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| Planning Board5 Route 31, P.O. Box 568Jordan, NY 13080 |   | Town of ElbridgeCounty of OnondagaState of New York |

**Town of Elbridge Planning Board**

**March 21, 2023**

**Minutes**

**Members Present:** Co-Chairman John Stevenson

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

Member Holly Austin

**Members Absent:** Chairman Marc Macro

**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:

Board began by checking off requests from last meeting:

* Two light poles deemed sufficient? 2nd page shows 4 total – two for each building. Applicant provided photo and specs for lights. Specs show no effect on Route 5. There will be some wall sconces that will illuminate the footprint but won’t affect Route 5.
* The phases are better marked on the drawings now.
* Elevation/rendering of the building is now shown on new plans as well, last page. Siding on dumpster will match the building. Applicant provided sketch of maintenance building as well – it matches the structure as well.
* Dumpster will be on east end. Height of enclosure is 6’.
* Sign is shown in drawings. It will be uplit.

Attorney Frateschi stated he is fine with making approval of phase 2 conditioned on construction commencing within 5 years. Applicant says phase 2 will be a mirror of phase 1. Septic is designed for both, DOT documents show both buildings. Applicant stated 5-year sunset is acceptable to him.

GML 239 was sent in, and County planning had comments that will be met.

SEQRA:

Steve Walburger moved to designate the Planning Board as Lead agency, Wendie Smith seconded. All voted in favor.

Each question was individually reviewed and the answer to each question was little or no impact.

Motion to issue a negative declaration made by Steve Walburger, seconded by Tim Sullivan, all voted in favor.

Motion read by counsel:

Motion to approve the plans for that certain property located at Route 5 owned by Andrew Aupperle by Terry Horst Landscape Architecture, P.C. last dated April 7, 2023 with the following findings and conditions:

Applicant must comply with the following conditions as set forth by the Onondaga County Planning Board pursuant to their referral letter dated April 5, 2023:

* The Applicant must submit a lighting plan to the New York State Department of Transportation for review/approval to ensure that no glare or spillover will be present on the state right of way or adjacent properties;
* The Applicant is required to coordinate New York State Route 5 access plans with the New York State Department of Transportation and the access plans must be acceptable to New York State Department of Transportation;

Additionally, Applicant must comply with the following conditions:

* The Applicant is required to submit a copy of the SWPPP and the SWPPP must be acceptable to all governing authorities;
* The Utility Shed as presented must be incorporated into the Site Plan in a form acceptable to the Planning Board

It being expressly understood that the Town of Elbridge Planning Board is approving the Site Plan for both Phase I and Phase II with the understanding that if Phase II is not completed within five (5) years from the date of this approval (being April 11, 2023), such approval for Phase II shall lapse.

This approval is made with the further condition that this approval is for plans and other submitted documents "Site Plan Documents" that have been signed by the Planning Board Chairperson, and the applicant and requires that all of the work shown be completed by the applicant in order for a Certificate of Occupancy or Compliance to be issued.  Any proposed changes, additions or deletions to the scope of work or materials from the Site Plan documents are NOT approved and are subject to further Site Plan Review.

Steve Walburger so moved, Tim Sullivan seconded, all voted in favor.

**Site Plan Review**

Applicant: Anthony DeMarco

Property Address: 1124 Rte 5

Tax Id.: 041.03-38.0

Applicant noted he was just waiting for county approval. Planning Board reviewed County letter, which is no position with comment to extend sidewalk to the building. Applicant is willing to do so, but Planning Board does not want to interfere with the state’s berm that collects stormwater, and doesn’t see the need to extend the sidewalk, so will not adopt the County’s comment.

Applicant has sided the building out back so it looks better.

Applicant has reached out to DOT, but has not heard back. Attorney Frateschi noted the Planning Board can condition approval on approval from DOT if it so chooses. Applicant will do whatever the DOT recommends.

Applicant is still working on getting approval for the septic design.

SEQRA:

Steve Walburger so moved to designate town Planning Board as Lead agency, Wendie Smith seconded. All in favor.

Each question was individually reviewed and the answer to each question was little or no impact.

Motion to issue a negative declaration made by Tim Sullivan, seconded by Steve Walburger, all voted in favor.

Motion for approval of site plan dated March 8, 2023 for property at 1124 Route 5 with the following conditions read by counsel:

Applicant must coordinate access plans with NYSDOT and plans must be acceptable to the DOT;

All signs must be in conformance with all town requirements; and

This approval is made with the further condition that this approval is for plans and other submitted documents "Site Plan Documents" that have been signed by the Planning Board Chairperson, and the applicant and requires that all of the work shown be completed by the applicant in order for a Certificate of Occupancy or Compliance to be issued.  Any proposed changes, additions or deletions to the scope of work or materials from the Site Plan documents are NOT approved and are subject to further Site Plan Review.

Applicant agreed to complete paving work prior to COO issuance.

So moved by Tim Sullivan, seconded by Steve Walburger, all voted in favor.

**Minutes March 21, 2023**

Steve Walburger moved to approve the March minutes, Tim Sullivan seconded the motion. All voted in favor.

Doug Blumer noted that the Town has started doing a comprehensive plan. CNY Regional Development Board is doing it, and they want it done before the end of the year. Looking for committee members.

Motion to adjourn:

Steve Walburger so moved.

Tim Sullivan seconded, all voted in favor.

Meeting adjourned at 8:01 pm.