

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



PLANNING BOARD  
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P. O. BOX 568  
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Town of Elbridge Planning Board  
**PROPOSED** Minutes  
January 13, 2010, 7 PM

Members Tim Filkins, Karen Carney, and John Stevenson, were present. Secretary/Alternate Member, Liz Foster and Town Board Member Rita Dygert were also present as was Attorney Dirk Oudemool. Members Floyd Dugar and Doug Blumer were absent.

**Correspondence**

Chairman Filkins notified all members of the Planning Board that the Town Codes Report for November was missing from the Planning Board draw.

**Public Hearings:**

*Roger Beck Subdivision*

The public hearing was opened by Chairperson Tim Filkins at 7:03. The Notice of Public Hearing was read by the Chair. Allen Olmstead was present for the subdivision and no one was there against. The public hearing was closed at 7:04.

**Old Business:**

*Roger Beck Subdivision – Represented by Allen Olmstead, Canann Realty*

The County Resolution was read by Chairperson Filkins. Attorney Oudemool disagrees with portions of the Resolution wherein it deals with residential usage, as all that is currently before the Board is an approval for residential lots.

A discussion was held with regard to notations made by the surveyor on the survey map that are irrelevant for our purposes, for example: fields. It was decided that the only items the Board wants on the map is what it is approving. Irrelevant notations should be removed so that it can not be misunderstood that the Board is approving anything beyond the subdivision, ie: farm fields, etc.

A discussion was held with regard to an easement and or ROW shown on the survey map. Attorney Oudemool advises that the Board needs to be concerned with public access and safety. If the road is left on the map, the Town will need a covenant agreement or the road should be removed from the map we approve.

A letter had been sent from an attorney representing an adjoining land owner stating her client disagreed with the proposed boundaries of the property. After discussion amongst the Board and Attorney Oudemool, the Board is comfortable moving forward with the map as provided by a New York State Licensed Surveyor.

Attorney Oudemool advises that he sent the required Ag Data Statement to those required to receive such notice with respect to this project.

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 having a negative declaration and the motion passed at 7:31.

A motion was made by Stevenson and seconded by Carney for preliminary plat approval of the Beck Subdivision – Laird Road, project #09134 dated December 4, 2009. The motion passed at 7:40.

A motion was made by Stevenson and seconded by Carney for final plat approval of the Beck Subdivision – Laird Road, project #09134 dated December 4, 2009. This approval is conditioned upon unnecessary property features being removed from the map, specifically, the references to the fields, woods, proposed 20' access R.O.W and any frontages, fences, fields, etc. on the adjoining land not owned by the Becks. The motion passed at 7:41.

*Tessy*

At the last meeting, a motion was made by Carney and seconded by Blumer to approve the project subject to the final agreements of the DEC and B&L. Based upon a letter from B&L dated December 11, 2009, the Board believes all conditions imposed in the December 9, 2009 meeting have been met and further determines that the DEC is a non-issue as Tessy will need to go to the DEC before building, therefore a motion was made by Carney and seconded by Stevenson to remove the conditions from the approval granted. The motion passed at 7:47.

### **New Business:**

*Randy Cole*

This matter will be considered a lot line adjustment since we are only merging a portion of the land with the neighbors and no improvements are being made to the land.

Mr. Cole was advised that he needed a merger letter signed by the Chapmans agreeing to the merger; the application; and a map showing the “new” parcels.

**Public Comment:**

Rita Dygert publicly thanked Karen Carney for her continued service on the Planning Board.

An announcement was made that the Annual Planning Symposium will be held March 4, 2010.

**Approval of Minutes:**

A motion was made by Carney and seconded by Filkins to Approve the minutes from the December, 2009 meeting. The motion passed at 7:43 PM.

A motion was made by Carney and seconded by Stevenson to adjourn the meeting at 8:20 PM. A unanimous vote passed the motion.

Respectfully Submitted,

Liz Foster  
Secretary