

Regular Meeting
Planning Board
January 9, 2013

A P P R O V E D

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at Town Hall located at 4401 State Route 31, Clay, New York on the 9th of January 2013. 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
	Walter Lepkowski	Member
	Hal Henty	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Kim Patterson	C & S Engineers
	Linda Simmons	Planning Board Secretary

ABSENT:

Organizational Items for 2013

A motion was made by Hal Henty and seconded by Karen Guinup to appoint James Palumbo as member of the Planning Board of the Town of Clay through December 2019.

Motion Passed 7-0

A motion was made by Hal Henty seconded by Karen Guinup to appoint C&S Engineers as the Planning Board Engineer for the year 2013.

Motion Passed 7-0

A motion was made by Allen Kovac seconded by James Palumbo to appoint Scott Chatfield as Planning Board Attorney for the year 2013.

Motion Passed 7-0

A motion was made by Russ Mitchell seconded by Allen Kovac to approve the Planning Board Meeting Calendar for the year 2013 as follows; the second and fourth Wednesdays of the month at 7:30 PM with only 1 meeting in June, August, and December.

Motion Passed 7-0

A P P R O V E D

A motion was made by Russ Mitchell seconded by Hal Henty to appoint Karen Guinup as the Deputy Chairperson to the Planning Board for the year 2013.

Motion Passed 7-0

A motion was made by Karen Guinup and seconded by Hal Henty to appoint Linda Simmons as Planning Board secretary.

Motion passed 7-0

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

Motion Passed 7-0

Public Hearings:

****7:30 P.M. 2012-043 – *Eric Dorn (Truck Terminal)* – Special Permit referral – 4582 Buckley Road**

****2012-044 – *Eric Dorn (Contractor’s Service Yard)* – Special Permit– 4582 Buckley Road (Adjourned from 1 previous meeting)**

Chairman Hess opened both public hearings. Patricia Dorn was present on behalf of the applicant. Ms. Dorn stated they are looking for a special permit for a contractor’s service yard and a trucking terminal. They are looking to store two trucks only. They will be bringing trucks in. One roll-off truck and one moving truck. No debris will be coming onto property. There is debris in dumpsters from the clean up of the property. There will be a maximum of 5 roll-off trucks on the property. The owner will be taking the dumpsters away from the customer’s property, bringing them to this site, and nothing will be left overnight. They will be open 6 days a week.

The Chairman asked what is currently in the building. The applicant stated that the storage building contains cars and tires, no dismantled vehicles or furniture. No long term storage. Cars belong to private owners. There will be no employees. Typical day is where property is brought in for disposal.

Moving trucks moves furniture from one house to another with sometimes storage for a short period of time.

The applicant stated that their property is up for sale. They are not looking for a special permit for the sale. They will not be going to more than two trucks at this time. Recycling can not be done or they will face possible fines, and no long term storage is allowed.

A P P R O V E D

Contractor's service yard/furniture storage needs a special permit, and both hearings are open at this time.

Truck terminal for furniture

There was a discussion about whether a 'Contractor Service Yard' and or 'Truck Terminal' is the proper definition for the uses the applicant is doing. After a lengthy discussion, it was determined that both special permits are required for what the applicant is proposing, regardless of the number of trucks being used.

There will be no form of recycling of any kind at this location.

The Board also determined, with advisement from Scott Chatfield, that this site will also need a full site plan review. The site plan must show exact areas of roll offs, along with all the normal site plan elements such as parking, drainage, lighting and landscaping.

It was also determined that this site needs to address ingress/egress issues, especially for the trucking terminal portion of the application.

The applicant needs to look into the potential of paving the areas of the site that will be driven on.

Patricia Dorn will talk with Hal Romans to do full site plan.

A motion was made by Hal Henty and seconded by Russ Mitchell to adjourn this to February 13, 2013. The Commissioner will inform the Town Board that they will need to adjourn this agenda item.

Motion Passed 7-0

****7:35 P.M. 2012-046 – Sageer Enterprises, Inc. – Zone Change referral – 4785 Bear Road**
Chairman Hess opened the public hearing. Hal Romans was present on behalf of the applicant. Mr. Romans stated they are seeking a zone change from O-2 office to NC-1 commercial. The purpose of this zone would be to relocate a Hair Salon in the existing house. They will utilize existing driveway and parking.

The applicant stated that the water use for a hair salon is similar to house use, and he stated that they are on a septic system. The SEQR form submitted with the application stated that the site would utilize about 7000 gallons of water per day, and the County Water Department recommends that the applicant contact the engineering department to ensure that the availability is there for this use.

