
Minutes of the Combined Village of Jordan Planning and Zoning Board

Call to Order

The May meeting of the Combined Village of Jordan Planning and Zoning Board was held at the Village Hall on May 21, 2025.

Present: John Nevin Jr., Chairman
Matthew McCabe, Vice-Chairman and Secretary
Rob Meixner
Chris Peters
Gabe Rosetti, Jr.

Also Present: Pat Rock, Petitioner for the Jordan Landing project
Ed Keplinger
Michael C. Malda of Homes, Kim Kallquist, Architects
Rainney D'Arrigo

The meeting was called to order at 7:00 P.M.

Old Business

1. The minutes for the April meeting were presented.

Whereas the Village of Jordan Planning and Zoning Board minutes for the April meeting were provided for review by all the members of the board; and

Whereas there were no objections noted; and

Whereas no revisions were suggested,

Now, therefore, by motion made by Rob Meixner and seconded by Chris Peters, the minutes of the April meeting were approved as presented.

Motion Unanimously Adopted.

2. Mr. Rock, Mr. Kaplinger, and Mr. Malda appeared to provide information regarding the required Site Plan review for Jordan Landing:
 - a. The petitioner, Mr. Rock, presented information regarding the details of the proposed units, ADA compliance, and design specifications.
 - b. The development was proposed to contain 61 residential units.
 - c. Maps and drawing were presented showing the proposed configuration of the development and the types of buildings that could be constructed.

- d. It was noted that the proposed height for the main building would exceed the limit specified by Zoning Ordinance §3.3D.2.d, requiring a variance.
- e. The petitioner indicated that the proposed development would also require a variance for spacing between buildings. Zoning Ordinance § Height Variance – Not needed due to roof redesign for roof top equipment. Therefore, the new design is now in compliance with the Zoning Ordinance.
- b. Under Zoning Ordinance Section 6.2.A, there is a requirement for 1.5 parking spaces per dwelling unit. For 65 units, the requirement is for 98 spaces. A variance was requested to allow the applicant to provide 84 spaces, which is a reduction of 14% from the required number. The requested reduction is thus non-substantial. The applicant noted that there is an option to restore some spaces in the future.
- c. The applicant requested a Use Variance for multi-family. The requested variance is not needed, as the property is already zoned R-C.
- d. There was also a request for a variance from the required distance between buildings as specified in Zoning Ordinance section 3.D.2.f. Based upon the height of the structures, the zoning ordinance specifies a spacing of 40.75 feet between buildings. The applicant requested a reduction of this amount to 20 feet. This is a substantial request, a 51% decrease from the spacing required under the zoning ordinance. It was noted, however, that the New York State fire code only requires a 20' spacing between buildings, consistent with the applicant's request.
- e. It was noted that the lead agency for the development itself is the Village of Jordan Board of Trustees. Thus, the Board of Trustees is required to oversee the submission of the Environmental Impact Statement for the project.
- f. The petitioners requested that the Planning and Zoning review be completed during July and August.
- g. Chairman Nevin noted that a Public Hearing would be required for the project Site Plan, which would potentially be conducted at the July Board Meeting.
- h. There was a lengthy discussion by the board regarding parking, snow removal and storage, waste storage and disposal, and School Bus access.
- i. The board agreed to further discuss the plans for this development at the June meeting.

New Business

1. Rainney D'Arrigo appeared to request the Board to act to resolve issues between property owners at 44 and 48 Clinton Street. The dispute between Trevor Heath, who has incurred numerous Zoning Ordinance violations, and Ms. D'Arrigo was previously a subject discussed by the separate Planning and Zoning boards. A discussion was held reviewing the history of this matter.

Whereas the Village of Jordan Planning and Zoning Board members had previously reviewed this matter; and

Whereas there is no dispute that Trevor Heath, the property owner at 44 Clinton Street has violated numerous provisions of the Zoning Ordinance in constructing a pole barn which was not consistent with the plans for such a structure that had been the subject of a Site Plan review by the Zoning Board of Appeals; and

Whereas Trevor Heath has installed a driveway servicing 44 Clinton Street that was not presented in the Site Plan review and that crosses Village of Jordan property on McLaughlin Road without ownership of the property and without permission of the village; and

Whereas the Board of Trustees of the Village of Jordan has failed to act to enforce the Zoning Ordinance regarding the violation of the Site Plan Review for 44 Clinton Street; and

Whereas the Board of Trustees of the Village of Jordan has failed to act to block the illegal driveway across Village Property on McLaughlin Road that was installed by Trevor Heath without a permit, site plan review, or permission,

Now, therefore, by motion made by Gabe Rosetti and seconded by John Nevin, the Village of Jordan Combined Planning and Zoning Board formally requests that the Board of Trustees of the Village of Jordan address the Zoning Ordinance and property ownership violations by Trevor Heath, enforce the provisions of the Zoning Ordinance, and terminate Mr. Heath's illegal access across Village Property on McLaughlin Road.

Motion Unanimously Adopted.

Upon Motion Made by Chris Peters, the meeting was adjourned at 8:55 P.M.