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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**

**June 14, 2022**

**Minutes**

**Members Present:** Chairman Marc Macro, Co-Chairman Pat Svanson

Members John Stevenson, Steve Walburger, Tim Sullivan, and Sec/Alt

Member Holly Austin

**Members Absent:** None

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

**Others Present:** Sandra O’Neill, Ken Lynch, Nancy Hourigan, Doug Blumer

**Old Business:**

**Nancy Foote**  Four Lot Subdivision

Property Address: McDowell Road, Jordan NY 13080

Tax Id.: 029.-01-41.1

Board can look at the drawings, but the public hearing can’t be held because the newspaper did not publish the notice for a public hearing.

GML 239 referral came back from the County and they had no comments.

SEQRA was already completed last meeting.

Board members agree can’t make determination, but no other revisions are requested. Mylars could be signed at the next meeting to expedite the process. Ms. Foote reported the assessor stamps and county health stamps are in the process now.

**Sandra and John O’Neill**  Personal Storage Barn

Property Address: 101 Cook Drive, Baldwinsville, NY 13027

Tax Id.: 029.-01-35.3

Comments: The applicant removed “Thomas Foote,” “Nancy Hourigan,” and “Health Dept approval” from the plan, took off “lot 2,” and listed current property owners on the plan, all as requested. The word “proposed” was supposed to be removed from the existing shed but was not.

Board noted that it can do a conditional approval, pending her bringing in a revised plan with the word “proposed” removed and changed to “existing.” The plan can have the date updated to today’s date as well.

Pat Svanson made the motion to approve proposed site layout plan for John and Sandra O’Neill, with the stipulation that the date be changed to 6/14/22, and the word “proposed” will be changed to “existing.” Tim Sullivan seconded, and the motion was approved with all in favor.

**New Business:**

**Hourigan Farms of Elbridge, LLC** Minor Subdivision

Property Address: 441 State Route 5, Elbridge NY 13060

Tax Id.: 040.-02-01.0

Nancy Hourigan stated that 5.537 acres will be carved out for the building. Road access to the left of the building (west) is not included in the building lot because it’s access for the farm land.

Already sent to County for GML 239 referral, and their next meeting is the day before our next meeting.

SEQRA: can be done tonight

Motion to designate the Planning Board as lead agency: John Stevenson moved, Steve Walburger seconded, all voted in favor.

Each question on the SEQRA form was individually reviewed and “no” was answered to each question.

Marc Macro moved to issue a negative declaration, Steve Walburger seconded the motion, and all voted in favor.

**Hourigan Farms of Elbridge, LLC** Minor Subdivision

Property Address: 5407 Hamilton Road, Elbridge, NY 13060

Tax Id.: 039.-02-12.1

Nancy Hourigan is cutting the house and two barns out of the contiguous property.

Sent to the County for GML referral hearing already.

John Stevenson made a motion for the Planning Board to act as lead agency, and Steve Walburger seconded. All voted in favor.

Each question on the SEQRA form was individually reviewed, and “no” answered to each individual question.

Pat Svanson made a motion to issue a negative declaration, and John Stevenson seconded the motion. All voted in favor.

Motion made for public hearings on July 12: 7:00, 7:05, and 7:10. Three separate public hearings will be held next month, one for Nancy Foote, and one for each Hourigan application.

**Kenneth Lynch**, Executor of Estates of Duane and Barbara Olin Lot Line Adjustment

Property Address: 5780 and 5790 Kester Road, Memphis, NY 13112

Tax Id: 036.-02-10.1

036.-02-10.4

036.-02-10.3

The four parts that you see were all once one parcel. In 2002, the lot was subdivided into Lot A, Lot B is where Ken and his wife live, and a house was built on lot C. Lot D1 is owned by estate and is farmland.

Lot C was rectangular, but they put in a monument on both sides of the driveway that encroaches on Ken’s lot B. Also, the turnaround area of the driveway encroaches on lot B. Lot D1 has a buried propane tank for the house on C1. The family is selling the house on lot C1. They are moving a lot line a little to keep an orchard as well, 37 feet.

Now it will be Lot A, B1, C1 and D1 – makes sense because when subdivided it was A, B, C and D. Now Lot A is staying the same, but B, C, and D are changing.

Howard Tanner noted that the road frontage just has to be 200 feet at the building because flag lots are legal in this town. Lot frontage and road frontage are different. Therefore the proposed lot lines are in accordance with code.

No board objections. No County GML required or public hearing required. No SEQRA needed.

John Stevenson made a motion to approve lot line adjustment in Olin Subdivision dated May 26, 2022. Pat Svanson seconded the motion. All voted in favor.

Meeting minutes from May meeting: Steve Walburger moved to accept the meeting minutes with one change: the lots in Nancy Foote’s do not front Route 31. John Stevenson seconded the motion, and all voted in favor.

Discussion regarding Bailiwick application: after the discussion earlier in the evening, Howard Tanner realized the business district only went so far off the road, so there will be a narrow strip in the new Bailiwick lot that is agricultural. The Planning Board might need to send the application to the Town Board to get it cleaned up after the subdivision is approved. Planning Board can send a referral to the Town Board. Attorney Freteschi will check to make sure that is needed.

Pat Svanson moved to adjourn the meeting, and John Stevenson seconded. Meeting adjourned at 7:42.