

---

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

May 11, 2021

### Approved Minutes

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

**Member Absent:** John Stevenson

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

**Others Present:** Robert Hill, Mikhail and Eline Koltakov, Mike and Deb Tanner,  
Thelma Einbinder, Douglas Reith

**Public Hearing:** Michael Tanner SD (1 Lot) TM # 032.-03-10.0  
Hamilton Rd., Jordan Zoned: R-1, Residential

Chairman Macro called the Public Hearing to order at 7 p.m. proceeded with the reading of the Public Hearing notice. Chairman Macro asked in any one would like to speak in favor of the Michael Tanner's Subdivision with no one responded, he then asked if anyone wanted to speak opposed to Michael Tanner's Subdivision with no response. The Public Hearing closed at 7:02 p.m.

### OLD BUSINESS:

**Michael Tanner** Tanner SD (1 Lot) TM # 032.-03-10.0  
Hamilton Rd., Jordan Zoned: R-1, Residential

Michael Tanner provided his Final Plat Subdivision Amended maps dated March 27, 2021. The SEQRA form was completed at the June 9, 2020 meeting. Chairman Macro would like the two files merged together, due to the Health Department approval letter that is in the file from June 9, 2020.

**OLD BUSINESS: Michael Tanner (Cont'd)**

Marc asked for a motion to approve the amended final plat of Michael Tanner Subdivision dated March 27, 2021 by Douglas Reith, Surveyor. Steve Walburger motioned to approve, seconded by Tim Sullivan followed unanimously by all members present.

**APPROVED**

The planning board will need (2) Mylars and (5) paper copies and add any copies Mr. Tanner will need; bring the maps back here and Chairman Macro will sign them.

<b>Pack Place, LLC</b>	Pack Place, LLC (Sketch Plan)	TM # 037.-01-09.1
Not Present	1273 State Route 5, Elbridge	Zoned: B-1

**NEW BUSINESS:**

<b>Robert Hill</b>	Robert Hill, Jr. Minor Subdivision	TM # 036.-01-09.0/1
	1565 State Route 5 E, Elbridge	Zoned: B-1/Agricultural

Mr. Hill came before the PB regarding the property located at 1565 State Route 5 stating the property has been subdivided off the main property and is amended by the county with an identification number. Howard Tanner, CEO said that is a suffix number and it is not subdivided on the county map, it is all one lot. Mr. Hill said the identification number is just for this one piece of property and the “C” on the survey means the county verified their measurement.

Doug Reith, Surveyor (not Mr. Hill’s surveyor) explained the county is certifying that the tax map is correct to the best of their knowledge based on the deeds they have. The county is not always correct, he has corrected them before, that is why we do the surveys so they get something that is correct.

Attorney Frateschi noted Mr. Hill is creating two lots: the farm lot and a separate lot; that is a subdivision that requires a subdivision map. Mr. Hill will have to get a full survey of the entire farm. The PB will need a subdivision map that shows the 2 lots that will be subdivided according to our code and the code requires you to show all the boundaries of the subdivision.

Mr. Hill’s survey presented to the board shows: Parcel C and Parcel B; the board has to assume the rest of the farm property is Parcel A. The PB needs a subdivision map showing (Lot A, Lot B) or (Lot 1, Lot 2) that will be filed with the county.

Howard Tanner, CEO said we do not necessarily need the whole farm we only need the lot in question that the new parcel is coming off of. Mr. Hill said it is all continuous though. Howard asked Mr. Hill if the farm has more than one tax map; Mr. Hill replied yes, but the home farm is just one tax map number.

Attorney Frateschi does not think the county clerk’s office would accept anything other than a full subdivision map that shows both parcels and what is being taken out, so when the time comes that he wants to sell part of the farm or part of this land they know what to refer to.



**NEW BUSINESS:                   Mikhail Koltakov       (Cont'd)**

at the whole slab so they can see what the veining is and then he cuts it out of that slab. All the work of grinding and stone cutting is done inside the building. He cuts the stone with water.

He needs the driveway to connect to the two roads (NYS Route 5 and Fikes Road); large trucks need to be able to deliver the big slabs of stone and unload the slabs of stone behind the building. He will also need some parking spaces for customers.

Mr. Molkatov would like to put a one-way enter sign off of NYS Route 5 only and exit onto Fikes Road. The big trucks would enter off NYS Route 5 drive behind the building to unload the large slabs of stone outside behind the building then exit onto Fikes Road. Mr. Molkatov said because of the location of the septic tank entering off of NYS Route 5 is the only possible way for a big truck to enter this location and drive behind the building to unload the slabs of stone.

Mr. Koltakov will work by himself at first. He cannot do everything at one time it will be step by step. When he gets money he will do some, little by little. He may buy 5 slabs, then the next month buy 10 slabs and after 2 or 3 months 15 slabs. He wants to buy a correlation water system that goes through filters to re-clean the water and if he is successful in the future (5-6 years), he would like to build a cold storage pole barn, because it is not good to keep the stones under snow, water and light. The best way to keep the stone is inside.

Chairman Macro explained the PB's position on this piece of property because people have been here before. The way the property is laid out creates a traffic hazard; you can pull in anywhere on the property and there are people pulling in and out from the road. The PB wants the NYS Route 5 entrance and the Fikes Road entrance and exit as far away from the corner of the two roads as possible; the board thinks that is where the problem is. The board is interested in helping Mr. Molkatov but there are certain things Mr. Molkatov is going to have to do, because they are in our codes and for public safety.

Indoor sales are allowed in the B-1 zone. Howard Tanner, CEO stated the B-1 zone does not specify anything regarding outdoor storage so the board can make that decision. Attorney Frateschi said that indoor sales also allows outdoor display areas that do not exceed 15% of the indoor sales area so that would be considered outdoor sales if he has a display area outside as long as it is less than 15%. because it is so bulky.

Chairman Macro asked Mr. Koltakov if he thinks he can make something to lock the entrance so when he stops working he can just lock it up and nobody can drive thru the property or cut the corner. Howard thinks what Mr. Molkatov is looking at, is a fenced area to store the granite material.

The sale of this property is contingent upon the site plan review. The PB explained to Mr. Molkatov he will need to hire an engineer to do a drawing (site plan) of the property showing the roadways and anything else on the property: where the building sits, all property lines, signage and lighting.

**NEW BUSINESS:                   Mikhil Koltakov       (Cont'd)**

Howard Tanner, CEO offered to sit down with Mr. Molkatov on Thursday or Friday and go over what is required by the code. Howard can show him a site plan that has been recently approved and give him an idea of what the board is going to want to see on the site plan and he also has a list of architects and engineers that have already worked with the town.

The PB discussed the property has been sitting and there has been no improvements made. The driveways are going to have to go in; secure the stone A-frame slabs with straps or fencing and outside waste storage. The board suggested in the future they would like something to lock the entrance and exit with a fence so nobody can drive through the property.

The PB suggested to Mr. Molkatov to stop in and see Howard Tanner, CEO he will give you a list of things we are going to need and will help give him some direction on who can do this for him. Mr. Hill will have to get back here with the proper mapping and then we can keep moving forward.

**Approval of Minutes:                   April 13, 2021 Draft Minutes**

Pat Svanson motioned to approve April 13, 2021 Draft Minutes, Tim Sullivan seconded the motion followed unanimously by all members present.

**APPROVED**

**DISCUSSION:                               None**

**Adjournment:** Pat Svanson adjourned the meeting at 7:45 p.m., seconded by Steve Walburger.

**Respectfully submitted,  
Cynthia Weirs  
Sec/Alt Member**

**Next Meeting: June 8, 2021**