

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
June 12, 2024
Minutes

Members Present: Chairman Marc Macro Co-Chairman John Stevenson;
Members: Steve Walburger, Tim Sullivan, Wendie Smith, and
Sec/Alt Member Holly Austin

Members Absent:

Staff Present: Amelia McLean-Robertson, Esq., Howard Tanner

Others Present: Doug Blumer, Victor Ciaccia, Phillip Crimm, Al Simmons

Old Business:

Minor Subdivision:

Applicant: Norbut Solar Farms

Property Address:

Tax Id:

Norbut Solar Farms needs a renewal of its approval. September of 2025 is when the utility company wants to do a hook up, and so they will start construction in anticipation of that interconnection deadline. The timeline for construction is usually about 6 months.

There were no issues from Howard's perspective regarding extending the approvals except that the decommissioning plan and bond must be approved before building permits can be issued. Victor stated that in 6 months when he returns he should be able to be more definite about all those details.

The Planning Board determined it can draft up a resolution extending the approval for 6 months based on the original approval. All the conditions of the original approval can be carried over. December 12, 2023 was the original approval date. All the conditions of the resolution passed on that date will apply to the new resolution.

A motion to approve the resolution extending the approval, with the conditions of the December 12, 2023 approval applying again, was made by Wendie Smith, seconded by Steve Walburger, and all voted in favor.

Preliminary Discussion, continued:

Applicant: Limeledge Botanical Gardens

Property Address: Route 321

Tax Id:

The applicant wanted to come update us on what was happening. They are a non-profit, and they got hit with a frivolous lawsuit that has since been dismissed with prejudice, but it stalled their project. They are now back on track.

There are two main entrances, the Brookside entrance near where the fish farm is, and a farm road called the hillside entrance that's before Limeledge. They have been speaking with the State DOT so there can be a better sight line at the entrance. They will cut down the banks a little. The sight distance is ok, but they want it to be better. It's pretty wide now.

The property is 227 acres, all are in the Town of Elbridge. They are going to have professional arboretum lots which now look like fencing in little pillars around tiny plantings. There are 110 acres that are farm fields and they intend to leave them as farm fields. They want Limeledge to be a multipurpose site that shows off the agricultural history of Elbridge. There are two old barns they want to fix up and use for event spaces, and they have old tools they can put on display. They have about 5 miles of trails in the woodlands already. They will eventually have a sign up on Route 321. They want to be on the agenda for August, and they will have a professional site management plan, and sign application that they will submit.

Phillip Crimm wants to invite board members to come out to the property individually. They had a squatter on the property but they did get rid of him. Phillip went to ESF, and then went to Arizona State, and then West Virginia University, and has a PhD in plant ecology. He was a professor at St Rose, which just closed. He's trying to make this his full-time job. They are looking for grants for the barns, and are trying to find corporate and individual sponsors. ESF wants to host alumni events at the barns.

They have an old rock quarry that they want to use for kids to find fossils, and use the spoil piles to simulate Adirondack high peak alpine environs. They want to host workshops. ESF, Lemoyne, and SU all want to have labs out there. They're aiming for a Baltimore Woods type place. Cross country skiing and snow shoeing are welcome there. Once they get the trails cleaned up they suspect they can have 7-8 miles of trails in total.

Wild Kentucky coffee tree has been found on the property, and folks had believed that it was extinct in CNY. It's abundant on the property, and it looks different from the ones out in the western US, so may be a different species or subspecies. So they are doing some genetic testing to determine its status. Research collaborations help put them on the map.

The Environmental Commission is meeting at the site next week. The plan is to open to the public next summer because there are still some hazards remaining to be cleaned up. They have a tremendous number of volunteers working on the property already. They have a diverse board.

New Business:

Applicant: Hudson Egg Farm, LLC
Property Address: 1812 Rte 5
Tax Id:

Applicant not present. Howard mostly wanted to present it to the Planning Board so they are aware of it in case there are public inquiries about what is going on on the property. It's an approved use in an agricultural district so they don't need formal approval from us.

Preliminary Discussion:

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

Applicant not present. Tentative site plan presented to the board by Howard Tanner. Applicant is going to need variances for rear setback.

Lot Line Adjustment:

Applicant: Yawney (to DiRisio)
Property Address: Brutus Rd
Tax Id:

Applicant not present.

Minutes May 14, 2024

Changes to the May Minutes: Date, spelling of Kinsch. Motion to approve the May meeting minutes was made by John Stevenson, Steve Walburger seconded, all voted in favor.

John Stevenson moved to adjourn, Steve Walburger seconded, all voted in favor. Meeting adjourned at 7:47 pm.