



## Town of Elbridge Planning Board

June 8, 2021

### Approved Minutes

**Members Present:** Co-Chairman, John Stevenson, Pat Svanson, Steve Walburger, Tim Sullivan, Cindy Weirs, Sec/Alt Member

**Member Absent:** Chairman, Marc Macro

**Staff Present:** Attorney Tim Frateschi, Howard Tanner, CEO

**Others Present:** Mikhail Koltakov, Cyndi Koolakian, Patrick Snyder, Douglas Reith

**Public Hearing:** Hourigan's Dairy Farm, LLC TM # 024.-02-13.1  
967 Old Route 31, Jordan Zoned: RR, Ag

Co-Chairman, John Stevenson opened the Public Hearing at 7 pm followed with the reading of the Public Hearing Notice. Co-Chairman Stevenson asked if anyone would like to speak in favor of or against Hourigan's Dairy Farm, LLC Minor Subdivision and no one spoke for or against.

Co-Chairman Stevenson asked the board members if they needed any further discussion; they did not. He moved to close the Public Hearing at 7:02 pm followed unanimously by all members present.

### OLD BUSINESS:

**Nancy Hourigan** Hourigan's Dairy Farm, LLC TM # 024.-02-13.1

Doug Reith, Surveyor 967 Old Route 31, Jordan Zoned: RR, Ag

Doug Reith, Surveyor is representing Hourigan's Dairy Farm, LLC. The Planning Board (PB) received SOCPA's Resolution for the GM L 239 Report of Final Action which was reviewed by the PB. Co-Chairman Stevenson read the comments (1) and (2) made by Onondaga County Planning Board.

**OLD BUSINESS:** Hourigan’s Dairy Farm, LLC (Cont’d)

SEQRA Part 2 and 3 was completed at the May 2021 meeting.

Mr. Reith brought maps to be signed tonight.

RESOLUTION: Steve Walburger motioned to approve Hourigan's Dairy Farm, LLC application of subdivision titled Hourigan Old Route 31 Subdivision located at 967 Old Route 31, Jordan prepared by CNY Land Surveying with a revision date of June 8, 2021 (file # 20.199). Pat Svanson seconded the motion followed unanimously by all members present.

**APPROVED**

Maps were left for Chairman Macro to sign tomorrow.

<b>Robert K. Hill, Jr.</b> Not Present	Hill Jr., Minor Subdivision 1565 State Route 5 E, Elbridge	TM # 036.-01-09.0/1 Zoned: B-1/Agricultural
<b>Mikhail Koltakov</b> R. K. Hill, Jr. (property)	Site Plan Review Hill Jr., Minor Subdivision 1565 State Route 5 E, Elbridge	TM # 036.-01-09.0/1 Zoned: B-1/Agricultural

Mr. Koltakov provided site plan maps prepared by Space Architectural Studio, P.C. dated June 8, 2021. The site plan shows two proposed storage structures to be built in the near future. The PB would like the two storage structures to be removed from the site plan, because they are not being approved at this time. Mr. Koltakov can come back to the PB when he is ready to build those structures.

Mr. Koltakov is planning everyone will enter off Route 5 and exit onto Fikes Road. The site plan shows the one way entrance off Route 5 that has a 54 ft. existing apron of tarvia and a 24 ft. exit onto Fikes Road. He wants to leave the 54 foot apron the same, allowing for wide turns when entering from the Camillus area. Mr. Koltakov said the stone he buys arrives once a week from 11 am - 1 pm.

The PB has concerns over the traffic coming from Camillus being able to pull into the entrance driveway from Route 5. Howard Tanner, CEO said the 54 ft. apron gives them more room.

The egress to Fikes Road should be defined with landscaping; right now the site plan looks like it has grass. The ingress and egress sign locations need to be shown on the site plan.

Parking: The site plan shows parking along the front east corner of the building. He originally proposed he would have seven parking spaces. The PB said that this is a revision that should be drawn on the site plan maps. The PB would like more specific details shown on the site plan regarding the number of parking spaces including the Handicap space. The driveway being crushed stone makes it difficult to stripe the parking spaces. The parking spaces can be identified using curb stops for each parking space and needs to be shown on the site plan.

**OLD BUSINESS:** Mikhail Kolkatov (Cont'd)

The Handicap Parking space needs to be paved and shown on the site plan with the dimensions according to NYS Law. Mr. Koltakov would like to move the wheelchair parking to the area in front of the proposed canopy.

The site plan needs to show the blacktop or concrete area, stating the type of surface used with the dimensions. A timeframe will be given to complete the remaining blacktop or concrete area.

Steve Walburger asked if the covered entry is doable. Howard Tanner, CEO said there appears to be room, but there is an existing stoop that used to be there, but it is not pre-existing and non-conforming because basically it is gone. He will have to talk to NYS DOT on that.

Co-Chairman, John Stevenson questioned Howard Tanner, CEO what is required at the apron entrance and exit when you have tractor-trailers coming in and out of there. Howard Tanner, CEO said the NYS DOT (Route 5) may mandate 60 feet back with concrete or blacktop; per what NYS DOT wants and what Onondaga County DOT (Fikes Road) may want. There are two different entities involved. If Mr. Koltakov can mark his plan approved by state or county then we can work backwards from there.

