



Town of Elbridge Planning Board

July 14, 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 and Cindy Milton, Eric Richards, Jeremy and Errin Chilson, Guy and Angela Donahoe, Architect

Public Hearing: Tanner Subdivision (2-parcels) TM # 032.-03-10.0
Hamilton Rd. (County Rte. 271), Jordan

Chairman, Marc Macro called the Public Hearing to order at 7 pm.
The notice of Public Hearing was read.

Chairman Macro asked if there was anyone here to speak in opposition to the Tanner Subdivision, no one responded. He then asked if there was anyone here who would like to speak in favor of the Tanner Subdivision; Duane and Cindy Milton and Jeremy and Errin Chilson spoke in favor of the subdivision. Chairman, Macro asked if there were any other comments, no one responded. The Public Hearing closed at 7:09 pm.

OLD BUSINESS:

Michael & Deb Tanner Tanner Subdivision (2-parcels) TM # 032.-03-10.0
Present Hamilton Rd., Jordan Zoned: R-1, Residential

The Planning Board received Syracuse-Onondaga County Planning Association's (SOCPA) Resolution dated June 10, 2020. SOCPA is looking for the Department of Transportation (DOT) approval. The Planning Board (PB) received the DOT letter dated June 12, 2020 approving the proposed driveway location for Lot 2. Chairman Macro reiterated that this is not a permit; it is only approval for the driveway location.

OLD BUSINESS: (Cont'd)

Michael & Deb Tanner (Cont'd)

The PB received the Onondaga County Department of Health (OCDOH) approval for the septic system dated July 6, 2020. The septic is based on a four bedroom dwelling maximum. The Short Form SEQRA was completed at the June 9, 2020 PB meeting.

The PB has received the Final Plat Tanner Subdivision map dated May 20, 2020 by Douglas Reith, Surveyor.

Steve Walburger motioned to approve the Tanner Subdivision; John Stevenson seconded the motion followed unanimously by all members present to approve.

APPROVED

The applicants have provided the PB with (5) paper copies of the Final Plat Site Plan. Mr. Tanner will need to provide (2) Mylars to be stamped and signed.

Hurdy's Redemption Center	Site Plan Review	TM # 041.-03-37.0
Not Present	1118 State Route 5	Zoned: B1

Howard Tanner, CEO reported the applicant is all set. Anthony DeMarco is going to do the striping needed. Howard will check on this in another day or two.

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

Chairman Macro requested to meet with Attorney Tim Frateschi and Howard Tanner, CEO regarding this property, because there are some problems with this property now. They agreed this can be arranged. Howard said there are a few things that can be done if the applicant changes the subdivision lines.

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

Mr. Richards provided an updated version of the site plan showing: all exterior lighting on the building; light pole height of 16 feet; added another light pole making three light poles on site; added an additional 20 feet to the DOT driveway cut; footprint of the handicap parking area; the handicap signs are shown and they slid the leach field to the south about 25 feet. Mr. Richards stated the driveway is either going to be gravel or crusher run. The handicap parking area needs to be either blacktop or concrete and labeled on the site plan.

Septic: Ron Falsey originally subdivided this property for (4) houses in 2009 and was approved for the septic for each parcel on April 22, 2009. Mr. Richards called the county regarding the septic plan that was already approved in 2009 and he also called the Civil Engineer, David Segor regarding whether Mr. Richards could use this approval from 2009 for this site plan. Howard Tanner, CEO stated OCDOH will only go back five years so this will have to be updated and reapproved.

OLD BUSINESS: (Cont'd)

Eric Richards (Cont'd)

The PB needs septic approval from the OCDOH in order for Howard to issue the building permit. Howard suggested Mr. Richards have his civil engineer call the Health Department. The septic system design needs to meet a commercial piece of property and has to be updated. Howard suggested Mr. Richards have David Seqor, Civil Engineer call Howard and he will walk him through what action he needs to do to submit it back to the county. Then when he updates it he will submit it to Jeff Till at OCDOH for approval.

The updated site plan shows the poles, wall packs, and landscaping. The board approved the gravel driveway with the apron extended in the front which is now shown. The handicap parking is not properly labeled on the site plan it needs to be labeled either blacktop or concrete.

