
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

June 9, 2020

Approved Minutes

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

Absent: Tim Sullivan

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

Others Present: Mike and Deb Tanner, Duane Milton, Eric Richards, Jerry and Lynee Hamm

Approval of Minutes: March 10, 2020

John Stevenson motioned to approve March 10, 2020 minutes with one minor correction. Pat Svanson seconded the motion followed unanimously by all members present.

APPROVED

April 14, 2020 – Meeting Canceled Due to Covid-19

May 12, 2020 – Meeting Canceled Due to Covid-19

OLD BUSINESS:

Hurdy's Redemption Center Site Plan Review
1118 State Route 5

TM # 041.-03-37.0
Zoned: B1

Howard Tanner, CEO stated he will be all set on Monday.

Jerry & Lynee Hamm
Present

Site Plan Review Minor SD
6607 River Road, Jordan

TM # 030.-01-02.0
Zoned: Ag

SOCPA Resolution was reviewed at the last meeting. The applicants provided the Planning Board (PB) a copy of Onondaga County Department of Health (OCDOH) approval letter for the new septic of the proposed building. The PB stated approval of the septic system by the county doesn't mean that we have an approved building lot.

Howard Tanner, CEO stated that according to the county it is an efficiency apartment. Mr. Hamm said it is like a tourist home. The town does not have a definition in our zoning for a tourist home. Originally the applicant stated it was a shed approximately 800 square feet. The dwelling structure is a shed on stilts with plumbing and a bathroom with fixtures. The applicants are not adding a driveway, but they are thinking of putting a loop in and they will park in the original driveway. Howard Tanner, CEO stated there is no provision for two dwellings on the same property. Mr. Hamm said that was a big concern of the town and they were told it had to be subdivided for it to be a separate dwelling. Mr. Hamm does not want to subdivide that lot.

Mr. Hamm received a building permit for a shed and it was constructed in September 2019. The plumbing and electric are already hooked up. He is actually building a structure that someone can live in. The PB requested Mr. Hamm to call his surveyor tomorrow and explain everything he is going to do with the structure explaining the plumbing, electric and the new septic system is already completed. Then ask his surveyor to call Howard Tanner, CEO suggested Mr. Hamm have his surveyor call Howard so he can explain what is needed on the survey.

The survey needs to show the original house and any other building structures, well and septic locations. The Site Plan needs to show the new building, new septic and utilities with all building dimensions with setbacks (distances from the property lines both from the road and side yards). The back yard setback is not needed due to the 30 acres behind it. The PB said it has to follow the town code. Chairman, Marc Macro will confer with Attorney Tim Frateschi regarding having a shed that has a septic, plumbing and electric (home) without a driveway.

Mr. Hamm will update his survey dated October 7, 2019 showing everything on this property on the site plan.

NEW BUSINESS:

Michael & Deb Tanner
Present

Tanner Subdivision (2-parcels)
Hamilton Rd., Jordan

TM # 032.-03-10.0
Zoned: R-1, Residential

Mr. Tanner would like to subdivide 3.551 acres out of 33.024 acres. There is public water on the property. Lot-1 has 551 feet of road frontage and Lot-2 has 123 feet of road frontage meeting the zoning requirements. The Tanners will be keeping Lot-1 and selling Lot-2. There are no structures on the property.

Howard Tanner, CEO has sent the application and GML 239 into SOCPA. The septic plans are being worked on. The applicants will need the driveway location approved from NYSDOT. The driveway location application also has been sent into county and they were given a verbal approval.

Lot-2 is under five acres so they will need septic approval from OCDOH.

The Planning Board will schedule a Public Hearing for this application next month.

Chairman, Marc Macro requests a motion that the Elbridge Planning Board has assumed Lead Agency for SEQRA purposes for the Tanner Subdivision. Steve Walburger motioned to approve the Elbridge Planning Board take Lead Agency for SEQRA purposes. John Stevenson seconded the motion followed unanimously by all members present.

CARRIED

The Planning Board completed the Short Form SEQRA Part 2 and 3 at this meeting.

The Planning Board completed the Short Form SEQRA finding it to be a Negative Declaration SEQRA. John Stevenson motioned to approve the SEQRA finding it to have no significant environmental impact. Steve Walburger seconded the motion to approve followed unanimously by all members present.

