

APPROVED

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga held at Town Hall located at 4401 State Route 31, Clay, New York on the 22nd of January 2014. The meeting was called to order by Chairman Hess at 7:30 PM and upon roll being called, the following were:

PRESENT:	David Hess	Chairman
	Karen Guinup	Deputy Chairperson
	Hal Henty	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Michelle Borton	Member
	Gloria Wetmore	Planning Board Secretary
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C & S Engineers

A motion was made by Allen Kovac seconded by James Palumbo to approve the minutes of the previous meeting.

Motion Passed 7-0

Case # 2013-16 Rite aide

Withdrawn

****2012-029 *Wildflower/Dixon Farm* – Preliminary Plat – 8946 Henry Clay Boulevard (adjourned from 11 previous meetings)**

The Chairman opened the public hearing. Dan Barnaba of Eldan Homes was present on behalf of the applicant. Mr. Barnaba stated that he is seeking Preliminary Plat approval for the Wildflower subdivision located between Henry Clay Blvd. and Ver Plank Rd. He explained that the County D O T letter was favorable and that the County Health Department has also conducted testing and correspondence should have been submitted. Mr. Territo stated that he had not received the e-mail from Jeff Till that Mr. Barnaba spoke of, but it would probably be forthcoming in the near future. Mr. Barnaba stated that full septic designs have not been completed yet, but assured the Board that the lot lines could be adjusted.

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Mr. Barnaba went over his proposal for the phasing of the project. He would like to work on 4 different phases, with the first phase to include the 3 lots on Ver Plank, and 2 lots on the Henry Clay portion of the project. Mr. Barnaba stated that the 2 lots would access Henry Clay from a private drive until the public road is constructed at a later date. There was a discussion about the open space for this proposal, and at under which phase would this would be included.

Chairman Hess stated that previous correspondence from the County has stated that the location of septic must be approved by the County and while it appears that soils are good along Henry Clay, the portions of land further to the east (the approximate location of lots 16, 17, 18) may be a challenge. The lot configuration is not set in stone for the Preliminary Plat and could change a little but once final plat is granted, the lot lines would be fixed, and the applicant could not get a building permit without County approval for septic. He also wanted to know if the County has seen the latest plan, or if it was similar to what they looked at last year when the testing was done. The Chairman also clarified the minimum lot size that was approved as part of this clustering plan; no lot can be smaller than 40,000 square feet, and the Town Board approved a maximum of 41 lots.

Hal Henty stated that the 2 lots in the first section, along Henry Clay are served from a driveway, and not a public road. Scott Chatfield stated that this would not be allowed.

Karen Guinup stated that the 2 lots along Henry Clay are part of the 10% required for approval, so she feels they should be completed at the same time as the 3 lots in the other portion of the development.

Chairman Hess stated that the plan shows 'phases' and this should be 'sections' as this how most subdivisions are filed.

More discussion took place about how the open space would be handled, and at what time the drainage facilities would be constructed. Mr. Barnaba explained how he would form a homeowners association, and the structure of this organization within the Wildflower subdivision. Scott stated that the homeowners association is a function of whether or not there are ongoing maintenance obligations. There was also a discussion about the construction of the road for the 2 lots along Henry Clay, and if the road was not actually constructed at this time, an irrevocable letter of credit or a bond would need to be in place. Scott reiterated that the email from County Health stated that for the most part the soils could support septic systems, and some may need special design, but lot lines shouldn't need to change significantly to accommodate the systems. He also stated that building permits would not be granted until such approvals were granted from the County.

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Ron DeTota stated that the proposed road layout looks fine, and that the applicant would need to form a drainage, lighting, and water district through the Town Board. This is easier to accomplish during this phase of the project rather than waiting until there are residents living

there that would have to petition the Board to accomplish the task. Additionally, the water district would need to be formed to allow the hydrants to connect to the water main. Ron also stated that lot lines can not be extended to include the open space as the Town's clustering regulations do not allow this.

There was a discussion about the stormwater pond, and how the ownership of these should be handled. The Town would need an ingress/egress easement that would account for the maintenance of the pond, and it should also be large enough to accommodate Town equipment to do routine maintenance. Mr. Barnaba stated that he would be willing to grant the Town a conservation easement once Section 2 is completed the pond would be installed. Mr. DeTota was not sure if the Town Board would be willing to accept this type of easement as we usually extend property lines to include a portion of stormwater ponds into a few of the contiguous properties.

Chairman Hess summarized what the applicant would need to work on for the next meeting:

- We need to have correspondence from the County Health Department regarding septic.
- The map needs to be redone showing sections rather than phases.
- The plan needs to show the stub street designed and constructed, or else a bond or irrevocable letter of credit in place.
- Shared driveway (?)

A motion was made by Karen Guinup seconded by Michelle Borton to adjourn the Public Hearing to February 26, 2014.

Motion Passed 7-0

* Case # 2013-018- **Michael Bell** (5) - Special Permit referral, 10152 Caughdenoy Road. (adjourned from 6 previous meetings).

A motion was made by Russ Mitchell, seconded by James Palumbo , to adjourn the hearing to February 12, 2014.

Motion Passed 7-0

Signs

Sign A Rama, - Unicorn Nails (at Wegman's Plaza) – 4979 Taft Road

Regular Meeting
Planning Board
January 22, 2014

APPROVED

Zoned RC-1, Permit #45,253

Wall Sign – Applicant is proposing a 64 square foot wall sign when 76.8 square feet is allowed, with internal Led illumination. The proposed sign will meet the existing code.

A motion was made by Russ Mitchell seconded by James Palumbo to approve the sign with a correction to the height and width. 2.5' high x 25.9' wide.

Motion Passed 7-0

A motion was made by Michelle Borton seconded by Hal Henty to adjourn the meeting at 9:20 PM.

Motion Passed 7-0

Respectfully Submitted



Gloria Wetmore