



Town of Elbridge Planning Board

August 13, 2019

Approved Minutes

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

Absent: Chairman, Marc Macro

Staff Present: Attorney Scott Chatfield, Doug Blumer, Deputy Supervisor Counselor, Howard Tanner, Codes Officer

Others Present: Theresa Daddona-Traub, Mackenzie & Blaine Vossler, George Daniels, Mike Adrian, Tessy Plastics, James Kuryla, Matt Napierala, Engineer Consulting, Tom Malinowski, Architect VIP Structures

Approval of Minutes: July 9, 2019

Pat Svanson motioned to approve the minutes as presented; Steve Walburger seconded the motion followed unanimously by all members present.

NOTICE: Chairman, Marc Macro designated John Stevenson as Acting Chairman for this meeting. John Stevenson, Acting Chairman signed Bill Ecker's maps.

OLD BUSINESS:

Blaine & Mackenzie Vossler Kester Homestead SP Review TM # 036.-02-08.0
5606 Kester Road, Memphis

Regarding: Lighting Plan

The applicants provided a Site Plan map that shows the signage and includes the lighting plan cut sheets with photometrics attached for the board to review. The Site Plan was done by RZ Engineering, PLLC. And the Lighting Plan was done by NSL Lighting.

The lighting plan dated July 11, 2019 shows the Illuminance Calculation Summary of the whole lot with an average of (2.46) with their max at (8.1) and a minimum at (0.2). Matt Napierala reviewed the lighting plan and explained that a maxi/minimum of 2.4 is a nice level.

The applicant will use cones or ropes to help designate the parking along with the parking attendant and then at night those areas will be marked with in ground solar lights to help.

The site plan shows (5) parking spaces in the handicap area with one regular parking space, but on the site plan the handicap area is showing the number (6) for this area. The board suggested removing the one regular parking space located by the handicap parking area and correct the number (6) that labels the number of handicap parking spaces to (4) as discussed at the July 9, 2019 meeting. Attorney Chatfield stated that rather than delay further final approval of the map he recommends that we amend it and initial it. Then subsequently the applicants can have the Site Plan revised showing (4) handicap parking spaces and have the Final Site Plan by the next Town Board meeting. The applicants agreed to have RZ Engineering correct the site plan and recount the number of parking spaces prior to the Town Board meeting. The Final Site Plan revision date will be August 13, 2019.

The contractor will need to submit the cut sheets for the driveway entrance to Howard Tanner, CEO for his approval and at that time Howard will follow up with him regarding the soil stabilization fabric for the driveway entrance.

Steve Walburger made a motion to recommend approval to the Town Board of the Site Plan for Kester Homestead based on a drawing by RZ Engineering dated May 28, 2019 last revised August 13, 2019 together with the NLS Lighting Plan dated July 11, 2019 with the two page cut sheets with the photometric attached there to. Pat Svanson seconded the motion followed unanimously by all members present.

APPROVED

NEW BUSINESS:

George M. Daniels

Daniel's Major Subdivision
Kingston Road, Elbridge

TM # 041.-02-07.1
Zoned: Ag

Mr. Daniels had an Informal meeting regarding a subdivision of this parcel on January 18, 2019. He is creating four new lots off this parcel plus the residual lot is creating a total of five lots.

Howard Tanner, CEO stated the applicant does meet all the zoning requirements and because the lots are all under three acres Onondaga County is going to want a septic design or at least a perc test approved for each lot if they are going to be building lots. This subdivision does require a Public Hearing prior to approval.

The PB will need a larger revised map (2 x 3 feet) showing the whole property line and access to public roads; showing how the back lot has road frontage. He can leave the Village Town line in, but dash it instead dark line it; show the extra acreage; he could subdivide this but it would have to be a driveway not a public road because he does not meet the requirement for a public road. Attorney Chatfield would like to make sure the applicant knows that if he leaves himself less than the required road frontage (150 feet minimum) he would never be able, down the road to get to the

back property to subdivide this into residential lots. Attorney Chatfield explained the National Grid easement is owned by National Grid it is not an easement.

