

**MINUTES OF A MEETING
OF THE PLANING BOARD OF THE TOWN OF POMPEY
July 21, 2025
6:30 PM
Pompey Town Hall**

Board Members Present: Sarah LoGiudice, Board Secretary
Sue Smith, Chairperson
Deb Cook
Carl Fahrenkrug
Kevin Coursen
John Shaheen
Dan Bargabos
Will Frazee

Chairperson Smith called the meeting to order at 6:36 pm. Seven members of the Planning Board were present. In addition, present were Attorney Amelia McLean-Robertson, Codes Enforcement Officer Tim Bearup and Town Engineer John Dunkle.

Revisions were submitted to the minutes from last month. K. Coursen made a motion to approve the minutes with changes at 6:37 pm. J. Shaheen seconded the motion at 6:37 pm. All were in favor, none were opposed. The motion carried at 6:31 pm.

Chairperson Smith recused herself from the first matter as she has a family connection to the application. K. Coursen acted as Chair. Chairperson Smith left the panel at 6:38 pm.

True Whey Creamery Site Plan Review

Public Hearing on a Site Plan Application submitted by Ryker and Jenny Smith to retrofit an existing building located at 8077 US Route 20 in the Town of Pompey that is 24' X 36' into a farm store and café (Tax Map No. 016.-02-12.0)

Present were the applicants, Ryker and Jenny Smith. They provided the updated survey map to the Board. J. Dunkle noted that the septic system needs to be added to the map. The applicants are also adjusted the lot line, which now makes the parcel more than 5 acres. The line showing the right of way at the road will need to be moved, as it is not plotted correctly; this will also need to be changed. The Board has also previously asked that the signage be added to the map. The frame of the current sign will stay, but the actual sign will be changed out. A. McLean-Robertson confirmed that this could added as a condition of approval. The applicant provided the specs for the lighting that will be added to the top of the sign; there is not currently a light affixed to the sign.

The Onondaga County Planning Board (OCPB) reviewed the application and dictated that the applicant must obtain appropriate approvals from the Health Department regarding potable

water. This could also be made a condition of approval. They would not be able to get a building permit until this is completed. The OCPB also noted that a detailed site plan must be obtained by the Town before approval can be granted.

J. Shaheen asked if a building permit had been issued. No, it has not.

SEQR

This is an unlisted action, so the Board conducted a Part-2 Impact Assessment.

1. **Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?** No, or small impact
2. **Will the proposed action result in a change in the use or intensity of use of land?** No, or small impact
3. **Will the proposed action impair the character or quality of the existing community?** No, or small impact
4. **Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?** No, or small impact
5. **Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?** No, or small impact
6. **Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?** No, or small impact
7. **Will the proposed action impact existing: a. public / private water supplies? B. public / private wastewater treatment utilities?** No, or small impact
8. **Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?** No, or small impact
9. **Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?** No, or small impact
10. **Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?** No, or small impact
11. **Will the proposed action create a hazard to environmental resources or human health?** No, or small impact.

J. Shaheen made a motion for a negative SEQR declaration at 6:49 pm. C. Fahrenkrug seconded the motion at 6:49 pm. All were in favor, none were opposed. The motion carried at 6:50 pm.

C. Fahrenkrug made a motion to open the public hearing at 6:49 pm. J. Shaheen seconded the motion at 6:49 pm. All were in favor, none were opposed. The Public Hearing was opened at 6:50 pm.

No members of the public wished to speak neither for nor against the project.

C. Fahrenkrug made a motion to close the Public Hearing at 6:50 pm. D. Cook seconded the motion at 6:50 pm. All were in favor, none were opposed. The Public Hearing was closed at 6:50 pm.

J. Shaheen asked to clarify that the new operation will not include any live music. No, it will not. Tre-G will be hosting OnFarm Fest in September. They estimate between 500 and 1000 people for the entire day. They typically open up the farm pasture for parking, between the building that will be renovated and Route 20. There are several locations for overflow. They estimated that the maximum number of people that would be on site for additional special events would be 200. Any excess number would require an additional permit.

