

ZONING BOARD OF APPEALS
5 ROUTE 31
P. O. BOX 568
JORDAN, N.Y. 13080



PLANNING BOARD
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*County of Onondaga
State of New York*

**Town of Elbridge Planning Board
July 13, 2011
Approved Minutes**

Members Present: Dan Leary, Chair, Floyd Duger, Karen Carney, John Stevenson, Marc Marco; Secretary/Alternate Member, Cindy Weirs; Attorney Dirk Oudemool, Town Board Member Rita Dygert also present.

Approval of Minutes: June 8, 2011 meeting was canceled due to no agenda.

A motion was made by Member Carney and seconded by Member Stevenson to approve the minutes from the May 11, 2011 meeting. The minutes are accepted as presented.

<u>Record of Vote</u>	Chairman Dan Leary	(Aye)
	Karen Carney	(Aye)
	Floyd Duger	(Aye)
	Marc Macro	(Aye)
	John Stevenson	(Aye)

Motion Carried

Public Hearing: No public hearing.

Old Business:

- **Elana Ryan:** Map correction, lot mergers not shown as filed:

Elana Ryan's map as it was filed does not include the merger of Lots 4 and 2 and of Lots 1 and 3.

Atty. Oudemool said because Mr. & Mrs. Ryan had not done their conveyance as they were contemplating between themselves. We can not get the merger letter. Atty. Oudemool will follow the case and make sure it happens. Member Stevenson stated that the Ryans came in on 5/25 when they went to file the maps at the county, the ink on the Mylar's dried up. The county stated it was bad Mylar's and they have trouble with Syracuse Blueprint. The county would not accept them even though they had all of the paper ones that were signed. The

only signatures that faded were the two Mylar's. We resigned those and they were re-submitted then and they were accepted, that was just for the subdivision.

- **Wise Subdivision:** We have a filed map for the Wise subdivision that does not provide clearance for the granting to the town of water right-of-way. Atty. Oudemool indicates that has since been resolved and that issue now is closed.

New Business:

- **Dan McLaughlin & Annette Young:** 1125 RT 5 East; Informal Site Plan Applicants not present.
- **Paul & Linda Kilts:** 664 Kilts Path; Illegal SD – Map # 024.01-.6 Atty. Oudemool states the Kilts came in and were instructed they had to file an application for a subdivision.

Bob Herrmann, Code Officer has been in contact with them; Member Leary understands this to be a transfer of property without a SD. Atty. Oudemool agrees. Member Carney questions if they are filing for a lot line adjustment. Code Officer told them to come to EPB to have this SD approved, after the fact.

- **Vellone SD:** Lot #3: Informal Discussion

Atty. Michael Cogswell and his client, Mr. Richardson, appeared relative to Lot 3 of the Vellone SD of 1988, a parcel of approximately 4 acres, which has a notation "Not for residential purposes", and which they would like to be approved for residential use, although they do not intend to build in the near future. Codes Officer Bob Herrmann had reviewed the file and noted that no septic system had been included for that lot and that may have been the reason for the note. Atty. Oudemool reviewed the deed and the SD and advised the Board that the only concerns they have are zoning requirements, minimum lot size and road access. If there is a septic system issue, it would be with the County Health Dept. He will issue a letter to Atty. Cogswell stating that Lot 3 is an approved lot as shown in the original SD.

- **Robert Sheldon:** 478 Hollis Path – Map #'s 025.-01-22.0; # 025.-01-23.0

Lot Line Adjustment: Street Address 478 & 484 Hollis Path

478 Hollis Path is off the end of Reeves Road, and is not a Town Road

Mr. Sheldon owns both adjoining lots, one has most of a residence; the other has an accessory building and the septic system for the residence. He would like to relocate the interior lot line so that the residence and the septic system are on one lot and the accessory building is on the other. He met with Codes Officer Bob Herrmann, who advised him that he could reduce the frontage of Lot 23 to 100', that it would still be more than 20,000 SF, the minimum required lot size, and that it appeared the septic system would be on Lot 22 with the residence. After review, Atty Oudemool advised the Board that this would entail a Re-SD, or what has been described as a lot line adjustment. No public hearing would be required, but Mr.

Sheldon would have to file a minor subdivision application, with the appropriate fees and map copies for filing (2 Mylar copies and 4 paper copies). Member Leary suggested that a note be included on the map to state "A portion of the septic system serving Lot 22 may encroach on Lot 23" just to alert any future purchaser that such condition may exist. Atty. Oudemool advised that the accessory building without a residence was a zoning violation, but that it has existed, and could be continued as an existing non-conforming use. Mr. Sheldon advised that he would complete the application and return to the next Planning Board meeting.

MISCELLANEOUS

Atty. Dirk Oudemool is concerned about all the paths in town; what agreements are there about who maintains and what happens with these paths. The town has 4 or 5 paths. There are some permanent homes on the paths now. What is the agreement regarding maintenance of highway? We have an obligation for public safety. This is a validity we have genuine interest in; to make sure that these nonpublic highways are maintained to a level so that these people can get emergency services. Fire, police and ambulance all need access.

2011 Planning/Zoning Board Training School Dates:

August 5th and August 18th, 2011.

Members need to choose a date to attend.

August 5, 2011 (OCC):
Attending: Dan Leary
Floyd Duger

August 18, 2011 (Oncenter)
Attending: Karen Carney
John Stevenson
Marc Macro
Cindy Weirs

Adjourn:

With no further business a motion to adjourn was made by Member Stevenson and seconded by Member Leary at 8:15.

Respectfully Submitted,

Cynthia Weirs
Secretary