



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
JORDAN, N.Y. 13080

County of Onondaga
State of New York

Town of Elbridge Planning Board

September 8, 2020

Approved Minutes

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

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

Others Present: Robert Hill Jr., Robert Hill, Sr., Barbara Marshall, Dan McLaughlin, Jillian Blake, B & L Loguidice

Public Hearing: Eagle Point Farms, LLC Minor Subdivision TM # 030.-02-19.1

The Public Hearing was called to order at 7 pm; Notice of Public Hearing was read. Chairman Macro asked if anyone would like to speak in favor of Eagle Point Farms, LLC Minor Subdivision. Doug Blumer commented that it meets all the towns' regulations and he is in favor of it going through. Chairman Macro asked if anyone would like to speak in opposition; none. Public Hearing closed at 7:02 pm.

OLD BUSINESS:

Doug Blumer Eagle Point Farms, LLC Minor Subdivision TM # 030.-02-19.1
River Road, Jordan Zoned: Ag

Doug provided the Planning Board (PB) with the Final Subdivision Site Plan (Sheet -1) dated July 10, 2020 provided by Warren Ramie Surveying for boundary subdivisions located on River Road, Jordan for Eagle Point Farms, LLC.

The PB received SOCPA's Resolution (GML 239 Report) with no comments for action to be taken. DOT approval for the driveway is in the file.

Short Form SEORA Part 2 & 3 was completed finding this a Negative Declaration SEORA.

OLD BUSINESS:**Doug Blumer****(Cont'd)**

Pat Svanson motioned to approve this Negative Declaration SEQRA; John Stevenson seconded the motion followed unanimously by all members.

CARRIED

Chairman Macro asked for a motion to approve Eagle Point Farms, LLC Minor Subdivision Final Site Plan dated July 10, 2020.

John Stevenson motioned to approve Eagle Point Farms, LLC Minor Subdivision; Steve Walburger seconded the motion followed unanimously by all members.

APPROVED

Eric Richards (present)
Ron Falsey - owner

Blessed Hope Church Site Plan
Rte. 31, Jordan

TM # 029.-01-35.4
Zoned: Industrial

Not Present

Daniel Ebersold
(David Borst property)
Guy Donahue, Architect

Site Plan Review
530 State Rte. 31, Jordan

TM # 030.-03-10.3
Zoned: Industrial

Not Present

Abundant Solar Energy
Jillian Blake, Architect
Barton & Loguidice, DPC

Site Plan Review
801 Peru Road, Jordan

TM # 029.-02-20.1
Zoned: Industrial

Abundant Solar Energy attended the PB meeting on November 13, 2018 to give a presentation of the proposed solar array to be installed at the town landfill. The Town of Elbridge is the exclusive authority whether or not to enter into a lease. The Town of Elbridge Town Board was declared the Lead Agency for the project December 2018. On March 7, 2019 the GML 239 (Type II Action) and the site plan was submitted to Syracuse-Onondaga County Planning Association (SOCPA).

Abundant also appeared before the PB on March 12, 2019 to review the site plan. The town board would like the PB's opinion; everything else falls underneath the town board's jurisdiction. The applicant was to meet with the town and enter into a formal agreement with the town to authorize the utilization of the land. The Town Board will then inform the PB when to proceed with the site plan.

Jillian Blake said they either need a site plan approval or something in writing that says it is not required. The board needs to look at the site plan again and then we can approve the site plan dated March 11, 2019. Chairman Macro asked if she has an updated site plan. Jillian stated it is the same site plan that was provided at the March 12, 2019 meeting. She has a set of drawings that was submitted to the DEC that provides more information that she gave the board. The updated site plan does not have a date on it.

The Town Board is the Lead Agency for the SEQRA (TYPE II action) and was completed by them. This has not been built yet, they had to do some wetland delineation. Abundant just received approval from the Department of Environmental Conservation (DEC) on Friday, September 4, 2020. The next step now is construction.

OLD BUSINESS: Abundant Solar Energy (Cont'd)

Councilor Blumer: The Town Board approved a Decommissioning Plan with a bond at their last meeting. They will get the bond before they start construction.

The PB reviewed the updated site plan and reviewed SOCAPA's Resolution including the recommendations of modifications to the proposed action prior to local board approval of the proposed action. The board discuss the recommendations which is for a highway work permit for the paving a portion of the driveway in the right-of-way (ROW).

The site plan mostly looks like what the PB approved last March with greater details.

Chairman Macro asked for a motion to approve the site plan of The Abundant Solar Power Town of Elbridge Landfill Solar Array E-1 and the documents of August 2020 (Sheets 1-7) by Barton & Loguidice File # 2271.003.002.

Tim Sullivan motioned to approve The Abundant Solar Power TOE Landfill Solar Array, seconded by Pat Svanson followed unanimously by all members.

APPROVED

Jillian Blake will provide two more paper copies of the site plan to be signed.

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

NEW BUSINESS:

Rob Hill, III Site Plan Review TM # 036.-01-09.0/1
1565 NYS Route 5 Elbridge Zoned: B1

The PB is open to working with Mr. Hill. The board is not going to be put in a position where they make a bad move, we would not be doing our job and our due diligence. The board suggested Mr. Hill speaks with the Fire Department regarding this intersection.

Rob Hill, Jr.

Mr. Hill, Jr. asked to speak with the board. He would not let a business go in there with three to four cars; he does not want a lot of people in there. Chairman Macro said the board is willing to work with them as long as it is going to be safe and not put other people in jeopardy. Mr. Hill thinks it is fine the way it is. He also does not like the application process.

