

**MINUTES OF A MEETING  
OF THE PLANING BOARD OF THE TOWN OF POMPEY  
June 17, 2024  
6:30 PM  
Pompey Town Hall**

Board Members Present: Sarah LoGiudice, Board Secretary  
Sue Smith, Chairperson  
Dan Bargabos  
Deb Cook  
Carl Fahrenkrug  
John Shaheen  
Will Frazee

Six members of the Planning Board were present. Board Member Kevin Coursen was absent. Also present were Attorney Amelia McLean-Robertson, Town Engineer John Dunkle, and Codes Enforcement Officer Tim Bearup. The meeting was live streamed via Zoom.

J. Shaheen had corrections to the minutes from last month. Chairperson Smith made a motion to accept the minutes from last month's meeting as amended at 6:31 pm. J. Shaheen seconded the motion. All were in favor, none were opposed. The motion passed at 6:34 pm.

**WHITEFIELD FARM SUBDIVISION**

**Continued review of a subdivision of a 5.6 acre piece of land from a 45 acre parcel located at the northeast corner of Gates and Henneberry Roads at the terminus of Deer Crossing Run in the Town of Pompey (Tax Map No. 009.-02-08.2)**

Present was the applicant, Lisa Weiss. She had copies of several alternative plans. The Board reviewed the maps.

Relative to the first map reviewed, J. Dunkle noted that the right turn would need to be modified to be a curve rather than a right angle per Town Code. The County would also need to review the proximity of the new road to Gates and Henneberry Roads.

The second map was reviewed by the Board and Ms. Weiss extensively.

J. Dunkle said that if Ms. Weiss is proposing a new road that intersects with Gates and/or Henneberry roads, that her surveyor should contact the County to run the idea by them. Eventually the Board will require this approval in writing.

D. Bargabos felt that the Board would definitely want to see at least one exit on to Henneberry and Gates.

Ms. Weiss reported that her surveyor felt that an egress on Gates Road would be preferable over Henneberry Road.

J. Dunkle also suggested that Ms. Weiss's surveyor also check with the Town Highway Supervisor on the proposed cul-de-sac and hammerhead roads. Ms. Weiss will continue to work on the proposed maps and will appear in front of the Board again at a later date.

#### **STRINGER SUBDIVISION**

##### **Preliminary review of a two lot residential subdivision located on Oran Station Road in the Town of Pompey (Tax Map No. 005-.02-01.6)**

Present for the applicant was Bob Porcello. Under review were the last two lots located in Mallard's Landing.

J. Dunkle asked if there was a variance granted for Lot 462 as it does not appear that there is 200 feet of road frontage present. The Board members did the math and found that there is in fact 200 feet of frontage present.

The maps exist as they were presented in the original plan that was previously granted approval.

T. Bearup had nothing to add.

Mr. Porcello reported that the perk tests came back with positive results. There would need to be a condition added that notes that the lots are not buildable until septic is approved.

Sight distance should have been looked at when the preliminary plan was approved.

The matter will be scheduled for a Public Hearing on July 15.

#### **HOGAN SUBDIVISION**

##### **Preliminary review of a subdivision located at 2034 Oran Delphi Road in the Town of Pompey (Tax Map No. 032.-04-09.2)**

Present was the applicant, Elizabeth Hogan. The property belongs to her parents. There would be a driveway easement for a shared driveway. There is 200 feet of road frontage present.

Chairperson Smith noted that this property is right next to the cemetery. Ms. Hogan explained that the reason that they are going to share a driveway is that her parent's driveway was historically located in a different location, farther to the North, which caused many instances of drivers crashing into their culvert coming down off the hill.

J. Dunkle noted that the proposed line on the map likely does not allow for the 200 feet of frontage. When the surveyor finalizes the map, there will be more than enough frontage.

The driveway will split very close to the road, so the shared portion will be very small.

There has been no perk tests nor has the well been mapped out. Her house will need to be built on top of the knoll. The well would likely be in front of the house and the septic will be in the back; she prefers it to be as far away from the house as possible.

J. Dunkle noted that all of the buildings and features present would need to be noted on the maps for approval. The Board will also want to see the language for the easement clearly noted on the map.

D. Cook asked where Ms. Hogan's fathers septic and well are located. They have a spring located in front of the home. She believed that his septic is located behind his house. These should also be noted on the maps.

Chairperson Smith asked if the County needs to weigh in on the shared driveway. J. Dunkle and A. McLean-Robertson did not feel this was necessary.

Ms. Hogan will continue to maintain contact with T. Bearup with any questions.

Chairperson Smith made a motion to adjourn the meeting at 7:20 pm. D. Bargabos seconded the motion. All were in favor, none were opposed. The meeting was closed at 7:20 pm.

Respectfully Submitted,

Sarah LoGiudice  
Secretary to the Planning Board