

TOWN OF POMPEY PLANNING BOARD

June 17, 2003

The regular meeting of the Town of Pompey Planning Board was held on Monday June 17, 2013. Present were; Chairman Kevin Coursen, Members Carl Fahrenkrug, Greg Mann, Sue Smith and Roy Smith; Attorney Brad Hunt and Town Engineer Steve Snell.

Chairman Coursen called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited.

Chairman Coursen welcomed everyone and reminded everyone that you are being voice recorded and video recorded as well.

The role of the planning board is that we review any site plans that come before us. Our engineer and our attorney make sure that we do everything within the limits of the law. Looking at the site plan and looking at our master plan and within our codes, how is that project going to look. Is it within what we want the town of Pompey to be with our long term plans? Such as lighting, set back, height, drainage, foliage, parking and the visual impact and the health and safety of our community.

The minutes of April 15, 2013 were read. Greg Mann made a motion to approve as read and seconded by Fred Henecke. All in favor - motion carried.

Kadah Subdivision

This property in April was subdivided into 2 lots. It was never filed with the county and now Mrs. Kadah wants to divide this property into 4 lots. Was there ever a driveway cut approved by the county for lot 1? Mrs. Kadah never got that far. It has been for sale for quite a while. Rick Penhall talked to Mrs. Kadah about going to the county with all the information. Mrs. Kadah wanted to wait until the planning board approved this. Greg Mann explained that we need to see this on the map the curb cuts for the adequate site distance. Lot 1 and 2 will be off Broadfield Rd. If it's not approved by the county there will not be access to these lots. Sue Smith stated that there is another lot numbered 2 on the map that will need to be removed.

Kevin Coursen said that this was advertised as a public hearing and with changes should we hold off till next month.? Brad Hunt said that you could open this now and then continue it. SEQR will be done next month so we will take informal comments from the public tonight. There are comments from the ECC. Sue smith asked to have the topography on the new map. It was on the old map. Mrs. Kadah will get the information from the county on lots 1,2,3 for the driveway cuts and have them put on the map.

Steve Snell asked about the drainage easement on lot 4 – whether it has been filed. Greg Mann asked about the sewer easement that was on the previous map. Steve Snell suggested that Mrs. Kadah contact the health department concerning the perk test for lot 1, it is less than 5 acres also septic placement. Brad Hunt said that she will need to get a storm water discharge plan.

Carl Fahrenkrug asked the question about the zoning being recreational on the application. Kevin Coursen said that can be changed.

Public Comments

Steve Goodfellow said he and his wife own the lots next to lot 3 and there is a drainage easement in my deed but not showing on the map. There is an existing drainage ditch that goes from Henneberry

Road in an L shape and ties into the Kadah property. I am worried about additional drainage on my property. Also concerns about my well and water pressure.

Walters-Barber Subdivision

Alice Walters is the executrix for the property. Alice wants to subdivide a lot of 4.063 acres to sell for a house.

Greg Mann asked if the DOT has been contacted for the driveway cuts. Alice stated that she is there for the subdivision only and her sister will take care of the rest. There is an old field access road already and Greg said they are usually permissible.

Brad Hunt said that this could be approved contingent on the road cut.

The map needs to be labeled lots 1 & 2.

SEQR

This is an unlisted action and Kevin Coursen made a motion that the town is the lead agency and Sue Smith seconded. All approved – motion carried. This is new action and a two lot subdivision. This is 4.063 acres. This will comply with existing zoning, it is now agriculture, this does not involve a permit approval. Page two of the SEQR, A – NO, B – Yes and all C answers are No. D – answer NO, E answer is No. No adverse effects identified. Fred Henecke made a motion that we declare a negative declaration and seconded by Greg Mann. All approved – motion carried.

Sue Smith made a motion to open the public hearing and seconded by Greg Mann. All approved – motion carried.

No Comments were made. Greg Mann made a motion to close the public hearing and seconded by Sue Smith. All approved – motion carried.