Chairman Macro discussed with Attorney Frateschi the split zoning of this property; the property is zoned B1 in the front and B2 in the back; B2 is larger than the B1. The Town Board is planning to make some zone changes at one of their next meetings so with Dan here he wanted to bring it up because he does not know if it is a benefit to everyone here including Dan and the town to zone this parcel one zoning determination or leave it the way it is. Councilor Blumer believes the reason why it is split zone was because the front business was totally different than the back business and what

goes on in the B2 doesn't fit in the B1 and what goes in B1 does not fit in the B2. After a lengthy discussion the board and everyone involved decided to leave the zoning as it is and this can be addressed at a later date.

The new structure is a pole barn with metal siding and roofing with ice picks. The new structure will be located behind the existing building with a two foot gap between the two buildings. The proposed building will be heated through a window or pass door from the existing shop. He is not intending to heat the new structure and he does not know about the power or lights right now. Eventually when the building gets finished, it will be insulated and have a concrete floor, but if the building gets up before the winter he will let it sit until spring. The new structure will have two overhead doors with one man door located at the northwest corner. The 40 foot elevation facing south (Route 5) is going to be solid siding; it will be facing the existing building. There will be no windows in the building. The new building is going to be used for tire storage and a place to park some of their larger trucks.

The two roofs are going to pitch in so all the water will run off the existing building onto the new structure; everything is pitched back toward the north. There will be gutters on the new structure; he will be adding stone gravel in that area. He will not be adding any blacktop around the proposed building.

The two above ground self-contained fuel tanks will be relocated; both tanks are 500 gallons each; one is gas and one is diesel used for his vehicles.

Parking: The two entrance doors just off from the little parking lot (13-15) of the existing building are used for them. Parking spots (7-12) is his main parking area. The handicap parking right in front of the office is not shown on the plan he is unsure why. This will need to be updated on the site plan showing the handicap parking spaces (20 feet per space). The handicap parking is required to be either paved or concrete.

Lighting: The board will need cut sheets on the documents for the two light fixtures located on the corners.

The site plan needs to show that the two buildings are not touching with the distance between the two buildings. The site plan should be to scale.

The fuel tanks behind the building should have either steel or concrete bollard barriers or Jersey barriers around them and labeled on the site plan what is used.

The two trailers used for tires and used tires should be shown on the site plan to scale. The trailer on the left is 8 feet wide and the other larger trailer is actually four containers. The big one is just a single semi-trailer; it is not to scale. Dan said the trailers will probably be leaving here in two months give or take.

Dumpster: Dan plans on putting fencing or something around it.

Items to be shown on site plan:

1. one man door
2. the two buildings are not touching with the distance between them
3. handicap parking (20 feet per space) and labeled blacktop or concrete surface
4. lighting cut sheets on the documents
5. fuel tanks bollard barriers
6. the two tire trailers to scale

Howard Tanner, CEO will send this to SOCPA.

Dan would like to do minor preparation like moving the fuel tanks and get concrete around the back of the building; Howard Tanner, CEO and the board does not have any problem with site work as long as he isn't digging.

Approval of Minutes: August 11, 2020 Draft Minutes

Correction: add "LLC" to Eagle Point Farms for August and September minutes.

Pat Svanson motioned to approve the minutes with the correction above; John Stevenson seconded the motion followed unanimously by all members.

DISCUSSION: Zone Changes

Councilor Blumer pointed out that the Town Board is considering some zone changes. The Town Board would like know if the PB has any comments or concerns. CEO, Howard Tanner's office is updating the zoning map to get all the changes current and making it less confusing. The town wants to get all the changes current so it is a more accurate map; they came across a few inconsistencies in the process; then they will go to county to get a new map.

1. Wheeler Rd has a small parcel that is currently zoned service that use to be an old dispatch for New England Motor Freight, they have since retired and it has gone back to residential use. They want to change this back to RR to match the surrounding area.
2. Jordan Rd where the substation is right now is zoned R1, all the rest of the municipal properties or substations are zoned municipal, they are looking to change that to municipal to keep it the same with the rest.
3. Route 31 - Mattessich Iron, LLC, located at 1484 State Route 31 (TM # 027.-03-06.1) that is zoned Industrial, is looking to purchase the neighboring property (TM # 027.-03-08.1) to the west that is zoned rural residential-1 (RR). This purchase would expand his property almost to Laird Road. They are looking to change the zoning of the proposed purchased parcel from Rural Residential to Industrial.
4. Jacks Reef R3 district was created so they could have smaller lots and have subdivisions. Howard Tanner, CEO has not found any legislation that we actually converted those lots to the new zoning, so with the zoning changes R3 really has no use. The town is proposing to change all that on this side of the road from R-3 to R1 and the other side from RR to R1.

DISCUSSION:**Zone Changes****(Cont'd)**

5. Corner of Laird Rd and Old Route 31 there is a small lot right on the corner with a house on it right next to the old chicken barn, right now it is nonconforming because it is zoned RR and if we change it to R1 it will be a conforming lot fitting in with the surrounding zoning.

The board discussed concerns regarding R3 and how it changes those lots. If the person who bought the R3 lot got permission to build a house on it and now he builds it what changes; Howard explained awhile back the town changed the regulations for R3 and for RR. When the board went to smaller lots for R1 it really did away with the R3 zoning making it completely obsolete. They do have public water there and based on the potential future plans for the other two parcels they are not going to have any issues changing them to R1. The disadvantage you have right now is that we do not actually have an R3, you have a subdivision for an R3 size, but it never referenced any tax map numbers in the legislation. It just cleans it up and then we can get a new map printed.

The Planning Board members agreed it looks good to them.

Adjournment: Pat Svanson motioned to adjourn the meeting at 8:22 pm, seconded by Steve Walburger followed unanimously by all members.

Respectfully submitted,
Cynthia Weirs,
Sec/Alt Member

Next Meeting: October 13, 2020