



**Town of Elbridge Planning Board**

**December 13, 2017**

**Approved Minutes**

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

**Others Present:** Councilor Doug Blumer, Patrick Snyder, Esq., Cyndi Koolakian, Charles Spaulding, Gary Green, Bradford Olin, Jay Meyer, Norman Miles, Ed Reid, Terry Powers, Greg Sgrano

**Public Hearing:** Grayfield Properties Subdivision TM # 024.-02-10.1  
Patrick Snyder, Esq. present 1100 Old Route 31 Zoned: RR

Chairman, Dan Leary called the Public Hearing to order at 7 pm.

The Notice of Public Hearing was published in the Syracuse Post Standard Legals on Sunday, December 10, 2017. The public hearing notice was read by the Planning Board secretary.

Final subdivision maps were provided including a map for the septic system given to the County Health Department. Received copy of letter from County Health Department with five issues the applicant needs to address. A reference to an easement from 1950 stating the landowner will keep the area within 10' (approximately 20') of the power lines free of brush. The easement will be shown on the final plat. A copy of the easement was given to the Planning Board. He will need to get permission from NYSEG to put the driveway for Lot D in unless he keeps it off the easement.

The plans submitted to the Health Department shows nothing in the right-of-way (ROW). The houses are located between the power lines and the 75' setback.

SOCPA changed the DOT recommendation to access on Old Route 31 instead of McDonald Road.

Attorney Snyder asked the Planning Board if this could be approved with a condition of not proceeding until they receive the permit from County Health. The Planning Board can't approve this tonight, SOCPA requires the septic system approval be in place and he needs to resolve the issues spelled out in the County Health Department letter. The ROW needs to be shown on the site plan.

Chairman, Dan Leary asked if anyone wished to speak regarding this subdivision; no comments from the public. The Public Hearing declared closed at 7:20 pm.

Chairman Leary called the regular meeting to order.

**Approval of Minutes:** November 8, 2017 and November 30, 2017

Agenda correction: Approval of November 8 and November 30, 2017 (not October 4, 2017)

Karen Carney motioned to approve November 8, 2017; John Stevenson seconded the motion followed unanimously by all members to approve as presented.

Approved

November 30, 2017 corrections:

Page 2, (paragraph 1) 8 x 8 inch (not foot); guard rails (not upper rails);

Page 2 (added paragraph 8) Snowmobile signs

John Stevenson motioned to approve the November 30, 2017 minutes as amended; Marc Macro seconded the motion to approve followed unanimously by all members.

Approved

#### **OLD BUSINESS:**

<i>Grayfield Properties SD</i>	Subdivision Site Plan Review	TM # 024.-02-10.1
Patrick Snyder, Esq.	1100 Old Route 31	Zoned: RR

The overall Site Plan has to be updated showing the changes made.

The requirements of the SOCPA Resolution dated December 6, 2017 have been satisfied subject to the five items listed in the County Health Department letter dated December 4, 2017 which includes one item which is duplicated on the SOCPA Resolution.

Chairman Leary requested a motion to table this pending completion of the requirements reflected in the County Health Department letter and a revised site plan showing the ROW, the separations and spot grades required as reflected in the County Health Department letter.

John Stevenson motioned to table this until the revised site plan has been presented to the board. Pat Svanson seconded the motion followed to approve unanimously by all members.

CARRIED

Attorney Snyder left two copies of the site plan with the board.

<i>Donald Petrocci</i>	Site Plan Review	TM # 041.-03-36.0
Not Present	1116 Route 5, Elbridge	Zoned: B-1

Send memorandum to Code Office stating that this applicant has repeatedly refused to submit a conforming site plan, and in spite of promises for compliance, has not attended meetings of the EPB and is currently parking off the boundary of his property, as well as being in violation of the Variance that originally allowed this use in the B-1 district, suggesting that there are no further options available to the Planning Board, that the Codes Office should see compliance. This applicant will no longer be carried on the EPB agenda.

**Hoe Property** Site Plan Review TM # 041.-03-38.0  
Patricia & Dennis Hoe (owners) 1124 State Route 5, Elbridge Zoned: B-1  
Stephen Holmes (tenant)  
Not Present

Send memorandum to Code Office stating that this applicant has repeatedly refused to submit a conforming site plan and in spite of promises for compliance, has not attended meetings of the EPB for several months, suggesting that there are no further options available to the Planning Board, that the Codes Office should seek compliance. This applicant will no longer be carried on the EPB agenda.

**Jay Meyers (owner)** Site Plan Review TM # 024.-02-03.0  
Riverside Grill 1161 Old Rt. 31 Zoned: B-1/RR in Ag Dis

The site plan shows a total occupancy of 276 people with the required parking spaces of 111 spaces not including employee parking spots, second floor occupancy or occupancy of the deck. The board suggested removing or correcting the note located on the site plan that states the deck live load is based on 100# per person. The applicant will not be using the second floor and stated that it will be closed off with a velvet rope across the bottom of the stairs. The Building Code of the State of New York (BCNYS) does not permit non-accessible space for any occupancy except storage and a rope barrier is not acceptable. Legal occupancy of the second floor or a means of providing accessibility to the mobility impaired in compliance with State and Federal codes must be resolved.

