

**TOWN OF POMPEY PLANNING BOARD MINUTES
JANUARY 19, 2015**

The Town of Pompey Planning Board meeting was held on Monday, January 19, 2015. In attendance: Chairman Sue Smith,; Members: Bob Neufang, Kevin Coursen, Carl Fahrenkrug Dan Bargabos, and John Shaheen. Attorney Jeff Brown, Engineer Steve Snell, Code Enforcement Officer Richard Penhall.

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

Motion by J. Shaheen, seconded B. Neufang to hold the Planning Board meetings, as needed, on the third Monday of the month at 7 pm. for 2015. All in favor.

Chairman Smith stated that the Board is required to complete four hours of training a year. The date for the training this year is March 5, 2015 and if you plan on attending you will need to be registered. If you are not able to attend, there are on line classes or some neighboring counties also have training.

Any additions or additions/corrections to the October 20, 2014 minutes? Motion by D. Bargabos, seconded by C. Fahrenkrug to approve the October 20, 2014 minutes as written. All in favor.

DEVINE FARM TRACT NO. 2 SUBDIVISION: Public Hearing on a 2 lot subdivision on the east side of Pompey Center Road south of Number 5 Road East. Jerry and Linda Devine were present. They are just selling the old farm house with two acres.

Chairman Smith asked if the ECC had met regarding this application? We also have SOCPA remarks.

Rick Penhall stated that the ECC met on December 11, 2014 and had no problems with the application.

Questions were asked about the old 60' radio tower (will be on the retained farm lot). It has not been active in a number of years.

John Shaheen questioned on how farm the well was from the property line. Can't really tell on the map.

Jerry Devine stated that the septic is on the north side of the lot with the leach field going towards Pompey Center Road. Well is on the back of the lot.

Chairman Smith asked about the Federal Wetlands.

Engineer Steve Snell said they do show up on a map for planning purposes only. They are located way back on the farm land.

Chairman Smith also asked the topography be shown on the final map and that the locator map needs to be clearer.

Kevin Coursen's only issue is that the identifying items on the map need to be clearer. Also need to show where septic is and show both driveways (both lots).

Chairman Smith reviewed the SEQR questions that were answered on the application. Some of the answers need to be changed as follows:

- 3A – 66.12 acres
- 3B – Zero
- 3C – 66.12 acres
- 12B – yes
- 13A – yes

Chairman Smith then reviewed the questions on the SEQR for the Board to answer:

- 1. No 2. No 3. No 4. No
- 5. No 6. No 7. a. No b. No 8. No
- 9. No 10. No 11. No

Based on the answers for the SEQR form, motion by S. Smith, seconded by C. Fahrenkrug for a negative declaration on the Devine Subdivision on Pompey Center Road. All in favor.

Motion by S. Smith, seconded by J. Shaheen to open the public hearing.

Chairman Smith asked if there were any questions from the public? None.

Motion by C. Fahrenkrug, seconded by D. Bargabos to close the public hearing. All in favor.

Chairman Smith stated that the Board has some issues with the map. The driveways need to be clarified (also show width), need to show septic site, locator map needs to be clearer, need to show topography. Note wetlands on Lot 4B.

Engineer Steve Snell stated that they can be superimposed on the map.

Motion by K. Coursen, seconded by D. Bargabos to approve the Devine Subdivision Tract 2 based on a map by Christopherson Land Surveying dated 12/9/14 contingent upon changes being made that the Board has requested: delineating driveways, septic, locator map being made clearer, topography, All in favor.

ED AND PAULIE DREXLER: 1850 Route 91: Paulie Drexler was present. Code Enforcement Officer Rick Penhall had sent them a letter regarding it is zoned F for Farm and having public functions (ex. weddings, reunions, etc.) or other gatherings with food service constitutes commercial activity. Because it is zoned F it does not meet this classification. If you want to continue you would need to apply for a zone use change.

Paulie stated they have increased septic, added two bathrooms (previously porch). Have not added any more to the building. They did have a wedding there in October and there were only about 30 people attending.

Paulie said there would not be any weddings from September on. First pumpkins, then Christmas trees. It is a very busy time. Also, it would have to be catered. Their facility is just for what they serve when they are having functions at the site. She gets a temporary food permit in the fall. Well has to be tested. Do bring in water to cook. It is very low key, a family operation. No intention of expanding. No beer or wine would be served. Caterers would have to get their own permits. There is plenty of parking.

Rick Penhall stated that if you serve food, 40 plus people, it is a public assembly.

Kevin Coursen wanted to know what happens to the Ag Tourism (current use with the pumpkins and Christmas trees. Does it go away. Can you farm there if it is zoned commercial?

Paulie said that they would just be renting the building. Have a close time of 11:00 pm. It is a small facility.

Attorney Jeff Brown thinks they need to talk to Ag & Markets regarding all the questions that have been raised regarding the Ag Tourism.

Chairman Smith told them they need to come back with a definite site/use plan.

Attorney Jeff Brown stated first would need approval to operate and then site plan approval. You have two options: Zone change recommended by the Town Board or go to ZBA for use variance.

Chairman Smith said also do other research, ask Farm Bureau.

Motion to adjourn at 9:00 pm.

Respectfully Submitted,

Darla M. Mawson, Secretary
Town of Pompey Planning Board