



Town of Elbridge Planning Board

May 8, 2018

Approved Minutes

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

Others Present: Attorney Scott Chatfield, Deputy Supervisor Doug Blumer, Councilor Floyd Duger, Terry Powers, Greg Sgrono, Don Petrocci, Nancy Hourigan, David Borst, Steve Walburger

Public Hearing: Hourigan Farms Minor Subdivision TM # 032.-02-01.2

Chairman, Marc Macro called the hearing to order at 7 pm. The Public Hearing notice advertised in the Syracuse Post Standard Thursday, May 3, 2018 was read. Chairman, Marc Macro asked if there were any comments in favor of the proposed subdivision and Nancy Hourigan spoke in favor of the minor subdivision. Chairman Macro then asked if anyone would like to speak in opposition to the subdivision to which no one spoke. Chairman Macro then asked if the board members had any questions or comments to which there were none. The Public hearing was closed at 7:03 pm.

Approval of Minutes: April 10, 2018

Correction: Page 3, last paragraph: duplicate wording.

John Stevenson motioned to approve the adjusted minutes; Pat Svanson seconded the motion followed unanimously by all members.

OLD BUSINESS:

Nancy Hourigan

Hourigan Farms Minor SD
93 Barker Road, Jordan

TM # 032.-02-01.2
Zoned: Ag

The revised site plan shows the proper dimensions with the lots labeled as Lot A and Lot B. The site plan maps need to be designated Final Plat.

SEQR form was completed at April 10, 2018 meeting.

Chairman, Marc Macro asked for a motion to approve Hourigan Farms Minor Subdivision. Pat Svanson motioned to approve Hourigan Farms subdivision and John Stevenson seconded the motion followed by a unanimous vote by all members.

APPROVED

The Planning Board requires two Mylar maps and only one was provided. Mrs. Hourigan will provide one more Mylar map.

Robert Kwiatkowski

Minor Subdivision
5967 Jordan Rd, Jordan

TM # 032.-04-01.1
Zoned: R-1

The application was approved at the March 13, 2018 conditionally with SOCPA approval.

The applicant took the signed maps to Onondaga County for approval. They kept all copies except one Mylar that was given back to Mr. Kwiatkowski. This will need to be addressed with Onondaga County.

George Daniels

Not Present

Minor Subdivision
1431 Whiting Rd., Jordan

TM # 028.-05-18.0
Zoned: Ag

Terry Powers

Stay and Play Doggy Daycare

Site Plan Review
1273 State Route 5

TM # 037.-01-24.1
Zoned: B-1

The Site Plan was modified showing the additional door. A lighting plan was provided that was reviewed by the Code Officer who stated to the applicant it meets the code. The driveway width will be 28 feet wide as requested by NYS DOT and was approved by Department of Transportation (DOT). The parking lot will be striped after it is swept. The existing sign will be moved further back from its present location, out of the ROW.

The applicant will provide two Mylar and five paper copies for the Final Plat.

Pat Svanson motioned to approve Stay and Play Doggy Daycare Site Plan Review. John Stevenson seconded the motion followed by a unanimous vote by all members.

APPROVED

Hoe Property

Patricia, Dennis Hoe
Not Present

Site Plan Review
1124 State Route 5

TM # 041.-03-38.0
Zoned: B-1

Donald Petrocci

Site Plan Review
1116 Route 5, Elbridge

TM # 041.-03-36.0
Zoned: B-2

Mr. Petrocci presented a Site Plan for the Planning Board (PB) to review, SEQR Part I is completed. All parking spaces are labeled; six spaces for employee parking in the back (no JUNK cars), parking in front of building to include one handicap parking space and twelve spaces for operational car sales display on the west side of building. The first display parking spot is 30 feet away from ROW. Also shown is the turning radius for the front parking area; moved rocks along the back corner to keep people from cutting through his property to the restaurant property; put a double light in the rear and side, all existing lights shine down; no garbage or other debris will be stored outside the building.

The PB discussed with the applicant that the parking in front of the building is not going to work. The car sales parking spaces are over the property line. Town ordinance requires 10 x 20 foot parking spaces and the depth dimensions of all parking spaces need to be on the Site Plan. After a lengthy discussion, the PB and applicant agreed to change the display parking spots located on the west side of building maintaining all vehicles on his property. Parking spaces 1-7 will be parked at a 30 degree angle; 8-12 parking spaces will be parked perpendicular to the lot line; 13-18 spaces are for the body shop and employee parking. The parking spaces located in the front of the building will consist of one handicap parking in front of the building located at the west front corner of building and the applicant agreed to remove one of the remaining four spaces located in the front of the building and relocating the remaining three parking spaces to the east property line instead of parking in front of the building.

The rocks located along the southeast corner of the building will be moved further south toward the area where the land starts to drop off to prevent drive through traffic onto the adjacent property

Jay Meyers (owner)
Riverside Grill

Site Plan Review
1161 Old Rt. 31

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

Review contingencies

Craig Richards

Locust Farms Informal Request SD
5077 Campbell Rd., Elbridge

TM # 043.-01-03.0
Zoned: Ag

Not Present

Blaine & Mackenzie Vosper

Wedding Barn Informal Request
5606 Kester Road, Memphis

TM # 036.-02-08.0

Attorney Scott Chatfield summarizes the memo of the Town Board:

- 1) Of the various approaches to get the zoning to work the Planned Unit Development (PUD) process is the most direct and most expedient. The one exception is it would not necessarily be a Special Use Permit it would be Site Plan. The Town Board has already completed Step-1 by an informal agreement that they feel is worth taking a look at.

- 2) Go through the normal Site Plan process as if it were a permissible use. The PB is under no constraints, there are no preconditions to this Site Plan. At the point when the PB is comfortable with the arrangement layout of design of the site, and such limitations as to use as you deem

reasonable and appropriate, the PB will make a recommendation to the Town Board. The Town Board will determine whether they concur with the limitations and design the PB recommended. If or when they are satisfied, they would incorporate that as an exhibit to the local law that permits the process to proceed. Zoning by legislative fiat only applies this property it becomes its own zoning district.

The new phasing plan was presented to the Planning Board. This was reviewed at length with the applicant. The applicant will need a design professional either a landscape architect or a surveyor and will probably need an engineer or architect. The Planning Board will need a proposed detailed site plan and suggests the applicant meet with Bob Herrmann, Code Officer regarding capacity triggers to assist in the business phasing plan.

The Planning Board will schedule a special meeting to meet with the applicant and Bob Herrmann, Code Officer.

NEW BUSINESS:

David Borst

Angry Owl Auto Informal Request
5530 State Route 31, Jordan

TM # 030.-03-10.3
Zoned: B2

Mr. Borst would like to build a storage facility (steel building with trusses) on this property that presently is an empty lot. He does plan on moving his business to this property, but not at this time.

Unless this property is zoned as a commercial storage facility, it is not a permissible use.

The applicant will have to go through a Site Plan.

DISCUSSION:

Doug Blumer informed the board members he will be bringing up for discussion at the next Town Board meeting changing the minimum acreage required for the Ag district and RR for lot size. Three acres is too big for residential development. He will also be looking into adjusting the minimum lot width. He is proposing to go down to an acre in Ag and RR. R1 is already one acre and if you have water in a R1 you could go down to 30,000 feet. He is also proposing to cut back on road frontage. He will be requesting for a formal review by the Planning Board.

Adjournment: Marc Macro requested a motion to adjourn the meeting at 8:40 pm; Pat Svanson made the motion.

Next Meeting: June 12, 2018