

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



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

Town of Elbridge Planning Board

September 11, 2018

Approved Minutes

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

Others Present: Attorney Scott Chatfield, Supervisor Vern Richardson, Councilor Doug Blumer, Mike Mattessich, Karl Bitz, Nicholas Gilfus

Approval of Minutes: August 14, 2018

John Stevenson motioned to approve August 14, 2018 minutes. Pat Svanson seconded the motion followed unanimously by all members.

OLD BUSINESS:

Steven Peltz Northeastern Electronics David Harding, QPK Design Will not be present; will attend next month's meeting	Site Plan Review 1022 State Route 5W, Elbridge	TM # 040.-04-04.1 TM # 040.-04-02.1 TM # 040.-04-02.2 Zoned: Commercial
Glen DeVaul Not Present	Informal Request Minor SD 6700 Grimes Road	TM # 030.-03-02.0 Zoned: Ag
Dan McLaughlin Not Present	Informal Request Site Plan Review 1125 Route 5, Elbridge	TM # 037.-02-20.2 Zoned: B1/B2
George Daniels Not Present	Minor Subdivision 1431 Whiting Rd., Jordan	TM # 028.-05-18.0 Zoned: Ag
Don & Janet Jenny Next Generation Solar Not Present	Informal Request 534 Nash Road, Elbridge	TM # 045.-02-01.2 Zoned: R-1

Chairman, Marc Macro will call Code Officer, Bob Herrmann for an update on this.

Jay Meyers (owner)
Riverside Grill

Site Plan Review
1161 Old Rt. 31

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

Code Officer, Bob Herrmann is meeting the applicant tomorrow at 5 pm at location. Chairman, Marc Macro will try to make the meeting. The final documents have not been submitted to the town.

NEW BUSINESS:

Nick Gilfus
Khalie Sethi

Informal Request Site Plan Review
323 State Route 5, Elbridge

TM # 040.-02-06
Zoned: B1

The applicants are proposing to expand Mr. Gilfus's current Preventative Family Health Care at this location to include NeuroSciences, Spine and Pain Management, Performance P.T., Massage Therapy and possibly a natural supplement store. This will be multiple disciplines under one entity. The building footprint will stay the same; the interior walls will be modified. The existing sign location and size will remain the same; it will just be a new sign.

The applicant provided blueprints showing the proposed expansion for parking spaces. The applicants propose to extend the parking spaces closer to the front of the building and closer toward the road allowing room for two rows of parking and to include four more parking spaces to the right of what is already there. They would like to have parking on both sides of the building adding an additional four parking spaces along both sides toward the back lot. The Department of Transportation (DOT) has a right-of-way (ROW) toward the road. They have a call into the DOT to see how far they can extend the parking spaces in front of the building toward the road. The PB discussed with the applicant other possibilities to increase the amount of parking spaces for this location, but the detention pond will have to be addressed. If they can't extend toward the road, they would extend down the side of the building with diagonal parking spaces. They discussed that in order to alter the detention pond they will have to alter the drainage. If the path of travel came around the building as a one-way then came out the front it would provide a shorter distance for exiting.

Emergency vehicle access was discussed and currently has access to three sides of the building. Attorney Chatfield would refer to Code Office to see what the new building code requirements are.

The Planning Board (PB) does not object to what the applicants are proposing.

The applicants will need to submit a Site Plan application that needs to be filed with the town and provide a survey of the property showing the existing plan and a survey showing the proposed plan. The site plan must include the septic, well, detention pond, light pole bases, existing sidewalks, all parking spaces, entrance/exit and the DOT ROW setbacks. The surveyor will need to provide his calculation for parking spaces on the site plan based off the square footage of the building (1 space for every 200 sq. ft.).

Mr. Gilfus will wait to schedule his next PB meeting.

