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| Planning Board  5 Route 31, P.O. Box 568  Jordan, NY 13080 |  | Town of Elbridge  County of Onondaga  State of New York |

**Town of Elbridge Planning Board**

**October 11, 2022**

**Minutes**

**Members Present:** Chairman Marc Macro, Co-Chairman John Stevenson

Members: Pat Svanson, Steve Walburger, Tim Sullivan, and Sec/Alt

Member Holly Austin

**Members Absent:**

**Staff Present:** Tim Frateschi, Esq., Howard Tanner

**Others Present:** Bob Eggleston, Cory McWilliams, Doug Blumer

**New Business:**

Site Plan Approval

**Applicant: Timothy Derycke**

Property Address: 538 State Route 31

Tax Id.: 30.-03-10.4

*Note: Bullets indicate items requested of applicant*

Bob Eggleston: application is in an industrial zone, on a 5-acre lot that was recently subdivided. The adjacent lot was recently developed with a commercial building. Applicant is looking to develop 4 self-storage buildings, and a phase 2 will involve a larger pole barn.

The application meets front and rear setbacks and side yard setbacks, and coverage requirement. There is a shared driveway with the commercial building that is adjacent. Applicant will complete DOT curb cut requirements.

There will be gating around the buildings. Because of the slope of the land, the buildings will only have openings on the south side away from the road. All that will be visible will be building backs and roofs.

The 4th building will be twice as wide as the others and will be heated. There will be two access points, an interior hallway, and heated storage accessible from hallway. Gate access with card key access.

There is a second gate that provides access for outdoor storage like boats, RVs, etc. behind a building so somewhat screened. There will be electric, and propane will be on site for heat. Lighting will be dark sky compliant, LED sky packs. Several will be dawn to dusk for general security, several are motion detecting. Plantings will be red maples, 2 ½ inch caliper. Most of the land is already cleared. Rows of arbor vitae will be put in to screen headlights from residence.

* Bob Eggleston agreed that they could screen buildings with arbor vitae too, per suggestion of Tim Frateschi. Patriarch tree will be retained.

They will be tan buildings with green roofs. Signage will be by the road. Width of road 16’ proposed. Existing is 28’. Easement exists over the commercial property.

Can drive between buildings but not behind the final building. Fire truck can make a turn there. Blacktop will be on self service area.

Regarding the drainage, it will be grass with gravel or rip rap lining. 2:1 slope is riprap. Catch basins at each end. Underdrain proposed on North side of each building, going into a swale, going into a bio retention facility. Currently a state culvert comes across and fills a low spot, and then pours to the east on the neighbor’s property, and they are proposing capturing that in their bio retention area. Check dams will be permanent.

* 1st four buildings and outdoor storage are phase I. Outdoor storage will be organized by the owner. It will be vehicles, boats, rvs, not piles of materials. Board requested they clarify that no piles of materials will be there, and if it’s RVs and boats and whatnot there should be designated spaces. It will be stone/gravel which makes that difficult. Capacity of outdoor storage needs to be shown. They will be screened by the buildings.

No sanitary facilities are needed because there will be no employees on site.

Total capacity is 24 double, 45 single units.

* Attorney Frateschi requested some numbers on how much traffic will be generated on, say, a monthly basis.

There will be contracts regarding what is allowed and not allowed. Perishable, hazardous materials prohibited.

Concrete pads with pre-engineered buildings.

SPDES permit required, more than 1 acre will be disturbed. Have already prepared a SWPPP.

* It was requested that they remove Phase II from plans completely since they have to come back for approval, and there’s no definitive plan for a Phase II at this time.

No dumpster will be on the property.

* Propane tank will be near building 4 near AC unit. Board requested they add the tank and whatever protection it will have to the plans.
* Wall packs will be on the sides of the buildings shining down. Buildings will be parallel to 31, and Board suggested wall packs on that side so it’s not pitch black. Applicant will add more lighting.
* Will want to see signage and whether it is lit prior to site plan approval.

Will this need to be mowed? Yes, outskirts and front will need to be maintained. Not much maintenance around the buildings, but along swale and buffer will require mowing.

Blacktop has to extend a certain number of feet. Howard will look up what the requirement is from the plans for the adjacent commercial property.

This is on the agenda for 11/30/22 for the County Planning Board.

Key or Knox box will likely be required for fire purposes. Or a code. Likely will be security cameras.

Notify neighbor and ask for their input – John Stevenson will drop off a set of the plans with the neighbor to solicit input before Monday 11/14/22.

**Minutes from October meeting**

Steve Walburger moved to accept the minutes as presented.

Pat Svanson seconded, and all voted in favor.

Motion to adjourn:

John Stevenson so moved.

Steve Walburger seconded, all in favor.

Meeting adjourned at 7:44 pm.