

ZONING BOARD OF APPEALS  
5 ROUTE 31  
P. O. BOX 568  
JORDAN, N.Y. 13080



PLANNING BOARD  
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P. O. BOX 568  
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## Town of Elbridge Planning Board

November 8, 2017

### Approved Minutes

**Members Present:** Chairman, Dan Leary, John Stevenson, Karen Carney, Marc Macro, Patrick Svanson, Cindy Weirs, Sec/Alt member

**Others Present:** Attorney Dirk Oudemool, Dean Cummins, James Donnelly, Jay Meyer, Norman Miles, Ed Reid, Don Petrocci, Joel Ross, Esq. – (Pransycki), Luz and Anthony Tardibone

**Approval of Minutes:** October 4, 2017

Pat Svanson motioned to approve minutes as presented, seconded by John Stevenson followed unanimously by all members present.

**APPROVED**

### OLD BUSINESS:

<i>Donald Petrocci</i>	Site Plan Review 1116 Route 5, Elbridge	TM # 041.-03-36.0 Zoned: B-2
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Mr. Petrocci presented site plan maps to the board for review. The site plan shows three parking spaces located in front of the building for the countertop sales with one designated as handicap parking, ten diagonal parking spaces along the west side of building with the remainder of parking spaces used for the body shop. There are four to five employees combining the three businesses. He requested increasing his number of parking spaces for more spaces for car sales display. He stated he would like six spaces designated for the car sales on the west property line.

The Planning Board has to look at this site plan as three businesses; each one has to be addressed under the code for parking. Each parking space is required to be 10' x 20'. The countertop retail sales business is required to have six parking spaces. The distance on the west side of the building to the property line is 34.7 feet and the required driveway width is 24 feet. This does not allow enough room for a driveway and diagonal parking. The board suggests he consider parallel parking.

*Donald Petrocci (Cont'd)*

The board discussed the possibility of using the area behind the building for employee parking opening up the six parking spaces in the front of building, parallel park on the west side of the property increasing the number of parking spaces. The parking area behind the building is 100 feet wide allowing him the ability of having two to three rows for parking. The revised plans must include code requirements for parking for each tenant, the number of parking spaces provided and reference to the zoning variance previously approved for this building/occupancy.

The site plan shows the new outdoor lighting, pavement and sign. The board needs to know the type of lighting and the sign needs to be relocated. Mr. Petrocci will relocate the sign closer to the road on his property following the sign setback requirements. The board requests a larger site plan showing what is existing and proposed, with the locations and description of lighting, all the proposed parking spaces with the 24 foot driveway on the west side of the building including the proposed parallel parking along the property line. Correct the encroachments. Relocate the stones from the highway right-of-way. The driveway right-of-way from NYS Route 5 needs to align with the applicant's driveway.

<b>Hoe Property</b>	Site Plan Review	TM # 041.-03-38.0
Patricia & Dennis Hoe (owners)	1124 State Route 5, Elbridge	Zoned: B-1
Stephen Holmes (tenant)		
<b>Not Present</b>		

<b>Jay Meyers (owner)</b>	Riverside Grill Site Plan Review	TM # 024.-02-03.0
Ed Reid, Engineer	1161 Old Rt. 31	Zone: B-1/RR in Ag Dis.
Norman Miles		

Mr. Reid presented a site plan showing the entrance location (required by County DOT) and exit routes, parking lot, landscaping areas, new light poles proposed to cover the new parking and the evergreen screen to serve as a barrier for the residential property. A 25' buffer strip is required to satisfy the separation of the residential district and commercial properties. He presently has a 70' strip of land that presently serves as a buffer consisting of dense scrub brush and mature trees. The board agrees this may be sufficient as long as it is maintained and he needs to identify what is in this buffer.

The County DOT storm water pipe has been corrected with a proposed 18' culvert that the county is in agreement with to convey the water. The septic system components have been relocated on their property and resized to meet the requirements of Onondaga County Health Department. The board will need documentation of OCHD's approval. The county has an easement for storm water drainage conveying off site storm water through this property. Mr. Reid stated county does not want a full SWPP report. The Planning Board has documentation stating that SWPP is required; if this has changed the PB will need to be notified. The applicant will be scheduling a meeting with Terry Morgan to discuss the storm water plan.

The staircase to the second floor was rebuilt, but the board said this does not comply with state or federal code which requires handicap accessibility. The applicant discussed putting in a chairlift, but the Planning Board does not believe it would comply with code requirements. The applicants need to resolve the occupancy issues for the bar/restaurant and the second floor, which affects the number of parking spaces required.

The applicant would like the parking lot to be a pervious surface. They will box in the base, use geo cloth and finish with stone. The handicap parking spaces will either be concrete or asphalt and pads will be poured for the dumpster, sidewalks and ramps. Granite curbs will be put in as well. The delineation between the impervious surface and the stone surface needs to be shown. The town regulations require blacktop or concrete. The applicant would have to go to the town board to see if this can be waived. Norman Miles said that the county does not want a bump rail.