Signage: The location of the sign is shown on the site plan. The board wants to reiterate that the sign is not in the right-of-way (ROW) and Mr. Richards agreed it was not. Mr. Richards said the sign will be a lighted sign. The PB will need to know if it is going to be internal lighting or external lighting. Howard Tanner, CEO said that the DOT is requiring a special permit for anything within 600 feet of a state highway so he may need a double permit; one from the Town of Elbridge DOT and one from NYSDOT for the sign because the sign is located within 600 feet of site distance on a state highway.

Howard Tanner, CEO has the DOT approval letter. The PB will need a copy of the DOT approval letter for their file.

Attorney Tim Frateschi would like the stipulation that the driveway be paved within five years and write this condition right on the site plan map which will be filed with the county clerk. Mr. Richards asked if he could extend the driveway paving out to seven years. The board agreed to the seven years.

Mr. Richards is looking for approval so he can start the site work. The PB is only going to approve Phase 1 in this round.

Chairman Macro asked the board members if they had any more questions which they did not. He then questioned the board if they had any problems approving this with a couple conditions;

- 1) handicap parking is labeled on the site plan
- 2) OCDOH approval letter for the septic

The PB agreed to approve this site plan with contingencies. Attorney Tim Frateschi said the site plan looks like it covered everything that was asked for.

The Short Form SEQRA Part 2 and 3 was completed at this meeting finding it to be a Negative Declaration SEQRA. John Stevenson motioned to approve the SEQRA finding it to have no significant environmental impact. Pat Svanson seconded the motion followed to approve unanimously by all members present.

Approved

OLD BUSINESS: (Cont'd)

Eric Richards (Cont'd)

Site Plan for Blessed Hope Baptist Church located at Route 31, Elbridge architect project # 20032 dated June 22, 2020: this plan being approved with the stipulation that the Handicap Parking area which is approximately 24 feet wide by 21 feet deep will be either a paved or concrete surface. The PB will need to have an approved septic plan from the Onondaga County Department of Health. This approval is for Phase 1 only.

The architect will have to date this for tonight because there are some minor modifications:

- 1) Handicap parking area needs to be properly labeled (blacktop or concrete)
- 2) driveway stipulation of seven years max to have the driveway completely paved or concrete with the verbiage written on the site plan

The applicant will advise his architect to revise the Site Plan with the revised date of July 14, 2020 with the verbiage on the site plan that within 7 years of July 14, 2020 the complete driveway and parking area will be blacktopped or concrete.

The revised Site Plan will need to be a full size plan. The applicant will provide the PB with 5 paper and 2 Mylar site plan maps with the stipulations listed above.

The DOH approval letter for the septic is contingent upon receiving site plan approval.

Chairman Macro asked for a motion to approve the Blessed Hope Church Site Plan with contingencies as stated above and upon receiving the OCDOH approval letter.

John Stevenson motioned to approve conditionally the Blessed Hope Church Site Plan. Pat Svanson seconded the motion to approve followed unanimously by all members present.

APPROVED

Everything has to be done before Howard Tanner, CEO can issue Mr. Richards a Certificate of Occupancy.

NEW BUSINESS:

Daniel Ebersold (David Borst property) Guy Donahoe, Architect	Site Plan Review 530 State Rte. 31, Jordan	TM # 030.-03-10.3 Zoned: Industrial
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Guy Donahoe, Architect is representing Daniel Ebersold for his application for a Motor Vehicle Maintenance facility. Mr. Donahoe provided a sketch plan for the development of the property. This parcel is an 11.5 acre parcel in the Industrial district. The acreage slopes from the road of Route 31 south toward the thruway property. Mr. Ebersold works on tractor trailers mainly for Fed-Ex. This maintenance facility is a pole barn structure and he is in contract with RLS for the structure. Mr. Donahoe has made some modifications based on talking to the owner relative to the site plan that he has already shared with Howard Tanner, CEO. The building being 64 foot wide with pull thru bays was not wide enough so they are rotating the building. The entrances

NEW BUSINESS: (Cont'd)

Daniel Ebersold (Cont'd)

and layouts are pretty much the same but they did update this site plan. The roof pitch is going to pitch toward Route 31; you will see the eaves of the gable from the road. This site probably slopes for about 300 feet from the center line of the road down then it kind of flattens out. Given the parking area and the pole barn structure Dan wanted to get that built out on the flatter land rather than regrade the land. Including an area around the facility, they have designed this trying to maintain less than 43,560 sq ft of disturbed area for the building and grading around it being on the flat site will help eliminate the grading despite the length of the driveway.

