

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



PLANNING BOARD
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P. O. BOX 568
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Town of Elbridge Planning Board

October 13, 2020

Approved Minutes

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

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

Others Present: Dan McLaughlin, Eireann Govern

OLD BUSINESS:

Daniel Ebersold (David Borst property) Guy Donahue, Architect Not Present	Site Plan Review 530 State Rte. 31, Jordan	TM # 030.-03-10.3 Zoned: Industrial
Approved August 11, 2020 – provide updated site plan		

Dan McLaughlin Bob Eggleston, Architect	McLaughlin Tire Service SP Review 1125 NYS Route 5	TM # 037.02-20.2 Zoned: B2
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Mr. McLaughlin provided the board with an updated site plan, dated September 2 2020. The site plan shows the concrete Handicap parking space # 13; parking spaces # 16 – 26 are gravel; the dumpster location is shown with plans to put up a fence around the dumpster in the spring. Once the building is up Dan plans to pour a piece of concrete and put the dumpsters on it, because it creates a mess. The board was looking more for a screening to block it from the road. Dan agreed that was fine. The four containers will probably be there until spring. The long skinny trailer gets swapped out about once a month.

OLD BUSINESS: Dan McLaughlin (Cont'd)

Where the two roofs come together Dan has already graded the area with a tile line that extends to the end of the building and pea stone. The existing barn does have the new gutter on it and the new building has a gutter and up above on the other peak of the other building, because it is actually two peaks, he is going to add a gutter in the spring. The site plan shows the location of the relocated fuel tanks when the new addition gets put up. It is basically in the same location just out 30 feet.

The board discussed a man-door in the new addition at the previous meeting and it is not shown. Dan may have forgotten to mention that to Mr. Eggleston. Dan said there will be in either corner a man-door. The man-door has to have a light and concrete pad.

The PB reviewed SOCPA’s GML 239 Resolution Report stating there is no significant adverse Intercommunity or county-wide implications.

Short Form SEQRA Part 2 and Part 3 were completed at this meeting.

John Stevenson motion to find this a Negative Impact Assessment, Steve Walburger seconded the motion followed unanimously by all members.

CARRIED

Site Plan Approval: Site Plan (1) of (1) dated October 13, 2020 for D & A Properties (Dan McLaughlin); McLaughlin Tire Service located at 1125 NYS Route 5, Elbridge, NY; drawings done by Robert Oggleston.

John Stevenson motioned to approve D & A Properties Site Plan, Pat Svanson seconded the motion followed unanimously by all members.

APPROVED

Once he adds the man-door and the fencing for the dumpster, the PB would like to get the site plans re-issued and deliver three copies to the Town Clerk so we have the record on file.

Eric Richards:	Blessed Hope Church Site Plan	TM # 029.-01-35.4
Ron Falsey – owner	Rte. 31, Jordan	Zoned: Industrial
Not Present		

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

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

Approved September 10, 2019; maps were never filed with county, because he never brought the maps back to the Planning Board to be signed. Howard Tanner, CEO stated Mr. Daniels has to have his surveyor show the tentative driveways with the site distance prior to submitting the site plan to OCDOT for approval because OCDOT will not sign off with a letter anymore.

NEW BUSINESS:

Eirann Bennett Govern

Town Board Referral – Zone Change
705 NYS Route 31, Jordan

TM # 029.-01-36.0
TM # 029.-01-34.1
Zoned: RR

Ms. Govern is trying to sell her mother's property that consists of 17.2 acres including a house, garage and a barn located on the north side of Route 31 and an agricultural lot across the road on the south side of Route 31. The two lots are being sold together. The house side acreage has a fence all around the hill going right to the barn. Ms. Govern's realtor recommended she apply for a zone change from RR to Light Industrial making the property more saleable. Ms. Govern's realtor and Howard Tanner, CEO have received calls from people from all over the county that are interested in the residential property located on the north side of Route 31 as a business venue. They have had inquiries for a dog rescue boarding facility, auto mechanic, a retreat, restaurant, wedding venue, winery and a bed and breakfast.

Ms. Govern just had a new survey done. She thinks all the property is written on the same deed, but the agricultural lot across Route 31 is a separate tax map number. The deed has been redone and was filed with Onondaga County about a month ago, but she has not seen the new deed yet.

She approached the Town Board at their last meeting regarding a zone change from RR to Light Industrial. The Town Board referred Ms. Govern to the Planning Board for their insight and opinion.

Howard Tanner, CEO reviewed with the PB the options allowed in the Light Industrial which includes everything in the agricultural district (residential and farming), B1, B2 and everything in the light industrial. Howard also said there are a lot of home businesses that can be done with Special Permits. The board also discussed the Planned Unit Development (PUD), but this has to be done by the owner. The board suggested she could do a sale contingent upon Planning Board approval. The board is more than willing to entertain any offers, if she has an offer put in on contention, Ms. Govern can tell Howard now she has an offer and it is contingent, is this allowed.

The PB has no objections to change the agricultural lot across Route 31 to Light Industrial, but they do have concerns changing the residential lot to Light Industrial. Howard Tanner, CEO said all the activities in the Industrial zone are subject to Site Plan approval, Public Hearing and SEQRA. Once the PB makes a recommendation to the Town Board, Ms. Govern will still have to process it at the Town Board.

The PB would like to think about this and asked Ms. Govern to come back to the November 10th meeting. In the meantime, if someone approaches her with an offer she can contact Howard to let him know you have an offer predicate upon the zone change. Howard Tanner, CEO can arrange a special meeting.

Approval of Minutes:

September 8, 2020 Draft Minutes

Pat Svanson motioned to approve September 8, 2020 minutes with corrections. Tim Sullivan seconded the motion and followed unanimously by all members.

DISCUSSION:

Howard Tanner, CEO spoke with Mr. Hamm. Mr. Hamm never finished the subdivision so his surveyor can move the lot lines between the shed and move the other lot line down to keep the acreage. That will get him out of two variances. He will have to add a driveway for the shed. Mr. Hamm has his utilities for the shed running from one parcel to another parcel. These will need to be separated from the other parcel. Mr. Hamm is living in the shed and that doesn't meet the requirements. The septic is already in and approved by the county. The county's paperwork came back as an efficiency apartment.

Mr. Hamm will need to address the following:

1. Adjust both side yard setbacks
2. Put in a driveway
3. Utilities – he is tapped into the well and power from another parcel; he has to separate them.

Attorney Frateschi suggested Mr. Hamm start with the ZBA for the variance of having an under sized livable house on the property.

Adjourned: John Stevenson motioned to adjourn the meeting at 8:15 pm; Steve Walburger seconded the motion followed unanimously by all members.

Respectfully submitted,
Cynthia Weirs,
Sec/Alt Member