

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



PLANNING BOARD  
5 ROUTE 31  
P. O. BOX 568  
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## Town of Elbridge Planning Board

### Special Meeting Riverfront Grill - Jay Meyers

November 30, 2017

### Approved Minutes Revised

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

**Others Present:** Attorney Dirk Oudemool, Councilor Doug Blumer, Supervisor Ken Bush, Jay Meyer, Norman Miles, Ed Reid

The proof of publication for the public notice of this Special Meeting was read by the Planning Board Secretary.

**Revisions:** Page 2, (paragraph 1) 8 x 8 inch (not foot); guard rails (not upper rails);  
Page 2 (added paragraph 8) Snowmobile signs

**Jay Meyers (owner)**  
Riverside Grill

Site Plan Review  
1161 Old Rt. 31

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

The applicant submitted overall Site Plan drawings # CS202 and CS204 revised 11/29/17 for review. The additional site details, building plans and elevations bearing a current revision date and including all modifications and field changes have not been submitted. The applicant was advised that in the absence of occupancy and employee information as requested, the board will be unable to reach a conclusion on issues relayed to site layout and parking requirements.

Site Plan revisions and details prepared since the documents submitted at the last Planning Board meeting show the entire parcel now with a total of 76 parking spaces by utilizing the space across the road to provide an additional 34 cars. The board has no way of knowing if this is enough parking spaces, because the applicant has not submitted any information regarding occupancy. The Zoning Code requires (1) parking space for every (2.5) people based on the type of occupancy, plus (1) per employee. The board stated that depending on the total occupancy, they may need more than three handicap spaces.

Access to the building for the public, handicapped and emergency vehicles access needs to be addressed with details for grades, clearances, steps and ramps. The County DOT bumper rails will not be permitted along the SW corner, but they want something to resolve the traffic. The applicant has suggested using coarse gravel, but the board suggests they consider using bollards to control traffic in this area. The applicant said they considered using 8 x 8 inch pressured treated wood bumper rails along the state water easement and across the back parking lot on the river side. The board suggested that guard rails will be required along the back edge of the main parking lot because of the steep bank beyond the parking lot. There appears to be issues regarding loading access issues at the Bilco doors being provided next to the rear deck. These need to be resolved and shown on a revised plan.

**Snow Storage:** The applicant plans to plow the snow into the ravine for snow storage. The board suggested pushing the snow on the state property since that is an existing drainage area and the ravine is in the buffer strip area which will require landscaping.

The lighting intensity plan submitted by the applicant appears to be acceptable in the parking area, but does not address lighting in the entrance area. The applicant states they are still working on the lighting and will submit a revised plan with entrance/building lighting, including fixtures, intensity, pole heights and controls.

The board does not know if they have resolved mobility impaired means of access to the second floor of this building and advises that State and Federal Codes require access for all occupancies above the ground floor except storage. The applicant does not have a building permit and they have not submitted the plans that the code office requires to get a building permit. Attorney Oudemool questioned the board if there was a way of approving this site with only allowing occupancy of the first floor with the condition of not using the second floor. Occupancy and use of the second floor without handicapped access in an ADA and NYS Code issue and if the building is not code compliant, how can it be occupied?

The board has pointed out that in a B-1 district, the first 25' of the required front yard does not allow parking or site improvements, and or the applicant will need to go to the Zoning Board for a variance for the entrance patio, the access ramp and any parking to be constructed in this area. The Planning Board agrees the applicant does have extenuating circumstances having three sides of this property as road frontage. The board would consider the possibility of advocating for relief for the 25' front yard restriction for a portion of it, but details of the work in that area must be provided.

The required buffer strips location and definition of what will exist will need to be defined and shown on the site plan. The board suggested adding trees and landscaping to the existing planting within the 25' required buffer strip. The zoning code stipulates what is required for the buffer strip.

The proposed entrance patio is 1.8 foot above grade. They are proposing to put rails on it. A large gutter will be installed on the front of the building that will run down the side of the building into a trenched pipe that runs under the deck. Details are required on the site plan for this proposal.

**Snowmobile signage:** the question on the snowmobile path and signage were discussed and the applicant indicated they were in the process of having all the signage removed.

Onondaga County DOT has given them verbal approval on this site. The overflow parking across the street and the site distance was verbally approved. The applicant will call to get the formal written approval.

Onondaga County Health is reviewing the proposed septic system. The applicant is waiting to hear back from Jeff Till to get their final approval.

The Town Code requires blacktop or concrete paving. The applicant wants to use gravel/stone. The DOT requires blacktop in the openings for egress and ingress. Handicap parking spaces are proposed to be poured concrete. They propose to use wheel stops instead of striping. The Planning Board cannot approve gravel paving or the omission of painted striping; this is a change in the Town Code that will require Town Board approval. Attorney Oudemool suggest they get this to the next Town Board meeting on December 14<sup>th</sup> so they can act and schedule a public hearing. Supervisor, Ken Bush said he will call a special meeting prior to December 14<sup>th</sup> meeting to address this.

Onondaga County is requiring a complete drainage study or a Storm Water Pollution Prevention Plan (SWPPP) to meet Department requirements and the additional parking across the road appears to increase the disturbed area to more than the one acre maximum permitted by State Law.

The applicant will get a proposal to the board that will be circulated to the members that will be submitted prior to the Town Board's special meeting.

Adjournment: Meeting adjourned at 8:10 pm.

Respectfully submitted,  
Cynthia Weirs  
Secretary/Alternate Member