

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



PLANNING BOARD
5 ROUTE 31
P. O. BOX 568
JORDAN, N.Y. 13080

Town of Elbridge Planning Board

February 13, 2018

Approved Minutes

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

Absent: Karen Carney

Others Present: Attorney Scott Chatfield, Councilor Doug Blumer, Ed Reid, Norm Miles, Jay Meyer, Robert Kwiatkowski

Approval of Minutes: January 10, 2018

Dan Leary presented the following corrections to the draft minutes which were discussed and agreed upon by all board members present.

Corrections:

Page 1: Grayfield Properties:

- a) first sentence: "NYSEG twenty foot easement" not "twenty five foot easement"
- b) delete the entire second paragraph
- c) third paragraph should be the first paragraph under Grayfield Properties;
- d) the first sentence of the third paragraph should read as follows: Dan Leary motioned to remove the consideration of this subdivision from the table (not "public hearing")

Page 3: Discussion: delete the second paragraph and replace with the following:

Chairman, Marc Macro raised the issue of the Planning Board Attorney as approved at the last meeting of the EPB, followed by the appointment of Attorney Scott Chatfield by the Town Board. He stated that he would like to resolve the issue by consenting to the Town Board appointment, and that he had discussed this with Karen Carney (who was not present) and that she agreed with him. John Stevenson indicated his agreement. Discussion then centered on the need to move the EPB meetings from the second Wednesday to the second Tuesday and on the issue that Mr. Chatfield did not use email whereas the EPB relies on communications that include PDF files which are not conducive to Fax communications. The alternative meeting date was acceptable to the members and the Chairman and the Town Supervisor agreed to discuss the email issue with Mr. Chatfield. With no further objections, consent was agreed upon.

John Stevenson motioned to approve the Revised Draft Minutes. Dan Leary seconded the motion followed unanimously by all members present to approve January 10, 2018 with corrections.

OLD BUSINESS:

Jay Meyers (owner)
Riverside Grill

Site Plan Review
1161 Old Rt. 31

TM # 024.-02-03.0
Zoned: B-1/RR in Ag Dis

Present: Jay Meyer, Ed Reid, Norman Miles

The applicant provided a final revised site plan for the board to review.

The Planning Board (PB) received Onondaga County Planning Board's Resolution for an Area Variance (dated February 7, 2018) that was requested by the TOE Zoning Board of Appeals. The variance includes the patio, corner of building, walkway, the east parking (Old Route 31 and River Road) and parking across the street. The board reviewed the resolution for the area variance.

Onondaga County Health Department's approval letter (dated December 15, 2017) and the Onondaga County Department of Transportation's approval letter (dated December 6, 2017) were received in December.

The SOPCA Resolution dated August 23, 2017 was reviewed. The applicant clarified with the PB that the handicap parking will be concrete and the approach will be blacktop. Large riprap stone will be used instead of a bumper rail. Both parking lots will be oil and stone except for the handicap parking and there will be stripes that will be painted and maintained. The Planning Board (PB) agreed at a previous meeting that the embankment will have riprap along the edge and large stones on top of each parking space instead of a bumper rail. The signage should be incorporated into these plans with the dimensions and a picture of elevation. A document regarding the sprinkler system needs to be attached with the Site Plan. The building has 24 accent lights on the outside that will need to be shown on the site plan, as well as the parking lot lights with their locations.

After reviewing and discussing the final site plan, the Planning Board (PB) requested the Site Plan be revised as follows:

- Sprinkler system must be noted on the document
- Fire Marshall review and comments on the Final document
- Revised lighting plan showing both site and building calculations
- Signage submittal with size and location
- Show the proposed riprap location and remove the word "gravel"
- Add the word "Buffer Strip" to "Proposed evergreen screen and Buffer Strip" to document
- No second floor use or occupancy should be noted on the document

The PB notes the Building Permit can be issued, but the Certificate of Occupancy will not be issued until the listed items are put into place and the Code Office receives the plans drawn as identified in our resolution.

The revised site plan should be dated as February 13, 2018.

The PB will submit the revised Final Site Plan with the contingencies to the Jordan Fire Department for Doug Milton, Fire Marshall to review once submitted.

According to the town code a public hearing is not required, but if the PB would like to hold a Public Hearing they may do so. The board decided not to hold a Public Hearing.

Attorney Scott Chatfield suggested approving the site plan with contingencies. The PB discussed the possibility of approving the Meyer Management Site Plan with contingencies.

The Short Form SEQR was reviewed and completed at this meeting. Chairman, Marc Macro asked for a motion finding this a negative declaration. John Stevenson made the motion finding this to be a negative declaration SEQR and Pat Svanson seconded the motion followed unanimously by all members present.

John Stevenson made a motion to approve the Meyer Management Site Plan with contingencies and Pat Svanson seconded the motion. The motion carried with the following vote:

John Stevenson – aye
Pat Svanson – aye
Marc Macro – aye
Dan Leary – abstain

Approved

The PB will resubmit the revised Final Site Plan to SOCPA.

The applicant will provide the revised Final Site Plan to the PB by the end of the week.

<i>Terry Powers</i>	Site Plan Review	TM # 037.-01-24.1
Stay and Play Doggy Daycare	1273 State Route 5	Zoned: B-1
Not Present		

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

<i>Robert, Joanne Przanycki</i>	Minor Re-Subdivision Review	TM # 034.01-16.0
Joel Ross, Esq.	Sandbank Road, Jordan	Zoned: RR
Not Present		

NEW BUSINESS:

<i>Robert Kwiatkowski</i>	Informal Request Minor SD	TM # 032.-04-01.1
	5967 Jordan Rd, Jordan	Zoned: R-1

Mr. Kwiatkowski wants to subdivide his 10.49 acre parcel. Mr. Kwiatkowski sold his original home and subdivided the remaining land approximately 12 years ago and built a house on his remaining lot.

He will need a subdivision map showing the house, all property lines and distance to home with a general location of the septic system and label the new lot as Lot # 3. There should be a note showing the closest fire hydrant. He does have public water so the two acre minimum lot size is not required.

File a minor subdivision application with the Town Clerk and provide a revised subdivision map. Mr. Kwiatkowski will return next month.

George Daniels

Informal Request Minor SD
1431 Whiting Road

TM # 028.-05-18.0
Zoned: Ag

Mr. Daniels wants to subdivide the house lot (3.945 + acres) from the main parcel. File a Minor Subdivision application with the Town Clerk and provide an updated subdivision map showing all dimensions from the property lines including front yard setback dimensions and break line. Label lots as Lot # 1 and Lot # 2.

DISCUSSION: Chairman, Marc Macro discussed with the board members his meeting with Pat Hoe and Code Officer, Bob Herrmann. She informed them that her husband and she bought the property from Dennis Hoe. She wanted to know what she had to do to proceed. Pat Hoe will be attending the next month's PB meeting in March.

Adjourned: Marc Macro motioned to adjourn at 9:15 pm, John Stevenson seconded.

Respectfully submitted,
Cynthia Weirs
Secretary/Alternate Member