SEQR Part 2 was completed at this meeting. Steve Walburger motioned finding this a negative declaration. Pat Svanson seconded the motion followed unanimously by all members present. Acting Chair, John Stevenson signed the SEQR Part 2 form.

The board members agreed to schedule a Public Hearing at the next regular meeting on September 10, 2019 at 7 pm.

Mr. Daniels application will need to be sent to SOCPA for a Referral of GML 239. Mr. Daniels will be at our next meeting.

Keith & Theresa Traub Harlot Happenings (PCD – PUD) TM # 044.-01-05.1
639 Hartlot St, Elbridge Zoned: R1

The applicants approached the Town Board (TB) requesting a zone change. The TB would like the opinion of the Planning Board (PB) regarding the possibility of a PCD – PUD.

The applicants are looking to change the zoning from R1 to a Planned Commercial District (PCD); they are also grandfathered in as Light Industrial. A plan was provided for the board to review. They did not understand at their last meeting that the PCD had to include the whole property so now they are looking at future plans of the property to see what the whole property could be.

They initially rented the property 2011 and then in 2016 they purchased the property. They own a business called “Unite Two Design” that is a steel fabrication business. The applicant’s business “Unite Two Design” is in the frame building consisting of 1440 square feet. They have one leaser Katie North-Peck whose main business is “She Rents Vintage” where she rents vintage dishes, china, crystal flatware and sofas and is also a majority member of Hart Lot Happenings, LLC. The buildings were built in the beginning of 1870 up to 1920's.

The applicants just purchased the Mero (Reputed owner) property that has a small house on it. They will not be merging the two properties because this property is solely owned by Keith and Theresa. The LLC is partnered with Katie Northpeck. This property (Mero) can be part of the PCD it is only a zoning designation.

KITCHEN: The applicants would like to build a commercial kitchen with a small event space in the front three buildings and also continue to run their steel fabrication business. The kitchen would be operated Monday - Friday and it would be open to the public for rentals by the hour; for an individual who needed a certified kitchen for food purposes of baking, canning or jarring so they could sell at local markets and other wholesale venders. Then in the evenings they would use the kitchen in combination with the event space. There will not be a fryer in the kitchen. There will be a concrete slab between the two front buildings (the events and the kitchen buildings) where the grease trap is and a gate will be installed that faces part of that street that will open up for garbage removal and any other services that would come in.

EVENT Building: The event stone building is 735 sq. ft. They would like to focus on farm to table dinners, focusing on the local produce and things like live music, DJ's and dancing, art shows, gallery retailer, small wedding, bridal showers, business meetings and/or yoga. The court yard would be able to use in combination with event space and could also have a Flea Market/Craft Fair.

This building will hold 60 people with table and chairs. They do not want to have huge events there, but if they were to do a larger event that would encompass more of the property they would like to stone the parking lot for that many people and would like to use the grass field for overflow parking.

WAREHOUSE/INDUSTRIAL: The industrial and storage warehouse spaces are located on the back of the property. It was a beanery where beans were dried and packaged and shipped from the railroad tracks. The Storage Warehouse has approximately 6000 square feet of usable space. It is not actually a three story building as stated on the Onondaga County Mapping. The warehouse has the old bins where the beans were dried. It is actually a one story building with a basement, because those other levels are from the old beanery from the 1900's. Howard Tanner, CEO said basically they have all the old stuff from the original kidney bean factory, the second and third floor are actually hoppers and cleaning areas, it is more like a mill. They are looking to find some additional uses for this warehouse also. She talked to the railroad and they can receive and ship goods from there if they have a small manufacturing business. If they were to have a small food or beverage manufacturing business like a brewery, hops, distillery or a coffee roaster we could ship and receive using the railroad. The side rail was taken out. They would address that if they decide to pursue this. Another possibility is hydroponic farming or some indoor farming downstairs in the basement. This could be a good space for mushroom farming or something like that or an additional shop, art studio and warehousing.

