

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

February 11, 2020

### Approved Minutes

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

**Staff Present:** Attorney Scott Chatfield, Supervisor, Vern Richardson, Councilor Doug Blumer, Howard Tanner, CEO,

**Others Present:** Joe & Cindy Bisignano, Cyndi Koolakian, Patrick Snyder, Chuck Spaulding, Gail Spaulding, Theresa Daddona Traub, Keith Traub, Jonathan Carnes,

**Approval of Minutes:** January 14, 2020

John Stevenson motioned to approve the January 14, 2020 minutes; Patrick Svanson seconded the motion followed unanimously by all members present.

**APPROVED**

### OLD BUSINESS:

<b>Hurdy's Redemption Center</b>	Site Plan Review	TM # 041.-03-37.0
Not Present	1118 State Route 5	Zoned: B1

The site plan for this applicant has been provided to the board for review.

Howard Tanner, CEO informed the board he provided the applicant with a zoning compliance letter and that satisfied the request of the Department of Environmental Conservation (DEC). The applicant has some final testing to be done on the tank then he should be ready to go.

Chairman, Marc Macro stopped at the site and took the measurements for the front parking area and the way it is laid out on the site plan is the way Marc suggested. The board agrees that utilizing the two driveways with one being used as the entrance and the second driveway used as an exit are perfect.

Chairman, Marc Macro said the only things that will need to be added to the site plan is:

- 1) wheel stops in front of the buildings front parking spaces
- 2) Jersey Barriers in front of the two self-contained propane exchange units located in the front of the building

If Howard Tanner, CEO can get these items finalized with the applicant and have him bring in a new site plan then the Planning Board can stamp. No one objected.

**Keith & Theresa Traub**

Hart Lot Happening  
639 Hartlot St, Elbridge

TM # 044.-01-05.1  
Zoned: Industrial

The applicant provided a new Site Plan (SP1) and a Lighting Plan (SP2) showing some revisions that were discussed at the November 12, 2019 meeting they attended with the Planning Board.

Revisions:

- 1) septic system location be shown on the site plan
- 2) additional paving be added from the disabled parking area over to the event area
- 3) revise the number of parking spaces: it didn't change the total of number of parking spaces it changed where they are allocated on the site, because of the board's request to move the handicap; they consolidated some things
- 4) lighting plan: applicant added an additional drawing to the application (SP2) which shows the locations of the pole lights and the lighting on the buildings for the site; also provided a packet from VBC Lighting with the lighting cuts showing what will be utilized for those lights

The applicants will rope off the grass parking area when it is used designating the appropriate parking area keeping within the neighborhood not to have a parking lot there all the time. The drainage of this parking area was discussed and the applicant said it drains very well.

The grease trap system is all brand new. The restrooms are on their way with construction. The designated service spots are shown on the site plan.

Landscape Screening: The board discussed with the applicant landscape greenery on the roadside preventing the headlights shining out. The board does not want tall trees that would be out of control. The board prefers an evergreen type of shrubbery (3 – 4 feet high) that will fill in quickly. This will need to be added to the site plan.

The Short Form SEQR Part 2 and 3 was completed at the November 12, 2019 finding a Negative Declaration.

Chairman, Marc Macro requested a motion to approve Keith and Theresa Traub's "Hart Lot Happening" Site Plan located at 639 Harlot St., Elbridge, NY based on the Site Plan map SP1 (original date of November 17, 2019 with a revised date of January 14, 2020) and a Lighting Plan SP2 dated January 14, 2020 done by Jonathan Carnes, Architect with a condition that the vegetative row as shown on the site plan along Hartlot St. consist of evergreen vegetation between 3 and 4 feet high at the consent of the Code Enforcement Officer with the vegetation to be completed before June 1, 2020. Additionally along with the site plan is the Lighting Package from VBC Lighting, Inc., dated November 18, 2019.

Steve Walburger motioned to approve this site plan application with the contingency listed above. Tim Sullivan seconded the motion followed unanimously by all members.

