

ZONING BOARD OF APPEALS
5 ROUTE 31
P. O. BOX 568
JORDAN, N.Y. 13080



PLANNING BOARD
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P. O. BOX 568
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Town of Elbridge Planning Board

August 11, 2020

Approved Minutes

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

Absent: Steve Walburger

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

Others Present: Guy and Angela Donahoe, Architect

OLD BUSINESS:

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

Howard Tanner, CEO stated Hurdy's Redemption Center is all set.

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

Eric Richards	Blessed Hope Church Site Plan	TM # 029.-01-35.4
Ron Falsey - owner	Rte. 31, Jordan	Zoned: Industrial
Not Present		

OLD BUSINESS: (Cont'd)

Daniel Ebersold
(David Borst property)
Guy Donahoe, Architect
(Representing Mr. Ebersold)

Site Plan Review
530 State Rte. 31, Jordan

TM # 030.-03-10.3
Zoned: Industrial

Mr. Donahoe provided the board with an additional packet reflecting the comments from the July Planning Board (PB) meeting that includes a photometric sheet and cut sheets of the proposed lighting with an additional copy of the SD-1 (same page and same information) just showing the dimensions on it. The building will be heated and have a concrete floor. Mr. Donahoe did not show the entire site. The hours of operation are from 6 am - 6 pm six days a week and the hours are shown on the site plan.

Mr. Donahoe received comments from the Fire Department about creating a pull off space. The code addresses exactly what the size of that should be so they included that in the revised site plan.

The PB discussed the following items at the July 7, 2020 meeting that needs to be addressed: description of the dumpster enclosure; landscaping plan; add a 3 foot concrete apron in front of the entrance doors and the path to the entrance; Handicap and business signs; pave the driveway entrance off of Route 31 for a distance of not less than a 53 foot trailer and tractor, pave the accessible parking spaces, pave the back of the loading space; specs for the paved and stoned driveway surfaces and the details to make that compliant as far as signs and pavement markings.

As requested by the PB, the site plan now shows that they added the three foot concrete apron in front of the doors, paved the driveway entrance off of Route 31 for a distance of not less than a 53 foot trailer and tractor, the accessible parking spaces are paved, loading space and the compliant path to the entrance are paved and the details to make that compliant as far as signs and pavement markings.

Landscaping Plan shows a taller type of plant screen between the 8 ft. chain link fence as well as planting between the parking lot and the road. They did put in spruce and evergreen trees in front of the chain link fence to block that view from the road and both the fence and the vehicles parked around the lot.

Lighting: the proposed lighting are all LED that are night sky compliant; the photo metric sheet will also demonstrate where the levels of safe lighting are and how the light diminishes as we move away from the building. They also have the addition behind the parking spaces where an additional light pole (labeled A - on the site plan) has been added. The PB discussed with Mr. Donahoe their concerns regarding the length of driveway and the distance of the building is so far off the road that they should have a light on the driveway. Safety wise the PB and Mr. Donahoe agreed to add a light pole half way down the driveway at the middle of the fire pull off lane delivering light to the property line. The PB would like zero candle light at the road. Mr. Donahoe said they are working on the road cut now with the DOT.

The Dumpster pad has a six foot chain link fence around it and he believes that is within the chain link yard.

Onondaga County Health Department septic approval has been received.

OLD BUSINESS: Daniel Ebersold (Cont'd)

Signage: A business sign has not been discussed and will be deferred at this point. Mr. Ebersold will not have a sign until he comes back to the board to discuss it, unless that is something that has to have the PB's approval and not guided by the code then he will come back to the board. The sign that is shown on the site plan will be removed until they can give the board or Howard Tanner, CEO more information about the sign.

Mr. Donahoe also included in the handout his response to Syracuse-Onondaga County Planning Association (SOCPA) Resolutions.

