

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



PLANNING BOARD  
5 ROUTE 31  
P. O. BOX 568  
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*County of Onondaga  
State of New York*

**Town of Elbridge Planning Board**  
January 14, 2009 Minutes

Members John Stevenson, Floyd Duger, Doug Blumer, Karen Carney, and alternate/Secretary Liz Foster were present. Attorney Dirk Oudemool and Town Board Member Rita Dygert were also present.

A motion was made by Karen Carney and seconded by John Stevenson for John Stevenson to act as temporary Chair for the meeting. The motion passed at 7:07.

**Approval of Minutes:**

Duger made a motion to approve the minutes from the December 10, 2008 meeting. Carney seconded, and the motion passed at 7:08.

**Correspondence**

Stevenson notified all members of the Planning Board that the Town Codes Report for December was available for review:

**Public Hearings**

None

**Old Business:**

*Falsey Subdivision*

- Attorney Oudemool advises that the only item done on this project thus far is the SEQR and that there has been no hearing and the project has not yet been referred to County. The preliminary plot plan included the perk test stamped by a Professional Engineer. The Board also has in its possession a letter from Larry Hazard of the DOT regarding the approval of the driveway.
- A motion was made by Stevenson to refer the project to the County and to schedule a public hearing for the February 11, 2009 meeting. The motion was seconded by Carney and the motion passed at 7:14.

- Attorney Oudemool advises that after the public hearing a final approval must be given. At that time, the map should be stamped. Additionally, a new application does not need to be filed for the final approval.

### **Public Comments**

*Dan Conroy/Cobblestone*

- Conroy advises that he has an offer to purchase the balance of the land (14 acres) for one single family residence and wanted to discuss with the Board what, if anything, needs to be done in order to sell the property as a whole.
- Attorney Oudemool began a discussion regarding how to deal with the dead end of a public street. The location of the neighboring driveways was discussed along with the fact that the road is circular and therefore, a dead end is not being created.
- A discussion was had regarding the retention pond. The ponds are located on the property which is the subject of the proposed sale. The land is owned by Conroy, but the Town has an easement. The purpose of the ponds was for future development. Attorney Oudemool advises he would like to research this issue.
- Conroy advises that he can wait for a determination at the next meeting.

A discussion was held between the Board, Attorney Oudemool and Town Board Member Dygert as to the Town's zoning and signage. The Board can only approve what is submitted to them. Once the sign is installed, it is up to Code Enforcement to enforce compliance. Further, the Board discussed that they will leave the design of signs to good judgment and not require all signs to be designed professionally.

Attorney Oudemool advises that we should review when applications should be filed and when the Board should act on a project. The Board discussed that action on a proposed project should be based on completeness of the application and not based on the time of filing.

A motion was made by Carney and second from Duger at 7:47 to close the meeting.

Respectfully submitted,

Elizabeth A. Foster, Secretary