Chairman, Marc Macro stamped a Site Plan map for the applicant to take at this meeting.

**APPROVED** (with contingency)

**Jerry & Lynee Hamm**  
Not Present

Site Plan Review Minor SD  
6607 River Road, Jordan

TM # 030.-01-02.0  
Zoned: Ag

This application has been sent to SOCPA to review.

**NEW BUSINESS:**

**Patrick M. Snyder, Esq**

Grayfield Properties, LLC  
1041 Old Route 31

TM # 024.-02-10.01  
TM # 024.-02-11.01  
Zoned: RR

Mr. Snyder with three associates purchased these properties three years ago. The property is basically 3 parcels: one parcel is 15 acres, one is 28 acres and one is only about a one-third of an acre (TM # 024.-02-11.02 not listed). The two houses in the northwest corner of the property are owned by them. Mr. Snyder stated they are not proposing any specific project at this time their thoughts are to subdivide but thought it would be helpful to get the board's input in their planning process.

They presented a slide show of these properties that included the FEMA Flood Plain Map (showing the 100 year flood plan), DEC Environmental Mapper and the National Wetlands Inventory Map. The northwest part of the property near Carpenters Brook is in the Federal Wetland however, it is not in the NYS DEC Wetland, but it is in a check area and they recommend it be investigated to be sure. Most of this property is outside of the 100 Year Flood Plain. The DEC regulates wetlands that are 12.4 acres in size or larger; but in general the DEC Mapper shows no environmental issues with this property. The National Wetlands Inventory Map shows the area along the river is mapped as Federally Regulated Wetland as is the area along Carpenters Brook, so if there was to be any fill placed in the Federally Regulated Wetland they would have to get a Wetland Permit from the Army Corp of Engineers.

Chairman, Marc Macro questioned if the development of this would include public water? Mr. Snyder confirmed it is available and the percolation is excellent. The public water line is on the north side of Old Route 31 and there are also branches that go down the pathways.

The Planning Board discussed with the applicants the proposed driveway location. Mr. Snyder spoke with the town and the town does not want a cul-de-sac. Deputy Supervisor, Doug Blumer said it can't be a dead end it has to have an exit. Mr. Snyder thinks they would bring the main driveway more to the center of the property bringing the center driveway out to a level spot onto Old Route 31 making the best visibility they can.

Deputy Supervisor, Doug Blumer suggested that this property may be able to be changed to a R1 zone with the public water availability and they could get down to 2000 sq. ft. lots. This property borders the Jacks Reef area and it would fit in with a R1 District. Mr. Snyder said that they need to

decide what lot size works best. They are going to start the site plan within a month or two and then they will come back with the site plan to present to the Planning Board. Mr. Snyder presumes the subdivision plan needs to be at least 1 acre and 150 feet of road frontage for each lot. They do not want to have to apply for any variances. If the board has any thoughts or ideas at present or in the future please let them know.

**Joseph & Cynthia Bisignano**      Primrose Hill Vineyard PPD Review      TM # 024.-01-07.2  
631 Cooper Road, Jordan      Zoned: Ag

The applicants have owned the property for seven years and have had 6 weddings over the last six years. They want to pursue a little bit more, but not to the extent of having an event every weekend. They want to go through the process of changing their zoning for the future. They spoke to CEO, Howard Tanner and he suggested they do a presentation to the Planning Board.

The building was built in 2012. They will be using about 4 acres of their 24 acres for parking and driving for the facility itself. They consider this to be an outdoor event. They used a tent outside and the only thing going on inside was dancing and a few tables inside. The doors were actually taken off for a wedding, but they are always wide open. They do not have heat, air conditioning or running water; everything has to come in from the outside including the port-a-potties. They are not doing anything that is going to be permanent. They are on site and they meet with the couples and their parents. The applicants plan to plant the grape vines in the spring.

