

**TOWN OF POMPEY PLANNING BOARD MINUTES
MARCH 16, 2015**

The Town of Pompey Planning Board meeting was held on Monday, March 16, 2015. In attendance: Chairman Sue Smith; Members: Bob Neufang, Carl Fahrenkrug, John Shaheen. Attorney Jeff Brown, Engineer Steve Snell, Code Enforcement Officer Richard Penhall.

Chairman Smith called the meeting to order at 7:10 pm, followed by the Pledge of Allegiance.

On March 5th Planning Board members attended a Planning Symposium fulfilling State required training. Be sure certificates are completed and turned into Ann.

Any additions/corrections to the January 19, 2015 minutes? Motion by J. Shaheen, seconded by C. Fahrenkrug to approve the January 19, 2015 minutes as written. All in favor.

TAMARACK RIDGE SUBDIVISION: Public hearing on a 5 lot subdivision on Palmer and Owaghena Roads. Steve Calocerinos of Calocerinos Engineering was present. Worked with Dave Hannig on preliminary drawings last fall. They have put together a Storm Water Report.

Basically this is a five lot subdivision on Palmer and Owaghena Roads. Two lots are larger than 5 acres, 60 and 65 acres. Proposed road, center of property, 725-730 feet long. Dead ends at last two lots at end (hammerhead). 2%-3% grade off Owaghena up to 8%-9%, then flattens out.

Storm water is a series of catch basins. Infiltration system, for the most part dry. sized to meet storm water requirements.

John Shaheen asked to clarify lot sizes and road frontage.

Lot 2A – 3.8 acres, Lot 2B – 5.01 acres and Lot 2C – 3.08 acres. There have been some recent changes.

Robert Neufang wondered why a hammerhead?

Chairperson Smith stated it is the Town standard. Asked if Onondaga County has been contacted for the roads? A copy of letter from County DOT was handed to the Board. Then asked if the perk tests have been completed?

Steve Calocerinos said yes, waiting on comments/approval from the County.

Chairperson Smith then asked Engineer Steve Snell what the grade is for Spruce Ridge?

Engineer Snell thinks it is 8%.

Chairperson Smith stated that the new information was received too late to be reviewed. Don't have enough information tonight to open the Public Hearing and don't have enough information to do the SEQR tonight. Board needs maps and more information.

Tim Robinson wanted to know if he needed to notify the neighbors again?

Attorney Brown stated that it should not have been a Public Hearing tonight. New hearing and new notification will need to be done.

Chairperson Smith stated that the Board needs to do SEQR before opening the Public Hearing. In regard to SEQR form, question 3A – acreage disturbed – need an accurate figure. Question 1 not answered.

Will now open for informal comments. State your name and address.

Gary Amato – 877 Owahgena Road. He has three issues/concerns:

1. traffic study – line of site? Speeding
2. soil & water impact. Soil poor at best. Drainage, will they be able to see plans?
3. element of what's coming down the pike. Tie in/spin off Palmer Road?
See more residents if impact on Palmer Road.
4. Lot 2A directly in back of him, his southerly view. Back of their structure, obstruct view. Concerned about driveways.

Ralph Mietz – 8903 Owahgena Road. Directly west.

1. Last Saturday he received notification, not in envelope. Has had less than 48 hours notice. Concerned about traffic, it is used as a short cut. If approved, need significant speed change. Would like time to look at this and get more information.
Am right next door.

Mariah Dillon – 8903 Owahgena Road.

There is wetland on the property. Concerned springs within the wetlands. Drainage/perk tests. 30 species of birds, coyotes live in there. Concern about the environmental.

Gary Johnson – 8724 Owahgena Road.

Directly across the site where road is being built, lights will shine into house. Like the dark, am not happy.

Also have concerns about the speed limit. Lot of speeding down the road. Need speed reduction.

Ethan Worthington – 4228 Palmer Road. Only house directly below.

1. water issues are huge. Water already goes on property through pipes.
Concerned about well system. When it is hot, close to being out.
2. character of community – will be out of character.
3. 3 kids get on bus, extra signs saying kids are there.

Mike Tamblin - 4334 Palmer Road -

1. storm water – who maintains?

Engineer Snell – Town would take over.

Tom Cerio – 8914 Owehgena Road. East of property up Owehgena Road.
Property also butts up to Madison County, Town of Cazenovia.

Tim Robinson understands that all lots are sold. One is being developed.

Dan Pace – 1296 Owahgena Road.

His house is being built now. Dan Gosten has parcel next to his. In the spring he will be building. There is a conservation easement. Roughly 12 acres can't be built on.

Tim Robinson is keen on environment. Knows that there are birds, deer, coyotes, etc. Development works with environment. Wetlands – yes. Don't think there are any set Aside.

Chairperson Smith asked if notice was sent to Cazenovia.

Tim Robinson – yes. When DOT comes out to mark it, will ask him to do line of site on Palmer Road. Will have Terry write another letter after he comes out again.

Chairperson Smith wanted to know if Town Highway Superintendent Tom Purcell has looked at road plans. If not, he needs to.

Rick Penhall, Code Enforcement Officer stated that Ralph Mietz has no green receipt returned.

Tim Robinson stated that it was returned undeliverable.

Attorney Brown stated that you need to contact Town Clerk and she can look it up.

Chairperson Smith said copies are available with the Town Clerk to look at. We don't have everything we need.

John Shaheen wondered if septic plans have been submitted to the County?

Steve Calocerinos – yes. Lot 2B – 33 min and other two are fine.

Chairperson Smith – need to wrap up this evening. Next meeting on April 20th as long as

we have information on SEQR will hold the Public Hearing.

Tim Robinson stated he got one letter back today (date of meeting). Sent six weeks ago. If he has to do it again, what if someone says they don't receive it??

Chairperson Smith stated on the legal side it protects you.

Steve Calocerinos on the SEQR form, fill out again and resubmit.

Chairperson Smith – yes.

Not on the agenda, the Board has been asked to provide input on the proposed local law - "Farm Business Overlay Zone District".

Attorney Brown – already had overlay for communication towers. Once established, come to the Board for site plan review. District is established by the Town Board. This is allowing farm properties to have other uses to promote agri tourism.

Chairman Smith asked about paragraph referring to winier/cider mills. Why not address breweries? Also distilleries. Is it possible that several of these zones would be established in different areas?

Attorney Brown stated that they could go anywhere there is a farm. It is up to the owner to notify the Town Board.

Applicability. On top of hours of operation, parking, septic system, water, county approval would be needed.

Paulie Drexler stated that also need to be on top of noise and lights. In the Town of Cazenovia, no permit is required.

Chairman Smith commented on permitted accessory use – farms sell fruits/vegetables. What about when someone who has a roadside stand and is selling vegetables not in season in New York?

John Shaheen said the retail stuff concerns him. They bring stuff in to sell. C-1 – farm crops. People can play games. Not from their farm. Same with bakeries.

Attorney Brown – we need to define working farm. If it does any commercial. Will incorporate the change. Will take it to Town Board.

Motion to adjourn at 9:15 pm.

Respectfully Submitted,

Darla M. Mawson, Secretary
Town of Pompey Planning Board