
Amended Minutes of the Combined Village of Jordan Planning and Zoning Board

Call to Order

The June meeting of the Combined Village of Jordan Planning and Zoning Board was held at the Village Hall on June 18, 2025.

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

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

Old Business

There were no minutes to approve from the previous meeting.

New Business

1. Jordan Landing applied for:

- a. 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. There was a lengthy discussion by the board regarding the new parking design, the additional units added to the large building, the roof design being a mansard like

roof to hide the roof top equipment, the storm run-off basin, the bus stop at Peru Rd, parking and lighting.

- f. Part I of the State Environmental Review Act Form for matters requiring Planning/Zoning approval was reviewed by the board. The Board completed Parts II and III of the Form, resulting in a Type II Negative Declaration for the requested variances and for the Site Plan for the Jordan Landing Project.

Whereas the Village of Jordan Planning and Zoning Board has been asked to provide a site plan review for Jordan Landing; and

Whereas the Village of Jordan Planning and Zoning Board has reviewed and completed the State Environmental Quality Review Act Form for Jordan Landing, resulting in a Type II Negative Declaration with regard to environmental impacts resulting from the proposed variances and project site plan; and

Whereas the site plan will require a non-substantial variance from the zoning ordinance with regard to parking; and

Whereas the site plan will require a substantial variance with regard to the distance between buildings; and

Whereas the requested variance with regard to the distance between buildings still results in a distance between buildings consistent with the New York State fire code, and

Whereas each of these issues has been addressed by the applicant,

Now, therefore, by motion made by Gabe Rosetti and seconded by Chris Peters, the Village of Jordan Planning and Zoning Board found the application for Jordan Landing to be complete, and agreed to accept it as such.

Motion Unanimously Adopted.

2. Swanick Variance Application:

- a. Deborah Swanick applied for a Height Variance for a garage to be built at 77 North Beaver Street. Under Zoning Ordinance §7.7.B.4, accessory structures are not to exceed 15 feet in height. The proposed garage would be two stories high in order to accommodate a “bonus room” over the garage. It was noted that even though the proposed garage would exceed the height of the principal structure, the location of this accessory structure is approximately 5’ lower than the grade of the principal structure, thus minimizing the visual impact of its height.

Whereas the Village of Jordan Planning and Zoning Board has been provided with a complete application, including architectural plans, and

Whereas the Board has found that there are circumstances mitigating the impact of the requested height variance, and

Whereas a public hearing is required in order for the Board to provide a final finding in this matter;

Now, therefore, by motion made by Gabe Rosetti and seconded by Chris Peters, the Village of Jordan Planning and Zoning Board found the application for the Swanick Height Variance application to be complete, and sufficient to schedule a public hearing on this matter.

Motion Unanimously Adopted.

The meeting was adjourned at 8:30 P.M.