

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
April 9, 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. (Harris Beach), Howard Tanner

Others Present: Doug Blumer, Rita Dygert, James Hughes

New Business:

Minor Subdivision:

Applicant: Rita Dygert
Property Address: 5571 Jordan Road
Tax Id:

Minor subdivision application was submitted. Two 15-acre parcels are shown. (Adjoining parcel of 5.4 acres is in the Village, is a separate parcel, and is not part of application.) She wants to merge her house into one of the 15-acre parcels, so the line surrounding her current parcel would need to go away on the map before it could be filed.

We can schedule a public hearing and have Rita provide the maps prior to that meeting. No Mylars are required by the county now, and no county referral is required because it's under 3 lots. Sec. Holly Austin to schedule public hearing for May.

Referral from Town Board

Applicant: James Hughes (Elbridge Motel)
Property Address: 1067 NY-5
Tax Id.

Applicant has petitioned the Town Board to include Motels in the B1 zone. His prior non-conforming use has expired. Applicant wants to have tenants leave after 28 days, have to stay away for a day, then they can come back. He has 9 units currently. Applicant is not running any other uses out of the property.

Motels are governed by state law. To go to apartments applicant would need kitchens, but he is not planning that currently. If it is going to be long-term, John Stevenson stated he would prefer it be long-term rather than skating state laws.

Currently Howard Tanner and the Fire Department do inspections. The health department regulates over 11 residents, and he only has 9 rooms so stays under the 11. He did have inspections by the health department previously.

To meet the state definition of “dwelling,” each room must have kitchens. John Stevenson asked if it’s long-term rental or a motel. Leaving one day and coming back is skirting the law. Wendie Smith raised the same concern as well.

Applicant states some tenants use it as their address. Howard inquired as to the longest stay and currently it’s about 2 years. Marc Macro inquired as to whether room occupancy tax is paid and applicant states yes, for the first 30 days, and applicant noted he would be fully paying room occupancy tax if he becomes a motel with 28 day limits.

Minutes December 12, 2023

Motion to approve December meeting minutes by John Stevenson, Steve Walburger seconded, all voted in favor.

Tim Sullivan moved to adjourn, Steve Walburger seconded, all voted in favor. Meeting adjourned at 7:24 pm