

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

November 9, 2021

Approved Minutes

Members Present: Co-Chairman, John Stevenson, Pat Svanson, Steve Walburger, Tim Sullivan

Members Absent: Chairman, Marc Macro, Cindy Weirs, Sec/Alt Member

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

Others Present: Daniel Ebersold, Patrick Snyder, Cyndi Koolakian

OLD BUSINESS:

Grayfield Properties, LLC	Site Plan Review	TM # 024.-02-11.1
Patrick Snyder, Esq., PE	1041 and 1041A Old Route 31	TM # 024.-02-11.2
		Zoned: RR

Pat Snyder presented an adjusted survey map to comply with everything the Planning Board (PB) asked for at the last meeting:

- Lot-B now comes out to the road with a 30 ft. wide driveway (ingress/egress)
- Lot-C has been deleted from the map; what was formerly Lot-B on our old plan is now Lot-C (24.82 acres) plus the additional acreage from the lot that has been deleted, minus the acreage that runs along Carpenter Brook that was added to Lot-A
- The turn-around for fire trucks (emergency vehicles) has been constructed and was approved by the Fire Chief; Howard Tanner, CEO confirmed he talked to them and they made all the road improvements asked for by the PB
- Removed the word "proposed" from the lots on the map
- The Preliminary Map has a revised date of November 8, 2021 showing the lots as they are mapped with the present acreage as proposed and revised in accordance with the PB's request

The applicant said the septic tank for Lot-A is close to the building within its boundaries of Lot-A; the septic tank for the white house on Lot-B is located on Lot-B, but the writing on the map for the septic tank is written on Lot-A. The PB stated this needs to have an arrow showing it belongs with the septic tank on Lot-B.

OLD BUSINESS:

Grayfield Properties, LLC

(Cont'd)

The site plan and legend is very confusing; the PB requested all the old dotted lines be removed from the site plan map. A subdivision map should simply have the outlines of the three proposed lots and the buildings on them. The applicant is going from a two lot to a three lot subdivision.

The site plan shows a cut regarding the shared driveway; 30 foot wide strip being a portion of Parcel-B, this strip to be made subject to the rights of ingress/egress and regress benefiting Parcel-A; even though Parcel-A has road frontage the PB wants them to use the shared driveway.

This application does not need to go before the Zoning Board for a road frontage variance. The PB has the right to approve it on a shared driveway.

The PB is required to hold a Public Hearing for Grayfield Properties, LLC Preliminary Subdivision Site Plan; the site plan map is dated March 13, 2021. The PB needs to approve the Preliminary Plan and if the applicant is ready for the Final Plan on the same night the PB can approve that also.

Attorney Frateschi requested Mr. Grayfield submit electronically a revised map (eliminating the non-necessary lines) to Howard Tanner, CEO, so he can submit this application to county for GML 239 Review prior to October 26th for their November meeting. Mr. Grayfield agreed and will also provide a printed copy of the revised map to Howard Tanner, CEO.

Public Hearing 1: Steve Walburger motioned to schedule a Public Hearing for December 14, 2021 at 7:05 pm. Pat Svanson seconded the motion followed unanimously by all members present.

CARRIED

Mikhail Koltakov (Robert K. Hill, Jr. property) Not Present	Site Plan Review Hill Jr., Minor Subdivision 1565 State Route 5 E, Elbridge	TM # 036.-01-09.0/1 Zoned: B-1/Agricultural
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Daniel Ebersold	Ebersold Minor Subdivision 530 State Rte. 31, Jordan	TM # 030.-03-10.3 Zoned: Industrial
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The PB asked Howard Tanner, CEO at the October 12th meeting to inform Mr. Ebersold the board would like him to show on the drawing a shared driveway easement as part of the subdivision so he can come in at this meeting with what he needs, which he has done. The board agreed last month these two businesses are low impact businesses.

Mr. Ebersold provided larger site plan maps for the board to review that does show the 30 ft. wide x 100 ft. length access easement for Lot-2. The buyer does plan on going to get the state access permit.

Co-Chairman Stevenson stated the agenda is incorrect on this application it is down as an Informal Site Plan Review, this needs to be corrected to a Minor Subdivision.

The PB received from Onondaga County Planning Board the GML 239 Resolution dated October 27, 2021 which was reviewed by the board. Co-Chairman Stevenson read the following:

OLD BUSINESS:

Daniel Ebersold

(Cont'd)

NOW THEREFORE BE IT RESOLVED that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

- The applicant is advised to contact the Onondaga County Health Department for required verbiage that must be added to the plan prior to Department endorsement of the subdivision.

