

APPROVED

December 27, 2000

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 27th day of December 2000.

The meeting was called to order by Chairman Kovac at 7:30 PM and upon the roll being called, the following were:

- | | | |
|----------|--------------------|--|
| PRESENT: | Allen Kovac | Chairman |
| | Walter Lepkowski | Deputy Chairman |
| | James Keefe | Member |
| | Ferdinand Lepinske | Member |
| | Karen Guinup | Member |
| | James Sharpe | Member |
| | Ron Detota | C & S Engineering |
| | Scott Chatfield | Planning Board Attorney |
| | David Tessier | Commissioner of Planning & Development |
| | Cindy Heid | Code Enforcement Officer |
| | Mary Ellen Sims | Planing Board Secretary |
| | | |
| ABSENT: | Bruce Johnson | Member |

Approval of Minutes

Motion was made by James Keefe, seconded by James Sharpe, to approve the minutes of December 13, 2000 with the following corrections: page 3, under bulleted section regarding zone change recommendation for Amy Benson & Douglas Jarvis, third bullet should read: Planning Board had previously recommended R-6 as an appropriate zone change request for this parcel, and page 5, last sentence should read: Walter Lepkowski felt that traffic on Buckley Road had reached a critical mass and that we should not allow additional commercial in this area. Motion Passed

Public Hearings:

00-11-6 Barbet Development Corp. – Zone Change recommendation A-1 to R-1, west of Morgan Road, south of Route 481, and north of Fairway East

00-11-7 Barbet Development Corp. – Zone Change Recommendation A-1 to R-5, west of Morgan Road, south of Route 481, and east of Streamwood Drive.

Ivan Zdrahal, representing Barbet Development Corp, was present to request a zone change from A-1 to R-1, on property located west of Morgan Road, south of Route 481, and north of Fairway East and a zone change request from A-1 to R-5, for property located west of Morgan Road, south of Route 481, and east of Streamwood Drive.

He explained that the zone change request from A-1 to R-1 is a continuation of the Fairway East Project. The zone change request is being sought to construct single-family homes on approximately 70 –80 lots. The plan presented is a conceptual plan. All lots will comply with zoning regulations. The developer’s desire is to create some open space within the development for recreation purposes.

The zone change request from A-1 to R-5 is for the construction of townhouse units. There is no specific number of units planned at this time. They will conform to density requirements and all zoning regulations

Chairman Kovac asked if there were any questions and the following residents had concerns:

Richard Kilburg, Streamwood Drive, was concerned that with the new development, Streamwood Drive would become a cut through from Morgan Road to Soule Road. This would create a child safety hazard, noise and more traffic in the area. He was concerned about drainage in the area with the new development. He stated that when he bought his home, he thought that the area in question would be a protected, wild area. He stated that he was not prepared for townhouses in that area.

Loras Freiburger, Streamwood Drive, stated that if this is the extent of the development, it would be a good thing. He stated that there is R-5 zoning in Streamwood, that has not been developed in over 8 years and wondered why the developer did not start there. His concerns were that the existing R-5 should be developed first and that the proposed connecting road not be built. He stated that the development could be an asset if developed correctly. He was concerned with the R-5 proposal.

Barbet Development Company stated that they have developed Fairway East, Streamwood, Strawberry Runne and other developments in the area. They would like to bring the Fairway East and Streamwood Projects to fruition.

Art McCann, Pisces Circle, asked what impact the development will have on drainage in the area. Barbet Development Company stated that they have full confidence that they can develop a drainage plan for the area.

Heidi Escobar, Streamwood resident, was concerned that there will be no place for the children to go if the wild area is developed. She asked what could be done to preserve the open, wild area that is being proposed for R-5 zoning.

Dan Barnaba, developer of single-family homes in the Fairway East Development and the Streamwood Development, stated that his company has a high regard for the area. He stated they are very sensitive to the area.

A recap of concerns is as follows:

- ◆ Possible cut through road from Morgan Road to Soule Road
- ◆ Increased traffic in area
- ◆ Child Safety
- ◆ Noise
- ◆ R-5 homes too close to Route 481

Chairman Kovac and the planning board discussed with the residents in attendance the role of the planning board in making a recommendation to the Town board regarding zone changes. They also explained, in detail, the process of determining the best possible use of the land in regards to zone change recommendations.

Hearing no more questions, Chairman Kovac closed the public hearings for both applications. A zone change recommendation will be made at a future date.

00-11-8 Dorothy Sarna- Preliminary Plat
south east corner of Morgan Road and Waterhouse Road

Ferdinand Lepinkse excused himself from the meeting, due to a possible conflict of interest in the Dorothy Sarna case.

Bob Trombley, representing the applicant, was present to present the preliminary plat for Dorothy Sarna for property located on the southeast corner of Morgan Road and Waterhouse Road

The applicant proposes to construct a pole barn for warehousing. The property is known as Lot # 1, located on 1.42 acres and is zoned I-1. Adjacent property is zoned I-1. There will be no changes to Lot # 2 at this time.

O.C.P.B. had no position on Lot # 1. County Highway stated that lot 3 1 has good site distance for a driveway.

The following items need to be shown on the final plat:

- Culvert needs to be shown
- Distance from centerline needs to be at least 40 feet and needs to be drawn on map
- Building line needs to be 100 feet from property line or 140 feet from centerline
- Property line needs to be shown

Chairman Kovac closed the public hearing.

Motion was made by James Sharpe, seconded by Walter Lepkowski, to adopt a resolution using Standard Form # 10, that for SEQR purposes, the preliminary plat proposed by Dorothy Sarna, case # 00-11-8 be declared a negative declaration having no impact on the traffic, drainage or the environment. This action does not involve any other agencies, including the Federal government. Motion Passed.

Motion was made by James Sharpe, seconded by Karen Guinup, to adopt a resolution using Standard Form # 40, granting final plat approval to Dorothy Sarna, case # 00-11-8, based on a map by Applied Earth Technologies, Stephen Sehnert, dated 11/20/2000, revised 12/22/2000 and 12/27/2000, showing file # 2181.1F subject to legal and engineering requirements. Motion Passed.

Ferdinand Lepinske returned to the meeting at this time.

**00-12-1 COR Route 31 Company, LLC- Site Plan
north side of Route 31, west of Dell Center Drive**

Joseph Gerardi, Vice President of COR Development Company, presented site plans for Route 31 Company for property located on the north side of Route 31, west of Dell Center Drive.

The applicant presented a conceptual plan for the project. Due to the scope of the project, nearly 500,000 square feet of retail space in the first two phases, it will be subject to environmental review. Mr. Gerardi stated that this project will be a Type 1 action and would like lead agency status declared and the necessary letters to be sent to involved agencies. He would like to appear before the planning board on January 24, 2001.

COR Development has hired Bergmann Associates, Engineers/ Architects and surveyors and a traffic engineer to start some of the required studies. COR is proposing another traffic light on Route 31, west of Dell Drive.

The only tenant that has committed to the project, to date, is Home Depot. The proposed time frame for the project is Phase 1 will be developed within 12 months, Phase 2 within 1-3 years and Phase 3 within 1-5 years.

The planning board suggested different alternatives to traffic flow and pedestrian safety patterns. The link between the project and the existing Sam's Club lot to ease traffic access to Route 31 was discussed. The planning board asked the applicant to investigate all of the possible traffic issues.

Planning board suggested the applicant consider how much traffic is generated from Route 481 onto Route 31. Also, how the proposed development would affect the Great Northern Mall Area. They asked the applicant to study the traffic impact with/without the Soule Road Extension, if one is built.

Planning Board members suggested the applicant review the Route 31 Corridor Study from a few years ago.

Mr. Michelson, Moyers Corners Fire Department, wanted to bring forth a few points for consideration. He asked that the applicant provide access around the larger building. He asked that the applicant loop the water line from Dell Drive to Route 31. Mr. Michelson asked the applicant to pay particular attention to the turning radius for large fire trucks.

Motion was made by Walter Lepkowski, seconded by James Keefe, to authorize Commissioner Tessier to draft a letter to any involved agencies stating that the Planning Board of the Town of Clay desires to be Lead Agency for the COR Route 31 Project, located on the north side of Route 31, west of Dell Center Drive and furthermore, that this project is a Type 1 Action. Motion Passed.

Motion was made by Karen Guinup, seconded by James Sharpe, to adjourn the public hearing for case # 00-12-1 COR Route 31 to 1/24/01. Motion Passed.

Old Business: Adjourned Hearings

NONE

Old Business: Hearings Closed

NONE

New Business:

Amendment to Final Plat for Streamwood Townhouses

Commissioner Tessier presented a minor change proposed for Streamwood townhouses. Preliminary Plat was approved in 1988 with blocks 1, 2, 3 and 4 shown on the map. The original plan was for 4 two-story townhouses to be built on lots # 1, 2, and 4 and six townhouses to be built on lot # 3. The developer would like to build one-story patio homes on the blocks in lieu of the townhouses. There would be 2 patio homes on lots # 1, 2 and 4 and three one story patio homes on lot # 4. This would cut density in half.

Motion was made by Walter Lepkowski, seconded by Ferdinand Lepinske, to adopt a resolution granting amended conditional final plat approval to Streamwood Townhouses "Section A". based on a map by Phillips Surveyors, dated 11/29/2000, revised 12/27/2000. Motion Passed.

