

**MINUTES OF A MEETING
OF THE PLANING BOARD OF THE TOWN OF POMPEY**

November 21, 2022

6:30 PM

Pompey Town Hall

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

Board Members Absent: Roy Smith

Six members of the Planning Board were present. Also present were Attorney Jamie Sutphen and Town of Pompey Codes Enforcement Officer Tim Bearup.

As there was no formal business to address, the meeting was not livestreamed. There were no members of the public present.

Chairperson Smith called the meeting to order at 6:32 pm.

Chairperson Smith made a motion to accept the meeting minutes from 7/18/2022. Board Member Dan Bargabos seconds the motion. All are in favor.

A recap of the Zoning Board of Appeals of Meeting held on 11/14/2022 was given, and the Board discusses whether the lot in question (4421 Watervale Road) had ever come before the Planning Board. Chairperson Smith does not recall this ever coming before the Planning Board. Board Member P. Frazee has resigned from the Zoning Board of Appeals.

Training:

J. Sutphen feels that everyone on the Planning Board should participate in future training offered as we are heading into 2023. Chairperson Smith provides notice of three upcoming online trainings that will be offered. There will be an in-person training offered by Onondaga County in March 2023.

Future Business:

Chairperson Smith anticipates at least 3 subdivision applications to come to the Planning Board in the near future. Moving forward, the Board will ask for all paperwork for any application to be submitted by the first of the month. T. Bearup and the Board Secretary will handle the applications and forward them to the Board Members when they are complete. There is a 62-day “shot clock” on all applications.

Anticipated subdivision applications include the Tomlison/Stinson project on Pompey Center Road, the old Foley farm on Oran Delphi Road and the Jing Tang land on Route 20 in Pompey Center.

T. Bearup confirms that he has received some initial paperwork from the Hutton’s. The Jing Tang subdivision application was sent in to the Town, but was returned because it was incomplete.

The Planning Board is also waiting on a Site Plan for events at the Mapstone property (old Kellish property.) Chairperson Smith reports that the matter does not need to go before the Town Board for a farm business overlay.

Chairperson Smith believes that an application for solar project will be coming to the Planning Board in the near future as well.

Home Occupations:

The Town Board changes is reviewing changes to Chapter 165 of the Town Code Entitled “Zoning” of the Town of Pompey to clarify the approval of home occupation site plans.

Chairperson Smith confirms that if the re-written law is put into effect that all applications for Home Occupations will now come to the Planning Board. The Planning Board thanks the Town Board for allowing them to give input and comments. These comments are intended to stay true to the definition that home occupations are “to allow residents to conduct business in their homes while not altering the character, use or appearance of the property as a residential dwelling.”

The Planning Board proposes the following changes/additions to the amended law:

1. Section G.2.(b).3

- a. The section currently reads: *“On-site parking of not more than the two commercial vehicles associated with the home occupation, unless housed in an enclosed residential garage.”*
- b. The Planning Board suggests that it reads as follows: *“On-site parking of not more than the two commercial vehicles associated with the home occupation, unless housed in an enclosed residential garage. Said 2 commercial vehicles cannot exceed the capacity of one ton.”*

2. Section G.2.(d)

- a. The Planning Board suggests that the law consider including that accessory structures also have a limit 1000 sq. ft.
- b. The Planning Board would ask that the law consider applying different standards for different zoning districts and/or acreage.

3. Section G.2.(g)

- a. The section currently reads: *“The home occupation shall not require more than the customary number of delivery vehicles nor create any hazard to neighboring persons or property and shall not cause any electronic interference, excessive noise, vibration, smoke, dust, odors, heat or glare on surrounding properties.”*
- b. The Planning Board suggests that it read as follows: *“The home occupation shall not require more than the customary number of delivery vehicles as would be customary for residential usage nor create any hazard to neighboring persons or property and shall not cause any electronic interference, excessive noise, vibration, smoke, dust, odors, heat or glare on surrounding properties.”*

4. Section G.2.(f)

- a. The section currently reads: *“On-premises sale of merchandise is prohibited except where clearly incidental and secondary to the home occupation, limited in scope and where there is no display of items for sale in any configuration resembling a retail store.”*
- b. The Planning Board suggests that it reads as follows: *“On premises sale of merchandise is prohibited.”*

5. Section G.2.(j)

- a. The section currently reads: *“The exterior storage or parking of construction equipment or vehicles, machinery or building materials is prohibited unless specifically provided for by the Planning Board/Zoning Board of Appeals.”*
- b. The Planning Board suggests that it reads as follows: *“The exterior storage or parking of construction equipment or vehicles, machinery, or building materials is prohibited unless specifically provided.”*

Chairperson Smith announces that beginning January 1, 2023; the Environmental Conservation Commission (ECC) has changed their meeting night to the 1st Thursday of the month

Board Member Deb Cook makes a motion to adjourn the meeting at 8:45 pm. All are in favor.

Respectfully Submitted,

Sarah LoGiudice
Secretary of the Zoning Board of Appeals