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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**

**March 21, 2023**

**Minutes**

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

Members: Wendie Smith, Steve Walburger, Tim Sullivan and Sec/Alt

Member Holly Austin

**Members Absent:**

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

**Others Present:** Doug Blumer, Andrew Aupperle, Anthony DeMarco

**Old Business:**

Site Plan Review

Applicant: Andrew Aupperle

Property Address: Route 5

Tax Id:

There will be two phases – Phase 1 is the east side. There is an existing drive that will serve both. Phase 1 will include septic system for both phases at one time, and he’s working with Terry Horscht now re: the SWPPP and he will be disturbing more than 1 acre. He’ll box out a pad and stabilize for phase 2 now since he’s disturbing more than an acre anyway.

Erosion blankets are required. He will install a curtain wall drain that will intercept existing drainage, so there won’t be runoff from above coming down. There’s a gully on each side of the property that handles some of the farm runoff. On the front it will mimic what Bailiwick did with the stormwater pond, with bioretention plus retainage. He will stabilize everything he impacts.

Does he foresee developing more of this? Terry did a switchback so IF sewer came through, they could do two more buildings above. Anything over 10 bedrooms puts him in SPDES permit for septic and he doesn’t want to do that. He’s got great perc right now. He’s got a generator that’s getting added for the pump in case there’s a power failure. It will be a force main up and dual system, and has to be pressurized. He’s installed systems like it before.

There will be a single car garage underneath each unit, with a firewall between units. Individual driveways to each unit would make them feel more private so that’s under discussion. A parking space in front will also be available for each, plus overflow of 24 extra spaces. No requirement for handicap spaces.

Slopes will flatten off in front of the houses for safety reasons. Snow will be stacked to the back. There’s a pad next to the dumpster, and he wants a maintenance building for spare parts/paints, etc. A secondary structure has to have a 75-foot setback, so he’s still figuring out where to put it for convenience, and to avoid a variance. Side setback the Planning Board can determine, but not the front yard setback. It’s a reasonable request to ask for a small variance from the ZBA to put it 58 feet instead of 75 feet so he may go that route. Could essentially defer this to Phase 2.

There will be concrete patios off the backs of the apartments. They’ve been talking about a reverse gable on the roofline, and making the siding multicolor, to keep it from being a flat solid front.

Lighting: two 25 foot poles per phase, LED heads, plus house lights. Each tenant will have their own sconces.

Signage, small upward facing light on it.

Board’s requests of applicant:

* Applicant to find out if the two poles are enough lighting.
* Need a cut sheet of the light fixture itself in the drawings.
* Move the dumpster.
* Cut sheet of dumpster enclosure. Will be a gated enclosure with a three-foot opening for residents to use. (dumpster is not a structure and doesn’t need to meet setback requirement for accessory building).
* Will need a variance for the structure in the front yard setback for 53 instead of 75 feet, OR needs to move the utility building to the other side.
* Need a cut sheet of what the sign will look like.
* Better demarcation of phase 1 and phase 2 on the drawings.
* Elevation of buildings, utility building, dumpster in next set of drawings.
* Get a front rendering of the building for both boards – it will help both boards.

There is natural gas to the site. Electric will be underground.

Entrance is east of the entrance to the golf course as he feels that is the safest option. There’s an existing historic drive there.

Zoning Department will get it to the County Planning Board because it’s within 500 feet of a state road. Howard will send it this week, noting to them that we are seeking phase 1 review only.

**New Business:**

Site Plan Review

Applicant: Anthony DeMarco

Property Address: 1124 Rte 5

Tax Id.: 041.03-38.0

Pizza shop plan, with a little bit of seating – 48 occupancy. 40 seats, 10 tables. Will he be moving the curb cut for the parking lot? Yes. It’s got to move about 10 feet. Preferred by board to move it as shown to make it straight.

Will he leave the driveway on the west side? Yes, for dumpsters access. He owns the adjacent property so he will probably have the dumpster access across that driveway.

He will be putting the sign up that says “private drive.”

It will be blacktop, with lawn as shown. No curbs. He needs to add the width of the drive to the drawing. And he’ll have to have lighting drawings. 3 outdoor under the front overhang. Directed to show not beyond edge of property line. 3 on side of the building toward the parking area.

Will redo the porch in the front. The stairs will be on the side of the parking lot, but the ramp will be there for handicap accessibility.

There will be a sign for the business on the building and out front. 4x8 sign.

Plan has to go to the County for review because it’s within 500 feet of state road.

Applicant will call DOT first, then referral to County because County is likely to require that. However, it was previously determined to be too wide and he’s narrowing it so it should be fine, presumably.

He’s already doing plumbing plans to go to the county for restaurant approval.

**Minutes December 13, 2022**

John Stevenson moved to approve the minutes, Steve Walburger seconded the motion. All voted in favor.

**Minutes January 10, 2023**

John Stevenson moved to approve the minutes, Steve Walburger seconded the motion. All voted in favor.

Motion to adjourn:

John so moved.

Steve seconded, all voted in favor.

Meeting adjourned at 7:58 pm.