Sign

Kimbrook Plaza

Karen Guinup excused herself at this time.

Commissioner Tessier presented a sign application for Dynamic Health & Fitness at Kimbrook Plaza. The applicant is proposing two wall signs that are within the zoning regulations.

Motion was made by James Sharpe, seconded by Ferdinand Lepinske, to approve the sign application for Dynamic Health & Fitness LLC at Kimbrook Plaza, as presented on application # 33308. Motion Passed.

Karen Guinup took her place on the board.

Adjournment

Motion was made by James Keefe, seconded by Karen Guinup, to adjourn the meeting. The meeting was adjourned at 11:20 PM. Motion Passed.

Respectfully submitted,



Mary Ellen Sims
Planning Board Secretary

APPROVED

Town of Clay
Planning Board Regular Meeting
December 13, 2000

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 13th day of December 2000.

The meeting was called to order by Chairman Kovac at 7:30 PM and upon the roll being called, the following were:

Present:	Allen Kovac	Chairman
	Walter Lepkowski	Deputy Chairman
	James Keefe	Member
	Karen Guinup	Member
	Ferdinand Lepinske	Member
	Bruce Johnson	Member
	James Sharpe	Member
	Scott Chatfield	Attorney
	Ron Detota	C & S Engineering
	David Tessier	Commissioner of Planning & Development
	Mary Ellen Sims	Secretary

Approval of Minutes

Motion was made by Ferdinand Lepinske, seconded by James Sharpe, to approve the minutes of November 8, 2000 as presented. Motion Passed.

Public Hearings:

00-9-5 Carlton Lahah Preliminary Plat

on the South side of Route 31, Pompadour Hair Salon and the Metropolitan Water Board

Joseph Jerry, attorney, representing the applicant appeared before the board to present the plans for Carlton Lahah for property located on the south side of Route 31, Pompadour Hair Salon and the Metropolitan Water Board.

The Town Board granted the zone change request to C-5 on this parcel. All of the property is now classified under C-5 zoning at this location. The applicant is proposing to combine 2 parcels into 1 parcel, that is approximately 1 ½ acres.

Mr. Jerry explained that the Pompadour Salon would likely be torn down. Mr. Lahah will be granting an easement across his Lazy Boy parcel to the other parcels for development purposes.

Onondaga County Planning Board stated in their letter that they agreed with the plan that the applicant will use the existing driveway from the Lazy Boy C-5 property with one entrance for the entire parcel.

The entire parcel will be considered one shopping center and will be subject to the sign regulations pertaining to shopping centers that permits only one free standing sign.

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C & S engineers letter to the applicant recommended that when the new sewer district is created that they include all parcels, which includes lot # 2 and the Metropolitan Water Board parcel.

James Keefe asked if the building covers more than the 20% allowed by code. The applicant responded that the building lot coverage was more than 20%. The applicant could move the lot line an additional 60 feet.

Mr. Jerry requested that the board adjourn this public hearing to a future meeting to resolve some of the issues presented tonight.

Motion was made by Karen Guinup, seconded by James Keefe, to adopt a resolution using Standard Form # 10, that for SEQOR purposes, the preliminary plat be declared a negative declaration with no adverse effect on drainage, traffic or the environment. This action does not involve any other agencies, including the Federal Government. Motion Passed.

Motion was made by Karen Guinup, seconded by James Keefe, to adjourn the public hearing to January 10, 2001 Motion Passed.

00-10-2 John Jeanneret- Zone Change Recommendation C-2 to R-1
5280 Bear Road

Robert Ventre, attorney, appeared before the board to present the zone change recommendation from C-2 to R-1 on the parcel located at 5280 Bear Road. The parcel is approximately a three-acre parcel. The applicant proposes to build a home on the parcel.

Onondaga County Planning Board had no position on this zone change request.

Hearing no questions, Chairman Kovac closed the public hearing.

Motion was made by James Keefe, seconded by Walt Lepkowski, to adopt a resolution using Standard Form # 50, recommending to the Town Board approval of the zone change request from C-2 to R-1 for John Jeanneret for property located at 5280 Bear Road for the following reason: it is a massive benefit to the area, particularly to the surrounding area. Motion Passed.

00-10-3 Amy B. Benson & Douglas M. Jarvis - Zone Change Recommendation R-1 and R-8 to R-6,
8252 Oswego Road

Edward Keplinger, representing the applicant, appeared before the board to request a zone change from R-1 and R-8 to R-6 for the parcel located at 8252 Oswego Road.

The applicant originally requested a change of zone to C-2. At the 9/27/ 2000 meeting, a recommendation was made by the Planning Board to the Town Board to deny the zone change request from R-1 and R-8 to C-2 but to recommend approval of the amended zone change from R-1 and R-8 to R-6 for the reasons that the R-6 is the appropriate transitional zone change for this area of Route 57 and the potential combination of lots will help mitigate the traffic problems

The applicant amended the original request for change of zone to R-6. R-6 zoning is a transitional zoning intended to buffer a residential area from a busy commercial area. The applicant felt that an R-6 zoning classification would fit in with the Town's Master Plan, as they would be maintaining the residential characteristics of the property.

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Chairman Kovac asked if there were any questions.

Joe Hayes, resident, asked what the setback requirements are for a building on this lot. A 4,000 square foot building is the largest building that could be placed on this lot. He also stated that he was concerned about the safety of the back yards. He felt that the entrance could be a problem if there is a higher use of this parcel.

Onondaga County Planning Board had no position on this zone change recommendation.

Hearing no more questions, Chairman Kovac closed the public hearing.

Motion was made by Walter Lepkowski, seconded by James Sharpe, to adopt a resolution using Standard Form # 50, recommending to the Town Board approval of the zone change request for Amy B. Benson & Douglas M. Jarvis from R-1 and R-8 to R-6 for the parcel located at 8252 Oswego Road for the following reasons:

- R-6 is compatible with the surrounding area
- R-6 is a transitional zone appropriate for this area
- Planning Board had previously recommended R-6 as an appropriate zone for this parcel.

Motion Passed.

00-11-1 John E. Davis. DVM Site Plan on the south side of Route 31, approximately 400 feet west of Stearns Road

Peter Chrissy, architect, appeared before the board to present the site plan for John E. Davis, DVM for property located on the south side of Route 31, approximately 400 feet west of Stearns Road.

Dr. Davis plans to construct an animal hospital on the site. Mr. Chrissy stated that they do not have final approval from State DOT regarding the driveway.

The building will be approximately 10,660 square feet and will be residential in nature, with horizontal siding and split face block. There will be a fenced in area for larger animals near the barn.

Onondaga County Planning Board recommended approval with all driveways on Stearns Road, with no direct access onto Route 31 from the site. O.C.P.B. notes that access management & mitigation of curb cuts onto Route 31 would be particularly important in this area when the Clay Industrial Park is developed on the north side of Route 31.

The existing plan showed the driveway onto Route 31.

Mr. Chrissy stated that the surrounding neighbors did not want the driveways to be located on Stearns Road.

Planning Board members stated their opinions on the driveway:

James Keefe did not object to the driveway onto Route 31

Karen Guinup stated that she would agree with the driveway on Route 31 or Stearns Road. The site could have an alternate access.

Chairman Kovac did not object to the driveway on Route 31 and the applicant could include an alternate driveway

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Ferdinand Lepinske felt that the driveway onto Route 31 is absolutely necessary. That having no access onto Route 31 would hurt Dr. Davis's business

James Sharpe felt that the driveway onto Route 31 was necessary

Bruce Johnson also felt that it was necessary but could have an alternate driveway

Karen Guinup suggested that if there was to be a paddock area, it should be drawn on the plan.

Hearing no more questions, Chairman Kovac asked that a motion be made adjourning the public hearing.

Motion was made by Ferdinand Lepinske, seconded by James Sharpe, to adjourn the public hearing to January 10, 2001. Motion Passed

00-11-2 JB Partnership Preliminary Plat
7843 Goguen Drive

Applicant appeared before the board to present preliminary plans for property at 7843 Goguen Drive. He stated that he purchased the property adjoining his and will join both parcels, making lot # 6 and lot # 7.

The property is located in Industrial Park.

Onondaga County Planning Board had no position.

C & S engineers were satisfied from an engineering standpoint. Final will be the same as preliminary plat, therefore, the board will proceed directly to final plat approval.

Hearing no questions, Chairman Kovac closed the public hearing.

Motion was made by James Sharpe, seconded by Bruce Johnson, to adopt a resolution using Standard Form # 40, granting Final Plat Approval to JB Partnership for property located at 7843 Goguen Drive, based on a map by Phillips Associates, dated 10/12/2000, revised 12/13/2000, subject to legal and engineering requirements. Motion Passed.

00-11-3 Eckerd Corporation as successors for the Fays Drugs Co. Inc
Preliminary Plat as the north west corner of Henry Clay Boulevard and Vine Street

New Business:

00-11-4 Eckerd Corporation as successors of Fays Drugs Co Inc. Final Plat

Dan Schulman, attorney, representing the applicant, appeared before the board to present the preliminary and final plat plans for Eckerd Corporation for property located at the north west corner of Henry Clay Boulevard and Vine Street.

