
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
JORDAN, N.Y. 13080

Town of Elbridge Planning Board

August 14, 2018

Approved Minutes

Members Present: Chairman, Marc Macro, John Stevenson, Patrick Svanson, Steve Walburger, Cindy Weirs, Sec/Alt Member

Others Present: Attorney Scott Chatfield, Supervisor Vern Richardson, Councilor Doug Blumer, Doug Reith, Dan McLaughlin, Joseph Cavender -QPK Design, Stephen Peltz and Marcus Mindell - Northeastern Electronics, Glen DeVaul

Public Hearing: Hourigan's Dairy Farm, LLC TM # 027.-01-07
Shantz Road / Old Route 31, Jordan

Chairman, Marc Macro called the hearing to order at 7 pm. The Public Hearing notice advertised in the Syracuse Post Standard Thursday, August 9, 2018 was read. Chairman Marc Macro asked if there were any comments in favor of the proposed subdivision or in opposition of the subdivision to which there were no comments. The Public Hearing was closed at 7:02 pm.

Approval of Minutes: July 10, 2018

John Stevenson motioned to approve July 10, 2018 minutes as presented. Pat Svanson seconded the motion followed unanimously by all members.

OLD BUSINESS:

Nancy Hourigan Minor Subdivision TM # 027.-01-07
(Not present) Shantz Road / Old Route 31, Jordan Zoned: RR
Doug Reith present

Mr. Reith reviewed and discussed the proposed subdivision map with the board members. The SEQR form was completed at this meeting finding no significant impact. Steve Walburger motioned to find this a negative SEQR declaration. John Stevenson seconded the motion followed unanimously to approve the SEQR by all members present.

CARRIED

John Stevenson motioned to approve Hourigan's minor subdivision. Pat Svanson seconded the motion and was followed unanimously to approve this minor subdivision by all members.

APPROVED

<i>Steven Peltz</i>	Site Plan Review	TM # 040.-04-04.1
Northeastern Electronics	1022 State Route 5W, Elbridge	TM # 040.-04-02.1
Joseph Cavender, QPK Design		TM # 040.-04-02.2
		Zoned: Commercial

The original project presented to the Planning Board (PB) has been expanded to include a Phase II proposal which is doubling the size of building within a short term after initial construction of the first phase. They anticipate the possibility of the project to take place within the next half-a-year to a year after construction is finished with the first phase. Dimensions of the initial building are 17,500 square feet. Phase II expansion includes the additional parking spaces to the previously proposed spaces bringing the total build out to 75 parking spaces and includes the additional loading ramp. The parking lot will consist of two types of asphalt; one type is heavy duty for trucking and parking grade with an asphalt road.

The intension is to sheet drain the entire parking lot to a vegetated swale conveyed to an infiltration basin to the rear. The infiltration basin is responsible for one half of the roof and also capturing the second half of the roof is routed to this facility with minimal maintenance. This water shed extends to Route 5; it is oversized to handle that conveyance to mitigate flooding onto the property. It is conveyed through a storm pipe and allowed to slowly dissipate per existing drainage pattern. A new leach field will be installed to the north front of building it will be a full build of approximately 35,000 square feet servicing the building and expansion. The applicant will need to get septic approval from the Department of Health (DOH).

The existing storage shed will be used for maintenance equipment. Trash will be handled internally using rolling trash cans into a waste room eliminating the need for a dumpster.

Barton & Loguidice Engineers will review these documents as they progress. The town received a letter dated July 30, 2018 stating that Chuck White, PE will serve as the Project Manager for this assignment. Attorney Chatfield will give Barton & Loguidice a call tomorrow. A proposal came in from Barton & Loguidice Engineers for their services reviewing Northeastern Electronics site plan. Attorney Chatfield reviewed the proposal and was signed by Supervisor Vern Richardson not to exceed \$ 5,500.00.

Their undertaking would be review of the application materials, site plan, SEQR, SPDES, storm water, coordination with professionals, attending the PB meetings and other issues that may arise, but related to the engineering aspects of the project. Mr. Cavender sent the site plan to Chuck White directly at Barton & Loguidice with Bob Herrmann's authorization.

The applicant verified National Grid does have an easement on this property which will need to be shown on the site plan. The applicant also verified they do have a proposal with the town to merge the three parcels into one lot.

The Storm Water Pollution Prevention Plan (SWPPP) is complete for a full build out. The board suggested eliminating Phase I and Phase II since the entire build out plan is complete. The site plan should encompass one plan noting in there the anticipated build time so the Code Office will know

that they are at all times in compliance with the plan as approved. The site plan presented does represent the build out for the entire project.