CNY Feeds
Karl Bitz

Informal Request Site Plan Review
Carmer Rd., Jordan

TM # 031.-02-05.1
TM # 031.02-08.1
Zoned: Industrial

The applicant provided a footprint of the warehouse and the expansion. The expansion of the warehouse will include a small office. The goal of expanding the warehouse allows them the ability to tear down the concrete block building next to the scale. The expansion will add an additional 60 feet to the warehouse. They will be removing the wall and the back dock doors and extending the concrete foundation. The addition will consist of metal siding and roof with insulation and two new dock doors. The free floating foundation will be done this fall and the building will be a stick frame instead of a pole barn that will be constructed over the winter. The office within the new building will include two bathrooms with a small sink. A septic system will be added pulling water from the existing well. The perc test has been done and it tested fine. The power will run under their rail spur to connect to their power network.

The applicant will need to update the most current site plan map showing the septic and any additional parking spaces added to the site.

The property is all common ownership, but he does not believe it has been combined into a single parcel. He has successfully acquired the signatures required to combine the lots into one. He will have his attorney file them with the county.

They are planning to build a rail spur to connect into the one they own. They are currently working with the Department of Environmental Conservation (DEC) and the Army Corps of Engineering because they have to encroach on (.1) acre of wetlands. The spur will become a loop that will quadruple their storage capacity for rail cars. He is hopeful the permit comes in next month, but when it does they will add it to the plan.

Anthony Manicone
Not Present

Informal Request Site Plan Review
Route 5 / Fikes Road, Elbridge

TM # 036.-01-09.0/1
Zoned: B1

Mike Mattessich
Mattessich Iron

Modified Site Plan Review
1484 Route 31, Memphis

TM # 027.-03-5.1
TM # 027.-03-6.1
Zoned: RR - (5.1)
Zoned: Ind - (6.1)

The applicant discussed amending parts of his original site plan. The items discussed were: relocate handicap parking; omit new concrete at original handicap parking location; rotate orientation of employee and company vehicle parking; omit fence and gate; relocate employee entrance; relocate public entrance; omit sign in yard; add building mounted sign; omit employee parking sign at Route 31 area.

The PB and applicant discussed all the changes. The board agrees as long as the handicap parking meets the codes they have no problem with this change. The applicant will provide two copies of the revised site plan map to the town office. The applicant will need to see Bob Herrmann, Code Officer for approval of the sign regarding the size, location on building and what type of lighting will be used for the sign and he can talk to Bob about getting his permit.

DISCUSSION:

Chairman, Marc Macro discussed with the board members and Attorney Chatfield about doing away with informal appearances. Attorney Chatfield informed the board that informal appearances can serve a purpose when you do not have a Zoning Office that has the time or the abilities to do the same kind of things that the PB is doing at the Informal Request such as pointing out to the applicant who does not know what the code provisions are; where the flexibilities in the ordinance are or where they aren't. Normally most of what would be accomplished at the informal meeting could be done by the Zoning Enforcement Office long before the PB would see it. The Code Officer looks over the site plan prior to applicant coming to a Planning Board meeting. Occasionally questions may arise as to the wisdom of a particular approach in which case then an informal discussion with the board is a wise decision, but that should be generated by the Zoning Enforcement Office after they have had a meeting with the applicant. The applicant can meet with the Code Office between meetings to assure the applicant has provided what the PB requested to proceed.

Councilor, Doug Blumer discussed with the board the proposed changes in the B-1 zoning as far as residential uses. The Town Board is having a public hearing this week and he wanted input from the Planning Board members. There are some requirements that would have to be met to be considered residential:

- 1) the B-1 district would have to be less than 25% of it developed for business
- 2) must have at least a minimum of a one acre lot
- 3) This will require site plan approval by the PB.

The Planning Board would like to make a formal resolution of recommendation to the Town Board on the proposed Local Law "Intro # 7" regarding Residential Uses in the B-1 zoning district. The Planning Board unanimously recommends favorable consideration of that proposed law by the Town Board.

Pat Svanson motioned to approve the formal resolution; John Stevenson seconded the motion and followed unanimously by all members to approve.

Steve Walburger motioned to adjourn the meeting; John Stevenson seconded the motion followed unanimously by all members to adjourn at 9:10 p.m.

Respectfully submitted,
Cynthia Weirs
Secretary/Alternate Member

Next Meeting: October 9, 2018