Mr. Schulman stated that they are changing the lines on paper, thereby subdividing the office building lot and the distribution building lot. They are also adding lots 8 & 9 to the subdivision plan.

Onondaga County Planning Board had no position.

Hearing no questions, Chairman Kovac closed the public hearing.

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Motion was made by Walter Lepkowski, seconded by James Sharpe, to adopt a resolution using Standard Form # 10, that for SEQR purposes, the final plat for Eckerd Drugs, case # 00-11-4 be declared a negative declaration with no adverse effect on drainage, traffic or the environment. This action does not involve any other agencies, including the Federal Government. Motion Passed.

Motion was made by Karen Guinup, seconded by Bruce Johnson, to adopt a resolution using Standard Form # 40, granting final plat approval to Eckerd Drugs as successors of Fays Drugs Co Inc, case # 00-11-4, based on a map by Alfred Ianuzi, dated 9/9/2000, revised 11/13/2000 showing file # 2427.018 subject to legal and engineering requirements. Motion Passed.

00-11-5 The Town of Clay Town Board (John E. Davis DVM Property) Zone Change Recommendation S-1 to A-1 on the south side of Route 31, approximately 1,000 feet east of Caughdenoy Road

Chairman Kovac explained that this parcel was being returned to its original zoning. John E. Davis, DVM, could not develop this parcel and found an alternate parcel.

Hearing no questions, Chairman Kovac closed the public hearing.

Motion was made by James Sharpe, seconded by Ferdinand Lepinske, to adopt a resolution using Standard Form # 50 recommending to the Town Board approval of the zone change request of the Town of Clay Town Board for the John E. Davis property on the south side of Route 31 from S-1 to A-1 for the following reason:

This zone change request returns the property to its previous status.

Motion Passed.

Old Business: Adjourned Hearings: None

Old Business: Hearings Closed

00-6-4 Gary Hafner - Zone Change Recommendation - R-1 and C-2 to C-5, 7191 Buckley Road (Hafner's Red Barn). Hearing closed 7/12 and recommendation adjourned from 8/9/00, 9/13/00 and 9/27/00 and 10/25/2000 meetings.

Chairman Kovac stated that traffic study information was received for this parcel but additional information requested is still lacking. A full build-out of this parcel with the effect on the surrounding area was not received to date.

The applicant has requested further adjournment to February 8, 2001.

Planning Board members stated the following:

Walter Lepkowski felt that traffic on Buckley Road had reached a critical mass and that we should not allow additional commercial in this area.

Karen Guinup stated that she felt that additional information would not help. She feels that this is not the right area for additional C-5 zoning.

Bruce Johnson felt that this is an inappropriate zone for Buckley Road.

Motion was made by Bruce Johnson, seconded by Chairman Kovac, to adopt a resolution using Standard Form # 50 recommending to the Town Board denial of the zone change request for Gary Hafner from R-1 and C-2 to C-5 for property located at 7191 Buckley Road for the following reasons:

The zone change is inappropriate for Buckley Road

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Use of a traffic intensive zone, such as a C-5 is not appropriate for Buckley Road

Motion Passed. All ayes, with one absentention by Ferdinand Lepinske.

00-6-2 Clay First Associates-Zone Change Recommendation – A-1 to C-5- south side of Route 31, 100 feet east of Carling Road. Hearing closed 7/12/00 and recommendation adjourned from 8/9/00,9/13/00,10/11/00 and 10/25/00 meetings.

Robert Ventre, representing the applicant, appeared before the board to present an amendment to Clay First Associates plan to add a strip of land on which access will be for commercial.

He presented maps to the board showing a strip of land that is approximately 143 feet +/-, extending over 30 feet on the other side of Carling Road centerline to provide a 60-foot strip, plus the remainder of the portion, which is under contract to be sold to the Clay Associates. The reason for the zone change is due to the fact that there is no exit from a residential district permitted by code. The amendment will be forthcoming to the Planning and Development office soon.

Motion was made by Karen Guinup, seconded by Walter Lepkowski, to adopt a resolution using Standard Form # 50, recommending to the Town Board that the zone change request by Clay First Associates from A-1 to C-5 on the south side of Route 31, 100 feet east of Carling Road be granted conditioned upon the understanding that Clay First Associates agree that it will convey up to 30 feet easterly of the extension of the center line of Carling Drive for the purpose of a public street if it becomes necessary and conditioned upon Clay First Associates acquiring the parcel from Mufale, which parcel is the extension of the center line of Carling Road, and eliminating the lot line between the two parcels Motion Passed.

00-9-6 Bassett Family, LLC and Fava Family, LLC Zone Change Recommendation A-1 to C-8 on the southwest corner of Route 31 and Soule Road. Hearing closed 10/25/2000 and recommendation adjourned from 10/25/2000.

Chairman Kovac stated that the Town Board has requested further information regarding traffic impact on the area. The Town Board is requesting a thorough traffic study.

Motion was made by Ferdinand Lepinske, seconded by Bruce Johnson, to adopt a resolution using Standard Form # 50, recommending to the Town Board **denial** of the zone change request from the Bassett Family, LLC and Fava Family, LLC from A-1 to C-8 for the following reason:

A C-8 is entirely too intense for this site, given its access problems.

Motion Passed.

Adjournment

Motion was made by James Sharpe, seconded by Karen Guinup, to adjourn the meeting. The meeting was adjourned at 10:35 PM. Motion Passed.

Respectfully submitted,



Mary Ellen Sims
Planning Board Secretary

Town of Clay
Planning Board Regular Meeting
November 8, 2000

APPROVED

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 8th day of November 2000.

The meeting was called to order by Chairman Kovac at 7:30 PM and upon the roll being called, the following were:

Present:	Allen Kovac	Chairman
	Walter Lepkowski	Deputy Chairman
	James Keefe	Member
	Karen Guinup	Member
	Ferdinand Lepinske	Member
	Bruce Johnson	Member
	James Sharpe	Member
	Scott Chatfield	Attorney
	Ron Detota	C & S Engineering
	Mary Ellen Sims	Secretary
Excused:	David Tessier	Commissioner of Planning & Development

Approval of Minutes

Motion was made by Karen Guinup, seconded by Bruce Johnson, to approve the minutes of October 25, 2000 with the following correction: Page 6, second paragraph last sentence should read: subject to the redrawing of the property line with a 50 foot wide portion bordering Route 481, connecting lot # 2 to Davis Road. Motion Passed.

Cancellation of Meeting on November 22, 2000

Motion was made by Ferdinand Lepinske, seconded by James Sharpe, to cancel the meeting on November 22, 2000, due to the Thanksgiving Holiday. Motion Passed.

Public Hearings: None

Old Business: Adjourned Hearings: None

Old Business: Hearings Closed

00-6-4 Gary Hafner - Zone Change Recommendation - R-1 and C-2 to C-5, 7191 Buckley Road (Hafner's Red Barn). Hearing closed 7/12 and recommendation adjourned from 8/9/00, 9/13/00 and 9/27/00 and 10/25/2000 meetings.

At the request of the applicant, this zone change recommendation will be adjourned to December 13, 2000.

00-6-2 Clay First Associates-Zone Change Recommendation - A-1 to C-5- south side of Route 31, 100 feet east of Carling Road. Hearing closed 7/12/00 and recommendation adjourned from 8/9/00,9/13/00,10/11/00 and 10/25/00 meetings. Chairman Kovac stated that the applicant has not provided the Environmental Impact Study as requested by the Town Board. He stated that after this is received and reviewed, the zone change recommendation will be put back on the agenda.

00-9-1 Gary M. Graham Zone Change Recommendation -A-1 to C-2 on the south side of Route 31, just east of 3424 Liverpool Pool and Spa. Hearing closed 10/25/00 and recommendation adjourned from 10/25/2000.

Motion was made by James Sharpe, seconded by Bruce Johnson, to adopt a resolution using Standard Form # 50, recommending to the Town Board approval of the zone change recommendation for Gary M. Graham from A-1 to C-2 on the south side of Route 31, just east of 3424 Liverpool Pool and Spa for the following reasons:

- Will not create additional traffic in this area
- The strip of land is already being used for parking
- It fits into the Route 31 and 57 Land Use and Circulation Study
- The parcel will be combined with the adjacent parcel and no new driveway cut will be needed.
- This parcel will be subject to site plan approval before any other use of the parcel is allowed.

Motion Passed.

00-9-4 Carlton Lahab Zone Change Recommendation A-1 to C-5 on Route 31, south side, between the Metropolitan Water Board and the Pompadour Hair Salon. Hearing closed 10/25/2000 and recommendation adjourned from 10/25/2000.

Motion was made by Karen Guinup, seconded by James Keefe, to adopt a resolution using Standard Form # 50, recommending to the Town Board, approval of the zone change request of Carlton Lahab from A-1 to C-5 on Route 31, south side, between the Metropolitan Water Board and the Pompadour Hair Salon for the following reasons:

- This zone change is appropriate for the area
- This is a unique situation in that Mr. Lahab currently owns the parcel to the east and that there will be no curb cut onto Route 31. There is existing access to Route 31 currently.

Motion Passed.

