



Town of Elbridge Planning Board

September 10, 2019

Approved Minutes

Members Present: Chairman, Marc Macro, John Stevenson, Patrick Svanson, Steve Walburger,

Absent: Cindy Weirs, Sec/Alt Member

Staff Present: Attorney Scott Chatfield, Howard Tanner, Codes Officer

Others Present: George Daniels, Nancy Hourigan, Doug Reith, CNY Land Surveying, Mike Adrian, Tessy Plastics, Matt Napierala, Engineer Consulting, Tom Malinowski, Architect VIP Structures, Craig Hurd, Robert Hill

Approval of Minutes: August 13, 2019

Steve Walburger motioned to approve August 13, 2019 minutes as submitted. John Stevenson seconded the motion followed unanimously by all members present.

August 29, 2019 Traub's Special Meeting

Pat Svanson motioned to approve August 29, 2019 Traub's Special Meeting minutes. John Stevenson seconded the motion followed unanimously by all members present.

Public Hearing Daniel's Major Subdivision

Chairman, Marc Macro called the Public Hearing to order at 7:00 pm. Notice of Public Hearing was advertised in the Syracuse Post Standard on Thursday, September 5, 2019.

The EPB received SOCPA's (Syracuse - Onondaga County Planning Board) Final Resolution recommending two modifications to the proposed action prior to the Planning Board's approval. The board members discussed with the applicant SOCPA's concerns and the two recommendations of modifications suggested by SOCPA regarding this subdivision.

- Item 1: Approval from Onondaga County Health Department (OCHD) regarding sewage Disposal for Lots 1 – 4.
- Item 2: Onondaga County Department of Transportation (OCDOT) has determined that a new sight distance assessment must be performed for all current and proposed lots and driveways. As part of the assessment, Lot 5 must be conceptually reviewed by OCDOT as a potential future road location rather than driveway, as it would serve as the single access point for the remaining 30+ acres of land. Conditional approval from OCDOT is required.

Chairman, Marc Macro asked if there was anyone who would like to speak against this major subdivision; no comments. He then asked if anyone would like to speak in favor of this major subdivision; the applicant spoke in favor of this subdivision.

Chairman, Marc Macro declared the Public Hearing closed at 7:08 pm.

OLD BUSINESS:

George M. Daniels	Daniel’s Major Subdivision Kingston Road, Elbridge	TM # 041.-02-07.1 Zoned: Ag
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The applicant provided the board a copy of the Perc Test Report for lots 1–4 which was done by Eric J. Buck, PE dated September 2, 2019.

Resolution: Granting Conditional Preliminary Plat Approval
John Stevenson motioned to approve Daniel’s Major Subdivision Conditional Preliminary Plat; Pat Svanson seconded the motion followed unanimously by all members present.

CARRIED

Chairman, Marc Macro requested a motion to waive the Public Hearing requirement for Final Plat, because the Final Plat is in substantial compliance. John Stevenson motioned to waive the Public Hearing requirement for Final Plat, seconded by Pat Svanson and followed unanimously by all members present.

CARRIED

John Stevenson motioned to grant Conditional Final Plat Approval for Daniel’s Major Subdivision based on map dated August 31, 2019 by Paul James Olszewski, P.L.S., PLLC. Pat Svanson seconded the motion followed unanimously by all members present.

APPROVED

The applicant will provide two Mylar and five paper copies of the site plan map to the town that will be signed by the Planning Board Chairman.

Tessy Plastics – Bldg B Mike Adrian Matt Napierala, Tom Malinowski	Site Plan Modification 442 Rte 5, Elbridge	TM # 040.-04-23.1 Zoned: Planned Ind.
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The applicant provided the board with a site plan for their proposal of an additional warehouse expansion approximately 96,250 square feet that will be located north of the flood plain line. Architecturally the proposed warehouse will be the same building as what it is being extended to.

It will have the same metal siding as what exists on the plan today with a peak roof with the height being about the same. They separated the two metal buildings with a flat roof area to manage the drainage off the sloped roofs. There will be a bio retention area for three water quality basins for run off reduction. They are creating a storm basin that is going to sit south of this new building interconnected with some piping that will allow that to react together and discharge at the exact same discharge point that it is today. They are not opening up a new speedy discharge permit. There will be zero impact as to what is happening here to the flood plain lines along the creek bed itself.

