

Town of Pompey Planning Board Minutes

The Town of Pompey Planning Board held their Regular Meeting on May 21, 2018. In attendance: Chairperson Sue Smith, Members: Kevin Coursen, John Shaheen, Dan Bargabos, Carl Fahrenkrug, Robert Neufang and Roy Smith, Town Engineer Steve Snell and Planning Board Attorney Jeff Brown.

Chairperson Smith called the meeting to order at 7 p.m. followed by the Pledge of Allegiance.

There was one change to the minutes in the middle of page 2: pallet should be spelled palette.

Motion by Kevin Coursen, seconded by John Shaheen to approve the April 16, 2018 minutes with the one correction. All in favor. Motion carried.

FABIUS DNYP, LLC, C/O BOHLER ENGINEERING MA, LLC: This was scheduled for a Public Hearing for Site Plan Review for the building of a retail store at 2606 Route 91, Pompey, NY (Tax Map No. 022.-04-01.0)

Bob Gage from GBT Realty was in attendance as well as Steve Vukas from Bohler Engineering to present their plan.

They reviewed the updated plans. They have added three trees as requested to screen Route 91.

They handed out prospective pictures of what the proposed store would look like. There was a discussion on if the sign should be a pole sign or monument sign. The consensus was that a monument sign would be more pleasing to the eye and that channel letters on the building was preferable. The channel letters are internally lit. The monument would be the same material as the building with wainscoting along the bottom. The building will be brown with either brick or stone wainscoting. The stone was preferred.

The sign will be 5' x 10'. The size of the sign will be on the final plans. This is the standard size for a Dollar General sign. Roy Smith informed the applicant that it is very windy up there so the sign needs to be sturdy.

The pole lights for the parking lot were discussed. They will be LED. They will go out one hour after the store closes.

There will be faux windows on the building. You will not see thru them. There will be 2 sets of 2 3' x 5' windows on each side of the entrance.

There is an internal vestibule.

They have received Stage 1 approval from New York State Dept. of Transportation. They are awaiting Stage 2 approval. The proposed lighting plan has also been submitted to them for review.

New York State Dept. of Environmental Conservation is reviewing their SWPPEP.

The Board completed Part 2 of the SEQR form.

Motion by John Shaheen, seconded by Kevin Coursen to make a negative declaration. Elevations will be added as well as referencing that approval is needed from NYS Dept. of Transportation and Onondaga County Health Department to Part 1. All in favor. Motion carried.

Motion by Sue Smith, seconded by Kevin Coursen to open the Public Hearing for Site Plan Review for the Dollar General to be built at 2606 Route 91 at 7:50 p.m. All in favor. Motion carried.

Don Neugebauer questioned where in the process the Board is in approving this and would the applicant need to send out certified letters again. He also questioned if the Planning Board could talk about the applicant selling beer as it would hurt his business. It was agreed that this not a critical part of their application.

Motion by Sue Smith to continue the Public Hearing until we receive a full set of the drawings. There was no second to this motion.

Kevin Coursen stated that he didn't see why it couldn't be closed. Not many people have showed up to any of the meetings where this has been discussed.

Motion by Kevin Coursen, seconded by Carl Fahrenkrug to close the Public Hearing for Site Plan Review for the Dollar General to be built at 2606 Route 91 at 7:57 p.m. 6 yes (Coursen, Shaheen, Bargabos, Fahrenkrug, Neufang and R. Smith) 1 no (S. Smith). Motion carried.

Mr. Gage will send out by the end of the week updated prospective drawings showing the brown building with 4 sets of 2 3'x 5' windows on the north side of the building. There will be channel letters on the building. The picture will be looking straight on. They will also submit renderings of the monument sign; one with stone wainscoting and one with brick wainscoting.

SCOTT SCHAAL (HUNTER SPRINGS LANDSCAPE). No one was in attendance to discuss the application despite the fact that the Board notified the applicant's attorney that the application would be discussed.

Motion by Sue Smith to go into Executive Session to discuss litigation in connection with Hunter Springs. This motion did not receive a second.

Kevin Coursen stated that he didn't feel there is a valid application as it was never complete. We can deny the application as it is incomplete and Mr. Schaal failed to provide input as the Board has requested.

Attorney Brown stated that the Board could take action at this time or wait until a later date.

Motion by Kevin Coursen, seconded by Dan Bargabos that the Scott Shaal (Hunter Springs Landscape) application for a landscaping/farm/nursery business at 3210 Gardner Road be denied due to insufficient information provided by the applicant. The Planning Board has given sufficient time for applicant to submit the information requested and the Planning Board hasn't been given the necessary information to do a complete Site Plan Review. We have requested it over an extended period of time.

Discussion took place before the vote.

Roy Smith stated that farmers have to follow rules. He had to follow the NYS Dept. of Environmental Conservation regulations when he put up his recent building.

Carl Fahrenkrug stated that he didn't think there is a need to go into Executive Session because the application was deficient and that is why we rejected it.

Bob Neufang stated that we aren't asking the applicant for anything that we don't ask any other applicant. We just want him to give us the information we need and to get along with his neighbors.

Attorney Brown informed the Planning Board that Ag and Markets has been made aware of what the Board is doing and they haven't stepped in.

Sue Smith looked back in the minutes. This application came to the Planning Board in July of 2017.

Vote was taken. All in favor to deny the Site Plan Application for Scott Shaal (Hunter Springs Landscape). Motion carried.

Pat Frazee was in attendance. He is a member of the Zoning Board of Appeals. He feels that the Zoning Board overstepped its bounds and didn't have authority to tell Mr. Schaal that he needed to obtain Site Plan approval. The Zoning Board of Appeals declared him a farm based on the definition of Ag and Markets. He feels that the Town Board has singled Mr. Schaal out.

They should stop chasing businesses out of the Town. He doesn't want Pompey to wither away.

Bob Neufang stated that the Planning Board only asked Mr. Schaal for what other business have been required to provide (drawings).

Don Neugebauer, also a member of the Zoning Board of Appeals, expressed support for what the ZBA did and he doesn't think that the application needs to go back to the ZBA.

Motion by Kevin Coursen, seconded by John Shaheen to adjourn at 8:30 p.m. All in favor. Motion carried.

Respectfully submitted,

Ann Christmas