James Palumbo asked if there is sewer availability for this site. The applicant stated there are sanitary sewers approximately 200 to 300 feet away. The applicant would move the driveway

A P P R O V E D

location to where it is required by DOT. They will utilize existing parking. They will do a sketch for maximum build up.

Karen Guinup asked about full build-out potential that would be allowed under this zone, and would like to see a sketch of the potential most intense use.

Walt Lepkowski asked where the leech field is located and if in can handle the estimated 7,000 gallons per day?

A motion was made by Karen Guinup and seconded by James Palumbo to adjourn this to January 23, 2013 meeting.

Motion Passed 7-0

****7:40 P.M. 2012-050 – *Lands of Brown* – Preliminary Plat –Burnett Road (north of Route 31)**

Chairman Hess opened the public hearing. Hal Romans was present on behalf of the applicant. Mr. Romans stated they are looking to subdivide a 5-acres lot, from a 25-acre lot, to allow for a single family home. The site is on a septic system, and will need county approval. County comments stated that they have no issues with this proposal.

The public hearing was closed.

A motion was made by Karen Guinup seconded by Russ Mitchell to adopt a resolution using standard form # 10, SEQR determination for Case # 2012-050 *Lands of Brown*, Preliminary, located at Burnett Rd., north of Route 31, be declared an unlisted action and a negative declaration as it appears to have no potential environmental impact to land, water and air, no potential impacts to noise, odor and public health which can not be mitigated and does not involve any other permit granting agencies, including the Federal Government.

Motion Passed 7-0

A motion was made by Karen Guinup seconded by Hal Henty to add the Final Plat to the agenda.

Motion Passed 7-0

A motion was made by Karen Guinup seconded by Allen Kovac, using form #40, granting Final Plat Approval to *Lands of Brown*, for property located in the RA-100 zoning district, located at Burnett Rd., north of Route 31, Case # 2012-050 based on a map by Ianuzi and Romans being file # 11825.001 dated August 28, 2012. Approval is subject to all engineering and legal requirements.

A P P R O V E D

Motion Passed 7-0

****7:45 P.M. 2012-052 – *Group One* – Zone Change referral – 8196 Maple Road**

Chairman Hess opened the public hearing. Hal Romans was present on behalf of the applicant. Mr. Romans stated that this property is totally surrounded by R-15, and at the time of the original zone change this parcel was not owned by the applicant. The main purpose of this zone change is to clean up the zoning for this housing development, and the area in question will house the stormwater management facility.

Mr. Romans stated that the County gave this proposal a negative referral, but they did not understand that it was for a previously approved development and not a new zone change.

Hearing no further questions or comments, the Chairman closed public hearing.

A motion was made by Russ Mitchell, seconded by Karen Guinup to make a recommendation to the Town Board using standard form # 50 for case #2012-052 *Group One, Inc., Zone Change* from RA-100 to R-15, located at 8196 Maple Road to grant the Zone Change. We feel it is compatible, will have no significant impact on traffic, no environmental impact and requires no other permit-granting agency including the Federal Government.

Motion Passed 7-0

Old Business: Adjourned Hearings:

****2012-042 *Ravada Hill Apartments* – Site Plan – 4816 Buckley Road (Adjourned from 1 previous meeting)**

Chairman Hess stated that the applicant has requested an adjournment.

A motion was made by Hal Henty, seconded by Allen Kovac to adjourn the public hearing to January 23, 2013.

Motion Passed 7-0

Old Business: Hearings Closed

NONE

New Business:

SIGNS

Regular Meeting
Planning Board
January 9, 2013

A P P R O V E D

NBT Bank – Alliance Bank – 7799 Oswego Rd.

Permit #44,394

Presented by Patrick Doyle.

Zoned RC-1

- 1 Wall Sign, two per tenant allowed, 41 and 29 square feet allowed. 28.75 and 24.92 square feet are proposed, with florescent internal illumination. These signs, as presented, will meet the code.

- 1 Free standing- 64 square feet allowed, 30.28 proposed, with florescent internal illumination. This sign will meet the code.

The applicant stated that these are replacement signs only. The Board commented that they would like to see the address added to the freestanding sign. These will be a florescent illumination.

A motion was made by Hal Henty, seconded by Russ Mitchell to approve the signs as presented, with the condition that the address be added to the freestanding sign.

Motion Passed 7-0

Work Session:

NONE

A motion was made by Allen Kovac, seconded by Walter Lepkowski to adjourn the meeting at 9:20 PM.

Motion Passed 7-0

Respectfully Submitted

Linda Simmons