The proposed warehouse is strictly for warehousing their product and staging of that product before it gets shipped out. There will be a couple of new docks that occur on the southeast end and it will be a functional access road to get to the loading docks and to work with the parking areas. They have one-way access that will be a counter-clockwise movement around the back. They are also maintaining the fire loop line utility wise that exists around here and the paved access road so they have 360 degree circulation not only for their purposes, but emergency service purposes as well.

The existing parking area located in the upper right hand corner consists of over 100 parking spaces, which is more than ample parking. They have a maximum of 35 – 40 employees working per shift out of this building and the new addition is for warehousing only. Trucking out of this facility is down by 70%.

The SEQR Form Part II was completed at this meeting. Chairman Macro asked for a motion to approve the Negative Declaration; Steve Walburger made the motion, seconded by John Stevenson and approved unanimously by members.

Howard Tanner, CEO sent the GML 239 Referral Notice to SOCPA on September 6, 2019.

NEW BUSINESS:

Craig Hurd

Hurdy's Redemption & Beverage
1565 State Route 5, Elbridge

TM # 036.-01-09.0/1
Zoned: B1

The applicant is requesting Site Plan approval for Robert Hill's building to open a bottle redemption center. He owns and operates the one in Weedsport "Hurdy's Redemption & Beverage Center". The hours of operation will be Monday through Saturday 9am - 5pm, will not be open Sunday. There will be two employees that will be parking on the far side. He will also have soda sales and propane exchange there as well. The cages are going to be bunkers that will be located on the outside front of the building. They will not be making any structural changes to the existing building that is there now. There will be no outside storage. There is a third party company using a tractor trailer that picks up the bottles every 10 days. He will have them enter the facility off of Fikes Road, because there is an overhead door that will be used as a loading and unloading zone. The Planning Board (PB) agrees access from Fikes Road is the best choice of entry. The PB would like to have the access from Route 5 cut off. The applicant spoke with Howard Tanner, CEO regarding the Route 5 access and he is going to use this area for parking cutting off the Route 5 entrance. The PB has concerns whether the tractor trailer has enough clearance to get off the road. The applicant thinks there should be enough shoulder to get the

trailer off the road. The truck will be there for approximately less than an hour tops. He would like to open before the first of the year.

Signage: The applicant is undecided whether he will have a free standing sign or put the sign on the building. He thinks a free standing sign would be enough. The size allowance in a B1 zone is 32 square feet that has to be 15 feet away from state highway right-of-way. He will work with Howard Tanner, CEO regarding the sign.

Dumpster: Six-yard dumpster will be located on the other side of the loading zone. The dumpster will need to be enclosed (cedar) fence with a gate on the front of it.

The applicant needs DEC approval to operate as a Redemption Center which he will do. This application needs a GML 239 Referral to SOCPA because it is on a state road.

The applicant will need to provide an updated Site Plan showing everything on it including all dimensions; building, the location of the propane tanks from the ROW back to the building, the sign location with sign dimensions, whether it will be lighted or not and attach a picture; location of dumpster with enclosure and gate, exterior lighting on the building and the property lines. He will also need to submit a Site Plan application to the Town Clerk. Howard Tanner, CEO can help him with this.

Robert Beard

Mid-State Towing Site Plan
1465 State Route 5

TM # 037.-01-18.0
Zoned: B3

The outside of the building will remain the same. The applicant wants to add a 100 x 70 foot gated lot for police impounds etc. They will be working with the NYSP in Elbridge for impounds, unregistered vehicles, accident calls and they sometimes do impounds for federal agencies; FBI, DEA, DEC etc. They travel between Onondaga and Cayuga County. The fence would be eighty feet high with barb wire on the top of fence. The fence will be located on the blacktop. They do not want anyone to access it. The side facing Fikes Road and the side facing Route 5 will be a privacy fence with slats so you can't see inside it. There will be two gates; a front gate and a rear gate for snow removal. They will have surveillance cameras that will be at the gate side and they are going to attempt to put a camera on the pole at the AB corner and at the BC corner which is at the farthest end, because of the federal seizures. The light at the pole (AB corner) will be activate during the night hours so when the NYSP go in there to patrol they have access to see inside the gate and for his operators to drive in. For security reasons the front portion will be facing the building with a slide gate that will not have any privacy slats for the security camera to view inside.

The fence on the grass side will have a diaper on it and a ditch with a sock that will absorb any fluid that did not release at the accident site, but it is going to be layered in plastic if the fluid was to drain in there the sock will absorb and they will remove and replace the sock.

