

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

April 13, 2021

Approved Minutes

Members Present: Chairman, Marc Macro (will be late), 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: Patricia Walburger, Russell Cooper, Mike and Deb Tanner, Terry Powers, Garrett Merrill, Randy Nesbitt

OLD BUSINESS:

Steve Walburger	Site Plan Modification 847 Old State Route 31, Jordan	TM # 02.-01-43.1 Zoned: Industrial
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Steve Walburger provided the final maps showing the driveway, the location of his existing outdoor light fixture that he moved 28 feet to the back of new addition, and the modified septic system as requested by the PB at the March 9, 2021 meeting. The PB agreed that all requirements have been met.

Steve Walburger abstained from voting on this project.

Tim Sullivan motioned to approve Steve Walburger's Site Plan Modification. Pat Sullivan seconded the motion followed unanimously by all members present.

APPROVED

Michael Tanner	Tanner SD (1 Lot) Hamilton Rd., Jordan	TM # 032.-03-10.1 Zoned: R-1, Residential
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The Planning Board (PB) reviewed SOCPA's Resolution dated March 31, 2021 and the PB agreed that the required site distances have been met and are shown on final map. The SEQRA Short Form was completed at the PB meeting held on June 9, 2020.

OLD BUSINESS:

Michael Tanner (Cont'd)

Steve Walburger motioned to hold a Public Hearing for Michael Tanner's Lot 3 Subdivision at the May 11, 2021 PB meeting. Tim Sullivan seconded the motion followed unanimously by all members present.

CARRIED

A Public Hearing for the Tanner Subdivision (1-Lot) will be held at the May 11, 2021.

Russell Cooper

Russell Cooper Minor Subdivision
5271 Halfway Road, Elbridge

TM # 043.-02-02.1
Zoned: R-1

Mr. Cooper's Minor Subdivision was approved March 9, 2021 contingent upon labeling Lot-2 on the site plan maps and returning the maps to the PB for signature.

Mr. Cooper provided the Final map showing Lot 2 labeled on the final maps as requested by the PB.

Co-Chair John Stevenson signed final map and gave Mr. Cooper the maps to file with Onondaga County and return the required maps to the town.

NEW BUSINESS:

Randy Nesbitt

Nesbitt's Lot Line Adjustment
5825 Jordan Road, Jordan

TM # 032.-05-01.1
Zoned: Agricultural

Randy Nesbitt's Lot Line Adjustment is moving Lot-A's backline further back adding (100 ft. depth x 400 ft. width) (N 23°30'00" W) taking from Parcel-2, leaving Parcel 2 with 5.8 acres; according to the map prepared by Applied Earth Technologies, Stephen Sehnert Land Surveyor; Preliminary Plan for The Land of Debora Donnelly & Dean Cummings Amended dated November 30, 2020.

SOCPA's Resolution (GML 239) refers to Mr. Nesbitt's Lot Line Adjustment as a Preliminary Subdivision. Howard Tanner, CEO states this cannot be a subdivision or it would create an illegal lot so it has to be done as a Lot Line Adjustment. Lot Line Adjustments do not require a Public Hearing.

Pat Svanson motioned to approve Nesbitt's Lot Line Adjustment, seconded by Marc Macro followed unanimously by all members to approve.

APPROVED

Attorney Frateschi recommends the board should get Mylar maps along with the 5 paper copies so it gets filed with the county properly. The applicant needs to show the county the old lot has changed when you file this with the county and there should be a deed filed that changes the old lots. Mr. Nesbitt will call his attorney regarding this. Attorney Frateschi asked Mr. Nesbitt to have his attorney call him; he will tell him how to file the deed and reference the map that he is going to file.

Chairman, Macro gave Mr. Nesbitt the 5 paper copies back, he will need to get 2 Mylar maps and drop all the maps off at the town office and he will sign them all at once.

