

**MINUTES OF A MEETING
OF THE PLANING BOARD OF THE TOWN OF POMPEY
March 17, 2025
6:30 PM
Pompey Town Hall**

Board Members Present:
Sue Smith, Chairperson
Deb Cook
Carl Fahrenkrug
John Shaheen
Kevin Coursen
Will Frazee

Six members of the Planning Board were present. Also present were Attorney Amelia McLean-Robertson, Town Engineer John Dunkle, and Codes Enforcement Officer Tim Bearup. Sarah LoGiudice, Board Secretary and Dan Bargabos, Board member were not present. Minutes were recorded by John Shaheen. The meeting was not livestreamed.

Corrections were submitted for the 02/17/25 meeting minutes. Sue Smith made a motion to approve the minutes with corrections at 6:37 pm. Carl Fahrenkrug seconded the motion. All were in favor, none were opposed. The motion carried at 6:37 pm.

Hemler Subdivision Application

Continued review/Public Hearing of a subdivision application to divide one 21.42 acre lot into three lots located on Cemetery Road in the Town of Pompey (Tax Map No. 28.00-01-12)

Present was the applicant, Lisa Hemler. She wished to subdivide six acres off the North end and six acres off the South end of the property. Parcel 1 and Parcel 3 are currently vacant. There was already a driveway present on the north lot when she purchased the property. The driveway is present on the curve, so Ms. Hemler believed that visibility would be suitable in both directions. She has applied for driveway permits for the future driveways; she can indicate where she would like them to be on the map and then obtain permits.

The matter was advertised appropriately for a Public Hearing.

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

Sue Smith made a motion for a negative SEQR declaration at 6:47 pm. John Shaheen seconded the motion. All were in favor, none were opposed. The motion carried at 6:47 pm.

Chairperson Smith made a motion to open the hearing at 6:49 pm. Will Frazee seconded the motion. All were in favor, none were opposed. The public hearing was opened at 6:49 pm.

No one was present to speak on behalf or against the application. Chairperson Smith made a motion to close the Public Hearing at 6:50 pm. Carl Fahrenkrug seconded the motion. All were in favor, none were opposed. The Public Hearing was closed at 6:50 pm.

Proposed driveway cuts, septic on Parcel 2 and a locator map will need to be added to the subdivision map.

Sue Smith noted that wetlands will need to be delineated prior to obtaining a building permit. Applicant will need to contact NYSDEC. Parcel 1 will need a note indicating that it's not an approved building lot until septic has been approved by the NYSDOH.

Kevin Coursen made a motion to approve the Hemler Subdivision based on a map dated 9/24/2024 by Denkenberger Surveying, P.C. as presented with the conditions that the newly created lot number 1 is not a building lot until the septic system design has been completed, the septic system on lot number 2 and driveway cuts on all 3 lots are shown on the map. A locator map also needs to be added to the subdivision map. Wetlands will need to be delineated prior to issuance of building permits. Motion made at 7:02 pm.

Deb Cook seconded the motion. All were in favor, none were opposed. The motion carried at 7:02 pm.

Nappi Subdivision

Continued review of a subdivision of two existing lots into three lots located at 6941 Kassonta Drive and 4271 Gates Road in the Town of Pompey (Tax Map No. 001.-02-14.4 and 001.-06-04.0)

Present for the applicant was Jacob Grubka. Attorney Jonathan Schechter was present via telephone.

The applicant's Engineer has reviewed the Town Zoning Code and modified the map previously presented to provide required setbacks.

Driveway on Lot 2B serves Lot 2C as well. J. Schechter stated that easements will be drafted once subdivision approval is imminent based on the preliminary drawing.

On Lot 2A, the intent is to convert the barn into a residence. A septic is already present.

There was discussion regarding site contours and drainage. According to John Dunkle, there is a regulated stream on Lot 2A. The stream and site contours (topography) will need to be shown on the map.

Septic and well should be shown on Lot 2D. Also, change label of Lot 2D to actual address on Gates Road. Also, labels for Lots 1A and 2A directly to the south of Lot 2D should be changed to the actual addresses on Gates Road.

Applicant will do a 3-lot subdivision with lot line adjustments. The EAF will need to be modified.

Setbacks should be labelled at all property lines.

Lots 2A and 2B are considered “flag lots” as shown. Amelia McLean-Robertson stated that per the Zoning Code design standards, excessive depth to width shall be avoided. Two and one half to one would be considered the maximum depth to width ratio per the Code. Applicant will need variances from the ZBA for these two lots.

John Dunkle suggested that there would be no access to Lot 2C from Kassonta Drive without Planning Board approval.

Jonathan Schechter stated that there may be a driveway easement for Lot 2B to have driveway access from 2C but possibly deliveries and emergency vehicle access from Lot 2A.

The applicant representatives thanked the Board for their input. They will modify the map and Part 1 of the EAF as discussed and present the preliminary map again to the Planning Board prior to filing variance applications with the ZBA.

Sue Smith made a motion to adjourn the meeting at 7:49 pm. Kevin Coursen seconded the motion. All in favor. Motion carried.

Respectfully Submitted,

John Shaheen
Planning Board Member
Town of Pompey