
Minutes of the Combined Village of Jordan Planning and Zoning Board

Call to Order

The July meeting of the Combined Village of Jordan Planning and Zoning Board was held at the Village Hall on July 16, 2025.

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

Also Present: Deborah and David Swanick
 Michael Malda
 Patrick Rausch
 Ed Keplinger
 Mayor Casey Brim

The meeting and public hearing regarding the Jordan Landing and 17 North Beaver Street matters was called to order at 7:02 P.M.

Old Business

1. The minutes for the May and June meetings were presented.

Whereas the Village of Jordan Planning and Zoning Board minutes for the May and June meetings

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 Gabe Rosetti, Jr. and seconded by Rob Meixner, the minutes of the May and June meetings were approved as presented.

Motion Unanimously Adopted.

2. Chairman Nevin indicated that the Village attorney had prepared and forwarded a letter to Trevor Heath regarding zoning violations on his property and the requirement that he address these violations.

3. Chairman Nevin presented a detailed report concerning his efforts to ensure that the Onondaga County Planning Agency had sufficient information to make a timely ruling regarding their position on the Jordan Landing project. Because the Village Clerk was not in the office at the time, and because time was of the essence in order to allow the County Planning Agency to timely review the project, Mr. Nevin personally prepared and submitted the County Referral Form required by GML §239 on behalf of the Board. Chairman Nevin indicated that while the proponents of the Jordan Landing project had submitted information to the Onondaga County Planning Agency on a flash drive, the information that was submitted was incomplete. Mr. Keplinger then provided the Agency with the information that was missing from Jordan Landing's original submission. Rachel Wood at the Planning Agency indicated that their agency approval was required for the project, in particular because of building spacing and parking (area) variances that will be required. Chairman Nevin noted that while there had been a Site Plan review for Locktender's Landing, which abuts the proposed Jordan Landing site and which will have shared access to roadways and utilities, the original Site Plan approval could not be found in any of the village's records. It was noted that while the Public Hearing on Jordan Landing could proceed, the final determination on this matter by the combined Planning and Zoning Board could not be made until Jordan Landing's submission was approved by the Onondaga County Planning Agency.
4. A discussion was held regarding the Area Variance required for the property at 77 North Beaver Street. The original application was for a Height Variance for a garage to be built at 77 North Beaver Street. Specifically, under Zoning Ordinance §7.7B.4, accessory structures are not to exceed 15 feet in height. It was noted that in addition, under Zoning Ordinance §7.7(D), accessory structures, such as the one proposed for 77 North Beaver Street, must be subordinate to the primary structure. The variance application was then amended to include a variance to the requirements of §7.7D. With regard to the proposed area variances, The New York State Department of State, Division of Local Governmental Services presented information on this subject entitled "Area Variances: A Deeper Dive" in 2023. This presentation indicated that there are five factors that must be considered in granting an Area Variance. It was also indicated that while each of these factors must be weighed, it is a balancing test which does not require that each and every factor be satisfied. The factors were then discussed by the Board, as follows:
 - a. *Change to neighborhood character or a detriment to nearby properties:* Due to the location of the primary residence and the proposed accessory structure, the Board determined that granting the proposed variance would have little impact on nearby properties;
 - b. *Alternatives not requiring variance:* The petitioners indicated that they had considered adding to the primary structure instead of constructing a new

accessory structure, but, due to the configuration of the property, such an addition was not feasible;

- c. *Substantiality of the request:* Because of the location of the proposed accessory structure, the configuration of the lot, and the grading of the property, the Board determined that approval of the proposed accessory structure would not result in a substantial deviation from the requirements of §§7.7B.4. and 7.7D;
- d. *Adverse effect on physical or environmental conditions:* As determined by the State Environmental Quality Act review, the proposed structure was found by the Board to have minimal impact on physical or environmental conditions, and
- e. *Alleged difficulty self-created:* While it could be argued that the conditions requiring a variance were self-created by the applicant, the board determined that, in light of the factors noted above, this factor should have a minimal impact on the Board's decision.

The public hearings on both Jordan Landing and on 77 North Beaver Street were closed at 7:30 P.M.

Following closure of the public hearing for 77 North Beaver Street, the following motion was made:

Whereas the Village of Jordan Planning and Zoning Board members have reviewed and discussed the area variances required to allow construction of the accessory structure at 77 North Beaver Street; and

Whereas the Board has weighed all of the factors required in considering granting an area variance as noted above:

Now, therefore, by motion made by Gabe Rosetti and seconded by Chris Peters, the Village of Jordan Combined Planning and Zoning Board voted to approve the area variances requested for 77 North Beaver Street.

Motion Unanimously Adopted.

New Business

1. J&T Automotive has proposed that they be allowed to conduct auto sales on their property. A discussion was held regarding what items should be addressed in the Special Permit that would be required in order to allow such sales.
2. The next meeting of the Board was scheduled for August 20, 2025 at 7:00 P.M.

Upon Motion Made by Chris Peters, the meeting was adjourned at 8:08 P.M.