Greg Mann made a motion to accept the proposed subdivision for the Barb Walters land per the map of David Vredenburg dated 5/1/13 subject to the conditions that the applicant obtains the DOT approval for the driveway cut and the Health department for the septic system and the numbering of the lots on the map. Sue Smith seconded. All in favor – motion carried.

Dick Basset from Pompey Center Rd. is here concerning the proposed 3 story apartment building on Pompey Center Rd. Thank you all for allowing me to speak about this development . I noticed this board operates on a very professional manner and how aware and accurate you are with engineering and these are the things we hope to use as a resource. I have signatures of 38 people who will be impacted by the development. There is also a letter from Virginia Markley who is less than 100 yards and down stream from proposed building. Drainage, Light, Noise pollution, Safety, Traffic load, runoff are her concerns. There is also the forever wild wetland that is owned by the Preserve that is adjacent to my yard.

Within a ¼ mile from the proposed site there have been 2 fatalities. This is not a good place to put additional cars immediately in a traffic congestion area, Enders Rd., schools and kids on the road. I am hoping that you will be involved in the decision process because the neighborhood is not in favor of this what so ever. How are emergency vehicles to get into the new building?

Mr. Chablani

I live next to the proposed site. I just heard about this from Dick Bassett. Process issues have the neighborhood up in arms. We are very disturbed by the town board actions considering this an overlay district which means they can circumvent the regular process. There is an orderly process and this is what should be adhered to. We as citizens have a right to be heard. This seems like Spot Zoning and nobody benefits from having this tied up in litigation.

My second issue is the safety for kids that walk the roads – very fast cars and this will increase the traffic load, emergency vehicles – response time. This land is zoned agriculture and that would be out of character for the neighborhood.

Kevin Coursen stated that I was contacted by the developer to meet informally and I suggested that he come to one of our meetings so that all the board members would be present. I have no higher level of authority of anyone else. Jeff Brown, lawyer and Steve Snell, engineer were here. They came and made their presentation. We did not think that it would be a good fit but told them to go to the Zoning Board and Jeff Brown, our lawyer, thought they would have a difficult time. The next time I saw their name come up was on the agenda for the Town Board meeting. They came with their lawyer. The lawyer suggested that they write for the town an overlay district law. We have some now for the town but they are for issues for public interest such as the antenna facilities. I was present at that board meeting. I thought there was an end around done beyond the planning board. Brad Hunt, lawyer, may have to discuss this with Jeff Brown, also Town Board lawyer; he was present to accept the overlay concept to hear his side of what happened at the meeting. This was our role and if the town does approve an overlay district I suspect you should be at the next town board meeting and call the town board members. It will then come to the planning board and it will be our job to keep that within the sense of the master plan, zoning and the county. The county has stated that the town needs to consider the long term effects of subdivisions to create new residential lots in rural areas, including areas containing NYS Agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland and impacts to road safety and mobility may gradually occur. It is the role of all the town boards to protect the health, safety, and well being of the residents.

Carl Fahrenkrug – I live on Trillum Trail and have seen the accidents and the roads have been blocked off and it is quite time consuming trying to get out of the development. There is no cut through in the neighborhoods. The current mayor of Manlius and former fire chief has said the fire house nearby is not in the best of shape. There have been discussions about the response time getting the vehicles thru the village of Manlius. They were trying to get the fire station moved closer Pompey Pines and the Preserve.

Barb Osborn – Pompey Center Rd. resident who's husband was the assistant chief of the fire department for years. We have seen all changes and accidents for 43 years. There are substandard lot sizes and they appeared before the town board but it was tabled because the owner was not there. There was a hearing but none of the neighbors were notified about it and they were made substandard and grandfathered in.

Fred Henecke made a motion to adjourn the meeting at 8:20 and seconded by Sue Smith. All approved -motion carried.

Respectfully submitted,

Carol Crolick, Secretary
Town of Pompey Planning Board