

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 14, 2020

Approved Minutes

Members Present: Chairman Marc Macro, Deputy Chair, John Stevenson, Steve Walburger, Pat Svanson, Tim Sullivan, Cindy Weirs, Sec/Alt Member

Staff Absent: Attorney Scott Chatfield

Staff Present: Doug Blumer, Deputy Supervisor Councilor, Howard Tanner, Codes Officer

Others Present: Ronald Hayes, Tanner Hayes, Craig Hurdy, Jerry Hamm

Approval of Minutes: December 10, 2019

Pat Svanson motioned to approve December 10, 2019 draft minutes as presented. Tim Sullivan seconded the motion followed unanimously by all members.

OLD BUSINESS: None

NEW BUSINESS:

Jerry & Lynee Hamm	Site Plan Review Minor SD 6607 River Road, Jordan	TM # 030.-01-02.0 Zoned: Ag
-------------------------------	--	--------------------------------

CEO, Howard Tanner sent the GML 239 Referral Notice to SOCPA for review.

Mr. Hamm would like to subdivide his existing 32 acre lot into two separate tax parcels. He wants to subdivide the existing house (Lot # 2) into a two acre lot and maintain the remaining 30 acres (Lot # 1) to build a small 500 square foot cabin. Mr. Hamm is concerned that the location he would like to build the cabin does not have the required 200 feet of road frontage to meet the zoning code requirements.

Lot 1 consists of a separated road frontage of 144.21 feet to the left side of Lot 2 and 303.09 feet on the right side Lot 2. The right side has the required road frontage, but there is a slope with approximately a 40 foot difference. Howard Tanner, CEO discussed with the board members that the zoning code does not state that the road frontage has to be continuous road frontage. He may be able to get a variance for his original location, except the 30 acres will be attached to Lot #1 and he will not be able to subdivide it in the future. Mr. Hamm said he would keep the proposed house with all the land. Mr. Hamm will need to get a variance for Lot # 1 to have the property line next to the garage.

The board discussed with Mr. Hamm the note on the site plan map under where Lot 1 is) that states: “This lot is not a residential building lot under Onondaga County Health Department Subdivision Regulation and is therefore not approved by the department for residential use. Individual sewage disposal plans must be approved by the Health Department prior to conversion to residential building lot and issuance of a building permit.” Mr. Hamm will need to get the Onondaga County Health Departments approval then he can convert this to a residential building lot.

Mr. Hamm said he will get the septic plan together for septic approval and perc test. The board stated that once he has the Health Department approval he will need to have the land surveyor remove the verbiage from the site plan and then he can come back to the Planning Board.

Hurdy’s Redemption Center	Site Plan Review	TM # 041.-03-37.0
	1118 State Route 5	Zoned: B1

Mr. Hurdy will be using this location as a Redemption & Beverage Center and will also provide a propane fill station. The propane exchange will be installed professionally by the propane suppliers. The dispensing tank (1000 gallon system) will be located behind the building on the back side of the blacktop. It is going to have concrete jersey barriers four feet on center all the way around it. He does not need to have a fence if you have jersey barriers. He is not changing anything to the existing building. Loading and unloading of materials will be done using the existing front door. There are two outside lights one in the front and one in the back. The lights are the same and the light in the back lights the whole area in the back. Mr. Hurdy believes they are dusk to dawn. There will be only one sign located on the building. He will not be using a post sign near the road. There will not be any outside storage. The hours of operation will be from 9 am – 5pm. Typically there are two employees on site and they will park closer to the back.

The site plan shows four parking spaces in the back of the building by the propane dispensing tank and four parking spaces in front of the building that includes (2) proposed ADA compliant parking spaces. There are also eight slanted parking spaces on the west side of the property with three parking spaces on the east side toward the front of the building. The board will need the parking lot striped to match the site plan. The board suggested that they do not put any parking spaces directly in front of the door allowing customers the ability to carry in their bags of cans. The parking on the side is fine, but the board is concerned with the front parking. The entrance/exit door of the building comes right to the pavement. The board would like wheel stops or something put in front of the building preventing someone from driving into the building. The board has concerns whether there is enough room to park in front of the building and safely back out and turn to get out of there without having to do a three-point turn. Mr. Hurdy stated there is 21 feet to the curb. The zoning code requires regular parking spaces be 10 x 20 feet. There are two curb cuts for this property that

could be utilized as one being an entrance and the other an exit. Mr. Demarco put concrete blocks down along the back property line to prevent people from driving from one property to the next. Chairman, Marc Macro would like to look at the parking on the east side of the property and also verify that the concrete barriers are properly located blocking off the ability to drive from property to property.

Mr. Hurdy has all his vendors lined up for the first week of February. Mr. Hurdy has to be permitted through the DEC that he is opening a redemption center at a specific location and because he does have the Planning Board approval or an approval letter they will not grant him his permit. He needs some kind of approval letter from the Planning Board so he can keep moving forward.

The board discussed they could approve the use of the building and approve the business going forward contingent upon future site plan approval. Howard Tanner, CEO said he could write a zoning compliance letter but it is not a Certificate of Occupancy. Deputy Supervisor, Doug Blumer clarified there is a difference between a zoning compliance and site plan approval. Zoning wise there are no issues, but that does not give him the right to open the business until the Planning Board approves the site plan. The board asked Mr. Hurdy to get the paperwork to Howard and he will write a zoning compliance letter and see if the DEC will accept that.

Howard Tanner, CEO said that Mr. Hurdy does not need a building permit because he hasn't changed anything structurally, but he will redo a Certificate of Occupancy because it is a change of use.

DISCUSSION: New Application for the Planning Board

The board members reviewed and approved the new application for the Planning Board.

ADJOURNMENT: Tim Sullivan motioned to adjourn the meeting at 7:40 pm seconded by John Stevenson and approved by all members.

Respectfully submitted,
Cynthia Weirs
Secretary/Alternate Member

Next Meeting: February 11, 2020