00-9-6 Bassett Family, LLC and Fava Family, LLC Zone Change Recommendation A-1 to C-8 on the southwest corner of Route 31 and Soule Road. Hearing closed 10/25/2000 and recommendation adjourned from 10/25/2000.

This zone change recommendation will be adjourned to the December 13, 2000 meeting

New Business:

00-10-4 Noal White- Final Plat

Noal White was present to brief the board on the proposed final plat for property on Horseshoe Island. The only difference from the preliminary plat is the dedication of the right of way that is shown on the final plan. The Town Board accepted the easements at their last meeting.

Motion was made by Walter Lepkowski, seconded by James Keefe, to wave the public hearing for final plat for the reason that the final plat does not substantially deviate from the preliminary plat. Motion Passed.

Motion was made by Walter Lepkowski, seconded by James Keefe, to adopt a resolution using Standard Form # 40, granting final plat approval to Noal White, case # 00-10-4, based on a map by Stockwin Surveying, dated 4/7/2000, showing file # 99154-SUB-R2 subject to legal and engineering requirements. Motion Passed.

Signs

Starbucks Coffee- D.F.B Plaza

Golf World- D.F.B Plaza

Supercuts - D.F.B. Plaza

Motion was made by James Keefe, seconded by Karen Guinup, to approve the wall signs as presented in the permits for the D.F.B. Plaza for Starbucks Coffee, Golf World and Supercuts with the condition that all letters will be no more than a maximum height of sixteen inches (16"). Motion Passed.

Adjournment

Motion was made by James Sharpe, seconded by Karen Guinup, to adjourn the meeting. The meeting was adjourned at 8:05 PM. Motion Passed.

Respectfully submitted,



Mary Ellen Sims
Planning Board Secretary

Town of Clay
Planning Board Regular Meeting
October 25, 2000

APPROVED

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 25th day of October 2000.

The meeting was called to order by Chairman Kovac at 7:30 Pm and upon the roll being called, the following were:

Present:	Allen Kovac	Chairman
	Walter Lepkowski	Deputy Chairman
	James Keefe	Member
	Karen Guinup	Member
	Ferdinand Lepinske	Member
	Bruce Johnson	Member
	James Sharpe	Member
	Scott Chatfield	Attorney
	Ron Detota	C & S Engineering
	David Tessier	Commissioner of Planning and Development
	Mary Ellen Sims	Secretary

Approval of Minutes

Motion was made by James Sharpe, seconded by James Keefe, to approve the minutes of October 11, 2000 as presented. Motion Passed.

Public Hearings:

00-9-1 Gary M. Graham Zone Change Recommendation -A-1 to C-2 on the south side of Route 31, just east of 3424 Liverpool Pool and Spa

Robert Ventre, attorney, representing the applicant, appeared before the board to present a proposal for a zone change recommendation for Gary Graham, for a parcel located on the south side of Route 31, just east of Liverpool Pool and Spa. The zone change recommendation is from A-1 to C-2.

Mr. Ventre presented a copy of the section of the Route 31 and 57 land use and circulation study final report that suggested that "South of Route 31 between the Belgium neighborhood and Moyers Corners, local business uses are proposed for the residential parcels positioned between the existing retail and offices uses and the church. These parcels should be developed compatibly with existing uses. Parcels should be consolidated to provide the proper size lot which can be developed with respect to the required arterial setbacks and minimize the number of driveway cuts needed. Access should be shared between parcels wherever possible."

Mr. Ventre stated that this request for zone change incorporates this suggestion. He stated that the applicant purchased this 75 foot strip and that it will be joined with the adjacent parcel. It is being used for parking at this time, due to the fact that during the busy season, people are parking on Route 31. The owner is intending to expand his business at some future time if the zone change is granted. The owner will use a combined access for the parcels with no new curb cut onto Route 31.

Onondaga County Planning Agency commented that this zone change request incorporates the Route 31 and 57 land use and circulation study and stated that this parcel should be combined with the adjacent parcel and no new driveway cut should be permitted on Route 31.

Hearing no more questions, Chairman Kovac closed the public hearing. A recommendation will be made at a future meeting.

00-9-2 Kimbrook Village Square Preliminary Plat at the southwest corner of Route 31 and Route 57

Paul Curtin, attorney, was present to represent the applicant, Kimbrook Village Square, for a preliminary plat for property located on the southwest corner of Route 31 and Route 57.

The applicant is requesting a subdivision for refinancing purposes. It is a seven-lot subdivision. Lot # 1 is the bulk of the shopping center, lot # 2 is built, but not occupied, lots 3 & 4 are occupied, lot # 5 is not occupied, lot # 6 is a fifteen (15) acre parcel that is ready to be built out, and Lot # 7 is a split zoning lot, with A-1 and C-5 being the current zoning classification.

Mr. Curtin stated that this subdivision would not require any variances or zone changes. If lot # 7 were to be developed, it would require a zone change.

Onondaga County Planning Board had no comment.

The interior road was discussed and it was suggested that if this subdivision were sold, a reciprocal agreement would have to be reached in regards to the interior road. The interior road could be moved closer to the lines.

David Tessier, Commissioner of Planning and Development, stated that a reciprocal access agreement should be included at this time. Mr. Curtin stated that this would be provided, if required, at site plan approval.

Mr. Curtin stated that any issues in C & S's letter of 10/25/2000 would be mitigated.

Entrance sign regulations were discussed and even though this is a number of lots, the planning board considers it one shopping center.

Mr. Curtin stated that they would comply with the zoning regulations and adhere to the one sign for the center.

Hearing no more questions, Chairman Kovac closed the public hearing.

Motion was made by Walter Lepkowski, seconded by James Sharpe, to adopt a resolution using Standard Form # 10, that for SEQR purposes, the preliminary plat for Kimbrook Village Square Preliminary Plat be declared a negative declaration with no adverse effect on drainage, traffic or the environment. This action does not involve any other agencies, including the Federal Government. Motion Passed.

Motion was made by Walter Lepkowski, seconded by James Sharpe, to adopt a resolution using Standard Form # 40, granting final plat approval to Kimbrook Village Square, based on a map by Alfred Ianuzi, dated 4/24/2000, revised 9/29/2000, showing file # 215.027, subject to legal and engineering and subject to the sign regulations for shopping center being adhered to, with all parcels remaining as part of one shopping center, with one free standing sign permitted. Motion Passed.

00-9-4 Carlton Lahah Zone Change Recommendation A-1 to C-5 on Route 31, south side, between the Metropolitan Water Board and the Pompadour Hair Salon

Joseph Jerry, attorney, was present to present a zone change recommendation for Carlton Lahah for property located on the south side of Route 31 between the Metropolitan Water Board and the Pompadour Hair Salon.

Mr. Lahah currently owns the property to the east of this parcel. He is proposing to purchase this land from the Metropolitan Water Board. Onondaga County has passed a resolution authorizing the sale. There will be no curb cut onto Route 31. The lot will be re-subdivided, if the zone change is granted and will be all under a C-5 zoning classification.

Onondaga County Planning Board recommends the granting of this zone change request with the condition that there be no new driveways. Access to this parcel should be from the Lazy Boy property.

David Tessier, Commissioner of Planning and Development, stated the he met with David Fitch, Metropolitan Water Board, and that they indicated that they want to be involved with the development of this parcel. They also indicated that they want to be sure the driveway configuration stays the same.

Only one free standing entrance sign will be permitted for this parcel.

Hearing no more questions, Chairman Kovac closed the public hearing. A recommendation to the Town Board will be made at a future meeting.

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00-9-6 Bassett Family, LLC and Fava Family, LLC Zone Change Recommendation
A-1 to C-8 on the southwest corner of Route 31 and Soule Road

Jim Messenger, attorney, was present to represent the Bassett family and the Fava Family, in their request for a zone change from A-1 to C-8 for a parcel located on the southwest corner of Route 31 and Soule Road.

The applicants are requesting this zone change for a proposed sit-down type restaurant. Mr. Messenger stated that the property is approximately 2 acres, is compatible in use to existing parcels in the area, the change is compatible with the Route 31 study and that this parcel is not close to residential property.

Onondaga County Planning Board is opposed to development of the site for individual driveways to Route 31 and that there are no internal road connections to land uses to the south or west. The OCPB is recommending disapproval of this zone change until an internal road system is planned and approved by the Town for these parcels to the south and west. No commercial zone change should be approved for these two parcels. County Board is concerned that approval of the zone change at this time could lead to driveways from these parcels directly onto Route 31 and no internal connection to surrounding properties.

The applicant stated that shared access negotiations have not been successful and suggested that there be a strong recommendation from the Town that shared access be a requirement for development of these parcels.

Chairman Kovac asked if there were any questions.

Walter Lepkowski asked if the two lots were going to be combined into one R-8 parcel. The Bassett and Fava families now jointly own the parcels. These parcels can be merged, the applicant responded.

Neil Goldberg stated that he was not aware of any negotiations regarding this parcel. He stated that he had inquired to the purchase of this parcel but had no response from Mr. Fava or Mr. Bassett.

Mr. Messenger stated that Mr. Fava and Mr. Bassett attempted to purchase the parcel directly to the south of this parcel and that they are not in a position to sell their parcel. His clients would like to pursue shared access for the parcels in this area.

Hearing no more questions, Chairman Kovac closed the public hearing. A recommendation will be made at a future meeting.

