

Town of Pompey Planning Board Meeting – January 21, 2013

The January meeting of the Town of Pompey Planning was called to order at 7 PM by chairman, Kevin Coursen. Members present: John Shaheen, Greg Mann, Roy Smith and Sue Smith. Attorney Jeff Brown, Engineer Steve Snell and Code Enforcement Office Rick Penhall were present.

The minutes of the October meeting were read. Greg Mann made a motion to accept as read and seconded by Sue Smith. All approved – motion carried.

Before the board is the application from Theodore and Michiko Stultz for a two lot subdivision at 2447 Cemetery Rd., Fabius. Michael and Naomi Canale submitted the SEQR form for lot #2. This meeting was not published as a public hearing because the town did not get the County Planning Board information. Mrs. Canale mailed this information to the town but not in time. It will be published before the next meeting and the Canale's will have to return February 18th. On the SEQR form - # 6 subdivision of land was included and #7 acres = 26.59. The ECC has not met therefore no information from them. Rich Penhall will contact them to set up a meeting. The applicants have information on the driveway per DOT – 170-02-12 (permit number). The applicants have the blue prints for the house they are planning to build and will meet with Rick Penhall on February 18th.

On March 14th there is a planning symposium. In April there is a 24 hour meeting.

Creekside Adult Community – preliminary meeting.

Thomas Alan Homes presented the board with a preliminary picture of the proposed project. Paul Marra owns the land and is planning on selling it. It contains 5 acres (old Lipe property) on the east side of Pompey Center Rd and north of Winding Creek Rd. They are proposing 84 units (1 & 2 bedroom appts) for adults 55 years and older – no children. Each unit will have a garage per bedroom. There will be a central entrance, parking for visitors, 2 elevators, community center. The buildings will be three stories (no higher than the silo). The parking for residents will be underground and free standing garages. This is not an assisted living place and there will be no medical staff. There will be screening for the homes of the Preserve. Approximate rent will be \$1,000 plus garage rent and utilities. Each unit will have a washer & dryer, fireplace and hardwood floors. Natural wood outside. Right now it is zoned agriculture. According to town codes, the only place this type of structure can be built is in the hamlets. That poses a problem because there are no sewers or water in the hamlets. This parcel has both amenities. It is possible the codes could be changed. Jeff Brown asked the time frame and they would like to move as soon as possible – spring. The leases will be 1 year to 5 years. There will be two curb cuts for the driveways. It appears they will have to go to the Town Board first and the Zoning Board. There will be no food service – catering only for parties in the community room.

Kevin asked Rick Penhall about the Dave Flezar project across from the town office. Building Permit, County septic problem. Did this ever come to the Planning Board? Rick thought it had already come to the planning board about a year ago but could not find anything in the files. He did see a copy of something from a neighbor. It is zoned commercial but we need to know what he is using it for. Parking was discussed at the original meeting. Jeff Brown is proposing a site plan approval (special use permit). If this is outside the code for the town- then have to go to ZBT for variance. Rick said that he is making cabinets. That put a red flag up for Kevin (exhaust system, paint, varnish disposal).

A motion was made by Greg Mann to adjourn the meeting and seconded by John Shaheen. All approved and the meeting adjourned at 8:50PM

Respectfully submitted

Carol Crolick

Town of Pompey Planning Board Meeting – February 18, 2013

The February meeting of the Town of Pompey Planning Board was called to order at 7:10 PM by chairman, Kevin Coursen. Members present: John Shaheen, Greg Mann and Carl Fahrenkrug. Engineer, Steve Snell also present.

The minutes of the January meeting were read. John Shaheen made a motion to accept as read and seconded by Greg Mann. All approved – motion carried.

This is a continuation of the Theodore Stultz Subdivision. The ECC did not have a quorum and therefore the Planning Board can move on this subdivision.

Carl Fahrenkrug made a motion to open the SEQR and Greg Mann seconded it. All approved, motion carried.

This is an unlisted action and the Planning Board is the lead agency. DOT has submitted their letter for the driveway cut and Onondaga County Planning has submitted their letter of approval. Steve Snell has these letters. Greg Mann made a motion to accept this as a negative declaration and seconded by John Shaheen. All approved, motion carried.

John Shaheen made a motion to open the public hearing and seconded by Greg Mann. All approved, motion carried. There were no comments from the public. Carl Fahrenkrug made a motion to close the public hearing and seconded by John Shaheen. All approved, motion carried.

Greg Mann made a motion to approve the Stultz subdivision per the map dated 12/1/2012, ID 28-1-1 by Cottrell Landsurveyors. John Shaheen seconded. All approved, motion carried.

March 18, 2013 is the next Planning Board Meeting.

A motion was made by John Shaheen to adjourn the meeting and seconded by Greg Mann. All approved and the meeting adjourned at 7:25 PM.

Respectfully submitted

Carol Crolick

TOWN OF POMPEY
PLANNING BOARD AGENDA
FEBRUARY 18, 2013

THEODORE STULTZ SUBDIVISION: Public Hearing--2 lot subdivision on the west side of Cemetery Road between No. 4 Road West and Gardner Road.

SEQRA STATUS:

1. Decision Pending
2. Neg. Dec Issued
3. Pos. Dec Issued