NEW BUSINESS:**(Cont'd)****Pack Place, LLC**Terry Powers
Garrett MerrillPack Place, LLC (Sketch Plan)
1273 State Route 5, ElbridgeTM # 037.-01-24.1
Zoned: B-1

Garret Merrill, proposed tenant of Terry Powers would like to build a mobile drive-thru coffee shop with Terry Powers' full support. The applicants came before the board to find out what they have to do to have a mobile drive-thru coffee shop. The mobile coffee shop will look like the Stay and Play Doggie Daycare barn so it all blends in. The applicants have walked and talked about the traffic pattern and there is plenty of room for Terry's customers coming in and parking. She can always move their parking area along the edge of the barn and fence so they are not interrupting the flow of traffic for the coffee shop. The coffee shops sales will take place thru a drive-thru window only. They also talked about lighting, signage and setbacks. Ms. Powers arranged for an electrician to come out and look at whether she can reattach the electrical poles in the parking lot and if not Mr. Merrill will use a generator. Mr. Merrill will be bringing in the water. The site plan shows the front yard setback is 75 feet, so they were thinking of the location more toward the middle of the parking lot.

Ms. Powers previously had received a variance for her pole barn from the ZBA. The special permit allowed for outdoor sales from May 1st - Dec 31st of each year for a farmer's market and Christmas tree sales which she no longer does. The special use permit from 2018 states the front yard setback is 25 feet for the structures and for the market. The board explained her special permit for outdoor sales is limited to agricultural sales so that would have to be amended by the ZBA to allow for this use. Howard Tanner, CEO thinks she received two variances: 1) front and side yard variance; 2) outdoor sales. Chairman Macro suggested when they go to the ZBA let them know she has already talked to the PB and she needs to get the special permit modified for both the outdoor sales and for the front yard distance then the PB would not have a problem.

A Public Hearing is not required on a site plan unless the code requires it. The ZBA is to determine whether the special use permit is a material change or not a material change from the existing special use permit. A Public Hearing will be determined upon the ZBA's determination.

Howard Tanner, CEO said the Health Department is going to have to waive in on it and he assumes they will handle this like a food truck. The board agrees as long as it does not have a foundation under it. Mr. Merrill talked to the Health Department and they will not do anything until he actually had it all setup, then they will come in and inspect it.

Chairman Macro does not want to have a problem with traffic backed up on Route 5. The board has two concerns:

- 1) make sure the traffic does not backup onto Route 5
- 2) parking spaces for the dog business needs to be striped and the coffee shop drive-thru travel pattern is arrowed and striped for easy ingress and egress

The site plan will need to show the ingress, egress and travel thru pattern making it as long as possible with turn radius's showing the arrows and striping.

NEW BUSINESS: Pack Place, LLC (Cont'd)

Signage: Show the signage (a separate entity) on the site plan providing a rendering (picture of the type of lighting) with the hours of operation that will be attached to the revised site plan; Ms. Powers questioned the board if her 4 x 8 ft. sign that was allowed for that size building at the time could be larger now that she put an addition to the original building; the maximum size is 32 sq. ft. for a sign.

Trash: The dog care has 4 garbage cans right now and he can use her cans. The PB suggested they take the last parking space to put the cans behind screening or put the garbage cans behind the building.

Lighting: The board would like the coffee shop to provide their own lighting and suggested lighting on each corner of the building or on the drive-thru side and then one on the other side so it is not dark around the building.

Hours of Operation: Mr. Merrill currently thinks the hours will be from 6 am – 3 or 4pm and then possibly extend the hours out if it becomes successful.

Ms. Powers would like to know if Mr. Merrill can use her site plan to pencil in the layout of the mobile coffee shop. The PB asked Ms. Powers to have her architect plot out the structure location with dimensions on the site plan in pencil until it is finalized. The PB will need a site plan plotting out the structure location with dimensions, the traffic pattern showing the ingress, egress and drive-thru pattern, the existing dog care striped parking spaces, signage, any lighting and hours of operation.

Ms. Powers questioned the board if she was under the allowed 75% coverage for the property of 1.48 acres and the board told her she was.

Approval of Minutes: March 9, 2021 Draft Minutes

Pat Svanson motioned to approve the March 9, 2021 Draft Minutes with minor corrections. Steve Walburger seconded the motion approved unanimously by all members.

DISCUSSION: None

Adjourned: Pat Svanson motioned to adjourn the meeting at 8:15 p.m.; Steve Walburger seconded the motion followed unanimously by all members.

Respectfully submitted,
Cynthia Weirs
Sec/Alt Member

Next Meeting: May 11, 2021