

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



*County of Onondaga
State of New York*

PLANNING BOARD
5 ROUTE 31
P. O. BOX 568
JORDAN, N.Y. 13080

Town of Elbridge Planning Board

Minutes

May 13, 2009

7 PM

Members Tim Filkins, John Stevenson, Floyd Duger, and Karen Carney were present. Member Doug Blumer arrived at 7:10 p.m. Attorney Dirk Oudemool, Town Board Member, Rita Dygert, and Secretary/Alternate Member, Liz Foster, were also present.

Approval of Minutes:

A motion was made by Stevenson and seconded by Carney to Approve the minutes from the April 8, 2009 meeting. The motion passed at 7:00 PM.

Correspondence

Chairman Filkins notified all members of the Planning Board that the Town Codes Report for April was available for review.

Public Hearings:

None

Old Business:

None

New Business:

Jones:

Howard and Linda Jones are desirous of subdividing their approximate 40 acres located on Hall Road (tax map number 028-04-07.1) in order to transfer to their daughter 30 acres.

In 1989 or 1990 a prior subdivision was done. As a result, Attorney Oudemool advises that this is now a major subdivision since this subdivision will actually recreate a third lot.

A discussion was held as to the characteristics of the land. It was determined that there are no wetland, no standing water, no drainage issues, no structures are on the land and that the topography is hilly. The property is located on a Town Road.

It was determined that the applicant would deliver to Attorney Oudemool several copies of the map (three would suffice). This is needed by May 21st for the June 1st County meeting. Applicant further needs to complete the major subdivision form and file same with the Town clerk and pay the difference in the fee for a major and what has been paid. A public hearing will be scheduled for the next meeting and placed on the agenda.

The Board reviewed the short form SEQR and a motion was made by Stevenson and was seconded by Carney to accept the SEQR as an unlisted action with no impact and the motion passed at 7:31.

Attorney Oudemool suggested to the applicant that applicant consult with Highway Superintendent Palmear regarding the curb cut.

Herrmann/Bucci:

Applicants are desirous of obtaining a lot line adjustment for their property located on Chatfield Road. Herrmann is the owner of 496 Chatfield and Bucci is the owner of 504 Chatfield.

Attorney Oudemool noted that the side yard dimensions were missing from the map provided. He also advised that the SEQR form will need to be done and a fee will need to be paid.

It is the applicant's intention to keep the same square footage per lot, but Herrmann was to give a sliver on the neighbor was going to give a little bit off the back of the lot. Because the adjustment affects two separate parcels, Attorney Oudemool advises that there should be two separate applications filed.

Village of Elbridge:

The Village, by its representative, Fred Weisskopf, advised that they are desirous of obtaining a three lot subdivision to accommodate a water treatment facility.

The owner of the 50+/- acres on Kingston Road are the Armstrongs. Discussions were held regarding many possible scenarios with respect to this project. Sets backs, right-of-ways, etc. were also discussed. The 15 x 60 building that will need to be erected was also discussed.

This will be a major subdivision. It was decided that Weisskopf will obtain from the Armstrongs an authorization letter and will do the application, in the name of the Armstrongs with Weisskopf acting as agent, and verify correct fee has been paid.

Discussion was held as to what items would need to appear on the proposed maps. The maps should include: each separate lot distinctively labeled; any and all buildings and set backs; septic systems, if any; water supply lines, etc.; driveway cuts and proposed new access; and water lines.

Public Comment:

None

A short discussion was held amongst the Board and Attorney Oudemool as to how to establish a paper trail and a system for subdivision application. It was discussed that prior to completing the application, it may be best for applicant to discuss project with the Codes Officer to insure the proper application is being completed and the proper fee is being paid.

A motion was made by Dugar and seconded by Carney to adjourn the meeting at 8:30 PM. A unanimous vote passed the motion.

Respectfully Submitted,

Liz Foster
Secretary