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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**

**May 9, 2023**

**Minutes**

**Members Present:** Chairman Marc Macro

Members: Wendie Smith, Steve Walburger, Tim Sullivan and Sec/Alt

Member Holly Austin

**Members Absent:** Co-Chairman John Stevenson

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

**Others Present:** Doug Blumer, Nancy Hourigan, Pat Carberry, Pat Walburger, Alan

Feminar, Philip Grim,

**Old Business:**

Planned Community Development District

Applicant: Nancy Hourigan

Property Address: Route 5

Tax Id:

DOT approval is in the works. Verbal approval received for driveway on Route 5, but waiting on written approval. Going with just the one exit on Route 5.

Letter from DOH? Not yet – not applied yet. The engineer has planned the septic already.

Property has public water and gas.

There will be a sign. Hedge will remain in place. Building that’s there will remain and be expanded to the west, with outdoor covered patio.

* Applicant to add house septic system to final site plan.
* Applicant to provide the info on parking lot lighting including a cut sheet
* Applicant to provide sign details on site plan.

**New Business**

Sketch Plan Conference

Applicant: Lime Ledge Botanical Gardens

Property Address: (Entrance off 321 past the hatchery)

Tax Id.:

Would like to add signs, a kiosk, and a parking area where the driveway is. There is an existing agricultural driveway there. The property is owned by a family trust. It’s agricultural, and would probably fall under outdoor recreation which would require a special permit by Planning Board. Applicant did a FOIL to DOT to determine drive and road coordinates.

Working on a survey now, approximately 213 acres. Corn fields will remain, just looking to utilize the unused agricultural land. It will eventually have some trails that could meet up with the fish hatchery trails. Just got approval as a not-for-profit.

Just planning a kiosk, no other buildings planned at present. Hoping to become more. [www.limeledge.org](http://www.limeledge.org) has more info. The property has about 5 miles of trails. They want to grow a lot of plants, but it takes time for plantings to mature. Short term, the draw will be hiking and water. Carry in carry out planned – no dumpster. Has some unique trees and plants already, and will be an emphasis on native species as well. They already have some trail cams on new plantings for security purposes. Plan to expand parking in a few years, so board says they can do a phase 1 and phase 2 on the parking plans.

Board requested:

* A survey with everything on it: entrance, parking, kiosk, trails, any other amenities.
* Charter copy

**Solar Project**

Applicant: Potentially Delaware River Solar

Property Address: Blumer’s Farm

Tax Id.:

Tentative plan is for 8 acre community solar, still working on engineering, and Doug hasn’t signed the lease yet. If it goes through it won’t be visible from any roads or houses. Essentially across the road from the landfill. It’s marginal farm land. Already have done the planning process with NYSEG re: connectivity. It will be a buried line along Peru Road, along Jordan Road, over toward Tessy. Doug is requiring they bury the line at least 4 feet deep.

Steve Walburger recused himself and stepped down from the board table for the last application.

**Subdivision**

Applicant: Steve Walburger

Property Address: 847 Old Route 31

Tax Id.: 029.-01-43.1

Lot 2 is the lot that’s being subdivided off. It is lined up with the neighbor’s property, and the neighbor wants it. Neighbor is Timothy Grant. 3 acres will be sectioned off, and 4 acres will remain with the shop. Neighbor wants it because he doesn’t want anyone to build behind him. Does not need to be sent to the County. No driveway.

Public Hearing will be in June.

Short Form SEQRA:

Motion to designate Town as Lead Agency: Tim so moved, Wendie seconded, all voted in favor.

Each question was individually reviewed and “no” was answered to each.

Motion finding no significant impact and negative declaration: Tim so moved, Wendie seconded, all voted in favor.

**Minutes April 11, 2023**

Steve Walburger moved to approve the April minutes, Wendie Smith seconded the motion. All voted in favor.

Change: make town Planning Board Lead Agency

Motion to adjourn:

Tim Sullivan so moved.

Steve Walburger seconded, all voted in favor.

Meeting adjourned at 7:47 pm.