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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**

**December 13, 2022**

**Minutes**

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

Members: Pat Svanson, Steve Walburger, Tim Sullivan

**Members Absent:** Sec/Alt Member Holly Austin

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

**Others Present:** Doug Blumer

**Old Business:**

Site Plan Approval

**Applicant: Timothy Derycke**

Property Address: 538 State Route 31

Tax Id.: 30.-03-10.4

Applicant made changes to the plans in accordance with requests made at the previous board meeting, including lighting, evergreen screening, storage outdoors being solely for vehicles (cars, trucks, RVs) with a total count of vehicles set forth on the plans. Some changes to the interior partitions, but not to the outside of the building.

Signage: 15 feet off the ROW for signage is required, but they’re 54 feet from the edge of the road, and 60-70 feet from the centerline of road, on a slope, and with the 8 foot limit the signage becomes a little obscure. They requested making it closer to the edge of the road, and making it a little higher. 32 square feet would work if they could get it a little closer. Does the state have a setback? No – just has to be out of the ROW. It’s a 120 foot ROW, and it’s down in because of the slope. Applicant proposal = edge of ROW and will keep the 32 square feet but will raise it up a little higher. The Board doesn’t want the top of sign more than 6-8 feet above road. Applicant agreed that is acceptable.

Exception re: signage is within the code – it allows PB to make an exception in the industrial zone.

Steve asked about the paving requirement of the entryway. There’s an easement for a shared driveway. The Planning Board wants it paved because people will peel out on gravel on a slope, and winter time makes cleaning it difficult. They will accept not paving until after site work is done, but will require a guarantee of some kind from the owner. The Town will not issue a COO until the shared driveway complies with NYS DOT requirements and gets paved. Applicant agreed. Will pave around the buildings, but not the outdoor storage.

The SWPPP shows post-development condition will have lower flows than existing. That will be resolved with DEC through the SWPPP approval process. Applicant will give the SWPPP to the State Thruway authority and they get 30 days to respond and if they don’t respond it will indicate they don’t care.

Gravel areas – how do we prevent it from becoming an automotive graveyard? Owner has a number of businesses and if someone doesn’t pay rent he will take action on it. Do stored vehicles have to have tags on? No – they can be taken off but insurance on vehicle will be required.

There is no requirement to have lines on the gravel lot because that’s impossible to maintain, but it’s good to see the intended layout.

Only the largest building is heated. Access to it is through two oversize doors, through a 5-foot hallway, and there are overhead doors along that hallway.

Does snow storage pile slope away from the neighbor? Yes. They will be pushing it into the swale so that will control it and keep it on site.

SEQRA on this project is through uncoordinated review.

Motion was made for the Planning Board to be lead agency, seconded, approved.

All listed impacts were reviewed individually and all were deemed to be low or no impact.

Motion to make a negative finding: moved, seconded, all voted in favor.

Motion to approve subject to the following conditions:

* 80 feet of paving in the shared driveway.
* The sign must be no more than 8 feet above road elevation and on edge of ROW as illustrated in architectural plans.
* The site plan and drainage plan will be subject to review by the NYS Thruway Authority and any changes required by the Thruway Authority will be reflected on the site plan and drainage plan.
* Drainage will be built in accordance with the SWPPP dated November 2022.

Seconded, approved unanimously.

Note: Town will wrestle with other owner as needed re: paving his own driveway as is required per his already approved plans.

**New Business:**

Informal Conference on Event Center

Applicant: Nancy Hourigan

Property Address: Route 5 and Hamilton Road

Bob Eggleston presented for Nancy Hourigan, Pat Carbury

Applicant has been to the Town Board requesting a Planned Development District of the 12 acres on the corner of Rte 5 and Hamilton Road.

A subdivision was done earlier this year that included the house, pole barn, other structures, and a field.

They want to establish an event center using the barn. They have proposed a patio on the east side and an addition for bathrooms, and they intend to upgrade by adding windows but keeping agrarian appearance. Sized to hold 260 people.

They are proposing a new driveway off Route 5 across from Tessy Plastics. Two paved parking areas with vegetative area between, plus a gravel overflow area. Most weddings are under 250 people but occasionally they will need that extra gravel space, and the number of parking spaces exceeds code requirement.

A new septic system will be put in, and stormwater will be handled downhill from all of the improvements. They would keep the 25-foot buffer, add a sprinkler system. Initially it would be catered but septic will include grease traps, etc. so they could do cooking on site eventually.

Vegetation will be augmented as necessary.

The other phase is that the existing cobblestone home would be modified as a hotel for transient occupancy. In Skaneateles it’s got a similar setup, with a building that is typically rented by wedding guests and attendees, with the other 20% rented by vacationers.

Guests will park, go to the barn for the ceremony, and then come to the event center for the reception. They will have paths, and run shuttles to transport guests who need assistance for access. Drive off Hamilton would be limited to guests staying there.

This is a Sketch plan, and this is a general referral to the Planning Board, to give comments back to the Town Board for the PDD.

Traffic pattern: could there be a back way out onto Hamilton Road? Pouring out onto Route 5, 250 guests will cause congestion. There is a farm path there now, it would need to be improved. There is a drive out back for catering trucks and dumpster access. Can look at connecting that. There’s a hydrant right by the entrance, and one on Hamilton.

Code only requires fire vehicle access within 300 feet, because it’s sprinklered. Hotel will be sprinklered also. Fixture counts are sized for 260.

The grade to the event center is not steep over 600 feet. Snow would go to the sides of the parking areas. Would not go north, but would go to the east and west.

Have they had complaints about entertainment at their place in Skaneateles, the Sinclair? They don’t do it often but they’re very good to their neighbors so haven’t had any issues. Curfew is 10:30 in Skaneateles.

This has to have a public hearing and the neighbors will have to be on board. The Town Board feels favorably but not if the neighbors all have a problem.

Planning Board has no objections. They will come back to us with the Site Plan if they do get approval for the PDD.

Motion to adjourn:

So moved. Seconded, all in favor.

Meeting adjourned at 8:01 pm.