The average turn around on a vehicle that has been impounded from an accident is usually a day to a week. The longest vehicle that would be sitting is one that is seized by a federal agency, only because of court procedures. The only wreck cars that you would see will be on the body shop side; employees will park in a square section. Typically if there is a towing truck onsite, it will be parked inside.

The applicant will be on the east side of the building. They are cutting the building in half as of right now. The existing body shop that has been there will remain. The front of the building is not theirs.

Mr. Beard also has a partnership with U-Haul and does intend to rent U-Hauls. The Fikes Road entrance will be blocked off by lining up all the U-Hauls he has to rent. It will help screen the impound lot.

The towing aspect of the business is 24/7. The repair aspect is going to be either an 8 am - 4:30pm or 9 am - 5:30pm operation, but they do intend on having a Wednesday late closing; Saturday possibly a 9am -12 pm; no Sundays. They are not selling used cars.

He called 1-800-dig to check the property to see if there is any underground wiring and they told him there is nothing there, but they do not know if there are any private lines.

The dumpster will remain in the exact same spot that Sumter's dumpster was located. The applicant will use the sign on the building but did want to know if he can put a sign on the existing Route 5 road way sign. He will need to see Howard Tanner, CEO for a sign permit.

The board discussed and agreed the applicant is adding a fenced in lot and is renting U-Hauls, which are not outside of the permitted uses. The board directed him to get a fence and sign permit from Howard Tanner, CEO. No motions necessary for this applicant just two permits.

Nancy Hourigan	Hourigan's Powerhouse Rd. Subdivision	TM # 028.-01-06.0
Doug Reith	280 Powerhouse Road	TM # 028.-01-09.0
		Zoned: R1/Ag

The applicant provided a Site Plan showing two existing lots with two different zones. Lot 1 is zoned R-1/Agricultural with a 40 foot ingress/egress easement allowing access to the 16.07 acres of farm land and Lot 2 is 1.50 acres. Powerhouse Road is a town road and every lot has to have road frontage on a public highway. The 16.07 acres has a ROW by access, but it doesn't have any road frontage which would be creating a landlocked parcel. The board cannot approve a landlocked subdivision. Hourigan Farms of Elbridge, LLC owns all three partials. The issue isn't exactly where the driveway is, on paper does it show it has road frontage. In an agricultural zone the minimum width requirement is 150 feet at setback. Lot 1 has to have some frontage, but it could be a flag lot as long as it is a common lot line. The board and applicants discussed at length other possibilities to pursue this to get to their end result. The applicant decided to change the line location to make it work.

This application has to go to SOCPA because it has a county park next to it. Howard Tanner, CEO suggest the PB give this contingent approval so when he gets the maps then it can be sent to SOPCA so they do not lose a month.

SEQR: Chairman, Marc Macro moves the issuance of a Negative Declaration, Pat Svanson seconded the motion followed unanimously by all members present.

Resolution: Grant Preliminary Plat approval based on a map drawn by CNY Land Surveying dated September 6, 2019 called the Hourigan Farm's Powerhouse Road Subdivision.

CARRIED

Chairman Macro asked for a motion to waive the Public Hearing requirement for Final Plat, because the Final Plat will be in substantial compliance with the Preliminary Plat. The deviation being a minimal modification (widening the access right-of-way 40 feet to the back lot.) as shown on the Preliminary Plat being part of Lot # 1; Pat Svanson motioned to approve, John Stevenson seconded the motion followed unanimously by all members.

CARRIED

Granting conditional Final Plat approval based on a drawing made by CNY Land Surveying dated September 10, 2019. Pat Svanson motioned to approve seconded by John Stevenson followed unanimously by all members present.

APPROVED

Adjournment: Chairman, Marc Macro motioned to adjourn at 8:52 pm; Pat Svanson seconded the motion followed unanimously by all members.

Respectfully submitted,
Cynthia Weirs
Secretary/Alternate Member

Next Meeting: October 8, 2019

Approved with Contingencies:

Donald Petrocci Approved March 12, 2019	Site Plan Review 1116 Route 5, Elbridge	TM # 041.-03-36.0 Zoned: B2
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Erin Cook Approved March 12, 2019 Merge properties	Site Plan Review 394 State Route 31, Jordan	TM # 030.-02-01.2 Zoned: B1
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Hoe Property Approved May 14, 2019	Site Plan Review 1124 State Route 5	TM # 041.-03-38.0 Zoned: B-1
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Complete all contingencies (signage, lighting, dumpster, etc) by August 1, 2019; everything except front ROW easement and paving. PB will review site plan once NYS DOT Route 5 ROW easement is completed in Fall 2019.