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ZONING BOARD OF APPEALS  
5 ROUTE 31  
P. O. BOX 568  
JORDAN, N.Y. 13080



PLANNING BOARD  
5 ROUTE 31  
P. O. BOX 568  
JORDAN, N.Y. 13080

**Town of Elbridge Planning Board**

**January 12, 2021**

**Approved Minutes**

**Members Present:** Chairman, Marc Macro, John Stevenson, Steve Walburger, Tim Sullivan  
Cindy Weirs, Sec/Alt Member

**Absent:** Pat Svanson

**Staff Present:** Councilor Doug Blumer, Howard Tanner, CEO, Attorney Tim Frateschi

**Others Present:** Mark Dombal, Rusty Cooper

**OLD BUSINESS:**

<b>Jerry &amp; Lynee Hamm</b>	Site Plan Review Minor SD	TM # 030.-01-02.0
Not Present	6607 River Road, Jordan	Zoned: Ag

Howard Tanner, CEO stated Mr. Hamm applied for a Use Variance with the ZBA.

<b>George M. Daniels, Jr.</b>	Daniels Major SD Review	TM # 041.-02-07.1
Not Present	Kingston Road, Elbridge	Zoned: Ag

Site Plan was approved September 10, 2019; maps were never filed with county.

Mr. Daniels has to have his new site plan maps signed. Howard Tanner, CEO has not received them yet.

**NEW BUSINESS:**

<b>Russell Cooper</b>	Russell Cooper Minor Subdivision	TM # 043.-02-02.1
	5271 Halfway Road, Elbridge	Zoned: R1-Residential

Russell Cooper is subdividing his property to create one new lot (2.90 acres) labeled as (Lot-1) on the site plan. The site plan shows the remaining acreage (9.8 acres) showing Mr. Cooper's residence and barn. Mr. Cooper's residential lot is not labeled on the site plan map. The Planning Board (PB) will need this to be labeled as (Lot-2) on the plan prior to approval.

**NEW BUSINESS: Russell Cooper (Cont'd)**

Mr. Cooper's Surveyor, Stephen Sehnert provided the driveway site distances on the site plan and he submitted the site plans to SOCPA. The county gave him verbal approval.

Howard Tanner, CEO reviewed with the board the Sewage Disposal Plan for Lot-1, which was reviewed by the county and they had no issues.

Two items the PB requires to be added to the site plan map:

1. Lot-2 needs to be labeled on map
2. Signature is required on the map

Short Form SEQRA was completed by the Planning Board at this meeting. Chairman Macro moved for a motion to declare this a Negative Declaration.

John Stevenson motioned finding this a Negative SEQRA Declaration. Steve Walburger seconded the motion followed unanimously by all members present.

**Approved**

The board should have SOCPA's GML 239 Response before the February 9<sup>th</sup> meeting.

A Public Hearing will be scheduled for the February 9, 2021 Planning Board meeting.

Mr. Cooper will provide the PB with (5) paper and (2) Mylar copies of the signed site plan for Final Plat approval.

**Monroe Mechanical  
Services, Inc.**

Route 31 Sunoco Site Plan  
425 NYS Rt. 31, Jordan

TM # 030.-03-12.2  
Zoned: B-2

Mr. Dombal is proposing to add a diesel canopy, one new DEF (Diesel Exhaust Fuel) tank and diesel dispensers. Right now they have one low-flow diesel pump. They are proposing to have two lanes with high speed diesel for the tractor trailers and then relocate the existing low-flow diesel pump for the cars and trucks to refuel. They will install a 5000 gallon underground DEF tank which is required for trucks. The tank is double walled fiberglass with a stainless steel tank. The DEF tank will be located underground next to the existing 10,000 gallon diesel tank that is located behind the building in the grass area that is covered with a concrete mat.

The off road diesel pump and propane pump locations will remain at their present locations. The entry to the building will remain the same.

The proposed canopy (52 x 20 feet) and new pumps will be located in the back between the existing building and the two underground tanks. The canopy will be a plain canopy painted white or sapphire blue and will not be branded. The canopy will drain off onto the surface at the columns and out.

They are not changing anything but the price sign. The engineer accidentally put the Gulf brand on the gas price sign and the canopy. They are not changing brands, the Gulf logo will be removed from the site plan prior to approval. The only thing they are doing is putting in extra diesel capability.

**NEW BUSINESS: Monroe Mechanical Services, Inc. (Cont'd)**

The store will remain open during construction closing off the back half. The applicant would like to start as soon as he gets approved. The only thing that might take time is the under-ground storage tanks which can take anywhere from 15-22 weeks out. If he can find a 4000 gallon tank he will take that. If any of the soil is contaminated, the soil will be stock piled which will be covered with heavy duty poly. The DEC has a time limit the soil has to be removed by and has all kinds of regulations that will need to be followed.

Howard Tanner, CEO questioned the sign that is proposed on the site plan showing the dimensions as 26 feet high by 7.4 feet wide. The applicant is not changing the sign that was an error on the site plan. The Gulf sign is not going on the canopy so this needs to be removed. Chairman Macro wants to verify the proposed gas company sign has to come off the site plan and any reference to the sign must be removed prior to approval.

Short Form SEQRA was completed at this meeting. Chairman Macro moved to find this a Negative Declaration. Steve Walburger motioned to approve the Negative Declaration, seconded by Tim Sullivan followed unanimously by all members present.

**Approved**

Howard Tanner, CEO informed the PB that the Jordan Fire Department has a full copy of the application.

The PB is waiting for SOCPA's response for the GML 239 submitted, which should arrive before the February meeting then this application can be approved.

**Approval of Minutes:** November 10, 2020 Draft Minutes  
December 8, 2020 Meeting Canceled

John Stevenson approved the November 10, 2020 Draft Minutes, seconded by Steve Walburger followed unanimously by all members present.

**APPROVED**

**DISCUSSION:** The board discussed other projects that are pending.

**Adjourned:** Steve Walburger motioned to adjourn the meeting at 7:37 pm, seconded by John Stevenson followed unanimously by all members present.

Respectfully submitted,  
Cynthia Weirs  
Sec/Alt Member

Next Meeting: February 9, 2020