SCOPA's comments to resolutions (1 and 3) are dealing with some of the same concern such as the light levels entering Route 31 or light levels entering the thruway. He would submit that as the photometric plan with the light fixtures that they are proposing demonstrate that the light levels around the building and parking lot are safe, but provide no significance spill lighting to the boundaries. The building and pole are some 220 feet downhill from Route 31 with the exception of the LAD (Light Aid Detachment), but it still does create spill lighting into Route 31 just safely lighting the road. The thruway is some 650 feet to the boundary line and then it is still quite a distance to the highway itself and that is wooded between us and not only is it wooded straight out from the thruway, but it is also wooded east and west. He does think there is any line of sight from that building out to the thruway.

Resolution 2 was relative to storm water and again that is an open statement, but he would propose that their lot coverage is only 6.71 % of an 11.5 acre lot. The building does not exceed one acre, so it does not require a (SPDES) State Pollutant Discharge Elimination System Permit. Given the size of this lot and the area they are disturbing, the drainage system at that piece of the thruway conducts to the river through the thruway and they are 700 feet off the thruway. There is a silt fence already up at that site and it doesn't reach any of the thresholds of either the EPA or the DEC for the storm water. There is nothing to cause them to need a (SWPPP)/ Storm Water Pollution Prevention Plan. They are quite a distance from the thruway and downhill from Route 31. The water that they would be creating is either none or insignificant given the distance that it travels across the vegetative surface before it enters their property.

Chairman Macro requested for a motion that the recommendations of the modifications suggested by the SOCPA board be waived.

John Stevenson motioned to waive the modifications recommended by SOCPA and Pat Svanson seconded the motion followed unanimously by all members.

CARRIED

The Planning Board completed the Short Form SEQR finding it to be a Negative Declaration SEQRA.

Pat Svanson motioned to approve the Short Form SEQRA finding it to have no significant environmental impact. John Stevenson seconded the motion followed to approve unanimously by all members.

CARRIED

OLD BUSINESS: Daniel Ebersold (Cont'd)

Mr. Donahoe will add the light fixture for the driveway, remove the label on the existing gravel drive that is going to be paved, remove the note of the property sign from the site plan and date the site plan August 11, 2020.

Chairman, Marc Macro asked for a motion to approve Daniel Ebersold's Site Development Plan (SD-1 -SD-6) located at 530 State Route 31, dated August 11, 2020 by Guy Donahoe Group.

John Stevenson made a motion to approve Daniel Ebersold's Site Development Plan. Pat Svanson seconded the motion followed unanimously by all members to approve.

Approved

Mr. Donahoe will revise the site plan and deliver to the Town of Elbridge.

NEW BUSINESS:

Doug Blumer	Eagle Point Farms, LLC Minor Subdivision River Road, Jordan	TM # 030.-02-19.1 Zoned: Ag
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This is a two lot subdivision; Lot 2 is 7.02 acres; Lot 3 is 8.71 acres. Doug provided the PB a letter from Onondaga County Department of Transportation (OCDOT) dated April 6, 2012 determining approval for three access locations meeting the sight distance requirements for access after the road side brush is cleared. Lot 2 and Lot 3 will be sharing the driveway located between the two lots.

Howard Tanner, CEO will send this application to SOCPA.

The PB will schedule a public hearing to be held at the September 8, 2020 meeting.

The Short Form SEQRA will be completed at the September meeting along with the PH.

Doug will bring the Final maps at the next meeting. The PB asked him to have the Final maps dated with the September 8, 2020 date. He will provide 2 Mylars and 5 paper copies of the site plan for the town at the September 8th meeting to be signed.

Approval of Minutes: July 14, 2020

Pat Svanson motioned to approve the July 14th minutes with comments and John Stevenson seconded the motion followed unanimously by all members.

DISCUSSION:

Adjournment: Tim Sullivan motioned to adjourn the meeting at 7:55 pm, seconded by John Stevenson followed unanimously by all members present.

Respectfully submitted,
Cynthia Weirs
Secretary/Alt Member

Next Meeting: September 8, 2020