

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
JORDAN, N.Y. 13080

Town of Elbridge Planning Board

October 8, 2019

Approved Minutes

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

Staff Present: Attorney Scott Chatfield, Howard Tanner, Codes Officer, Doug Blumer, Deputy Supervisor Counselor

Others Present: Doug Reith, CNY Land Surveying, Robert Hill Jr., Robert Hill, III Mike Adrian, Tessy Plastics, Matt Napierala, Engineer Consulting, Tom Malinowski, Architect VIP Structures, Harold & Jan Reichard

Approval of Minutes: September 10, 2019

Corrections:

Page 2: Public Hearing: add: applicant spoke in favor of this subdivision;

Page 2: Public Hearing GML 239 Item 2 add: conditional approval from OCDOT is required;

Page 3: last paragraph: 2nd sentence: remove the word formerly;

John Stevenson motioned to approve September 10, 2019 minutes with the above corrections. Pat Svanson seconded the motion followed unanimously by all members.

OLD BUSINESS:

Tessy Plastics – Bldg B
Mike Adrian

Site Plan Modification
442 Route 5, Elbridge

TM # 040.-04-23.1
Zoned: Planned Ind

Syracuse-Onondaga County Planning Board (SOCPA) Resolution was reviewed with the applicant. SOCPA recommends the following modifications to the proposed action prior to approval:

- 1) **Stormwater Pollution Prevention Plan (SWPPP) is required;** the applicant provided a SWPPP report at this meeting; the dates will need to be changed.
- 2) **Per NYSDOT all existing driveways on NYS Route 5 that serve the Tessy Plastics facility must meet the Department's commercial driveway standards. The Town and applicant must coordinate requirements for the parking in front of the easternmost building, which allows for uncontrolled open access onto Route 5;** the trucking out of this facility is down by 70%; the main office has moved out of this location to Auburn and they moved the deodorant business to Baldwinsville which was the bulk of the truck traffic coming out of this campus; they were producing it in Elbridge and then shipping to the north and now they are producing in the north which completely eliminates the traffic.
- 3) **Contact U.S. Army Corps of Engineers and/or NYSDEC to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.** When they provide both the nationwide inventory maps and the DEC maps and overlay maps they are well out of those jurisdictional pieces for wetlands; and again the concern here has been the floodplain and those have been addressed with the certification from the surveyor of where that flood line is based on the latest maps. They feel confident that they are not adversely impacting jurisdictional injuries.

The applicant discussed with the board SOCPA's following comments: **1) review of the septic system;** this facility isn't adding employees it is adding warehouse space; the office is now moved so there is no impact to the septic system, not adversely impacting the septic system in regards to the warehouse space and not adding any facilities in the 96,000 foot warehouse; **2) Flood plain:** they have identified the floodplain, mitigated it and they are showing compensatory areas as well; **3) Given the proximity of the development to Skaneateles Creek:** part of what they are doing is satisfying the DEC requirements as far as water quality mitigation, water quantity mitigation and compensatory flood volume mitigation, the discharges are going to be consistent as the discharges are today; they are not introducing new head locations for discharging into the water body; so they are meeting today's standard run off reduction, water quality as well as a 100 yr. storm mitigation. The run off is being controlled from the big roof areas into bioretention and catchment areas before going into a secondary piece;

The first thing that will occur is a silt fence with a construction fence, so they are defining that boundary so not to impact the flood plain line. They presently have two hydrants in the back, one will be moved and they will be adding one hydrant.

The lighting will be the same as on the other building. The exterior lighting will need to be shown on the Site Plan. They would like to start this project January – February 2020.

FINAL PLAT APPROVAL: John Stevenson motioned to approve Tessy Plastics-Building B Final Plat site plan map dated September 3, 2019 drawn by VIP Architectural Associates, PLLC.

Pat Svanson seconded the motion followed unanimously by all members.

APPROVED

Craig Hurd
Not Present

Hurdy's Redemption & Beverage
1565 State Route 5, Elbridge

TM # 036.-01-09.0/1
Zoned: B1

Robert Hill Sr. and Rob Hill Jr. stated they measured the buildings and the driveways and spoke with NYSDOT to find out where the location of the NYS ROW was located and found the ROW does not impact the building or where the sign is located. Mr. Hill suggested to the PB instead of closing off the entrance to Route 5 as the PB suggested at the previous meeting is to use Fikes Road as the entrance and use Route 5 as the exit which he believes would ease the flow of traffic.

The applicant will need to provide a Site Plan showing the parking lot layout, before the board can conclude their decision.

Nancy Hourigan
Doug Reith

Hourigan's Powerhouse Rd. Subdivision
280 Powerhouse Road

TM # 028.-01-06.0
TM # 028.-01-09.0
Zoned: R1/Ag

Doug Reith presented a new map showing the 40 foot access entrance from Powerhouse Road to the property and other than that everything is the same. The 40 feet access will not be adequate for a public highway, but it is adequate as a private driveway. There is no problem with site distance.

The board has not received SOCPA's Resolution at this time. The GML 239 was sent in on September 12, 2019.

