

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



Town of Elbridge  
County of Onondaga  
State of New York

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**Town of Elbridge Planning Board**  
**July 8, 2025**  
**Minutes**

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

**Members Absent:** Wendie Smith

**Others Present:** Doug Blumer, Amelia McLean-Robertson, Esq.,  
Howard Tanner, Mary Jo Davis, Patrick Snyder, Gary Green, Cyndi  
Koolakian, Randy Nesbitt, Pat Carberry, Adrienne Drumm, Jim  
Williamson, Anthony DeMarco

**Old Business:**

Site Plan  
Applicant: CNY Feeds  
Property Address: 349 Carmer Rd  
Tax Id. 031.-02-05.1

Applicant revised the maps, and provided them to Howard electronically. He will provide paper copies.

Site Plan/Subdivision  
Applicant: Anthony Demarco  
Property Address: 1124 Route 5  
Tax Id.

Applicant provided maps at the meeting. Property is behind Dmitri's. The site plan is being drawn up now, but the preliminary drawings were provided. He's planning 6 buildings. Each is a triplex. The drawings show the phasing plan, and the septic field. The septic field size is under an acre, and the second phase is also under an acre. The upper field is being stabilized and hydroseeded. A row of evergreen hedges is going in, running north and south.

By the next meeting the applicant says he should have formal plans. A subdivision is required because each use of the mixed uses is allowed, but not on the same lot. Each building is a single use. Access to the buildings is planned through the restaurant parking lot. Each building has a parking spot in front of it, and he will put in an additional lot, the location of which is to be determined once the size of the septic field is determined.

Deliveries for the restaurant come in down below. There will have to be an easement for the septic system.

The Planning Board stated that a topo map is needed, as well as a site visit. Septic is based upon the number of bedrooms, and there is a lot of living space in these apartments, so the Planning Board made clear that the extra space cannot be used as another bedroom.

The Planning Board asked if another entrance might be approved by the State to avoid the entrance to the apartments having to be through the restaurant parking lot. Fire truck access is also going to be an issue, perhaps requiring a hammerhead, or using the extra parking lot.

Trash isn't planned location-wise yet, though applicant suggested two possible locations.

The buildings have to be 10 feet apart for fire code, and now they are 17.5 feet.

Revision to approved site plan

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

Adrienne Drumm presented, and noted that the drawings of parking were updated, showing the oil and chip, and some gravel. Marc interrupted the presentation and noted that the handicap areas have to be paved, and there must be a misunderstanding from the last meeting. An area that needs striping needs to be oil and stone. The paving needs to extend far enough for emergency vehicle access. Asphalt needs to be done on the circle.

A gate is still planned.

The dark gray areas on the plans need to be paved, and the other areas need to be oil and chip and striped. So the notes on the plans need to be updated so to state.

New lighting is shown by the red spots. Marc Macro asked that another light be added because 180 feet is too far apart. There may be a light on the power pole but applicant was unsure. The poles are 16 foot tall, but it's 12 foot to the light itself.

An updated site plan is needed. We also need a landscape plan, as per the original approval. It can show existing landscaping and just denote plant type.

The Planning Board made clear that the blacktopping can proceed. They can prepare the site in accordance with tonight's discussions, and just come back with revised plans in time for the next meeting. They can get a Certificate of Occupancy in time for their first wedding on August 23 by getting approval at the August 12 Planning Board meeting.

**New Business:**

Subdivision

Applicant: Grayfield Properties  
Address: Jack's Reef Path  
Tax Id.: 024.-02-10.1

Applicant would like to cut out 4 lots from the parcel on Jack's Reef. There is public water to the lots. Applicant provided a full-size drawing. There is one parcel present now, and the 3 houses that are shown on the drawing exist now. They have had trouble renting the houses, so they want to subdivide so they can sell the houses.

The gravel drive would need to be extended to provide access to the last house. Emergency vehicle access is provided through use of the driveways across from the proposed subdivision.

The 3 houses all have separate water meters, and the 4<sup>th</sup> one will eventually have its own as well. They would be landlocked parcels so the new owners would need an easement for each parcel. There is a hydrant there. The previous owner paid to have a water line put in so there must be an easement existing for the water line.

There would be no road frontage because it is a private road. The ZBA could provide a variance from the road frontage requirement. It needs to be referred to the ZBA for that variance. They meet the size requirements, but would need approval for access on private road and road frontage. Doug Blumer noted that banks may be less likely to mortgage without road frontage. They may have to form an association for the maintenance of the road. The applicant currently has it plowed.

The Planning Board stated it is happy to work with the applicant on the project, but that they need ZBA approval first, as well as a hammerhead for emergency vehicle turns. A draft easement would likely be required for ZBA approval as well.

Lot Line Adjustment

Applicant: Randy Nesbitt  
Address: 5825 Jordan Rd  
Tax Id.: 032.-05-01.3

Applicant was previously in to get approval for this a few years ago but the map was not filed so he needed to come in again. A new survey was provided by the applicant, showing the same thing as the old survey. The lot line is just moving a small distance. Counsel was consulted regarding the labels on the map provided, and there will be Lot A, Lot B, and Parcels 1, 2, and 3.

The updated maps need to be provided to Howard, and Marc can come in and stamp them.

**Minutes June 10, 2025**

A motion to approve the June 10<sup>th</sup> meeting minutes was made by Steve Walburger, Tim Sullivan seconded the motion, and all voted in favor.

Doug noted that an individual came in with concerns about drainage related to Anthony Demarco's development so it does not flood the cemetery, inquiring re: retention ponds.

John Stevenson moved to adjourn, Steve Walburger seconded, all voted in favor. Meeting adjourned at 7:59 pm.