00-9-7 Sue Elaine Norton-Preliminary Plat on the south side of Bonstead Road,
between 4068 and 4096

Sue Norton, representing the applicant, presented the preliminary plat for property located on the south side of Bonstead Road, between 4068 and 4096 Bonstead Road.

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The applicant is requesting to subdivide lot 3, a 29.3 acre parcel, zoned residential A-1 into a new lot 3 a 24.24 parcel with an existing residence and a lot # 3A, which is approximately 5 acres for future single family residence proposed.

County DOT has determined that site distance is adequate.

County Planning has recommended approval with the following condition: That the new driveway be designed per County DOT's specifications.

Hearing no more questions, Chairman Kovac closed the public hearing.

Motion was made by James Keefe, seconded by Karen Guinup, to adopt a resolution using Standard Form # 10, that for SEQR purposes, the preliminary plat for Sue Elaine Norton, be declared a negative declaration with no adverse effect on drainage, traffic or the environment. This action does not involve any other agencies, including the Federal Government. Motion Passed.

Motion was made by James Sharpe, seconded by Walter Lepkowski, to adopt a resolution using Standard Form # 40, granting Final Plat Approval to Sue Elaine Norton, based on a map by A. Scott Whittacre, dated 12/18/1995 revised 9/9/2000, showing file # 9512.276 CL subject to legal and engineering requirements. Motion Passed.

00-10-1 Time Warner Entertainment-Advance Newhouse Partnership - Preliminary Plat on the north east corner of Davis Road and Route 481

Teresa Roney, attorney, representing the applicant, presented the preliminary plat for Time Warner Entertainment for a parcel on the northeast corner of Davis Road and Route 481.

Lot # 1 will be conveyed to a new owner and lot # 2 will not be developed. Time Warner utilizes this parcel to access their communication towers.

Onondaga County Planning Agency commented that by subdividing these lots, lot # 2 would be land locked. Onondaga County Planning stated that lot # 2 should have direct access to Davis Road and should be reconfigured.

C & S engineers letter, dated 10/25/2000, stated that the preliminary plat map needs to be re-drawn to show access to lot # 2

David Tessier, Commissioner of Planning and Development, noted that the sewer easement also needs to be included.

Chairman Kovac asked if there were any more questions and after hearing none, he closed the public hearing.

Motion was made by Walter Lepkowski, seconded by James Keefe, to adopt a resolution using Standard Form # 10, that for SEQR purposes, the preliminary plat for Time Warner Entertainment be declared a negative declaration having no effect on drainage, traffic or the

environment. This action does not involve any other agencies, including the Federal Government. Motion Passed.

Motion was made by Walter Lepkowski, seconded by James Sharpe, to adopt a resolution using Standard Form # 40, granting final plat approval to Time Warner Entertainment, based on a map by Alfred Ianuzi, dated 6/2/2000, revised 9/1/2000, showing file # 345.171 subject to legal and engineering and subject to the redrawing of the property line with a 50 foot wide portion bordering Route 481 connecting lot # 2 to Davis Road. Motion Passed.

Old Business: Adjourned Hearings

NONE

Old Business: Hearings closed

00-6-4 Gary Hafner - Zone Change Recommendation - R-1 and C-2 to C-5, 7191 Buckley Road (Hafner's Red Barn). Hearing closed 7/12 and recommendation adjourned from 8/9/00, 9/13/00 and 9/27/00 meetings.

Applicant has requested an adjournment to the November 8, 2000 meeting.

00-8-2 Raymour Furniture Co. Inc. d/b/a Raymour & Flanigan Furniture Zone Change Recommendation - A-1 and R-2 to C-5, southwest corner of Route 31 and Soule Road- Hearing closed 9/13/00 & recommendation adjourned from 9/13/00 and 10/11/00 meetings.

Neil Goldberg, president and CEO of Raymour and Flanigan, presented additional information to the board regarding the proposed zone change from A-1 and R-2 to C-5 for a parcel that is located on the southwest corner of Route 31 and Soule Road.

He stated that he is under contract for a 30 acre parcel but the zone change request is for 13 acres, which is the northerly portion of the property.

The Town Board has requested the applicant to supply the following items:

- Storm Water Management Plan
- Landscape Plan
- Architectural Plan
- Traffic Analysis

Mr. Goldberg stated that all items were delivered to the Town on October 18, 2000.

Mr. Goldberg stated that, at this time, he did not have any plans for the remainder of the parcel.

Ron DeTota, C & S engineers, reviewed the drainage and traffic plan. He stated that the applicant has a good approach to the drainage in the area. The traffic plan did show the effect traffic would have on a furniture store, which is lower in traffic volume than a retail store.

The Sear Brown Group refigured the traffic report to show the effect on the area for a retail store environment. Cindy McCormick, Sear Brown Group, stated that this provides a worst-case analysis. The result of the revised traffic analysis is that the level of service drops from a level of service B to a level of service C during the evening and Saturday peak travel hour, however, this is still considered an acceptable level. She stated that level of service B is difficult for Route 31 based on the volume of traffic.

The drainage report did not involve any run off from the Mufale parcel, due to the fact that drainage from this parcel does not go towards Mr. Goldberg's proposed parcel.

Karen Guinup asked Mr. Goldberg if the parcel to the east would have access to the light via an internal roadway across his parcel. Mr. Goldberg responded no.

Chairman Kovac asked if there were any more questions and there were none.

Mr. Goldberg asked to address the board with the following comments:

- He stated that Raymour and Flanigan has been a good community citizen for many years.
- That they have always worked very hard with all the boards
- That they have provided all the information requested
- He stated that they have a time restraint and need to move forward soon

Chairman Kovac stated that he appreciated the fact that Mr. Goldberg addressed all the issues. He stated that the area closest to Route 31 was approved to be commercial in the Route 31 and 57 land study. He stated that the areas to the south are not being proposed to be commercial and that the access to Route 31 will be discussed at site plan approval.

Motion was made by Bruce Johnson, seconded by James Keefe, to adopt a resolution using Standard Form # 50, recommending to the Town Board that the zone change request of Raymour and Flanigan, d/b/a Raymour & Flanigan Furniture from A-1 and R-2 to C-5, for a parcel on the southwest corner of Route 31 and Soule Road be approved for the following reasons:

- The site has access to Route 31 at a controlled intersection
- This zone change request is in keeping with the neighborhood of the area
- Route 31 and 57 land study approved commercial in this area
- The development will have a positive effect on drainage
- That he concurs with the fact that the Goldberg family has been outstanding commercial citizens of the Town for many years

Motion Passed.

00-6-2 Clay First Associates – Zone Change Recommendation A-1 to C-5, south side of Route 31, 100 feet east of Carling Road. Hearing closed 7/12/00 & recommendation adjourned from 8/9/00 and 9/13/00 and 10/11/00 meetings

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The zone change recommendation was discussed at length. Indirect access to Route 31 was discussed.

The planning board did not make a recommendation due to the fact that the additional information that was requested from the applicant had not been received. The zone change recommendation will be adjourned to a future meeting.

Signs

Starbucks Coffee- DFB Plaza- Wall Signs

Golf World- DFB Plaza - Wall Signs

No representative from the sign company was present to address the board tonight on the signs for Starbucks Coffee and Golf World. This will be on a future agenda.

Charter One Bank - Wegmans - Route 57

Charter One Bank is requesting two (2) wall signs for their bank. One sign will be facing Route 57 and the other will be facing the parking lot. The signs are within the zoning regulations for wall signs.

Motion was made by Bruce Johnson, seconded by James Sharpe, to approve permit # 33227 for Charter One Bank. Motion Passed.

Adjournment

Motion was made by Bruce Johnson, seconded by Karen Guinup, to adjourn the meeting. The meeting was adjourned at 11:30 PM. Motion Passed.

Respectfully submitted,

A handwritten signature in blue ink that reads "Mary Ellen Sims" with a small mark at the end that looks like "TC".

Mary Ellen Sims
Planning Board Secretary

Town of Clay
Planning Board Regular Meeting
October 11, 2000

APPROVED

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 11th day of October 2000.

The meeting was called to order by Chairman Kovac at 7:30 Pm and upon the roll being called, the following were:

Present:	Allen Kovac	Chairman
	Walter Lepkowski	Deputy Chairman
	James Keefe	Member
	Karen Guinup	Member
	Ferdinand Lepinske	Member
	Bruce Johnson	Member
	James Sharpe	Member
	Ron Detota	C & S Engineering
	David Tessier	Commissioner of Planning and Development
	Mary Ellen Sims	Secretary
Absent:	Scott Chatfield	Attorney

Approval of Minutes

Motion was made by Ferdinand Lepinske, seconded by James Sharpe, to approve the minutes of September 27, 2000 as presented . Motion Passed.

Public Hearings: None

Old Business: Adjourned Hearings

99-12-5 Christopher Community, Inc. (Pine Hollow Apartments) Site Plan Hearing adjourned from 1/26/00, 2/23/00, 3/22/00, 4/12/00 meetings

Chairman Kovac stated that the applicant has requested an open-ended adjournment to a future date. This will be re-advertised at the applicant's expense.

Motion was made by James Sharpe, seconded by Bruce Johnson, to adjourn this site plan hearing and will be re-advertised at the applicants expense. Motion Passed.