Mr. Donahoe believes that most of those vehicles that are being stored overnight are in the fenced in area and inside the building, but there may be some parked outside overnight. He does not think most of the vehicles stay there.

The lot is 100 feet mostly on the east side so they can swing trailers in there and they will have a yard jockey that will be used to back and pull trailers in. On the other side of the building there are pull thru bays for box vans and smaller UPS trucks or vehicles.

The driveway and the lot are going to be run a crush. The handicap parking space and its access to the building will be paved and added on the site plan. The board would like a cut sheet of the parking lot base showing the type of fabric and stone. Mr. Donahoe will apply for the driveway approval from NYS DOT. Mr. Ebersold has six employees, the site plan shows eight parking spaces one of them being the handicap accessible space. TOE zoning requires 18 spaces, but he would assume that was for more like a Jiffy Lube or something like that, if it would please the board he can certainly demonstrate how they could fit that into this lot but it is not their intention to have or need to have parking for eighteen vehicles.

The proposed lighting for the site is wall packs on the building. The PB will need a photometric data cut sheet. Mr. Donahoe will provide this to the board.

The septic has been designed by Eric Buck. Mr. Donahoe is not sure if it has been submitted to the county yet but that will happen shortly.

Hours of operation: Mr. Donahoe does not know, but he will find out and supply that to the board.

SIGN: The site plan shows a sign by the road, but he is not sure if there will be one on the building. The board will need to know if the sign is lighted. They will need 2 permits; one from the Town of Elbridge DOT and one from NYSDOT for the sign because it is located within 600 feet of site distance on a state highway.

The proposed fence they plan to put around the yard is an eight foot tall hurricane fence (chain link). Guy does not believe Dan is intending to put any screening on the fence; it is just a security measure. The bulk of that is around the back of the building. It will start about 320 feet back from the center of the road.

NEW BUSINESS: (Cont'd)

Daniel Ebersold (Cont'd)

Mr. Donahoe is not intending to have the surveyor provide the contour lines, because the site very visibly slopes south toward the thruway property and sheet drain is the same way, unless the board feels it necessary. The PB does not feel it is necessary.

Mr. Donahoe thinks dimensionally they have met all the requirements of the property. They are not seeking any variances everything is compliant.

Landscaping: Mr. Donahoe has not discussed landscaping with the applicant. He asked if the board has some thoughts on what they typically would like to see in an application like this. The board suggested maybe something in front of the fence that faces Route 31.

The board has concerns about leaving parking lots gravel. The PB would like to see at least the length of a truck from the curb back into the property be paved. A trailer of 53 ft plus the cab; the board would like at least 75 ft of the driveway paved from curb and that should be detailed to hold the weight of the trucks going in and out. The PB would like a concrete apron in the front and back of the loading doors.

Chairman Macro requested Howard Tanner, CEO to send a copy to the Jordan Fire Department in case they have issue; Howard agreed to do this.

Howard Tanner, CEO questioned the board if he should resend the site plan to SOCPA because the applicant moved the whole site back by 109 ft based on the original site plan that was sent to SOCPA on Friday? The board does not think that is significant to resend to county.

Approval of Minutes: June 9, 2020

Steve Walburger motioned to approve the minutes of June 9, 2020 as presented. Pat Svanson seconded the motion followed unanimously by all members present.

DISCUSSION: None

Adjournment: Pat Svanson motioned to adjourn the meeting at 8:00 pm, seconded by Steve Walburger followed unanimously by all members present.

Respectfully submitted,
Cynthia Weirs
Secretary/Alt Member

Next Meeting August 11, 2020