

The regular meeting of the Town of Pompey Planning Board was held on Monday, March 19, 2012. Present were: Chairman Kevin Coursen, Members Carl Fahrenkrug, Greg Mann, John Shaheen and Sue Smith; Attorney Jeff Brown and Town Engineer Steve Snell.

Chairman Coursen called the meeting to order at 7:30 p.m. The Pledge of Allegiance was recited.

Chairman Coursen then asked if there were any additions or corrections to the February minutes. John Shaheen stated that on page 2 the minutes said that "he stated that this is in the tower overlay district". He asked that it be corrected to show "he asked if this was in the tower overlay district".

Chairman Coursen then stated that Roger Cook is filling in as Code Enforcement Officer. They are in the process of setting up interviews. He is the also he Code Enforcement Officer for the Towns of Cazenovia, Nelson and Georgetown. Some of the builders in our area are familiar with him. He will have office hours here. Kevin has worked with him when he was renovating his farm in Nelson.

NEMETI SUBDIVISION: Applicant failed to file the maps with the County (approved August 2006). Attorney Jeff Brown researched - they had 180 days to file. The law states that applicant would have to reapply and go through the process again. Roger Cook agrees with that procedure. They will need to be notified to start the process again.

HARTT SUBDIVISION: Preliminary Site Review, corner of Rt. 20 and Pompey Hollow Road. Mr. & Mrs. Hartt were present. They have a contract, but it is for 5 acres and the house (4.9 acres) out of the total 16.3 acres. He had been talking to Lloyd about the best way to follow through. Will need to get approval from County DOT, make sure the existing driveways are okay.

Greg Mann – There is a driveway on second lot that goes straight to the barn.

Mr. Hartt – would probably need a separate driveway when/if house is built on the second lot.

Greg Mann – new lot – use it as a buildable lot? Will need to make sure that there is site distance for a new driveway, 100 year flood plan around the creek.

Mr. Hartt – will talk to DOT.

Sue Smith - On the lot with the house is there a current well and septic/leach field?

Mr. Hartt – currently it is spring fed, but will be drilling a well. Septic/leach field on southwest side of lot. Spring is across the road, gravity fed.

Chairman Coursen – Town has had issues with spring fed water.

Greg Mann – concern – do you know where septic/leach field are located in regard to boundaries of the lot?

Mr. Hartt – septic goes to back of well. No easement.

John Shaheen – will need to show location of septic and well on map next month.

Chairman Coursen – ECC hasn't received a copy of the application yet.

Greg Mann – make a note that at the present time not asking for approval of second lot as a buildable lot

Engineer Steve Snell – topography on map?

Sue Smith – wetlands?

Engineer Steve Snell – it is close to Woodard Road. Looks like Federal Wetlands on Lot 2.

Greg Mann – would need to be shown on map if lot is approved for a buildable lot later. Is the existing driveway for Lot 1 shown on the map? Will need to be shown.

Chairman Coursen – This will be advertised for a public hearing next month.

Chairman Coursen – Last month AT&T appeared before the Board. Steve Snell and Jeff Brown have not heard from them. Burden is on them to make notification to property owners.

Attorney Jeff Brown – told them they needed to have a meeting with Steve and him, but haven't heard from them. 165.10 is the provision. Notification to neighbors should be a least three weeks (within ½ mile). Names/addresses available from the Town Clerk.

Chairman Coursen – Board is involved in Master Plan changes. Asked Vic to give an updated tonight.

Victor Lafrenz - they have moved from the Steering Committee, now onto the Master Plan Committee. Already held meetings in February and March. Future meeting dates are April 19th, May 17th and June 14th at 7:30 p.m.

We think we will need a larger presence on the Town's Web site. The 2002 Master Plan (not adopted) used for basic format for new plan. New maps are fire districts and soil maps plus 10 other maps. Updated numbers on household census, working

on land use, acreage, etc. Then they will know where changes are needed. Scope of report – leave off old, add new, should have a good idea by early summer.

Greg Mann – think it is a good idea to put maps on Town Web site.

Victor Lafrenz – working with Sue Andrews to get a spot on the web site for the Master Plan.

Chairman Coursen – anything specific you want Planning Board to be doing? John Shaheen is a member of the Master Plan Committee.

Victor Lafrenz - you will be given information as it is developed. You can look at it, suggest any changes before completion.

Hydrofraking – this is a hot topic. Some would like it in our code. Similar to what other towns have done.

Right now there is a letter stating Board doesn't like it. There is a Town moratorium for one year. To actually put in zoning, would need Town Board to take a position. Don't know what the process is.

Victor Lafrenz - next step is moratorium, make a law and go on from there.

Attorney Jeff Brown – initiate concept of local law.

Chairman Coursen – in general in the Master Plan, include in our codes.

Next, updating codes.

Attorney Jeff Brown – have put together some drafts for minor/major subdivision procedure. Minor subdivisions are three lots or less and Site Plan has some issues.

John Shaheen – did you go through all the codes?

Attorney Jeff Brown – Focused on subdivisions and site plan for now.

Chairman Coursen – these will be shared electronically (Jeff will send). Some areas need work. In definitions, there isn't anything for schools.

Greg Mann – also need to look at home business. A lot of people work from home.

Chairman Coursen – everyone can look at the code and make notes.

Attorney Jeff Brown – make sure Town Board buys into Planning Board looking at this. Can have individuals take a section or have work sessions.

Chairman Coursen – Carole did ask. We have missed a few meetings. Can have work sessions on regular meeting date. It has already been advertised for meeting at that time.

Attorney Jeff Brown – Draft on subdivisions is Section 144 and draft on site plan is Section 165. Roger Cook can show examples of ones that work well.

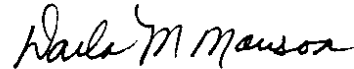
Chairman Coursen – everyone take a look at Sections 144 and 165. Does anyone have a problem with changing the meeting time to 7 p.m.?

Motion by Fahrenkrug, seconded by Shaheen to change the meeting time to 7 p.m. for the Planning Board meetings on the third Monday of the month, effective with the April meeting. Yes votes – C. Fahrenkrug, G. Mann, J. Shaheen, K. Coursen and No vote – S. Smith. Passed.

Ann will need to amend Town notice.

Motion by Mann, seconded by Fahrenkrug to adjourn meeting at 8:35 p.m.

Respectfully submitted,



**Darla Mawson, Secretary
Town of Pompey Planning Board**