Resolution: Steve Walburger motioned to grant Final Plat approval of Hourigan Farms Powerhouse Road Subdivision drawn by CNY Land Surveying dated September 10, 2019; File # 19.062. John Stevenson seconded the motion followed unanimously by all members

Approved

NEW BUSINESS:

Danny Colvin
Kristine Corgnell
Not Present

Colvin, Corgnell Subdivision
1431 Whiting Road

TM # 028.-05-18.0
Zoned: Residential/Ag

Harold & Janet Reichard

Informal Request Site Plan Review
1040 Route 5, Elbridge

TM # 041.-03-27.0
Zoned: B1

The applicants would like to reopen the Train Shop as the Abraham Lincoln Museum/Gallery. The one acre property consists of a house, barn and shed (8 x 16 ft.). The property is located in the Village of Elbridge and the house is located outside of the village limits. A Site Plan was provided for the board to review. The applicants reside upstairs and the museum would be located downstairs in a room (22 x 25 feet) where the Train Shop was located. The museum has an existing restroom. They were told a year ago they could put up a metal carport (18 x 21 feet) as long as it was not attached to the house. This will be used for patrons to get under cover in case of rain. The carport has wooden columns instead of metal. They are going to widen some of the parking spaces.

The applicants would like to hold one outdoor civil war re-enactment event each year during the summer. One of the firemen spoke up and said if they are going to have a small event like that they could mandate the firemen to be right there and cross people safely across the road to the museum and if they do that then they would take care of the food also and they would give a donation to the museum.

They would also like to have school trip tours to come to the museum. There is a picnic table and tables set up so if students come with a bag lunch they will have a place for them to sit. The purpose of the car port is so they can split a large group into two groups with some students inside and outside. The board has concerns with students crossing Route 5 and what they are going to do with the school bus. The applicants were planning on talking to the Village of Elbridge about the piece of land that is used for State Fair parking and also Seymour Loft Park area for overflow parking. They spoke with the Elbridge Firemen and was told it would be possible for them to park their overflow parking at the Fire Department.

If there are school buses involved the board will want to know that the Fire Department would provide traffic control measures for safe crossing of Route 5.

The Site Plan map needs to show the following:

- 1) NYS ROW line and show the size of it
- 2) Sign location with dimensions, picture of sign or copy, is the sign lighted or not
- 3) Application for Site Plan Review
- 4) Location of the new sidewalk, handicap space marked on the Site Plan

The board suggested the applicants bring the Site Plan it in to have Howard Tanner, CEO to look it over before the next meeting.

The applicants need to provide the Planning Board with the following:

- 1) Full size Site Plan map
- 2) A written agreement with the Elbridge Fire Department that the applicant can use their area for overflow parking and if so under what circumstances; and any other arrangements such as provide traffic control measures for safely crossing Route 5.

DISCUSSION: Proposed Local Law # 2 and # 3

Deputy Supervisor, Doug Blumer discussed amending the Industrial District to allow B1, B2, RR and Agricultural uses because they are compatible within any Industrial use that is allowed. Another reason why he added this in is because they are also requesting or considering changing the zoning because there are two residential lots on Route 31 and he does not want to create a hardship to those residences. This would allow these residences to still be an allowable use without having to go through any variances. The rest of the lots that they are considering are all vacant lots. One lot is already zoned B2; the two residential lots and then there are four vacant lots and those six lots are all zoned RR. They have potential buyers for two of those lots that want to put businesses in and both of those businesses would fall underneath a B2 category, but the board felt that there could be an

align with a potential that might be an Industrial type nature. If they amend the Industrial District to include B1 and B2 uses, they are better off rezoning that whole strip of those seven lots Industrial for a couple of reasons. None of the lots have any significant agricultural value, the only other value they are going to have a use for is a residence or business or manufacturing or something like that. Residence is all right except the Thruway goes right behind it and there is no public water or public sewer. So you are not going to get a retail business that depends on public water and sewer. One person wants to put in a heavy duty truck repair shop and the other one is a potentially specialized boat manufacturing or customized speed boat. They are not going to have the demand on public water and sewer. That area is more likely to be a Light Industrial and right now we have B2, RR and Industrial, it is kind of like a spot zoning situation. This would make the whole section all one zone; would open up the door for other businesses to come in, but will not put any hardship on the current residences that are there. This is what is going to be considered in a couple of weeks at the next Town Board meeting.

Deputy Supervisor, Doug Blumer is sending letters out to all the property owners to notify them about this. The Town Board has scheduled to hold a Public Hearing on October 24, 2019 for the proposed Local Law # 2 and # 3.

Local Law # 2 deals with how to amend the Industrial zone. They propose to amend the Industrial District to add to the permissible uses in an Industrial District those uses in the RR, Agricultural, B1 and B2 by way of special permit. Deputy Supervisor, Doug Blumer disagrees with this so Attorney Chatfield will double check this law. The Planning Board previously sent their Recommendation of Resolution to the Town Board regarding Local Law #2.

Local Law #3 was discussed by the board members regarding the proposal for the Industrial zone change on Route 31 for seven lots and four owners; certain zoning districts (partials) in certain areas. There is a lot of natural buffers along this strip and any type of business activity that went on any of these lots would have to come through the Planning Board. That is when this board would have to say they want them to keep the tree buffers there. The lots are 5 acre lots. Steve Walburger would like the remainder of his partial be included within this zone change. Attorney Chatfield suggested he attend the Public Hearing and speak to the Town Board.

Resolution of Recommendation from the Planning Board: The Planning Board recommends that Local Law #3 be favorably considered. John Stevenson motioned to approve Local Law #3 and Steve Walburger seconded the motion followed unanimously by all members.

Adjournment: Tim Sullivan motioned to adjourn the meeting at 9:15 pm. and Steve Walburger seconded the motion followed unanimously by all members.

Respectfully submitted,
Cynthia Weirs
Secretary/Alternate Member

Next Meeting: November 12, 2019