CARRIED

Eric Richards (present)	Blessed Hope Church Site Plan	TM # 029.-01-35.4
Ron Falsey - owner	Rte. 31, Jordan	Zoned: Industrial

Mr. Richards provided copies of his Site Plan and the building prints. The church (2,880 sq. ft.) will be a wooden structure with a metal roof. This will be done in two phases.

- Phase 1: One story church 60 x 48 sq. ft.
21 parking spaces to include two handicap parking spaces
- Phase 2: Adding an additional one story 80 x 48 sq. ft. to the original church
40 additional parking spaces minus 11 and moving the handicap parking

The PB requested some landscaping and to provide a landscaping plan.

Applicant received conceptual approval from NYSDOT for the curb cut and radius approximately a month ago. He has an appointment with the NYSDOT on Monday, June 14, 2020 to bring in the paperwork required for the driveway permit. Mr. Richards said the driveway will be gravel and some crush rock for a while. DOT told him he could either go with 6 inches of concrete or pavement at the culvert. If it is going to be gravel, the PB requested a section cut of that which means how the gravel is going to be put in, is it going to be marify paper underneath it and then packed gravel so he can pave on top of that. His architect can get a section cut and put it on the site plan of what the driveway is going to consist of concrete or pavement. The PB would like to see the first 30 feet of the driveway blacktop and if he could add another 20 feet to what he already has it would better for cars pulling out in the winter. The handicap parking spaces are required to be black top or concrete with a wheelchair curb cut to the sidewalk. Show the dimensions (width and depth) of the handicap parking spaces and the signs with their locations on the Site Plan.

Mr. Richards would like to start working on the driveway as soon as he can if that is possible. The PB gave him approval to start working on the driveway as long as he has the NYSDOT approval for the driveway. Mr. Richards will provide Howard Tanner, CEO a copy of the NYSDOT Letter of Approval when he receives it.

Howard Tanner, CEO suggested the board may look at the perimeters of Phase 1 and 2. If the board is okay with stone or black top for the driveway, what time frame would the board want the driveway to be totally paved. The PB and Mr. Richards agreed 5 years minimum to have the whole driveway paved.

Lights: There will be two light poles on each side of the Phase 1 parking area. The building will have dark sky compliant L.E.D. wall packs that will be on motion detector (5 FC Max) and shall be directed to not shine beyond the property line. The Planning Board requested light fixture cut sheets. The Site Plan will need to show all exterior lighting (provide cut sheets) with their locations including the building and the height of the light poles labeled on the site plan. Zoning Codes are going to dictate lights at the exit.

Signage: The sign will be a freestanding 4 x 8 sq. ft. height maximum. Mr. Richards wanted to know if he could change the dimensions of the sign as long as he keeps it in the 32 sq. ft. maximum and the board agreed. The PB requested a picture of the sign with the setback distance and to show the location of the sign on the site plan. Mr. Richards said the sign will probably be lighted. Chairman, Marc Macro said his architect should double check the setback for the sign, because it is a state highway.

Garbage: The church is so small they will probably just take it home, but down the road as the church grows he would like to have a dumpster. The board discussed the dumpster will have to be in an enclosure.

Septic: The applicant will need OCDOH approval for the new septic. The septic design is based on the size of the building, the number of people and the number of bathrooms. He is going to put in a 1000 gallon tank. The board said he needs to make sure this is designed for both phases.

The board suggested he may want to consider moving the leach field further back in case he wants to expand the back of the church, because if he does he would be into his leach fields. Mr. Richards agreed that is a good idea. The board said it would need to be put on the site plan if he does.

The Planning Board is only approving Phase 1. Mr. Richards will come back to meet with the PB when he is ready to start Phase 2. It would simply be an amendment to the existing site plan.

Applicant will tell his architect to start working on this and he will get the information to Howard. Mr. Richards will be back next month.

If the applicant or his architect has any questions, they can call Howard Tanner, CEO.

DISCUSSION: None

Adjourned: Pat Svanson motioned to adjourn the meeting at 8:20 pm, seconded by Steve Walburger followed unanimously by all members present.

Respectfully submitted,
Cynthia Weirs
Secretary/Alt Member

Next Meeting: July 14, 2020