The PB explained to the applicant Lot-2 is not approved for a septic. They are asking you to contact the Health Department to see what verbiage they are going to require on the septic for Lot-2. Mr. Ebersold said the buyer is not interested in having a septic or well. Howard Tanner, CEO will give them a call on Friday and see if he can figure it out.

Attorney Frateschi wants to note for the record that the county has no comments; this can pass by a simple majority.

Co-Chairman Stevenson asked for a motion to hold a Public Hearing at the December 14th meeting.

Public Hearing 2: Steve Walburger motioned to hold a Public Hearing on December 14th at 7:10 pm seconded by Pat Svanson followed unanimously by all members present.

CARRIED

Pack Place, LLC
Terry Powers
Garrett Merrill

Pack Place, LLC (Sketch Plan)
1273 State Route 5, Elbridge

TM # 037.-01-24.1
Zoned: B-1

Mr. Merrill provided the PB with a final site plan showing the traffic flow, lighting and the removal of the farmers market from the site plan. The applicant informed the board his business name is The Coffee Barn, but he has not yet applied for that. He just received the okay that he can get under a certain permit for the Health Administration. He does not want to move further ahead until he has that.

The applicant applied for an amendment to the Special Permit to sell outdoor goods in a B1 district. The Planning Board will have authority to do Special Permits at the next meeting. Attorney Frateschi recommends the board to hold a Public Hearing for this application at next month's meeting.

Public Hearing 3: Steve Walburger motioned to hold a Public Hearing on December 14, 2021 at 7:15 p.m. for a Special Permit Amendment regarding Mr. Merrill's Coffee Barn located at Pack Place, LLC. 1273 Route 5, Elbridge owned by Terry Powers. Pat Svanson seconded the motion followed unanimously by all members present.

CARRIED

Howard Tanner, CEO has a letter authorizing Garrett Merrill to speak on behalf of Terry Powers, owner of Pack Place, LLC. Mr. Merrill needs to file an application and submit it to Howard Tanner, CEO.

There are two businesses already located at this location that contribute to the potential traffic jam:

- 1) Stay and Play Doggie Daycare that opens at 5 or 6 am
- 2) Dog groomer that opens at 6:30 am

OLD BUSINESS:

Pack Place, LLC

(Cont'd)

The board discussed at length their concerns of traffic flow and the possibility of cars getting backed up trying to get back out onto Route 5. The problem will not be the cars waiting to get coffee it will be the cars trying to exit onto Route 5. It is only going to take three cars waiting to get onto Route 5 to block the front door of this building and the handicap parking spots from backing out. The applicant thinks it will be about 35 feet. The applicant stated he could redirect the traffic slightly and that would change the way it goes out.

Attorney Frateschi asked the applicant to have his architect plot on the plan how many cars can get into the lot. Show the queue of cars that can fit in the lot (drive-thru lane to the exit) and show how many cars it will take to get backed up trying to exit onto Route 5 to get out.

Options discussed:

- Leave the existing handicap parking and add two more handicap parking spaces further to the north down at the second entrance of the building which is not shown on the plan; put the handicap sticker by the two and leave one in between them with cross stripes
- Applicant could redirect the traffic slightly and that would change the traffic flow

Howard Tanner, CEO asked about striping the parking lot; Ms. Powers just had the parking lot striped. Mr. Merrill is going to get his side striped white all the way down so people can see. The land owner is responsible to follow-up with the site plan if it is approved.

For next month’s meeting: the applicant will provide the PB with a site plan map showing the queue of cars that can fit in the driving lane, parking lot and how many cars it takes to block the entrance of the building and the handicap parking spaces waiting to get out onto Route 5.

Mr. Merrill will make the changes on the map and he will talk with Ms. Powers.

NEW BUSINESS: None

Approval of Minutes: October 12, 2021 Draft Minutes

Steve Walburger motioned to approve the October 12, 2021 Draft Minutes as submitted, seconded by Tim Sullivan followed to approve unanimously by all members present.

CARRIED

DISCUSSION: Howard Tanner, CEO informed the board that Mr. Hill’s subdivision has not been finalized yet. Mr. Hill came in with two maps. The details of the first map were not on the second map and he only left the seconded map with county to file. Mr. Hill has to go back to county.

Adjournment: The meeting adjourned at 7:55pm.

Respectfully submitted,
Cynthia Weirs
Sec/Alt Member

Next Meeting: December 14, 2021