Old Business: Hearings closed

00-8-2 Raymour Furniture Co. Inc. d/b/a Raymour & Flanigan Furniture Zone Change Recommendation - A-1 and R-2 to C-5, southwest corner of Route 31 and Soule Road- Hearing closed 9/13/00 & recommendation adjourned from 9/13/00 meeting.

Chairman Kovac stated that the applicant has requested an adjournment to October 25,2000.

Town of Clay Planning Board
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October 11, 2000

00-6-2 Clay First Associates – Zone Change Recommendation A-1 to C-5, south side of Route 31, 100 feet east of Carling Road. Hearing closed 7/12/00 & recommendation adjourned from 8/9/00 and 9/13/00 meetings

Applicant requested adjournment to October 25, 2000.

00-5-1 Mufale Builders, Inc. – Zone Change Recommendation R-2 and R-5 to R-4 and C-5 – south side of Route 31, opposite Carling Road. Hearing closed 6/14/00 & recommendation adjourned from 6/28/00, 7/12/00, 8/9/00 and 9/13/00 meetings.

Chairman Kovac stated that the applicant has withdrawn the application.

00-7-9 St. Elizabeth Ann Seton Church- Site Plan for a parking lot – Southeast corner of Route 31 and Theodolite Drive

Terri Alessi and Michael Tarsel, were present to present the changes that were made to the proposed site plan for a parking lot for St. Elizabeth Ann Seton Church located on Route 31 and Theodolite Drive.

The applicant incorporated most of the changes that were suggested at the meeting of September 27, 2000. A licensed professional engineer drew the plan and most of the information that was lacking is now shown. The following items need to be incorporated into the plan that will be filed:

- Professional surveyor needs to locate the center line of Route 31 and the 90 foot setback to the edge of the parking lot needs to be staked
- Legal description for the most northerly boundary does not coincide with the site plan. Legal description shows a distance of 280 feet and map shows a distance of 330 feet. Site plan needs to be changed to 280 feet.
- Small and large plants need to be identified on plan.
- Buffer area on all sides needs to be shown.
- Scale needs to be shown on the drawing

Motion was made by James Keefe, seconded by Karen Guinup, to adopt a resolution using Standard Form # 20, granting site plan approval to St. Elizabeth Ann Seton Church, Case # 00-7-9, based on a map by Napierala Consulting, dated October 9, 2000, no revisions, subject to legal and engineering with engineering to include incorporation of the above items. Motion Passed.

New Business:

00-9-3 Lawton Valley Hunt, Sec. No. 4- Final Plat

Alfred Ianuzi was present to present the final plat for Lawton Valley Hunt, Section No. 4.

The preliminary plat was approved several years ago. Section 1, 2,3, 7,8, and 9 were developed. Section 4 has 20 lots to develop and is in accordance with the preliminary plan. The utilities will be addressed at the Town Board meeting on October 16, 2000.

Motion was made by Karen Guinup, seconded by James Keefe, to adopt a resolution using Standard Form # 20, granting final plat approval to Lawton Valley Hunt, Section # 4, based on a map by Alfred Ianuzi, dated 9/8/2000, no revisions, showing file # 1774.004, subject to legal and engineering requirements. Motion Passed.

Town of Clay Planning Board
Regular Meeting
October 11, 2000

Cherry Estates P.U.D. Discussion

Alfred Ianuzi requested the input of the Planning Board regarding the future subdivision and zone change for a parcel within the Cherry Estates P.U.D.

Mr. Ianuzi stated that the parcel is not large enough for two A-1 parcels of 100,000 square feet each. The parcel could be R-1B with Section 278 provision or could be changed to R-1A and R-1B combination. The advantages or disadvantages of each were discussed.

The planning Board felt that an R-1B, with a Section 278 provision would be the best possible zone change for this parcel.

Signs

Starbucks Coffee- DFB Plaza- Wall Signs

Commissioner Tessier presented the wall mounted sign application for Starbucks Coffee, DFB Plaza. The applicant is requesting two wall-mounted signs, one facing Elmcrest Road and one facing Route 57. The letters will be individual white raised letters, 12 inches (12") high, on a green back board.

Motion was made by James Sharpe, seconded by Bruce Johnson, to approve the sign application for Starbucks Coffee, DFB Plaza as shown in permit #33189. Motion Passed.

Golf World- DFB Plaza - Wall Signs

Commissioner Tessier presented the application for Golf World, DFB Plaza. They are proposing the same lettering and background as Starbucks Coffee, but proposed 16" white raised letters. The planning board will approve the application with only 12" lettering.

Motion was made by Bruce Johnson, seconded by Ferdinand Lepinske, to approve the permit for Golf World, DFB Plaza as shown in permit # 33200 with 12-inch (12") letters. Motion Passed.

Four Seasons Car Wash- Buckley Road

Commissioner Tessier stated that Four Seasons Car Wash, Buckley Road, is requesting to replace their existing sign with a new sign that will be smaller and more aesthetically pleasing.

Motion was made by Bruce Johnson, seconded by Karen Guinup, to approve the sign permit for Four Seasons Car Wash as shown in permit # 33201. Motion Passed.

Adjournment

Motion was made by James Sharpe, seconded by Karen Guinup, to adjourn the meeting. The meeting was adjourned at 8:50 PM. Motion Passed.

Respectfully submitted,



Mary Ellen Sims
Planning Board Secretary

APPROVED
Town of Clay
Planning Board Regular Meeting
September 27, 2000

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 27th day of September 2000.

The meeting was called to order by Chairman Kovac at 7:30 Pm and upon the roll being called, the following were:

Present:	Allen Kovac	Chairman
	Walter Lepkowski	Deputy Chairman
	James Keefe	Member
	Karen Guinup	Member
	Ferdinand Lepinske	Member
	Bruce Johnson	Member
	James Sharpe	Member
	Scott Chatfield	Attorney
	Ron Detota	C & S Engineering
	David Tessier	Commissioner of Planning and Development
	Mary Ellen Sims	Secretary

Approval of Minutes

Motion was made by James Sharpe, seconded by Bruce Johnson, to approve the minutes of September 13, 2000, with the following correction: Page 5 second to the last paragraph should read: Chairman Kovac asked the applicant if Clay First Associates would have access to their parcel if it were needed. Mr. Goldberg responded that he saw no problem as long as it did not interfere with his business.

Karen Guinup asked about access to the small parcel immediately to the east and Mr. Goldberg responded that such access was not possible.

Also, correction on page 3, seventh paragraph should state: Chairman Kovac hearing no more questions, asked for a motion. Motion Passed approving the minutes of September 13, 2000.

Public Hearings:

00-7-9 St. Elizabeth Ann Seton Church- Site Plan for a parking lot – Southeast corner of Route 31 and Theodolite Drive

Terri Alessi and Michael Tarsel, were present to brief the board on the proposed site plan for a parking lot for St. Elizabeth Ann Seton Church located on Route 31 and Theodolite Drive.

The church needs additional parking for services. The church is the largest growing church in the area and the need for additional parking is imminent. The proposed parking lot would alleviate the parking on adjacent streets in the neighborhood. Town of Clay Police Commissioner, Owen Honors, sent a letter dated 9/26/2000 to the Commissioner of Planning and Development endorsing the need for additional parking to alleviate safety problems which now exist.

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The site plan that was presented was incomplete. The representatives were requested to present a site plan that was more complete for the next meeting. They should follow the comments in the 9/25/00 letter from C&S Engineers. Some items that need to be placed on this site plan include:

Plan needs to be drawn to scale

Topography

The direction and flow of drainage and how it will be mitigated

Setback of 90 feet from the center line of Route 31

Adjacent zoning

Location of nearest hydrant

Existing features

Names of adjacent property owners

Zoning of parcel and acreage of parcel

USGS Datum

Need to have an area for pushed snow

List type of bushes that will be used for landscaping

Chairman Kovac stated that County Planning has no position on this application. Hearing no more questions, Chairman Kovac closed the public hearing.

Motion was made by Walt Lepkowski, seconded by James Keefe, to adopt a resolution using Standard Form # 10, that for SEQR purposes site plan for St. Elizabeth Ann Seton Church, case # 00-7-9 be declared an unlisted action that does not have any adverse effect on drainage, traffic or the environment. This action does not involve any other agencies, including the Federal Government. Motion Passed.

This item will remain on the agenda.

00-8-1 Grace Covenant Church – Site Plan for building an addition Southeast corner of Route 31 and Stearns Road

Paul Huysman, architect and Ron Linsay, church representative, were present to present the site plan for Grace Covenant Church for an addition to their building. The building is located on the southeast corner of Route 31 and Stearns Road.

Mr. Huysman stated that they are proposing an addition of approximately 4,000 square feet to the side of the building that faces east and south. The reason for the addition is to increase the size of the sanctuary and to add space for classrooms.

The roof will follow the same line as the existing roof and the siding is yet to be determined.

Ron DeTota's letter of 9/26/2000 was incorporated into the plan. The only issue remaining is joining the consolidated drainage district, which was agreed to by the applicant.

County Planning had no position on this application.

Hearing no more questions, Chairman Kovac closed the public hearing.