The applicants obtained a plumbing permit and already installed the septic system, a new water system and new water service line. The leach field is located in the grass field. They have a six inch black covert plate to accommodate the driveway and it does run under the road. All the buildings have electric. The only building that is going to have water is the kitchen building. The restrooms will also be located in this building. There is going to be a small addition to the front of kitchen building to allow for a lobby to walk into.

The proposed parking area is a grass field where they have their leach field. They would like to focus on a 60 person or less space, because that is what they can accommodate in this building with table and chairs. The plan provided at this meeting shows 28 parking spaces. Their architect laid it out with the handicap spaces and they have four employee parking spaces where they park on a daily basis. Howard Tanner, CEO said it is tricky figuring out the parking because you have one industrial business, one commercial rental and the future occupancy. So until we get more final detail it is hard to figure. They would like to eventually stone this area for the parking.

They would like to be operating in the spring; we would like to be able to begin operating without stoning this parking lot until the end of summer.

The board decided to schedule a special meeting to discuss the zoning change or PCD for this month. The secretary will organize and schedule a meeting date for all involved and send an email with confirmation.

The board will need a detailed site plan.

Tessy Plastics – Bldg B	Site Plan Modification	TM # 040.-04-23.1
Mike Adrian	442 Rte 5, Elbridge	Zoned: Planned Industrial
Matt Napierala		
Thomas Malinowski		

The applicants met with Howard Tanner, CEO to review the changes to the Fema floodplain maps.

Fema has done map adjustments due to the increase intensity of rainstorm events that we are seeing country wide. Fema has looked at the cross sectional data. The floodplain line adjustments are getting greater. Tessy had Doug Reith, CNY Land Surveyor certify the floodplain line in May 2019, because it is critical to Tessy Plastics and to their development scenario. Howard suggested the applicants come before the Planning Board (PB) for an informal conversation/work session to get the boards opinion and if everyone is agreeable they will then make a formal application to their proposal.

Tessy provided a survey map from 2009 which shows the floodplain which at that time was mapped as going through the proposed South plant, so when they did that project they had to create a displacement basin for the volume that was being displaced. Also provided is a 2019 survey based on the current field map with their proposed plan which shows a red line that is the floodplain as mapped today and they provided a composite of the two (the highlighted area on the survey is the floodplain). Matt Napierala certifies that his calculations are correct and his proposal satisfies the requirements.

Tessy has a manufacturing warehouse need at the Elbridge plant. They have potential today that they did not have six years ago, because the building is no longer in the floodplain, so that displacement is not there now. They are proposing to add an additional warehouse approximately 100,000 sq. ft. or less that will require its own additional storm water volume to manage. They are here to certify that the floodplain line from the Fema flood map of November 4, 2016 has changed. The existing floodplain litigation volume is no longer required.

The applicants will, if everyone is agreeable, submit their formal site plan application and present it at the September 10, 2019 PB meeting, following up at the October meeting to get their final approval, if they have everything that is required with plans to start building in January.

The PB members would like to be notified if the site plan comes in early so they can come in and look it over;

DISCUSSION:

Doug Blumer informed the PB members that the Town Board interviewed Tim Sullivan for a position on the PB. The Town Board has to approve his position at their next meeting before he can start.

Doug Blumer discussed appointing a Deputy Chairman for the PB.: John Stevenson said that Chairman, Marc Macro asked him to be an Acting Chairman for this meeting. John thinks he was already made Acting chair around the time when Marc or Dan Leary came on. The chairman should appoint a Deputy Chair.

Adjourned: Steve Walburger motioned to adjourn the meeting at 9:05 pm; Pat Svanson seconded the motion followed unanimously by all members present.

Next Meeting: September 10, 2019