Onondaga County Water Authority (OCWA) wants to sign off before the Planning Board does any approval. Mr. Miles said they are working on this. The sprinklers are into the head and the sprinkler company and the

*Jay Meyers* (Cont'd)

engineering drawings are getting that information for approval now.

Seven sets of the comprehensive site plan will be dropped off at the Town Hall.

<i>Grayfield Properties SD</i> Patrick Snyder, Esq. <b>Not Present</b>	Preliminary Subdivision Map Review 1100 Old Route 31	TM # 024.-02-10.1 Zoned: RR
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Attorney Oudemool spoke with applicant stating he was not able to be present, but requested the board send the site plan to SOCPA. The board members discussed and agreed to submit to SOCPA. Chairman, Dan Leary requested a resolution for granting the subdivision submittal to SOCPA and to schedule a Public Hearing at 7pm on December 13, 2017.

**RESOLUTION:**

Karen Carney motioned to approve the subdivision submittal to SOCPA and to schedule a public hearing for December 13, 2017 at 7pm. Marc Macro seconded the motion and was approved by all members.

**CARRIED**

<i>Tom Foote</i> <b>Not Present</b>	Preliminary Subdivision Map Review 778 Cooper Road, Jordan	TM # 029.-01-10.1 Zoned: RR/Ag
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Site Plan maps received. Pending submission to SOCPA

<i>Dean Cummins</i> <i>Debra Donnelly</i>	Informal Request Minor Subdivision 5815 Jordan Road, Jordan	TM # 032.-05-04.0 Zoned: R-1
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New site plan maps were submitted with the adjustments the board requested at last months' meeting. The board also received Syracuse-Onondaga County Planning Board's resolution and previously received the DOT approval, perk test results, letter from the Village of Jordan for public water use.

The Planning Board completed the Short Form SEQR finding it to be a Negative Declaration SEQR.

John Stevenson motioned to approve the SEQR finding it to have no significant environmental impact and to approve the subdivision as shown. Karen Carney seconded the motion and approved unanimously by all members.

**CARRIED**

Site Plan maps will be signed next week.

<i>Dave Borst</i> Angry Owl <b>Not Present</b>	Site Plan Review 5330 State Route 31, Jordan	TM # 030.-03-10.3 Zoned: B-2
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**NEW BUSINESS:**

<i>Robert, Joanne Przanycki</i> <i>Joel Ross, Esq.</i>	Informal Request Minor Re-Subdivision Sandbank Road, Jordan	TM # 034.01-16.0 Zoned: RR
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Attorney Ross representing Robert and Joanne Prznycki is proposing a minor subdivision of six acres from the existing vacant wooded partial of 14.21 acres to build a home. The division of acres on the proposed site plan as presented has a 771 x 75 foot driveway to the back property. NYS Code requires a turnaround at the 600 foot mark allowing for fire truck access if they ever decide to build on Lot 2.

**Robert, Joanne Przanycski**

**(Cont'd)**

Mr. Ross will need to contact Jim White, Town of Elbridge Highway Supervisor to approve the driveway(s) for site distance, which may affect having one or two driveways and may dictate a common single driveway.

The board suggested splitting the partial down the middle giving each lot 205 feet of road frontage; however they would have to apply for an area variance from the ZBA regarding the lot width.

SOCPA will need to approve the septic system for Lot-A, both lots require a perk test. There are no wetlands on this parcel.

Mr. Ross will need to speak to Robert and Joanne Przancki to see how they would like to proceed. The board will send a recommendation to the ZBA for a variance, if they decide to proceed with splitting the partial into two equal lots. Mr. Ross's next step would be to submit an application.

**Dan McLaughlin**  
**Not Present**

Informal Request Site Plan Review  
1125 Route 5

TM # 037.-02-20.2  
Zoned: B-1/B-2

Applicant has withdrawn his request.

**Anthony, Luz Tardibone**

Informal Request Minor Re-Subdivision  
299 Youngholm Lane, Elbridge

TM # 030.-02-06.2  
Zoned: B-1

The applicants are selling the house and they would like to keep the vacant lot. The applicants provided a revised map dated September 6, 2017. The house (labeled Lot 1-B) is proposed to have 0.82 acres with the vacant lot (labeled Lot 1-A) proposed to consist of 1.57 acres.

Residential is not allowed in a B-1 district, but this was grandfathered in creating an existing nonconforming lot because of the zoning, not the lot size. Two acres is required if there is no public water or sewer. The house has a septic system.

Attorney Oudemool said in his legal opinion that it would be improper for this board to grant this, because it would make an existing nonconforming property more nonconforming.

**DISCUSSION:**                    **None**

**Adjournment:**            Meeting adjourned at 9:10 pm.

Respectfully submitted,  
Cynthia Weirs  
Secretary/Alternate Member

**Next Meeting: December 13, 2017**