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

**Town of Elbridge Planning Board**

**July 12, 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:** None

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

**Others Present:** Sandra O’Neill, Cyndi Koolakian (Grayfield), Patrick

Snyder, Doug Reith, Nancy Foote

**Public Hearings:**

**Nancy Foote**  Four Lot Subdivision

Property Address: McDowell Road, Jordan NY 13080

Tax Id.: 029.-01-41.1

Public hearing opened with reading of the public notice.

No one present to speak in favor.

No one present to speak in opposition.

Public hearing closed.

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

Property Address: 441 State Route 5, Elbridge NY 13060

Tax Id.: 040.-02-01.0

Public hearing opened with reading of the public notice.

No one present to speak in favor.

No one present to speak in opposition.

Public hearing closed.

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

Property Address: 5407 Hamilton Road, Elbridge, NY 13060

Tax Id.: 039.-02-12.1

Public hearing opened with reading of the public notice.

No one present to speak in favor.

No one present to speak in opposition.

Public hearing closed.

**Old Business:**

**Nancy Foote**  Four Lot Subdivision

Property Address: McDowell Road, Jordan NY 13080

Tax Id.: 029.-01-41.1

Mylars presented, signed by the various authorities as required.

Docs dated June 8, 2022

After a brief discussion during which no concerns were raised, Steve Walburger made a motion to approve the subdivision; John Stevenson seconded the motion; 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

GML referral came back. County took no position.

Applicant may need to enlarge the map for the county but no content will change.

Map dated June 1, 2022.

After a brief discussion during which no concerns were raised, John Stevenson made a motion to approve the subdivision; Pat Svanson seconded the motion; and all voted in favor.

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

Property Address: 441 State Route 5, Elbridge NY 13060

Tax Id.: 040.-02-01.0

A question was raised on the zoning: one tiny strip of land needs to have its zoning changed to conform to the new subdivision line. The Planning Board can refer the matter to the Town Board. It is almost like a lot line adjustment to the zoning.

The Planning Board recommended that the Town adopt a local law to change the zoning code so that the zoning line follows the property line. The matter requires a public hearing so it will take two meetings. It doesn’t have to come back to the Planning Board.

Steve Walburger made a motion to approve the subdivision contingent upon the enactment of a local law by the Town Board moving the zoning line to the new property line. John Stevenson seconded the motion. All voted in favor.

**New Business:**

Grayfield Properties LLC attended the meeting and wanted to talk to the board prior to filing an application. Pat Snyder, Environmental and Municipal lawyer from Cortland presented.

The last subdivision left about 25 acres untouched. An archaeological society wants to purchase about 12 acres along the river because they think it’s archaeologically significant. So Grayfield’s proposal is to cut out 12 acres for that sale. They would get an easement to use the existing gravel drive in common with others. They already put in a fire truck turnaround on that gravel road. A question was raised as to who the purchaser would be and the answer was a non-profit corporation called the Archaeological Conservancy. It’s a national organization headquartered in New Mexico and with a regional office in Maryland that they’re dealing with.

Joe says he would want to see the easement agreement and see the easement referenced on the map to avoid landlock.

The applicant explained the organization has no plan to excavate now, but wants to hold the property in reserve until the right organizational partner comes along to do research using test pits. Test pits are dug by hand. No heavy equipment is used. Screens sift shovelfuls. They believe there will be evidence of encampments going back 5,000 years. The question was raised as to whether the Onondaga Nation would have an issue with excavation there, and the applicant noted that the archaeological conservancy met with Onondaga Nation representatives at the site.

The Board requested correspondence or a letter from the Archaeological Conservancy on what their long-range plan is, as well as a draft of the easement.

Meeting adjourned at 7:43.