
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

March 9, 2021

Approved Minutes

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

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

Others Present: Russell Cooper

OLD BUSINESS:

Russell Cooper Russell Cooper Minor Subdivision TM # 043.-02-02.1
5271 Halfway Road, Elbridge Zoned: R-1

Russell Cooper provided the final maps dated February 9, 2021 for approval; this property is part of Lot 85 Town of Elbridge. The Planning Board (PB) requested Lot-2 to be labeled on the site plan map at the January 12, 2021. Land Surveyor, J. Stephen Sehnert did not label Lot-2. The board members and the Town Attorney Frateschi discussed this and agreed that they will approve Mr. Cooper's Minor Subdivision at this meeting with the condition that Lot-2 must be labeled by J. Stephen Sehnert, Land Surveyor and then the maps need to be returned to the Town of Elbridge to be signed by Chairman Macro.

The Public Hearing was held on February 9, 2021.

The Short Form SEQRA was completed at the January 12, 2021 meeting finding a negative declaration.

Chairman Marc Macro requested a motion to approve Russell Cooper Property Minor Subdivision with the condition Lot-2 is labeled on the site plan located at 5271 Halfway Road, Elbridge.

OLD BUSINESS: Russell Cooper (Cont'd)

John Stevenson motioned to approve Russell Cooper's Minor Subdivision contingent upon receiving the final maps showing Lot-2 labeled on the site plan maps dated February 9, 2021. Tim Sullivan seconded the motion and followed unanimously by all members.

APPROVED

Mr. Cooper can have his Land Surveyor, J. Stephen Sehnert call Attorney Frateschi if he has any questions.

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

Steve Walburger	Site Plan Modification 847 Old State Rte. 31, Jordan	TM # 029.-01-43.1 Zoned: Industrial
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Mr. Walburger is adding an addition (36 ft. x 28 ft.) to his existing building that will be right in line with his present building and that still keeps him within the setback requirements for the septic; there is still 12 feet at that point of distance. It is an extension right across the board, extend the stone in front of it extend the building in line with what is there and nothing else changes. He will be using all the same material. He will cut the topsoil out and will put three lifts of stone with cloth (2 feet deep of stone with the last lift being crusher ground). The addition is for cold storage.

The original site plan dated April 28, 2016 was provided for the PB to review not knowing what the PB may require. Mr. Walburger's septic system was crushed causing this to be modified. The distribution box was the only thing that was moved. The leach lines are in the exact same spot and they actually run on a 45 degree angle, because of the lay of the land. The existing light will be moved 28 feet to the other end.

The PB would like an updated site plan showing the driveway, the light fixture location and the modified septic system. The board suggested Mr. Walburger have his Architect, Robert Eggleston amend the site plan to reflect this and change the date of the site plan.

This property is within 500 feet of a county road.

Steve Walburger abstained from voting on this project.

Chairman Macro requests a motion to declare the Elbridge Planning Board (EPB) as Lead Agency. Pat Svanson motioned to declare the EPB as Lead Agency, seconded by John Stevenson followed unanimously by all eligible voting members.

CARRIED

This is classified as an unlisted action for SEQRA purposes. The PB reviewed the site plan and the board does not think this is a significant enough change or modification to the existing site plan to send this to Onondaga County Planning Board (OCPB).

NEW BUSINESS: Steve Walburger (Cont'd)

John Stevenson motioned to find this a Negative SEQRA Declaration. Tim Sullivan seconded the motion followed unanimously by all eligible voting members.

CARRIED

Mr. Walburger will provide an amended site plan at the April meeting.

Approval of Minutes: February 9, 2021 Draft Minutes

Pat Svanson motioned to approve the February 9, 2021 Draft Minutes as submitted, seconded by Steve Walburger followed unanimously by all members.

APPROVED

DISCUSSION:

Councilor, Doug Blumer informed the board that the town is in the process of a codification of the general code. The Town Board has their final draft prepared, unless the PB sees something that needs to be changed. If the PB members are interested in reviewing the general code (not just chapter 30) before the TB makes their final decision contact Danielle Karlik, Town Clerk, she can email a PDF copy for reviewing. The Town Board (TB) is not going to have to make a final decision on this until the end of April beginning of May. The general code really has no changes to the law it is just being put in an organized manner.

Howard Tanner, CEO discussed the requirement for 1200 sq. ft. for a single family home. We have a lot of people who want to build at 800 - 900 sq. ft. range especially for seniors. Seniors do not want to own a 1200 sq. ft. home so at some point Howard will approach the town board on this. The state code was dropped to 950 sq. ft. in 2010. Councilor Doug Blumer is fully aware of it, obviously there are some towns around us that have provisions for this that has been quite successful, but it is something that we have to look into.

Adjournment: John Stevenson motioned to adjourn the meeting at 7:30, seconded by Pat Svanson followed unanimously by all members.

Respectfully submitted,
Cynthia Weirs
Sec/Alt Member

Next Meeting: April 13, 2021