance.

Modifications based on referral to Onondaga County applicant would have to coordinate Academy access plans with the Department of Transportation (DOT). Municipality should ensure any mitigation as determined should be reflected on the plan or as a condition of approval. Also want to make sure any existing or proposed septic is reviewed by the department of health. They can be in final resolution. Already have a letter of approval for septic from Onondaga County department of health dated September 2019. Deep test pit and percolation test must be performed. If there are any differences from the original test then a new plan must be submitted for review. Subject to any further requirements of the department of health.

Steve Snell would like to see a copy of the light fixtures they plan to use. Are they on all night or are they motion lights? Two on East are motion activated. North and West side are turned on from the inside. They are average household lights. Would like to see the lights on the plan. Have they been purchased? Not yet and they could send the town the specs so Steve Snell can review.

Back to the turnaround is the driveway going to be paved. No it will be stone. Spaces could be painted to be delineated. Also when you expand turnaround will a guardrail or fence be put up so people are aware of the grade and edge. Should be gradual enough not to be necessary. Plus they want to push snow over the edge. They have extra material to use as fill and it can be used

to make a gradual slope. We would want to see that change on a plan. Elevations and proposed contours should be on map. Current contours will change with an increase in the size of the turnaround. New map needs to show all proposed changes.

Finished floor is zero and the highest point.

Complete updated map and turn back in. Correct parking with driveway being wider, parking area would have expanded turnaround and show the change in gradience. Neighbors should be listed as far as who all four sides are parcel owners. John Wheeler on the West side, North is Town of Pompey park, East side is Pompey Church. Town park may actually be Pompey fire department. Plan will need to reflect correct names for church and park.

Notify people within 1000 ft in any direction to send certified letters. Applicant has a list of those residents. Hearing dates need to be corrected on the letter which will be a dual notice letter to include Planning board and Zoning Board public hearings. Have not determined if it will be a 3 or 4 unit structure. Will make that determination after the zoning board meeting which is a week prior to the planning board public hearing date. Town needs to receive the affidavit that the letters have been sent.

What is the blue box on the map by the shed? It is a tree that is scheduled to be removed.

Applicant needs to turn in all sheets to the town of Pompey planning board.

All issues have been resolved.

Next planning board meeting July 20, 2020 at 7 pm with a public hearing. By that time we will also have the zoning board recommendations.

Zoning board meeting is on July 13, 2020 and the public will be notified of the meeting with a public hearing notice and that the plans are available at the town of Pompey.

Motion to call for a public hearing for Canary Housing 7387 Academy Street, Pompey, NY 13138. Tax map 220.-02-02 lot 65, 3 or 4 apartment building. Cornerstone Architect map revised May 22, 2020. made by Kevin Coursen and seconded by Dan Bargabos. All in favor, motion carried for public hearing on July 20, 2020 at 7 pm.

Motion to adjourn meeting at 8:11 pm by Kevin Coursen, seconded by John Shaheen. All in favor, motion carried.

Respectfully submitted
by,

Donna Alnutt

Planning Board Secretary

June 19, 2020

Approved minutes July 20, 2020