D. Cook made a motion to approve the Smith/True Whey Creamery Site Plan located at tax map ID 016.-02-12.0 with the following conditions: The lot line adjustment needs to be executed so that the property line is moved down to Route 20 and shifted away from the pole barn, and additional property that will be added to acreage needs to be shown. The septic system needs to be accurately depicted on the map, all lighting be dark sky compliant, downward directed and shielded, and the proposed overflow parking areas will be need to be added to the site plan. The Onondaga County Department of Health must approve potable water, and there is to be no disturbance of the potential federal wetlands at the northwest corner of the site near an existing pond. The sign will remain the same size as the existing sign; the design of the sign needs to be provided to the Board. This approval does not include the expansion of the additional facility for processing, as that will require an additional site plan review. Motion made at 7:06 pm. W. Frazee seconded the motion at 7:06 pm. All were in favor, none were opposed. The motion carried at 7:06 pm.

Chairperson Smith returned to the panel at 7:07 pm. K. Coursen left the meeting at 7:09 pm.

Donahoe Subdivision Application

Public Hearing on an application for subdivision to divide a six-acre lot from the overall parcel located at 3200 Ransom Road in the Town of Pompey (Tax Map No. 018.-02-09.0)

Present was the applicant, Michael Donahoe. This was the first time the Board has viewed the maps. The applicant had previously worked with T. Bearup on the application, and he felt it was straightforward. They are subdividing off six acres and keeping the rest for hunting. He will sell everything that is left on the remaining parcel.

C. Fahrenkrug asked about question 5A on the short form SEQR. The applicant had answered “no” to the question regarding an allowable use on the form. That is incorrect; it should read “yes.” The applicant made and initialed the change on the application.

T. Bearup had no further comments as he had previously reviewed the application.

Chairperson Smith asked if there is an existing driveway on the property. He did apply for a driveway permit, as there is currently stone on the property that was added when the property was logged. The word “proposed” should be struck from the maps. There will be no improvements made to what is currently there.

J. Dunkle noted that the large lot would not be approved as a building lot until the septic system is approved. Further review showed that there is already a statement on the map that covers this condition.

W. Frazee asked if there is a large pond on the neighboring property. Yes, there is.

The Old Pratts Falls Road that shows on the map does not technically provide road frontage as the road is no longer maintained. The driveway is not located on that road, so there is no issue with this.

SEQR

This is an unlisted action, so the Board conducted a Part-2 Impact Assessment.

1. **Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?** No, or small impact
2. **Will the proposed action result in a change in the use or intensity of use of land?** No, or small impact
3. **Will the proposed action impair the character or quality of the existing community?** No, or small impact
4. **Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?** No, or small impact
5. **Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?** No, or small impact
6. **Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?** No, or small impact
7. **Will the proposed action impact existing: a. public / private water supplies? B. public / private wastewater treatment utilities?** No, or small impact

8. **Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?** No, or small impact
9. **Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?** No, or small impact
10. **Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?** No, or small impact
11. **Will the proposed action create a hazard to environmental resources or human health?** No, or small impact.

J. Shaheen made a motion for a negative SEQR declaration at 7:22 pm. D. Cook seconded the motion at 7:23 pm. All were in favor, none were opposed. The motion carried at 7:23 pm.

Chairperson Smith made a motion to open the public hearing at 7:23 pm. J. Shaheen seconded the motion at 7:23 pm. All were in favor, none were opposed. The public hearing was opened at 7:23 pm.

Chairperson Smith made a motion to close the public hearing at 7:23 pm. C. Fahrenkrug seconded the motion at 7:23 pm.

D. Bargabos made a motion to approve the Donahoe subdivision located at tax map ID 018.-02-09.0 based on the map by Cottrell Land Surveyors dated 4/24/2025 as presented at 7:25 pm. Approval will be contingent on the words "preliminary plan" being changed to "final plan" and "proposed driveway" being changed to "driveway" on the final maps. C. Fahrenkrug seconded the motion at 7:27 pm. All were in favor, none were opposed. The motion carried at 7:27 pm.

The applicant needs to provide four copies of the updated maps to the Town.

Chairperson Smith made a motion to adjourn the meeting at 7:28 pm. C. Fahrenkrug seconded the motion at 7:28 pm. All were in favor, none were opposed. The meeting was closed at 7:28 pm.

Respectfully Submitted,

Sarah LoGiudice
Secretary to the Planning Board
Town of Pompey