Motion was made by James Sharpe, seconded by Ferdinand Lepinske, to adopt a resolution using Standard Form # 10, that for SEQR purposes site plan for Grace Covenant Church, case # 00-8-1 be declared an unlisted action that does not have any adverse effect on drainage, with the

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implementation of the detention basin, traffic or the environment. This action does not involve any other agencies, including the Federal Government. Motion Passed.

Motion was made by James Sharpe, seconded by Ferdinand Lepinske, to adopt a resolution using Standard Form # 20, granting site plan approval to Grace Covenant Church, case # 00-8-1, based on a map by Bennetts & Huysman, Architects, P.C., dated 9/6/2000, revised 9/27/2000, showing project # 98029, drawing # S-1 subject to legal and engineering. Motion Passed.

Old Business: Adjourned Hearings

None

Old Business: Hearings Closed

00-6-4 Gary Hafner- Zone Change Recommendation – R-1 and C-2 to C-5 7191 Buckley Road (Hafner’s Red Barn) Hearing closed 7/12/2000 and recommendation adjourned from 8/9 and 9/13/2000 meetings

Chairman Kovac stated that the applicant requested that the planning board does not make a recommendation at this time, and that the item be adjourned to October 25, pending information from the County DOT. Mr. Hafner will provide the planning board with this information at the October 25th meeting.

This recommendation will be adjourned to October 25, 2000.

00-7-5 Sovran Self Storage, Inc. Site Plan West side of Bear Road, approximately 500 feet north of West Taft Road

Commissioner Tessier spoke on behalf of the applicant for the site plan for Sovran Self Storage, Inc. for property located on the west side of Bear Road.

The representative for the applicant stated to Mr. Tessier that they would make all necessary changes in the plan as required by the planning board. Revisions were made to the plan that was presented on September 13, 2000. Those include but are not limited to:

- The exit on Bear Road has been widened to 25 feet.
- The keypad has been shown
- The additional hydrant has been added and shown
- The detention basin has been shown
- The applicant has added some landscaping
- Gravel and Paved areas have been defined.

Ron Detota was concerned about a better definition of the storm water run off for this parcel. Lighting was discussed and it was recommended that the plan have noted on it that there will be no external lighting on the side of outer buildings that are facing residences.

Ron Detota’s letter of 9/27/2000, specifically items # 2 and 3 need to be addressed.

Motion was made by Karen Guinup, seconded by James Sharpe, to adopt a resolution using Standard Form # 20, granting site plan approval to Sovran Self Storage, Inc. case # 00-7-5, based on a map by Ianuzi-Romans, P.C., showing project # 2750.001, dated 6/13/2000, revised 9/18/2000, subject to Ron Detota’s letter of 9/27/2000, item # 2 and 3 which states:

The site plan should show proposed grading along the northern property boundary adjacent to the ABC Estates property conveying the overland storm water runoff to the detention basin located in the front of this site without adversely impacting the surrounding property.

C & S recommends that topographic as-builts of the proposed detention area be provided to the town engineer for review and volume verification prior to a Certificate of Occupancy being granted for this project.

And subject to note on lighting be placed on plan that states that no external lighting be placed on the side of the outer buildings that are facing residences. Motion Passed.

00-7-6 Amy B. Benson and Douglas M. Jarvis- Zone change Recommendation -R-1 and R-8 to C-2 8252 Oswego Road (Route 57), Northeast corner of Redwing Drive- Hearing closed 9/13/2000 and Zone Change Recommendation adjourned from 9/13/2000 meeting

Donald Doerr, attorney, sent a letter dated 9/27/200 to the Commissioner of Planning and Development formally requesting that the application for zone change from R-1 and R-8 to C-2 be amended to reflect a change of zone from R-1 and R-8 to R-6.

The applicant stated, in their letter, that they felt that an R-6 zoning classification would fit in with the Town's Master Plan, as they would be maintaining the residential characteristics of the property. The only changes proposed to the residence were an ADA compliant ramp and a parking lot. The site plan also takes into account the residential neighborhood behind the property in question.

The applicant stated that they intend to use the property only as a Travel Store. Their original intent was to incorporate a Travel store and a drop-off dry cleaning service. The dry cleaning service will not be part of the plan.

Chairman Kovac asked if there were any questions.

James Keefe asked if the house was to be renovated. There will be no changes in the building, with the exception of an ADA compliant ramp. Mr. Keefe noted that the building will be a legal non-conforming structure, if the zone change is granted. He stated that there is room to demolish the building and construct a new structure that would be conforming and meet all setbacks.

Counting Planning recommended that a C-2 zone change be denied

Board members gave the following comments:

Karen Guinup felt that she was not comfortable with an R-6 zoning. It creates a legal non-conforming immediately, mirrors some of the problems that exist at the other end of Route 57 and that the entire corridor needs to be assessed.

James Keefe stated that he had an objection to the re-use of the existing home. He was definitely opposed to a rezoning of C-2. and wondered about the feasibility of an R-6.

Allen Kovac stated that the legal non-conforming would be immediate and that he would like to see a new structure but that economics needs to be considered.

Walt Lepkowski agreed with an R-6, he felt that this parcel is not an ideal residential structure and that an R-6 provides a nice buffer.

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Bruce Johnson felt that an R-6 is an appropriate zone. He would like to see a new structure but that it is not an issue for this zone change request.

James Sharpe stated that he felt that an R-6 is the less intense of the two zones and also stated that the existing structure will create a legal non-conforming.

Ferdinand Lepinske also felt that the R-6 request is the less intense of the two zone change requests.

Motion was made by Bruce Johnson, seconded by James Sharpe, to recommend to the Town Board denial of the zone change request previously requested by Amy B. Benson & Douglas M. Jarvis for property located at 8252 Oswego Road (Route 57) from R-1 and R-8 to C-2 but to recommend **approval** of the amended change of zone from R-1 and R-8 to R-6 for the following reasons:

- That the R-6 is the appropriate transitional zone change for this area of Route 57
- The potential combination of lots will help mitigate the traffic problems
- Planning Board is making a recommendation to the Town Board, if they do approve the R-6, granting of the zone change should not be a measure meant to encourage the adaptive re-use of the existing sub standard structures, and that as a policy matter, the elimination of sub standard structures and replacement with conforming structures is the goal, and that any variances in the future should be looked at very carefully.,.

Vote: 6 Ayes, 1 opposed- Karen Guinup was opposed to the rezoning for the following reasons: She was not comfortable with an R-6 zoning. It creates a legal non-conforming structure, , mirrors some of the problems that exist at the other end of Route 57 and that the entire corridor needs to be assessed.

Motion Passed.

00-8-3 John Davis- Zone Change Recommendation A-1 to S-1 Southwest corner of Route 31 and Stearns Road

Motion was made by Walter Lepkowski, seconded by Ferdinand Lepinske, to recommend to the Town Board using Standard Form # 50 recommending **approval** of the zone change request from A-1 to S-1 to John Davis for property located at the southeast corner of Route 31 and Stearns Road for the following reasons:

- It fits into the area
- It is the proper use for the property
- There is no impact on traffic, drainage or the environment
- The planning board is also recommending approval of the special permit for John Davis to perform all the necessary duties associated with the proposed animal hospital for the doctoring, hospitalization, boarding, , kenneling and pasturing of large and small animals with facilities for around the clock care of the animals.

The planning board is further recommending the Town Board reverse the zone change from A-1 to S-1, and withdraw the Special Permit that was approved for John Davis on March 6, 2000, for 22.46 acres of land on the south side of Route 31, approximately 1,000 feet east of Caughdenoy Road, part of tax map number 064-01-09.1, case number 99-12-1, reverting it back to A-1.

Motion Passed.

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Upstate Credit Union- Route 57

Commissioner Tessier stated that the applicant has requested a minor change from the approved site plan for this site. The change is as follows:

- There will be a right turn only lane onto Route 57 at the northerly most portion of the property. This has the approval of County DOT. Proper signage will need to be placed indicating right turn only, no left turn and a do not enter sign.

The board was in agreement with this and agreed that Commissioner Tessier can approve this administratively.

New Business: None

Signs

Western Union at K mart Route 57

Motion was made by James Keefe, seconded by Karen Guinup, to approve the sign as presented in permit # 33166 for a wall mounted sign for Western Union at Kmart Route 57. Motion Passed.

Childtime Childrens Centers - North Medical Building

Motion was made by Bruce Johnson, seconded by James Sharpe, to approve a wall mounted sign as presented in permit # 33165 for Childtime Childrens Center, on the east end of the North Medical Center Annex. Motion Passed.

Adjournment

Motion was made by James Keefe, seconded by Karen Guinup, to adjourn the meeting. The meeting was adjourned at 10:05 PM. Motion Passed.

Respectfully submitted,

Mary Ellen Sims /TG

Mary Ellen Sims
Planning Board Secretary

Town of Clay
Planning Board Regular Meeting
September 13, 2000
APPROVED

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 13th day of September 2000.

