



Town of Elbridge Planning Board

July 9, 2019

Approved Minutes

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

Staff Present: Attorney Scott Chatfield, Howard Tanner, Codes Officer

Others Present: Steven Johnson

Approval of Minutes: June 11, 2019

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

OLD BUSINESS: None

NEW BUSINESS:

George Daniels Not Present	Daniel's Major Subdivision Kingston Road, Elbridge	TM # 041.-02-07.1 Zoned: Ag
Steven Johnson	Site Plan Application 589 Route 5, Elbridge	TM # 038.-01-56.1 Zoned: B-1

Mr. Johnson purchased this parcel and merged his two lots into one. He would like to build a 30 x 40 foot metal sided pole barn. He met with the Zoning Board of Appeals (ZBA) and they granted a 25 foot variance off the road ROW, which he is actually 29 feet off. The ZBA requested a new survey to verify he is actually 29 feet. The board had concerns whether there was going to be a bathroom in the barn. Mr. Johnson stated he is not putting in a bathroom in the barn. Howard Tanner, Code Enforcement Officer (CEO) will mark the Certificate of Occupancy "no commercial activity" personal use only.

The Short Form SEQR was completed at this meeting.

John Stevenson motioned to approve a Negative Declaration, seconded by Steve Walburger followed unanimously by all members.

CARRIED

Howard Tanner, CEO has a full size map he will give the Planning Board for their file, he does not know if the town has a copy.

John Stevenson motioned to approve Steve Johnson's Site Plan Lot # 82 Town of Elbridge known as No. 589 NYS Route 5, Town of Elbridge dated December 12, 2018 with a revision date of June 14, 2019 drawn by JRL Land Surveying. Steve Walburger seconded the motion followed unanimously by all members

APPROVED

DISCUSSION: Kester Homestead Site Plan Map

The Town Board (TB) wants to have this resolved by their second meeting in July on Thursday, July 25, 2019. The TB will need the Planning Board's recommendation on the plans to approve it.

The Planning Board (PB) requested a legible full size site plan map, lighting plan and sign plan for the board to review before a resolution by the board can be made. The applicant was going to forward the lighting plan to the board when it was completed, but the board has not received this yet. Howard Tanner, CEO has talked to the applicant and they are working on it. Howard presented a picture of the sign to the board which satisfied the PB regarding the sign. Chairman, Marc Macro said they are waiting for the lighting plan and a full size legible site plan map (minimum of 2 x 3 feet). The PB would like all of it on one plan.

The board reviewed and discussed the site plan. The applicant changed the landscaping bushes to a fence with climbing vines. The board agrees the fence looks better. Howard Tanner, CEO discussed the soil stabilization fabric for the split driveway entrance. Once the contractor submits the cut sheet Howard goes online if they do not give him the details on how it is installed and he will go out there when they actually install it.

The TB changed the time the bands stop playing to 11 pm. They also limited them to 200 people maximum with the availability to go to the 350 people with a plan from either Summit or one of the other places with shuttle service. They are going to limit the Certificate of Occupancy to anything over 200 will be by event only. They would have to come here for a Special Use permit for that one event and prove that they can park vehicles someplace else. The applicants register these events out, well in advance giving them time to meet with the TB. The RV parking was also changed to probably read as "other than the one RV currently located in the southeast corner of the site shall be limited to (3) additional RV parking spaces.

The Site Plan shows eighty (80) parking spaces which requires (4) ADA Handicap parking spaces. The site plan has marked down six parking spaces; four are handicap spaces and one regular parking space. They are missing a parking space. The site plan has number 6 circled for that area.

The board suggests they remove the one regular parking space, because they do believe there is enough room for four but certainly not five and the site plan is marked as six. This needs to be corrected.

Marc Macro, Chairman believes they added one light pole with one light. The site plan shows three (3) lights on the Gambrel Barn facing Kester Rd. It doesn't look like any lighting was added to the back. The board discussed whether one light pole is enough lighting for 80 cars. The board agreed to the pole, but it has to have a twin head on it heading in each direction. Howard Tanner, CEO request they show the luminaires per median parking spots showing what the detail is. The applicant needs to provide cut sheet on the building lights. The Planning Board needs the lighting plan showing the lighting, cut sheets of the lighting and a clear 2 x 3 foot minimum size site plan map.

Chairman, Marc Macro doesn't see any issues other than the lighting plan and a legible 2 x 3 foot Site Plan. They received the sign and the board agreed the fence looks better. The PB is in agreement to approve with contingencies.

The board members agreed delegation of authority to the Chairman, Marc Macro to include the lighting plan and the Site Plan; checking the handicap parking. The applicant will need to present along with the lighting plan a copy of the Site Plan drawn to a scale appropriate for a map of at least 2 x 3 feet. The sign should be on the drawing also.

Formal Resolution: The Planning Board is recommending approval of the Vossler Homestead Site Plan dated May 28, 2019 revised June 27, 2019 by RZ Engineering. The board members are delegating Chairman, Marc Macro authority to approve the lighting plan per the Planning Board's discussions when it is received by him. The applicant will need to present along with the lighting plan a copy of the site plan drawn to a scale appropriate for a map at least 2 foot by 3 foot.

Steve Walburger motioned to approve the resolution based upon this conversation. Pat Svanson seconded the motion followed unanimously by all members. The motion includes the delegation of authority to the Chair, Marc Macro to approve the lighting plan.

Chairman, Marc Macro will meet with Howard Tanner, CEO and the two of them can go through the plan.

Attorney Chatfield will call Attorney Blair tomorrow. He will tell Mr. Blair he will have this local law in final form, but for the date and the drawer of the Site Plan map and that the PB has recommended approval of it with contingencies. The TB will be in a position to approve it if we have the maps sufficiently in advance to look it over.

Adjourned: Chairman, Marc Macro motioned to adjourn the meeting at 7:52 pm. Steve Walburger seconded the motion followed unanimously by all members.

Respectfully submitted,
Cynthia Weirs
Secretary/Alternate Member

Next Meeting: August13, 2019