The applicant reviewed with the board what the entire site plan submission packet included: demolition erosion sanitation control plan; supplemental SWPPP; overall site plan, layout material plan; grading storm; site details (two sheets); photometrics and site utility plans for mechanical, electric and plumbing; architectural floor plan and elevations and survey. Landscaping is on the layout materials plan. Demolition and erosion meet DEC standards. Site details for curb cut entrance, concrete walkway to the entrance of facility, traffic control sign; storm piping, asphalt road and asphalt parking and road shoulder detail.

The GML 239 was sent into SOCPA. The applicant received a letter from the State Historic Preservation Office (SHPO) with a negative declaration to the applicant. The NYSDEC is involved for the SEQR. Attorney Chatfield recommends to adopt a resolution determining that the EPB would like to be the Lead Agency for SEQR purposes and authorize the secretary to send out a notice to the DEC of the Planning Boards desire to be lead agency.

Chairman, Marc Macro requested the PB for a motion to establish Lead Agency. John Stevenson made the motion to establish Lead Agency; Steve Walburger seconded the motion and followed unanimously by all members.

CARRIED

<i>George Daniels</i> Not Present	Minor Subdivision 1431 Whiting Rd., Jordan	TM # 028.-05-18.0 Zoned: Ag
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<i>James & Priscilla Raichlin</i> Not Present	Raichlin's LLA 1835 Hall Rd., Memphis	TM # 028.-04-03.0 TM # 028.-04-04.0
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Approved July 12, 2018 contingent upon receiving the final numbered maps and copy of Richard Raichlin's notarized letter.

Chairman, Marc Macro requested the secretary to follow up on the final maps; send him a note when the maps come in at which time he will sign them.

<i>Don & Janet Jenny</i> Next Generation Solar Not Present	Informal Request 534 Nash Road, Elbridge	TM # 045.-02-01.2 Zoned: R-1
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<i>Jay Meyers (owner)</i> Riverside Grill Review contingencies Not Present	Site Plan Review 1161 Old Rt. 31	TM # 024.-02-03.0 Zoned: B-1/RR in Ag Dis
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Chairman, Marc Macro will talk to Code Officer, Bob Herrmann in regards to the Reef's final site plan documents have not been turned into the town for signature.

NEW BUSINESS:

<i>Anthony Manicone</i> Not Present	Informal Request Site Plan Review Route 5 / Fikes Road, Elbridge	TM # 036.-01-09.0/1 Zoned: B1
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Glen DeVaul

Informal Request Minor SD
6700 Grimes Road

TM # 030.-03-02.0
Zoned: Ag

Mr. DeVaul is purchasing six acres out of the 76 acres on TM # 0330.-03-02.0. The six acres he is purchasing consist of two residences, a garage and a silo. A parcel cannot have more than one residence. He will have to subdivide into two separate lots (3) acres each.

The applicant will need to submit an application for a minor subdivision; site plan map. This application will need to be sent to SOCPA and requires a Public Hearing. Grimes Road is a county road requiring a GML 239 Referral. Code Officer, Bob Herrmann has the survey map. The lots need to be labeled as Lot-1/Lot-2 or Lot A/Lot B. The septic and well will need to be shown on the site plan map and all other dimensions.

Dan McLaughlin

Informal Request Site Plan Review
1125 Route 5, Elbridge

TM # 037.-02-20.2
Zoned: B1/B2

Dan wants to put a storage building (pole barn) approximately 50 x 80 feet or 52 x 82 to 84 feet up in the back yard where the shop is that will be used as cold storage. The building will not have any power; it will have one 14 foot door in the front. The building will have a 16 foot ceiling and will be 23 to 24 feet at the peak. The building will sit on the existing parking lot. The outdoor lighting was addressed and the board agreed that this being a cold storage building without any power and is not accessible to the public the existing outdoor lighting is sufficient.

Off the addition, he has 90 feet back where he is going to start this building. The building will be 80 feet back and he still has 130 feet to the backline. He would like to know how close he can be to the side property lines. Presently he is about 18 feet on the sidelines with the existing buildings. This roof line is going to be roughly 22 – 23 feet high which will be about 4 feet higher than the one roof line, but will be the same as the roof line on the addition, but this is closest to the property line. He is 20 feet off the property line.

Side yard setbacks in the B1 and B2 districts, states it is as determined by the PB upon site plan approval for both zoning districts. The backyard setback is 50 feet. The PB agrees that as long as he doesn't come any further than the existing side line the board does not have a problem with the side yard setback.

Dan will update his most recent survey with the proposed building keeping within the specifications. He will submit an application for Site Plan Review and a plan of the building showing the windows and door. The driveway to the building needs to be shown on the site plan.

DISCUSSION: None

Adjourned: Pat Svanson motioned to adjourn the meeting at 8:20 pm. John Stevenson seconded the motion.

Respectfully submitted,
Cynthia Weirs
Secretary/Alternate Member

Next Meeting: September 11, 2018