

The Town of Pompey Planning Board meeting was held on Monday, April 21, 2008 at the Town Hall. Present were: Chairman Douglas Miller, Members Greg Mann, John Shaheen, Roy Smith, Bob Mapstone and Sue Smith. Attorney for the Planning Board Jeff Brown, Planning Board Engineer Steve Snell and Town Code Enforcement Office Lloyd Sutton.

Motion by Miller, seconded by S. Smith to call the meeting to order at 7:30 p.m.
All in favor.

Motion by Miller, seconded by S. Smith to approve the March 17, 2008 minutes.
All in favor.

GINGOLD FAMILY SUBDIVISION: Continuation of a Public Hearing on 3 lot subdivision on the northeast corner of Broadfield and Brickyard Falls Road.

Allen Olmsted present. Lots #1, #2 and #3 are building lots. Map shows proposed house, well and septic placement. Perk tests are marked on the map.

Chairman Miller read into the record a letter from attorney Michael Hrab stating that the easterly neighbor, Gregory Collis and applicant agreed to provide Mr. Collis with a private drainage easement of 35-40 feet in width along the easterly boundary of Lot 3 and Lot 4. The Subdivision map has been amended to show the private easement, and the private easement be given to Mr. Collis prior to any building permit being issued for the subdivided lot.

Allen Olmsted gave the Board copies of letters from County DOT Jim Stelter for the drainage plan stating will not have a detrimental impact on Broadfield Road. Also, a letter from DEC for permit for site and letter from Watkins Environmental Sciences with the information for the percolation tests.

Sue Smith questioned the measurement figures for lot #4 not adding up correctly. Allen will speak to the surveyor and make the change on the map.

Chairman Miller asked Steve Snell regarding the grading. Steve stated that he will wait until he sees the building plan for each lot.

Lloyd stated it would be necessary to make sure it is completed meeting the county requirements. We have asked for few grading plans.

Greg Mann stated that only lot #3 is the issue.

Allen didn't know if he could do it without house plan. Has discussed it with the purchaser.

Lloyd stated if only for lot #3, Mike Hrab's letter specifically listed lot #4.

Allen could have attorney draft letter addressing the issue for lot #4, another clarification letter for Mr. Hrab. Could be shown on map or another letter from Mr. Hrab.

Chairman Miller closed the public hearing.

Motion by Miller, seconded by Mann for an unlisted negative declaration. All in favor.

Motion by Miller, seconded by Mann to approve Gingold Family Subdivision based on final map by Dave Vredenburgh, Rev 2, dated 4/18/08 contingent upon map having grading plan for lot #3 prior to building permit, confirmation from Mr. Hrab for leasing lot #4 for drainage easement or map show lot #4 with drainage Easement and correct the frontage for lot #4 on Brickyard Falls Road. All in favor.

WILLIAM & MARY ADAMS: Continuation of a Public Hearing on a Site Plan Review for a farm stand located on the north side of Sevier Road east of Coleman Hill Road.

William Adams was present. This will be a pick your own operation. Have received approval for driveway access from John Pallidano, Town Highway Supervisor. Last month Board questioned parking, size of stand, restrooms, size of sign. This will only be 5-6 weeks of operation and will probably rent port-a-johns.

Drawing shows 28x32 inches (need to change to feet). Hours of operation will be daylight. Have talked to neighbors, all approve of the plan. No commercial lighting, just a light in the stand.

Chairman asked about chemicals and does he have a license with DEC? Mr. Adams stated they are applying for an organic license.

Engineer Steve Snell requested that the parking angle be straight.

Lloyd Sutton stated the resolution include the sign reference. Have been having letters of complaints regarding signs in the Town.

Attorney Jeff Brown asked that include in the resolution to only sell goods grown on the property.

Greg asked if it is in the zoning code, does it need to be in the resolution?

Roy stated he thinks it is a good idea for farm stand.

Chairman Miller closed the public hearing.

Motion by Miller, seconded by Mann to approve the Site Plan for the Adams Farm Stand on Sevier Road based on drawing revised 3/28/08 and pages attached to map, that stand size be 28'by32' (not inches) and intent is not to have outdoor lighting. All in favor.

JEFFREY PINE ESTATES SUBDIVISION: 25 lot subdivision on the south side of Frank Long Road between Rt. 91 and Gates Road. Bob Cox was not present.

Steve Snell just received the preliminary plan today. Bob Cox was into meeting in November 2007 and basically the plan has stayed the same, roads and lots, two storm water management areas. Needs to prepare preliminary grading plan and to meet with John Pallidano regarding run off concerns. The site is large and the lots are large.

Helen Picciano, neighbor on Frank Long Road lives just below site and is very concerned about the run off. With heavy rains big ditch in front of their house fills right up.

Steve stated that most of the project drains the other way, should be less run off in that direction.

Neighbor Steve Hagerbome asked about the access. Steve showed him on aerial map where it is near the silo.

Kate Hagerbome asked the Board to make sure they look at the site. Frank Long Road has a ton limit, feel there will damage to the road with all the construction vehicles that will be on the road. Feels the road won't be able to handle it. Also concerned about more traffic on the road. There are a lot of walkers, bicycles. Doesn't feel the access is one of the better areas to place it. And where Gates Road and Frank Long Road meet there is a bad curve that comes into Frank Long Road at an angle. Frank Long Road used to be quiet.

Steve Hagerbome asked if there are any plans to change the speed limit on the road. Steve Snell said not that he is aware of. That is something the Town Board does.

Attorney Brown stated that he will get the highway supervisor's input on the road handling the extra traffic.

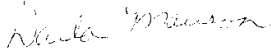
It was decided that this will not be advertised for a public hearing next month. Board and engineer feel they need more information.

Kate Hogarbome stated that they are also concerned with the wells. Water is a problem in that area.

FREDRICKSON SUBDIVISION AMENDED: 2 lot subdivision on the southeast corner of Watervale and Broadfield Roads. No one was present at the meeting. Application can be sent to SOCPA.

Motion by Miller, seconded by Mapstone to adjourn meeting at 8:45 pm.

Respectfully submitted,



Darla Mawson, Secretary
Town of Pompey Planning Board