

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



PLANNING BOARD
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Town of Elbridge Planning Board
Minutes
June 10, 2009, 7 PM

Members Tim Filkins, John Stevenson, Floyd Duger, and Doug Blumer were present. Attorney Dirk Oudemool and Secretary/Alternate Member, Liz Foster, were also present.

Approval of Minutes:

A motion was made by Blumer and seconded by Stevenson to Approve the minutes from the May 2009 meeting with a few minor corrections to some typographical errors. The motion passed at 7:03 PM.

Public Hearings:

A Public Hearing was opened at 7:04 PM to hear those for and against a proposed Subdivision of land on Hall Road known as the Howard and Linda Jones subdivision. Howard and Linda Jones were present and spoke in favor of the subdivision. No persons spoke in opposition to the subdivision. Chairman Filkins closed the public hearing at 7:05 PM

Old Business:

Jones:

Discussion was held with regard to the potential need for a curb cut and issues with respect to a building permit for the future. Applicant had already discussed curb cut with the Town Highway Superintendent, Dennis Pelmar, and it was agreed that the any issues with regard to a building permit would be addressed at that time.

The Board reviewed the Resolution of the Onondaga County Planning Board.

A motion was made by Stevenson to approve the preliminary plot as delineated on a plot map, dated January 6, 2009 as the proposed Jones subdivision on Hall Road. The motion was seconded by Duger and the motion passed at 7:13.

A motion was made by Stevenson to approve the plot map dated January 6, 2009 as the final plot subdivision map of the Jones property on Hall Road. The motion was seconded by Blumer and the motion passed at 7:14.

The applicant will provide the required number of maps for signature. Once stamped and signed, the applicant will be notified.

Village of Elbridge:

Discussion was held regarding the use of the property. This is a “utility” and will never be used as a residence so there is no need for any septic design, etc. All lots conform to the minimum land requirements.

Kingston Road is a county road. Weisskopf (authorized representative for the Village) put in an application for a curb cut. He received a verbal “OK”, just waiting for actual written approval.

Discussion was held that it would be necessary to do a public hearing and that the project would need to be sent to County.

Attorney Oudemool requested that the buildings be omitted from the maps so that the Board can approve the subdivision as vacant land. He advised that after the subdivision was approved, then the buildings, etc. could be added back to the maps.

Attorney Oudemool advised that the applicant needed to complete the Ag Data Statement form. Weisskopf will scan and email said form to Secretary Foster so that notice can be made to the operators of farms bordering the proposed subdivision.

The Board reviewed the short form SEQR and a motion was made by Stevenson and was seconded by Blumer to accept the SEQR as an unlisted action with no impact and the motion passed at 7:57

A motion was made by Stevenson to schedule a public hearing for the July 8, 2009 meeting. The motion was seconded by Blumer and the motion passed at 8:00.

Preliminary discussion was held regarding the site plan. The Armstongs (owners of the subject land) want to pick the colors and also wants to do the landscaping. The Village does have a “veto” on her decision.

The Town Planning Board wants the building to look like a house, neutral paint colors, etc.

The Board would like to see a proposed turn around area for the driveway on the maps. The width and sidelines of the driveway should also be included.

The building will have a security “call” system. There will be no windows and no fence.

The board would also like to see the exhaust baffles showing on the map.

Representative Weisskopf advised that the Village needed the subdivision approved at the next meeting so that the land can be purchased. The Village and the Board have months to work on the site plan.

A discussion was held with regard to the water pit. The Village will move it inside so that the outside pit can be abandoned. It was verified by Stevenson that all abandoned pits would be covered. The Armstrongs will now get water from the Village of Elbridge.

New Business:

Allred:

Applicant is desirous of a small addition – up the hill – roughly 60 x 80 warehouse addition. They are hoping to keep the addition under 19,000 sq. ft. Currently the area is used as a parking lot.

O’Brien’s building will be coming down in December when the lease is up. Attorney Oudemool advised that if the two lots were merged, it is necessary to do a zone change. Attorney Oudemool advised the applicant to file an application for a zone change to Industrial for their next meeting. We (the Board) can also continue at the same time.

Discussion was held regarding the necessity of 10 acres for industrial. This issue may require further review.

Attorney Oudemool suggested that Allred give a deposit to B&L so that they can review plan.

Chairperson Filkins would like to see a truck turn around on the proposed drawing along with landscaping, lighting, etc.

Public Comment:

None

A motion was made by Duger and seconded by Stevenson to adjourn the meeting at 9:12 PM. A unanimous vote passed the motion.

Respectfully Submitted,

Liz Foster
Secretary