Although the applicant intends to sprinkler the building, Sprinklers must be noted on the site plan to assure compliance with the Fire Prevention Code of the State of New York (FPCNYS).

Patio and ramp are located within the first 25' setback which is not allowed in a B-1 district. The ordinance only permits a sign. The only way to build what is on the site plan is to apply for two variances with the Zoning Board of Appeals;

- 1 - reduction of parking spaces
- 2 - patio and ramp.

The Planning Board will consider supporting their submittal to the ZBA for construction and parking in the setback after reviewing the details and the amended site plan. The applicant will notify the board when they submit their application.

The lighting plan shows the light intensity, five wall packs on the building, one fixture across the street and four fixtures in the parking area. The board was concerned the light intensity in the primary entrance area and the patio is inadequate for entrance safety. Light fixtures, mounting heights and lighting controls for compliance with the Zoning Code must be shown.

Proposed gravel/stone parking lot and precast wheel stops: In order for the applicant to have a gravel/stone parking lot as shown on the site plan, they will have to go to the Town Board to get relief from the requirement the Town of Elbridge Code requirements for asphalt or concrete pavement and painted striping. The Town Board meets December 14<sup>th</sup>; they can call to see if they could get on the agenda.

The board needs details on all construction within the whole parking area. Parking spaces across the street are included in the total number of spaces shown on the site plan, but this parking area has not been reviewed or approved by the DOT. Add the number of employees to the tabulation of required parking spaces shown on the site plan.

The 25' landscaped buffer required between the residential area and business has to be shown and detailed on the site plan.

The final site plan (including the sprinkler note) will have to be submitted to the Fire Marshall by the Planning Board for his approval.

Once the Planning Board receives a revised site plan showing all the required details, waivers and variances, the board can hold a Public Hearing, submit to the Fire Marshall, and resubmit the application to SOCPA.

The board suggested they review the requirements of BCNYS with the Code Enforcement Officer to make sure they meet with his approval.

Contact was made with the snowmobile club, they agreed to be there next day and they never showed up and that was a week ago. The signs will be pulled out.

Department of Transportation letter dated December 6, 2017 received. The applicant received OCWA approval. The PB requested a copy be brought to the next meeting. They will be meeting with Jeff Till from County Health Department tomorrow to seek approval of the proposed septic system.

<b>Tom Foote</b>	Subdivision Map Review	TM # 029.-01-10.1
<b>Not Present</b>	778 Cooper Road, Jordan	Zoned: RR/Ag

<b>Terry Powers</b>	Site Plan Review	TM # 037.-01-24.1
Stay and Play Doggy Daycare	1273 State Route 5	Zoned: B-1
Greg Sgrano		

The applicant presented a new site plan attaching a 4000 square foot pole barn to the original building with a heated concrete floor used primarily for the dogs to play in bad weather. The entrance will remain the same and the new addition will have two doors.

A solid six foot high fence will be installed for outdoor play area on the north and east boundaries. They will remove four feet of existing asphalt pavement wall and fence and install washed gravel and low growing juniper shrubs adjacent to the building. On the north and west side the applicant proposes to remove asphalt and install lawn and trees in compliance with the requirements of the Zoning Ordinance for the buffer strips between B-1 and Residential Zoning.

Ms. Powers would like to have a farmers market from May 1<sup>st</sup> through October 31<sup>st</sup> with booths available for vendors. She has spoken with Tim Gannon and she will need to apply for a special permit for outside sales.

The impervious area is decreasing and will not change any drainage patterns. Electrical and water service is staying the same. Lighting has not been addressed by the engineer yet.

Mr. Sgrano will submit a more detailed site plan and return January 10, 2018.

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

**Robert, Joanne Przanycki**  
Joel Ross, Esq.  
**Not Present**

Minor Re-Subdivision Review  
Sandbank Road, Jordan

TM # 034.01-16.0  
Zoned: RR

**NEW BUSINESS:**

**Bradford Olin**

Informal Request Olin Properties  
5774 Kester Road, Memphis

TM # 036.-02-10.2

Mr. Olin's property was a nonconforming lot. The town wanted to rezone his property to industrial to eliminate the property from being nonconforming. He met with the board and thought the zone change was finalized. The town requested the 40 foot trailers be removed and for a visible barrier along the road way. He came to the Planning Board to try to finalize the process. He has removed the trailers and installed an 8' high screened chain link fence.

Mr. Olin has not been back to the Town Board since he has resolved the issues. The Planning Board suggested that he return to the Town Board and request a modification to the special permit regulations in agricultural zoning districts to allow his use instead of seeking rezoning which the EPB considers inappropriate spot zoning for this specific use on both of his properties.

**DISCUSSION:**

The board members discussed attorney representation for the planning board. The state law allows the Planning Board to select their attorney. Dan Leary motioned to have Attorney Dirk Oudemool remain as the Planning Board's attorney; Pat Svanson seconded the motion and followed unanimously by all members.

The board discussed the day, dates and time of future meetings. The board discussed and agreed to pass a resolution to maintain the second Wednesday of each month at 7 pm.

**Adjournment:** Meeting adjourned at 9:15 pm.

Respectfully submitted,  
Cynthia Weirs  
Secretary/Alternate Member

**Next Meeting: January 10, 2018**