The PPD process is a legislative action that is done by the Town Board who gives you permission to actually change your zoning by adopting a law changing your zoning designation to PPD. Drawings prepared by a licensed landscape architect or a surveyor will need to be provided prior to approval by the Town Board. The Town Board will be concerned how they are going to deal with the liability of your adjacent neighbors. They may want to spend time informing your neighbors as to how your plans are going to evolve and make certain they are on board with it or if not what you may need to do to get them on board.

The Planning Board element in this process with the assumption that it is going to be allowed will approve all the details of the design; driveway, parking spots, location of bathrooms in relation to the main building and depending on what else the Planning Board wants in terms of details. There is a fair amount of details that has to get assembled before you actually have any degree of certainty that the PPD will be approved by the Town Board.

The Planning Board suggests the applicants meet with CEO, Howard Tanner so he can review the requirements with them. This application will need to be sent Syracuse-Onondaga County Planning Association (SOCPA) for their recommendations. The Planning Board will work with them to get a plan that seems to function and then the Planning Board will make a recommendation to the Town Board. The Town Board if they are still inclined to proceed will call a Public Hearing to consider the adoption of a law implementing that plan.

Chairman, Marc Macro asked the applicant what timeline they are looking at and he said May to June. The board suggested they need to think about what functions they want to have on the property and come with as many of those thoughts and plans.

The applicants will submit their plans and then the town will submit the plans to SOCPA.

**DISCUSSION:**

Chapter 30 Zoning Changes

Howard Tanner, CEO presented the board members a copy of the amended Chapter 30 with all of the 23-26 changes from 2011. The town wants to get a clean document that has all the changes incorporated into it. They went back to 2011 and then they took the 26 zone changes since then and incorporated the changes in this amended copy (all the changes are in parenthesis). These are the suggestions discussed between Vernon Richardson, Town Supervisor, Doug Blumer, Deputy Supervisor, Attorney Scott Chatfield and Howard Tanner, CEO. Howard reviewed and discussed all the changes with the board members.

The biggest proposed change is just eliminating some zoning because there were changes made to Agricultural and Rural Residential and a lot of the wording is almost the same so the town can eliminate the R2 and R3 and keep R1, RR and Agricultural zone.

The changes that were made since 2011 needs to be provided to the county along with the legislation that goes with each change. Once this is complete the town will get a complete map.

Doug Blumer, Deputy Supervisor asked the board members to take this with them to look through it to see if they find anything they would like to recommend and to get back to him. Attorney Scott Chatfield said the town would want their recommendations back to the Town Board by the Planning Board's March meeting. That would precede the Town Board's March Public Hearing.

Attorney Scott Chatfield's Resignation: Scott addressed the board members saying it has been a pleasure working with the Planning Board. He has really enjoyed working with the Town of Elbridge, but it is time for him to move on. Scott has targeted March 31st as an effective date. He would like to work with the Planning Board's transition to another counsel. Scott has provided a short list to a number of clients including the Town of Elbridge and he knows the town has been conducting some interviews of some of those people and perhaps even others. All the names that he proposed he knows that they are competent.

Supervisor, Vern Richardson and Deputy Supervisor, Doug Blumer interviewed four attorneys from four different firms. The Town Board has reached a tentative determination on Attorney Tim Porchesky that they would like have. He would be the attorney for the Town Board and the Zoning Board of Appeals. Tim Porchesky was one Vern has worked with twice in the past and he is available to do the same nights as our meeting. Vern polled the board, they have a Town Board meeting on Thursday and he wants to get Tim on board. He would like to have a good transition before Scott leaves. Vern said the Planning Board can hire their own if attorney if they choose. The Planning Board members agreed to use Attorney Tim Porchesky as the Planning Board's Attorney.

**Adjournment:** Pat Svanson motioned to adjourn the meeting at 8:30 pm seconded by Tim Sullivan.

Respectfully submitted,  
Cynthia Weirs  
Secretary/Alternate Member

Next Meeting: March 10, 2020