

**TOWN OF POMPEY
PLANNING BOARD MEETING
SEPTEMBER 21, 2020**

The Town of Pompey Planning Board meeting was held on Monday, September 21, 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 and Maryann Pfohl, Town Clerk's Office.

MINUTES

Motion to approve August 17, 2020 minutes as presented. Roy Smith made a motion, Kevin Coursen seconded the motion. All in favor, motion carried.

AGENDA

Public hearing 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 County Line)

DISCUSSION

We have not received back Onondaga County comments.

Steve Snell has done his engineering report:

1. Based upon review of the application and the information provided, it appears the project will not disturb more than 1-acre of land and therefore a NYSDEC SPDES Permit for Stormwater Discharges from Construction Activities is not required. Also, as the application indicates no grading or other site work activities, a basic stormwater pollution prevention plan (SWPPP) is not required. It is noted that if the project results in the disturbance of between 1-acre and 5-acres of land, a Basic Stormwater Pollution Prevention Plan (SWPPP) is required to be prepared to comply with the SPDES Permit.
2. Stormwater runoff from the site is generally tributary to existing drainage facilities located along Pompey Hollow Road. It should be discussed with the Board whether existing topography should be provided.
3. There are no public sanitary sewer facilities available to provide sewer service to the site and no improvements relative to sewage disposal are indicated on the Plan. The approximate location of the sewage disposal system for the existing single-family residence is not shown on the Plan. This should be reviewed with the Board. arcadis.com G:\Clients\Municipal Projects\Active Projects\Town of Pompey\30035944 Pompey Planning Board\600 - Spruce Hill Farm Subd\SpruceHillFarmSubdMemo.docx Page: 2/2 MEMO
4. There are no public water facilities available to provide water service to the site and no improvements are indicated on the Plan. The approximate location of the well for the existing

single-family residence is not shown on the Plan. This should be reviewed with the Board.

5. The site does not contain a State Wetland according to the New York State Freshwater Wetland Map or a Federal Wetland according to the National Wetland Inventory Map. 6. The site is not located within the 100-year floodplain as indicated on the latest FEMA Flood Insurance Rate Maps.

7. The site has frontage along Pompey Hollow Road, which is a County Highway and U.S. Route 20, which is a State Highway. The existing single-family residence and barn are provided access from existing curb cuts from Pompey Hollow Road. Any proposed curb cuts or modifications within the Pompey Hollow Road right of way would need to be reviewed and approved by the Onondaga County Department of Transportation.

8. The following are miscellaneous comments on Part 1 of the Short Environmental Assessment Form: a. The answer for question 2 should indicate "yes" and indicate "Town of Pompey Subdivision approval". b. For question 3a, the total acreage should only include the property within the Town of Pompey. For question 3b the total acreage to be disturbed should be 0 as the proposal is only for subdivision. c. The subdivision application indicates the existing zoning of the site is agricultural however the correct zoning is Farm. d. It appears the site does not meet minimum zoning requirements for front yard setback and area, this should be reviewed with the Board.

The Zoning Board of Appeals met last week and adjourned the meeting. They would like to make a permanent easement on the property that would lock the properties together. Would like to send a letter to Cazenovia to see where they stand on this issue. What is the proper division of the land? ZBA would be more likely to approve if Onondaga and Cazenovia properties were encumbered. It can not be unencumbered unless the Town of Pompey consents. It makes it less attractive to sell off the Cazenovia property. Terms of easement have not been fully determined. No decision on all the variance but ZBA was in favor in general if the easement was granted.

Was there any consideration of placing house on Madison County property instead of dividing the lot? Due to the slope of property and tree line it would not be favorable to build farther back in Madison County. The trees are a good barrier to noise from Route 20. It really would not fit well to move the house back that far. It would also change plans with keeping silo close to the home. They want the barn to look like a barn. Residential items are done at the building permit department.

Any feedback from Cazenovia? None as of yet. They are waiting to see what Pompey does.

Is lot 2 non conforming in Cazenovia? As far as Sue looked up zoning Cazenovia has a 3 acre requirement. We do not have to wait for Cazenovia to do anything. With the easement we can go ahead and approve the subdivision in Pompey only. Easement would just have language on easement and it would be attached to the property. We just need to focus on lot 1 and 2 in Pompey. Should a map show Cazenovia lot as one big lot and not subdivided?

Public hearing on Lot 1 and lot 2. Waiting for ZBA comments and County comments. Do we join in a joint letter with ZBA to Cazenovia? Can we open a public hearing without a decision from the ZBA? We can open it and adjourn it and keep it going into next month. The Planning Board can not do anything without ZBA decisions legally.

The Planning Board would like to be included in the letter to Cazenovia. We are not required to do SEQRA prior to public hearing. Currently no encumbrances between lot 1 and lot 2 in the Town of Pompey.

PUBLIC HEARING

Sue Smith motioned to open the public hearing at 7:35 pm seconded by John Shaheen. All in favor, motion carried. No questions on zoom or facebook.

Motion by Kevin Coursen to close the public hearing at 7:40 pm. It would expedite the applicants process. No second on closing the hearing.

Sue Smith motioned to adjourn the public hearing until October 19, 2020. Seconded by John Shaheen, Roll call done and all members in favor. Motion carried.

Sue Smith motioned that we do a joint letter with the Zoning Board of Appeals to be sent to the Town of Cazenovia regarding Spruce Hill Farm subdivision That we are recommending the sub-division and Kevin Coursen seconded. All in favor, motion carried.

Attorney Sutphen and Maryann Pfhol, Towns Clerk Office, will work on the letter.

Motion to adjourn by Sue Smith, seconded by Kevin Coursen to adjourn meeting at 7:50 pm. All in favor, motion carried.

Respectively submitted by,

Donna Alnutt
Board Secretary