



**Town of Elbridge Planning Board
December 10, 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: Joe Freteschi, Esq., Howard Tanner

Others Present: Bev Green, Lizel and Lance Stover, Mike and Pat Carberry, Doug Blumer,

Public Hearing

Special Permit for Home Occupation (Acupuncture)

Applicant: Lizel Stover
Property Address 5784 Hamilton Road
Tax Id.: 032.-03-03.0

Opposed: None

In Favor: Applicant spoke stating that she wishes to have a practice in her home to treat patients.

Hearing closed.

Old Business:

Special Permit for Home Occupation (Acupuncture)

Applicant: Lizel Stover
Property Address 5784 Hamilton Road
Tax Id.: 032.-03-03.0

Applicant contacted the County Health Department, who referred her to the Albany Office of Professions. They said she needs two things: she cannot be working for a non-acupuncturist, and infectious controls are required which she already has in place.

Counsel stated no SEQRA review is necessary.

Wendie Smith moved that the Board approve the application, which motion was seconded by John Stevenson, and all voted in favor.

Minor Subdivision

Applicant: Green
Property Address: 1229 Whiting Road
Tax Id:

We got the revised documents on Monday the 2nd, which is not sufficient lead time for the newspaper to publish a public hearing. We can notice for January to do the public hearing then. The Board reviewed the revised drawings that were submitted by the applicant and determined they now meet the requirements.

Applicant was advised that the Town will stamp the documents once approved, and then the County Department of Health will also have to sign the plans. A stamp will be required to show the taxes are current for both parties. Then it can be filed.

Counsel advised it is a type 2 action so no SEQRA review will be required.

PDD Site Plan Modification

Applicant: Munro House – Carberry
Property Address: Route 5
Tax Id: 039.-02-12.1

The Board commented that the septic is good on the plans.

- Applicant is going to need to mark that the entrance is one way and that there's no exit onto Hamilton road. Applicant noted that the circle was added to facilitate that. Applicant agreed to put in a gate to prevent exits at the end of the event.
- The driveway from route 5 up to building including two parking areas need to be blacktop and striped. Circle in front of building needs to be paved and 25 feet of access road that goes toward the house needs to be paved.
- There also needs to be an enclosure around the dumpster. Drainage and final landscaping will all be done at one time.
- The board suggested moving the lights and putting double heads on them, and adding one more light at the end of the drive.
- The Board asked about the plan regarding landscaping, and they want to maintain as much of the existing landscaping as possible. There are trees very close to the drive and may interfere with sight distance. Howard will determine if they need to be removed for sight distance purposes.
- Landscaping hasn't been determined yet, according to the applicant. Exact placement of the plantings is currently undetermined, and that's why they don't have landscape drawings yet. They want the landscape architect to design around the buildings once they are in place. The Board noted that they typically like to see landscaping to approve the

site plan. Counsel noted that the landscaping will be key to their business plan, and we may not need to micromanage it on this site since there is existing landscaping. The SWPPP requires seeding right away.

- The Board requested that the plans all be updated to have tonight's date on them.

The Board noted that they can approve tonight with these changes required as conditions. Howard noted that he is fine with the building itself.

Signage: They want to light the sign, though that is a separate permit. At least a 75-foot right of way on route 5 will dictate sign location.

Motion was made to approve the amended site plan package for 5407 Route 5 subject to the conditions set forth above, including lighting, signage, drive being blacktop, first parking area is blacktop including the hammerhead, approach road will be paved, approach road from Hamilton Road will be one way including a do not enter sign on Hamilton Road, sign location, dumpster enclosure. Any changes or alterations outside those discussed would require further site plan approval. John Stevenson made the motion, Steve Walburger seconded, and all voted in favor.

Site Plan

Applicant: Mattessich Iron Site Plan
Property Address: 1484 Route 31
Tax Id: 027.-03-06.1

Applicant did not appear

Continuation

Applicant: Limeledge Botanical Garden
Property Address: 1686 Route 321
Tax Id:

Applicant did not appear

New Business

Applicant: Demarco
Property Address:
Tax Id:

Applicant did not appear

The Board discussed the Wheeler Road wedding venue application. Its recommendation to the Town Board is that the Planning Board has reservations and is opposed to the 5602 Wheeler Road PDD application.

Minutes November 12, 2024

A motion to approve the November meeting minutes was made by John Stevenson, Steve Walburger seconded, all voted in favor.

Steve Walburger moved to adjourn, Wendie Smith seconded, all voted in favor. Meeting adjourned at 7:38 pm.