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| Planning Board  5 Route 31, P.O. Box 568  Jordan, NY 13080 |  | Town of Elbridge  County of Onondaga  State of New York |

**Town of Elbridge Planning Board**

**October 11, 2022**

**Minutes**

**Members Present:** Members: Pat Svanson, Steve Walburger, Tim Sullivan, and Sec/Alt

Member Holly Austin

**Members Absent:** Chairman Marc Macro, Co-Chairman John Stevenson

**Staff Present:** Tim Frateschi, Esq., Howard Tanner

**Others Present:** Cyndi Koolakian, Patrick Snyder, Loren Barrigar

**Public Hearing:**

Minor Subdivision

Applicant: Grayfield Properties, LLC

Property Address: 1041 Old Route 31

Tax Id.: 24.-2-11.3

Notice of public hearing was published on 9/28/22. Public notice was read aloud by secretary Holly Austin.

Pat Snyder spoke in support of the project. He noted its purpose is strictly for preservation, that the organization that wants to purchase it is a national organization that says the property is uniquely valuable for Indian artifacts that have been deposited over thousands of years.

No comments against.

Per Attorney Frateschi, we need to condition approval on adding a note to the deed that states the property is to remain forever wild and no residential development is allowed because there is no road frontage.

Public hearing closed 7:07 pm

**Old Business:**

Minor Subdivision

Applicant: Grayfield Properties, LLC

Property Address: 1041 Old Route 31

Tax Id.: 24.-2-11.3

Pat Svanson moved to approve the subdivision map with two conditions: that an easement be filed providing for access to the lot, and that a note be added to map that it won’t be developed as a residential property. Tim Sullivan seconded the motion, all voted in favor.

**New Business:**

Site Plan Approval

Applicant: Loren Barrigar

Property Address: 404 Route 31

Tax Id.: 030.-02-03.0

Loren Barrigar: The property is zoned business, but they want to live there and run a business. There are three entrances and lots of square footage. They would like to put a liquor store in front, with residence in back. Applicant stated they are looking for a special permit for a home occupation.

B1 district – Code does state that you can have a house there.

Attorney Frateschi stated it’s not a home occupation because the code doesn’t say a property can’t have a dual use. The Code has a provision allowing for indoor sales, and Codes Officer Howard Tanner agrees this would be that. And the code allows a residence.

Attorney Frateschi noted the applicant will need a site plan for parking. It has 6-8 spaces now, and the parking area is shown on the survey, though not showing lines. Applicant will need to have a site plan that shows the business part of the building, including parking - 8 spaces needed for 800 square feet. Lighting and signage should be on site plan as well.

Special permit needed? No. Just site plan approval.

It was noted that the applicant will need a zoning variance because they don’t have a 1 acre lot, and because they may have more than 25% commercial – he estimates 31%. Therefore, the applicant should proceed to the ZBA first. Once variances are attained then the applicant can come back with a site plan to the planning board.

Informal Conference: Modification of site plan for pole barn

Applicant: Dan McLaughlin

Property Address: 1125 State Route 5

Tax Id.: 037.-02-20.2

Applicant has a question about building a new storage building but needs to know what this board will set as the side yard setback, because the Planning Board sets the setback in that zone.

The Board said that the major concern is rainwater runoff. The building needs good gutters and to be able to access the siding. They noted the setback for residential is 15-20 feet. Right now there is a vacant lot next door that the applicant is trying to purchase. West Point Mobile Home Sales has first right of refusal on the neighboring property that the applicant wants to buy. Both are business properties so there is no major concern about proximity.

The board reiterated that controlling water would be a condition of approval. Everyone on the Board agreed that they are fine with 10 feet so long as there is a condition that applicant control the water. He’s proposing an oversize gutter with ice picks on roof to prevent ice from sliding off.

The Board also noted that the exit needs to be lit.

**Minutes from September meeting**

Tim Sullivan moved to accept the minutes as presented. Pat Svanson seconded, and all voted in favor.

The agreement with county regarding General Municipal Law Section 239-m and -n referrals was discussed briefly.

Motion to adjourn:

Tim Sullivan so moved, Pat seconded, all in favor. Meeting adjourned at 7:29 pm.