
Minutes of the Combined Village of Jordan Planning and Zoning Board

Call to Order

The August meeting of the Combined Village of Jordan Planning and Zoning Board was held at the Village Hall on August 20, 2025.

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

Also Present: Ed Keplinger

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

Old Business

1. The minutes for the July meeting were presented.

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

Whereas it was noted that the provided minutes listed individuals in attendance who did not attend; and

Whereas revisions were suggested to reflect the actual meeting attendees,

Now, therefore, by motion made by Chris Peters and seconded by Matthew McCabe, the minutes of the July meeting were approved with the required change.

Motion Unanimously Adopted.

2. Ed Keplinger appeared to provide a status update for the proposed Jordan Landing project. Mr. Keplinger provided the following information:
 - a. The plans for Jordan Landing were submitted to the New York State Department of Transportation (DOT). Comments were received from the DOT, and the Jordan Landing project submission was revised accordingly;
 - b. The planting plan showing screening and other plantings in the proposed project site was added to the Site Plan, and shown on page 8-6 of the Site Plan;

- c. It was determined that the proposed connection of the project site to the Empire State Trail, as recommended by the Onondaga County Planning Agency, was not feasible, and
- a. Mr. Keplinger indicated that the Stormwater Pollution-Prevention plan (SPEDES stormwater retention/dispersal plan, or SPPT) will be prepared once state funding for the project is approved.

Whereas the petitioners for the Jordan Landing project have provided a detailed preliminary Site Plan for the proposed project; and

Whereas the Village of Jordan Planning and Zoning Board reviewed, completed, and approved a State Environmental Quality Review Act submission during the meeting held on June 18, 2025; and

Whereas the Site Plan has been amended to address the concerns raised by the Planning/Zoning Board; and

Whereas the petitioners have received feedback on their proposed Site Plan from the Onondaga County Planning Agency and have addressed the issues raised by the Agency; and

Whereas the petitioners have submitted their Site Plan and supporting documentation to the relevant New York State agencies; and

Whereas the petitioners have also requested an area variance from the parking requirements of Zoning Ordinance §6.2A, requesting that the project provide 84 spaces instead of the 98 spaces that would be required under the Zoning Ordinance; and

Whereas the Board has found that this would be a 14% reduction from the required number of spaces; and

Whereas that reduction in required parking spaces was found by the Board to be non-substantial; and

Whereas the petitioner has indicated that additional parking spaces could potentially be added in the future; and

Whereas the petitioners have also requested an area variance from the required distance between buildings as specified by Zoning Ordinance §3.D.2.f.; and

Whereas as specified by Zoning Ordinance §3.D.2.f., based upon building height, the required spacing between buildings would be 40.75 feet; and

Whereas the petitioners have requested that the spacing between buildings be reduced to 20 feet; and

Whereas the spacing between buildings required under the New York State fire code is 20 feet; and

Whereas the Board has found that while this is a substantial deviation from the requirements of the Zoning Ordinance, the requested 20 foot spacing between buildings is consistent with the New State fire code and thus a generally accepted practice; and

Whereas the petitioners have received the necessary County and New York State approvals that are required for submission of the project to New York State for funding,

Now, therefore, by motion made by Gabe Rosetti and seconded by Chris Peters, the Special Permit and the requested variances for Jordan Landing were approved, contingent upon the receipt of a New York State DEC SPEDES Stormwater Permit and an Onondaga County Highway Permit.

Motion Unanimously Adopted.

Upon Motion Made by Rob Meixner, the meeting was adjourned at 8:00 P.M.