**Driveways:** The board will look at how the driveway will be arranged as far as built, with what type of layers will be used. Howard Tanner, CEO said he possibly may want concrete to drive a tow mower easily, but he is trying to get into a position where he is open. Mr. Koltakov would like to put in gravel driveway everywhere before winter. The stone shouldn't be a problem. Howard Tanner, CEO thought he is probably better off with the kind of weight he is going to pull around there. Mr. Koltakov will use a small truck with a flatbed he is only ordering one or two slips of stone for right now.

The board discussed how much of the parking lot would need to be concrete or pavement. Mr. Koltakov needs an area where he can get to the front man door near the well and the overhead door and man door coming around the side; probably around the side would be done prior to the rest of it. Typically what the board has recommended in the past is the handicap parking space and the dumpster area. The PB would put a time frame on finishing the blacktop/concrete area.

**Gates:** There will be three cable locked gates to block the entrance/exit driveways and one for the left front corner. The cable will be pulled across the driveways when closed. The PB will ask the gates to be done right away.

**Septic/Well:** Howard Tanner, CEO said the septic is just off the driveway, but the vent is probably going to have to be moved. He is going to have to find out where the septic is located, because Onondaga County does not have a map. Mr. Koltakov is going to have to find it when he is ready to occupy the building. This will need to be done. The well is shown on the site plan.

**Dumpster:** The location of the dumpster is shown on the site plan. The dumpster needs to be on a concrete pad and must be enclosed with a fence or screening. The PB will want this done right away. Mr. Koltakov agreed.

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

**Signage:** The existing sign will be used now, but in the future he may want to change it.

**Lights:** The site plan shows four lights located on four corners of the building. All lights need to be downward facing. Howard Tanner, CEO suggests the minutes reflect what the PB requires and have those notes put right on the final drawing. Mr. Koltakov would like to have an adjustable security camera with a motion sensor.

**Conditions:**

1. Downward lighting on the building-no light spillage off of premises
2. Ingress/egress apron of concrete or asphalt per NYS DOT
3. Handicap parking shown on site plan
4. Handicap parking shall be concrete or asphalt with dimensions
5. Dumpster on slab
6. Dumpster enclosed/screened
7. Fencing and gating of ingress/egress points of access and in front of the building
8. Define ingress/egress by grassy islands or landscaping
9. Remove "Future Storage Structure" from site plan
10. Mark width of ingress (54')

Mr. Koltakov stated he cannot do everything at one time. First he needs to prepare the inside and make sure everything works before he can start doing his work. He will not make any signs and or wait on any customers; he will just like to start working inside.

**Certificate of Occupancy:**

1. Dumpster on concrete pad with enclosed fence or screening
2. Downward facing outside lights
3. Handicap parking

Howard Tanner, CEO will send this application to Onondaga County Planning.

The Short Form SEQRA Part 2 & 3 was completed at this meeting. Steve Walburger motioned this as a Negative Declaration, seconded by Pat Svanson followed unanimously by all members present.

**CARRIED**

<b>Grayfield Properties, LLC</b>	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

Patrick Snyder present; His wife, Cindy is one of the 3 members of Grayfield Properties, LLC along with Gary Green and Chuck Spaulding were not able to be present.

**OLD BUSINESS:** Grayfield Properties, LLC (Cont'd)

Mr. Snyder provided preliminary survey maps for a subdivision proposal at the end of Carpenter's Brook by the river that is part of the original parcel they acquired.

Down by the mouth of Carpenter Brook there is a white one story house (house # 1041) on Parcel-B that has a deck and pool and then there is also a very small two unit rental property (house # 1041A) on Parcel-A that is about 1/3 of an acre that has its own tax map # 024.-02-11.2. The rest of the land shown on this map is part of a much larger parcel which is about 27-28 acres in size. They are proposing to increase the lot size of the 1/3 acre (house # 1041A located on Parcel-A) so there is some river frontage involved with it; subdivide off the one story house (house # 1041 located on Parcel-B) creating its own lot with some river frontage and also adding one other parcel which would be up the driveway to the south. So rather than having a 27 acre parcel and a 1/3 acre parcel we would have a parcel of about 2 acres for House # 1041A; adding a new parcel of about 1.18 acres for the white house (House # 1041) and then the new Parcel-C (1.66 acres) that could be used for a house setting. The remaining lands (Parcel-D) are zoned agriculture and will be at least for the perceivable future.

The Lot Line Adjustment (LLA) is for Parcel-A (the small lot) (house lot # 1041A) that is on 0.32 acres. They are creating a lot for the one story white house (House # 1041) Parcel-B and adding a new lot Parcel-C (L shaped) that goes down to the river, because they want to sell the house.

There is public water going down there and the electricity comes across the creek. Attorney Frateschi asked if that is a public road which it is not. Mr. Snyder said they would have to convey an easement to anyone who purchased those parcels.

