

Planning Board
5 Route 31, P.O. Box 568
Jordan, NY 13080



Town of Elbridge
County of Onondaga
State of New York

**Town of Elbridge Planning Board
March 11, 2025
Minutes**

Members Present: Members: Steve Walburger, Tim Sullivan, Wendie Smith, and Sec/Alt Member Holly Austin

Members Absent: Chairman Marc Macro, Co-Chairman John Stevenson

Others Present: Doug Blumer, Mike Mattessich, Clair Wheeler, Amelia McLean-Robertson, Esq.

Old Business:

Site Plan:
Applicant: Mattessich Iron Site Plan
Property Address: 1484 Route 31
Tax Id:

The variance was already obtained on the Thruway side of the property. The only action proposed is to add on to the larger of the buildings and demolish the smaller building. The project should add 10-12 jobs in the office as well as installers. The vestibule is closest to the road, but it is not closer than the small building is now.

SEQRA review was conducted for an unlisted action. Each question was reviewed individually, and “no” or “small” impact was answered in response to each. Tim Sullivan moved to issue a negative declaration, Wendie Smith Seconded, all voted in favor.

Tim Sullivan moved to approve the site plan as presented, Wendie Smith seconded, and all voted in favor.

Recommendation on PDD
Applicant: Clair Wheeler
Property Address: 5602 Wheeler Road
Tax Id:

Applicant presented a packet that shows the distance to the neighbors, night sky lighting, bathrooms, pavement, and other issues that had been raised by the Planning Board in the prior meeting. Doug Blumer was asked as to the status of the review by the Town Board, and he stated that the Town Board sent the applicant back to the Planning Board because the applicant had invested money into the revisions.

Applicant inquired whether the tent platforms could be completed after the bathrooms, pavement, barn, etc., and Doug stated that the Town Board could possibly entertain sunset clauses on phases, such that x would be required before opening, then y would be required before a date certain, or else applicant would have to come back to the Planning and Town Boards again.

The applicant noted that he has not approached his neighbors yet, and Doug Blumer recommended applicant do that before investing more money into the project.

The applicant noted that the reason he wants to do this project is to allow people to enjoy the beauty of the farm. He also wants to avoid the future temptation to construct solar projects on the property to increase the return on the land.

With regard to neighbors, applicant noted there are woods that would help absorb sound and that there is some distance to all neighbors.

The existing structures are straw and hay barns, and he would put in pavement for handicap parking, and parking for 150 cars using crushed stone. If he puts in the tent he would need to put in a stone road for emergency vehicle access. The purpose of the tent is to provide space that is at a lower price point than other venues in the area, and to provide a rain-out venue for weddings that had planned the ceremony on the lawn. It could be used for graduations, celebration of life gatherings, etc.

There are federally designated wetlands on the property so the Army Corps of Engineers would have to be involved. Applicant has already started discussions with the Army Corps of Engineers.

Sleeping structures would allow the wedding party to stay on the property. That would be the third phase of the project. Hay barn renovations turning them into the event center would be first phase, the tent would be second, the accommodations would be third.

Renters would need to bring in rental bathrooms if they were using just the tent. The barn would have a catering kitchen, but the tent events would have to be catered.

The platform for the tent would be up on the hill on the west side of the road. Parking is down by the road, and there would be a road going up to the tent. There would be a turnaround up there, and handicap parking on paving.

Each sleeping area would have a driveway. He's proposing 21 of them. They would not have bathrooms, and people would go to the main building for the bathroom and kitchen facilities.

The bathrooms in the pavilion would be handicap accessible. He would likely only have to make some of the sleeping areas handicap accessible, not all, but that is a question for Howard.

There is a house that would be made into a Bride-getting-ready space.

He is looking to accommodate 300 people at an event. Howard can provide the applicant with the formula for how many parking spots he needs.

One of the stipulations might be that only one event can be held at a time, so he wouldn't have a graduation and a wedding at the same time, e.g.

The floor of the barn is concrete. Applicant may need to have an engineer review the floor structure as that was required for a similar project, but Howard can confirm.

Potential clients could be companies providing retreats, scrap booking weekends, quilting weekends – far more than just weddings.

A 20x30 building is proposed for the pavilion, to include kitchen, bathrooms, laundry, etc.

A fire pit is also proposed, as well as a new pond. There is an existing pond as well. Army Corps of Engineers did determine the soil would support the new pond.

Lighting would be night sky compliant.

Hours of operation are proposed, and applicant pulled those out of another PDD facility in Town. Kester or similar – he wasn't sure which.

There is public water to the property.

Note: Applicant invites email questions. Counsel advised that no group emails are allowed because that would violate open meetings law, but individuals may email the applicant.

Applicant noted that he would like to be operating next spring.

The Planning Board will discuss the revised draft application at the next Planning Board meeting, and get back to the applicant and to the Town Board. Meanwhile the applicant will approach his neighbors.

Minutes February 11, 2025

A motion to approve the January meeting minutes was made by Tim Sullivan, and Wendie Smith seconded the motion, all voted in favor.

Tim Sullivan moved to adjourn, Wendie Smith seconded, all voted in favor. Meeting adjourned at 8:02 pm.