



Town of Elbridge Planning Board

June 12, 2018

Approved Minutes as Amended

Members Present: Chairman, Marc Macro, John Stevenson, Patrick Svanson, Steve Walburger

Absent: Attorney Scott Chatfield, Cindy Weirs, Sec/Alt Member

Others Present: Councilor Doug Blumer, Jim Raichlin, Aaran Koller, Jay Meyer, Anthony DeMarco

Approval of Minutes: May 8, 2018

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

OLD BUSINESS:

<i>Donald Petrocci</i> Not Present	Site Plan Review 1116 Route 5, Elbridge	TM # 041.-03-36.0 Zoned: B-2
<i>Blaine & Mackenzie Vossler</i> Not Present	Wedding Barn 5606 Kester Road	TM # 036.-02-08.0 Zoned: Ag

The Planning Board (PB) held a work session on Thursday, May 31st with the applicant; Bob Herrmann, Code Officer was also present. The applicant had to decide on some of the things they need to do. The board suggests there may be some historic capabilities on this property and they may want to do some historic research. Bob Herrmann will review some of the code issues. Chairman, Marc Macro will check with the applicant in a couple of weeks to see how they are coming and if they want to set up another meeting.

<i>Hoe Property</i> Patricia, Dennis Hoe Not Present	Site Plan Review 1124 State Route 5	TM # 041.-03-38.0 Zoned: B-1
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Chairman, Marc Macro and the board agreed to have Attorney Chatfield issue a letter to the applicant. The applicant has failed to appear at any meetings.

<i>George Daniels</i> Not Present	Minor Subdivision 1431 Whiting Rd., Jordan	TM # 028.-05-18.0 Zoned: Ag
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<i>Craig Richards</i> Not Present	Locust Farms Informal Request SD 5077 Campbell Rd., Elbridge	TM # 043.-01-03.0 Zoned: Ag
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Councilor Doug Blumer thinks Mr. Richards is appearing before the Zoning Board of Appeals (ZBA) for a variance.

<i>David Borst</i> Not Present	Angry Owl Auto 530 State Route 31, Jordan	TM # 030.-03-10.3
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NEW BUSINESS:

<i>James & Priscilla Raichlin</i>	Informal Request LLA 1835 Hall Rd., Memphis	TM # 028.-04-03.0 TM # 028.-04-04.0
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Mr. Raichlin would like to sell the house on his property. He needs to adjust his lot (28 feet) to encompass a French drain and a new well drilled in 2012 that is on the property line owned by his brother and himself. The applicant wants to do a Lot Line Adjustment swapping approximately 28 feet from and to both parcels.

The PB will need a notarized and signed letter from his brother stating James can act on his behalf regarding the lot line adjustment. A survey of the house property showing the 28 feet adjustment of lot lines for both parcels; label and show all buildings including the new well/abandon well, septic system and drains.

The applicant will need to file a Lot Line Adjustment Application with fee paid at the Town of Elbridge Office. Provide a survey as stated above.

<i>Don & Janet Jenny</i> Jenny Living Trust Aaran Koller Next Generation Solar	Informal Request 534 Nash Road, Elbridge	TM # 045.-02-01.2 Zoned: R-1
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A new house is being built on south the side of the road. Next Generation Solar is installing free standing ground mounted anchored solar panels deep in the ground, meaning the anchors are driven into the ground and then it locks into the pedestal and then a pull test is done and it turns the anchor creating a triangular uplift force.

The foundation and sip panels are going up now. The footprint of the array is 506 square feet. The applicant has a site map showing the location of solar panels approximately 100 - 125 feet behind the home. There is flexibility with this being a construction site with five acres, but the home owner prefers the location to the east side of property. There are no storage batteries; it is sun power AC modules so it is integrated micro inverter, rapid shut down compliant.

The PB will need a site plan showing the house and where this is going to be on the property. Mr. Koller states Code Officer, Bob Herrmann has the built plan for the home. Chairman, Marc Macro will get a copy from Bob Herrmann. The PB needs to consult with Attorney Chatfield and will need the determination from Code Officer that it is a safe location and it is not going to impact any other things in this area.

Mr. Koller is unable to attend July's meeting. The board suggests he call Code Officer, Bob Herrmann next week to see if there are any issues.

Jay Meyers (*owner*)

Riverside Grill

Review contingencies

Site Plan Review

1161 Old Rt. 31

TM # 024.-02-03.0

Zoned: B-1/RR in Ag Dis

The latest site plan the PB has on file is dated November 9, 2017, Chairman, Marc Macro thought there was a February 2018 date for the latest plans and the applicant agreed.

Chairman, Marc Macro has concerns with people driving through this property to get to another piece of property. He also has a couple of issues to discuss. NYSDOT did not want the boat launch they wanted it blocked off because of the intersection which has been done. The applicant agreed to put bollards and larger stones over it to prevent anyone from driving to the boat launch, this has not been done yet. Mr. Meyer agreed to get this done. The PB requested the applicant put a "No Trespassing" sign up by order of NYS or NYSDOT for the boat launch. The applicant agreed to close it off. He would like to put up a locked gate so his delivery trucks can use it; the PB agreed, but this will need to be added to his site plan. The applicant will be losing one parking space. The driveway has not been completed; the remaining 25 feet will need to be completed.

The parking lot originally was going to be stone and oil. They went with a different material that is something like concrete. They are going to reroll it again and then they will stripe it before their opening date which is targeted for the first of July. They can spray it with Portland and then spray it with water (called cementing the soil) that hardens like concrete.

The dumpster enclosure has been started and they put rebar in so they can come up a couple of feet. Hand railings are being installed on Friday. NYSDOT did not want the one foot wall around the front they said it was dangerous. Bob Herrmann has most of the paperwork he needs, he will be doing a final inspection within a couple of weeks. Mr. Meyer will take the most recent drawing and have the adjustments made on it so the PB can sign off on it.

Chairman, Marc Macro will contact Bob Herrmann.

Mr. DeMarco appeared before the board as an Informal Meeting regarding the Mac's Diner Route 5 Elbridge. He is interested in putting a Dunkin Donuts/ and/or a pizza shop and/or a laundry mat there. He wanted to know if a drive thru is allowed. He was also thinking of subdividing the property and wanted input by the PB before proceeding. A laundry mat requires a lot of water and the water has to be treated before it goes out to the septic.

Mr. DeMarco knows about the Route 5 project, he had to sign off with the state if he buys the property. The state also discussed that the present sign location must to be moved.

The parking lot was discussed and the PB said anything that involves parking will be an issue; he would have to develop behind the building for additional parking. The front parking will have to be parallel or on an angle to use the front parking area. The property does have two access routes from Route 5; one as an entrance and one as an exit which would work well for a Dunkin n Donuts location. The PB thinks a Dunkin Donuts is a great thing, because it is a low parking level.

DISCUSSION:

B-1 Overlay District

Councilor, Doug Blumer discussed with the PB members the proposed changes he introduced to the Town Board at the last meeting. The Town Board generally was in favor of it, provided they get positive response from the PB. After reviewing the pros and cons the PB agreed they have no objections to the changes.

The PB will write an official recommendation to the Town Board.

Adjourned: Chairman, Marc Macro adjourned the meeting at 8:25pm; John Stevenson seconded the motion.

Next Meeting: July 10, 2018