The site plan shows there is not any public road frontage for any of these properties. Attorney Frateschi said according to the code: The lot should not be less than one acre an area and the minimum width shall be 150 feet if without public water and sewer. If either a public water system or public sewer system is available the lots maybe 30,000 sq. ft. in an area with a minimum lot without 100 feet of road frontage.

Howard Tanner, CEO informed the board that the town does allow flag lot and he suggested they go to the definition of frontage. The lot width is described as the width of the front yard setback, so it would have to be 75 feet back off the road.

The board discussed with Mr. Snyder various options on how he could change the configuration of the boundaries to try to get the 100 feet of road frontage. He could make the driveway a private road that would give him all kinds of road frontage, but to cluster lots like that on a private road doesn't meet the town code.

Mr. Snyder stated they could apply for a variance since this is such an unusual situation. Attorney Frateschi said that he is looking for a 100% variance for all the lots on road frontage.

Attorney Frateschi reviewed the Nonconforming Lot and Building Provision (2657): All legal buildings, structures and uses existing at the adoption of the chapter which became nonconforming by reason of the adopted chapter shall continue. However, they shall not be enlarged or altered in a way which increases its nonconformity, shall not be enlarged or altered to occupy a greater area of land.

**OLD BUSINESS:** Grayfield Properties, LLC (Cont'd)

Mr. Snyder wouldn't say it is a nonconforming use, it is nonconforming in terms of the area, but any increase in size would be a conforming change with the zoning, because it is less nonconforming.

Attorney Frateschi agreed with that, but you still do not have the road frontage except for if it goes down to the road then he thinks he is in much better shape.

The PB suggested that if Parcel-A was extended to the road and if Parcel-C was moved over to the east and extended up the east side of the driveway that would make them more conforming, but you still do not have the road frontage.

Mr. Snyder thinks he could live with that, but cutting out large acreage just to meet a 100 ft. road frontage seems very environmentally harmful in terms of using up this farm land and making them a lot bigger than necessary, so my inclination would be to go and apply for an area variance.

Co-Chairman Stevenson said it still doesn't cover the fact that this is a driveway that doesn't have any support for an ambulance or for a fire truck and Mr. Snyder agreed.

Mr. Snyder wants to sell the lot to somebody to build a house. In order to do that you have to create a buildable lot in the Town of Elbridge. Mr. Snyder said or with an area variance. Attorney Frateschi agreed that he can request a variance. The Code Enforcement Officer would have to forward it to the ZBA (Zoning Board of Appeals) for them to determine whether or not they want to grant a 100% variance for road frontage, but it has to go there before it gets before this board.

Mr. Snyder asked what if they could forget about Parcel-C cross it right off the site plan and that would become part of Parcel-D again; extend Parcel-A down to the road and then cut out the white house onto Parcel-B then there is no environmental change as far as the white house goes from the current conditions.

Mr. Snyder said he does not know if you can see the tree on the southeast corner, but the southerly line goes from the gravel drive out to that tree and then north up to the river. Co-Chairman Stevenson asked if the footage to the tree was 146.61 ft.; Mr. Snyder said yes.

Co-Chairman Stevenson asked which house the septic tank goes with that is shown on the site plan; Mr. Snyder said it goes with the little house. The septic tank for the larger house is to the right, east of that line, it is on its own lot.

Attorney Frateschi doesn't think we are going to solve this problem tonight, you may want to get with your land surveyor to redo these lots the way that they are more conforming and the way you would want to see them done.

Mr. Snyder asked if it would have to be 100 ft. wide; yes it does. He understands at Old Route 31, but would it have to be 100 ft. wide all the way back? No, just the road frontage. Attorney Frateschi said it is 100 ft. at the front building lot so that would be 75 ft. from the road that has to be 100 ft. So it could

**OLD BUSINESS:** Grayfield Properties, LLC (Cont'd)

be like a triangle; Yes, but Attorney Frateschi said there is probably a provision in our code that says lots should be uniform, but the west boundary is going to follow the creek.

Howard Tanner, CEO said depending on how many stripes you want to put in there you could probably get parcel-C to the road. The board agreed, because that is 255 ft. across currently at the edge of part C. Mr. Snyder asked if that could be another triangular lot down by the road. Howard Tanner, CEO said he still has the front building line to worry about, but you have a 156 ft. on one side of the driveway and you are talking about needing 300 ft. for 3 lots, so you are not chewing as much of the Ag land as you think and then the lots would meet the code. You could get three parcels in 300 feet. You may still need to use a shared driveway.

Mr. Snyder will make a new sketch and send it to Howard and he will look at it. He will be back again.

**NEW BUSINESS:** None

**Approval of Minutes:** May 11, 2021 Draft Minutes

Steve Walburger motioned to approve the May 11, 2021 Draft Minutes with a minor correction of the spelling of a name. Pat Svanson seconded the motion followed unanimously by all members present.

**Adjournment:** Co-Chairman Stevenson asked for a motion to adjourn the meeting at 8:15 pm. Pat Svanson moved to adjourn, seconded by Steve Walburger followed unanimously.

**DISCUSSION:** None

Respectfully submitted,  
Cynthia Weirs  
Sec/Alt Member

**Next Meeting: July 13, 2021**