The meeting was called to order by Chairman Kovac at 7:30 PM and upon the roll being called, the following were:

Present:	Allen Kovac	Chairman
	Walter Lepkowski	Deputy Chairman
	Karen Guinup	Member
	Ferdinand Lepinske	Member
	Bruce Johnson	Member
	James Sharpe	Member
	Scott Chatfield	Attorney
	Ron Detota	C & S Engineering
	David Tessier	Commissioner of Planning and Development
	Mary Ellen Sims	Secretary
Absent:	James Keefe	Member

Approval of Minutes

Motion was made by Karen Guinup, seconded by Walter Lepkowski, to approve the minutes of August 9, 2000, with the following correction: Page 3 last sentence should read: Motion was made by Ferdinand Lepinske, seconded by Bruce Johnson, to adjourn the decision to September 13, 2000. Motion Passed.

Public Hearings:

00-7-1 Moyers Corners Fire Department Inc. Preliminary Plat North Side of Buckley Road between Morgan Road and John Glenn Boulevard.

New Business:

00-7-2 Moyers Corners Fire Department, Inc. Final Plat- North Side of Buckley Road between Morgan Road and John Glenn Boulevard.

Terry Horst of Maxian & Horst, was present to present the preliminary plat and final plat for the Moyers Corners Fire Department ,Inc. The property is located on the north side of Buckley Road between Morgan Road and John Glenn Boulevard.

The Moyers Corners Fire Department will be subdividing two lots, lot # 1 is the Moyers Corners Fire Department, with lot # 2 being the location of the Moyers Corners Ambulance.

County Planning Board made the following recommendation in their recommendation dated September 5, 2000:

The Onondaga County Planning Board recommends that the following application be Approved with the following conditions:

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That a 20 foot access easement be created along the southerly property line of Lot 1 connecting Lot 2 to Morgan Road to provide for secondary emergency access to Morgan Road.

Any work in the Buckley Road/Morgan Road rights of way will have to comply with Onondaga County Department of Transportation driveway permit specifications.

Chairman Kovac asked if there were any questions and the following concerns were stated:

Residents were concerned that there is too much traffic in the area now, that the location is not good, that other sites should have been considered, that funding from Assemblyman Bragman's office should have been considered in more depth and that the secondary emergency exit should be considered.

Ron Detota, engineer, stated that they would like to see 20 feet on each side of the center line easement for storm run-off conveyed. The representative's from the fire department stated that they had no problem with this and the fire department representative stated that he would present that request to the fire department body.

Chairman Kovac hearing no more questions, closed the public hearings for case # 00-7-1 and 00-7-2.

Motion was made by Karen Guinup, seconded by James Sharpe, to adopt a resolution using Standard Form # 10 that for SEQR purposes case # 00-7-1 preliminary plat be declared a negative declaration having no adverse effect on drainage, traffic or the environment. Motion Passed.

Motion was made by Bruce Johnson, seconded by Karen Guinup, to adopt a resolution using Standard Form # 40, that the final plat approval be granted to Moyers Corners Fire Department, Inc. based on a map by Alfred Ianuzi, dated 6/14/2000, revised 7/11/2000, subject to legal and engineering requirements and subject to a 40-foot drainage easement and subject to the Town Engineer's setbacks and legal descriptions.

Walt Lepkowski felt that the County recommendation should be included in the conditions. A lengthy discussion concerning the drainage easement and the county recommendation ensued.

Motion was amended by Bruce Johnson, seconded by Karen Guinup, to read as follows:

Subject to legal and engineering and subject to

1. Lot # 1 to be burdened with a 40 foot easement for drainage purposes along the southerly boundary
2. Lot # 2 to be burdened with a 40 foot easement (20 foot either side of center line) for the use of a swale and further that Lot # 1 be burdened with southerly most portion of lot # 1 with a 20 foot easement. (the 20 foot for ingress and egress is included in the 40 foot easement)

Motion Passed on amendment to motion.

00-6-5 Irish Millar Construction for Moyers Corners Ambulance, Inc. Site Plan North side of Buckley Road between Morgan Road and John Glen Boulevard. Hearing closed 8/9/2000.

Terry Horst addressed the board on the site plan for the Moyers Corners Ambulance for property on the north side of Buckley Road between Morgan Road and John Glenn Boulevard. This hearing was closed on 8/9/2000.

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The property is located on 1.69 acres of land. The applicant is proposing a 5,000 square foot building, with 22 parking spaces for the parcel. The applicant's proposal meets all setback requirements.

The building will be a metal-sided building with the finish color not yet decided. The color will be compatible with the area and will be in earth tones or soft tones that will blend into the area. The metal roof will be a dingle slope roof, and there will be three metal overhead doors.

The planning board discussed that they would like to see a double slope roof, and a color placed on the building that will be subdued and blend into the area. It was suggested that a brick building or clapboard sided building would be more aesthetically pleasing. It was suggested that the applicant could plant more evergreen trees on the building side of the detention for better screening purposes.

Dale Kuney, Vice President of the Moyers Corners Ambulance stated that the Ambulance Corp will cooperate and work with the Bayberry Community and will consider the use of more masonry work for the building.

Bruce Johnson stated that he would like to state his opposition to the metal-sided building due to the permanence of the building and feels that the applicant needs to consider a more aesthetic pleasing building.

Motion was made by Karen Guinup, seconded by James Sharpe, to adopt a resolution using Standard Form # 10 that for SEQR purposes case # 00-6-5, Moyers Corners Ambulance, Inc. final plat be declared a negative declaration having no adverse effect on drainage, traffic or the environment. Motion Passed.

Chairman Kovac hearing no more questions, asked for a motion.

Motion was made by Walter Lepkowski, seconded by Ferdinand Lepinske, to adopt a resolution using Standard Form # 20 granting site plan approval to Irish Millar for Moyers Corners Ambulance Inc based on a map by Maxian Horst, dated 6/15/2000, revised 8/9/2000 showing file # 2030 subject to the following conditions:

1. That the applicant agrees to provide an additional 10 evergreen aborvitie tress between the building and the detention basin.
2. Subject to the conditions stated in C & S's letter of 9/13/2000
3. That the building be in accordance with the building plans as submitted with a peak roof
4. subject to legal and engineering
5. Subject to the revised plan will be in accordance with the engineer's letter of 9/13/2000.

Motion Passed. Bruce Johnson voted no on this motion. He is opposed to the plan.

00-7-3 Sovran Self Storage, Inc. Preliminary Plat Between Henry Clay Boulevard and Bear Road, approximately 500 feet north of West Taft Road.

00-7-5 Sovran Self Storage, Inc. Site Plan West side of Bear Road, approximately 500 feet north of West Taft Road

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00-7-4 Sovran Self Storage, Inc. Final Plat, Between Henry Clay Boulevard and Bear Road approximately 500 feet north of West Taft Road

Alfred Ianuzi was present to brief the board on the proposed plans for Sovran Self Storage, Inc. The property is located between Henry Clay boulevard and Bear Road, approximately 500 feet north of West Taft road. The property is zoned C-7. The property is currently two-thirds developed and the applicant is proposing to create one lot for the entire site.

The new buildings will be similar to what exists now. The six foot fence will be continued along the new building area. The biggest issue with the site is the overland drainage issue. A detention basin double the size of the current detention basin will be required. The site plan issues that need to be resolved are the following:

- Additional hydrants
- Gravel and Paved Areas
- Detention Issues

County Planning Agency recommendation of 9/5/2000 stated that any new driveways affecting Bear Road must meet all requirements and landscaping should be included in this plan.

Moyers Corners Fire Department has the following concerns:

- Widen the rear gate for better access in an emergency. Could be used as an emergency exit only.
- Closeness of the building
- More Hydrants

Chairman Kovac closed the public hearing on case # 00-7-3 and 00-7-4. Site Plan public hearing will remain open until the next meeting.

Motion was made by Karen Guinup, seconded by Walt Lepkowski, to adopt a resolution using Standard Form # 10 that for SEQR purposes, case # 00-7-3, 00-7-4 and 00-7-5 are declared negative declaration that will have no adverse effect on drainage, traffic or the environment. Motion Passed.

Motion was made by James Sharpe, seconded by Ferdinand Lepinske, to adopt a resolution using Standard Form # 40 granting Final Plat approval to Sovran Self Storage, based on a map by Alfred Ianuzi, dated 6/13/2000, revised 9/11/2000, showing file # 2750.001 subject to legal and engineering requirements. Motion Passed.

00-7-6 Amy B. Benson and Douglas M. Jarvis- Zone change Recommendation -R-1 and R-8 to C-2 8252 Oswego Road (Route 57), Northeast corner of Redwing Drive

Dan Duher, representing the applicant appeared before the board to present a zone change recommendation from R-1 and R-8 to C-2 8252 Oswego Road (Route 57), Northeast corner of Redwing Drive.

The property is currently owned by the Eames family and is not practicable for either an R-1 or an R-8. The proposal if the zone change is granted is to maintain the residential building for use as a travel store and a drop off dry cleaning business. There will be no existing structural changes and the only addition will be the proposed parking lot in the rear of the building for 14-15 vehicles.

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Presently, the travel store is located at 8017 Oswego Road. The applicant wishes to keep the existing driveway curb cut on Route 57. The applicant will add additional screening in the rear of the property by planting additional trees.

The applicant explained that, in the future, if this parcel were sold with a C-2 zoning, any future development would be limited due to setback requirements.

Onondaga County Planning made the following recommendation:

The County Board supports the recommendation of the Route 31 and Route 57 land use and circulation study that these parcels remain residential and the board considers C-2 uses (banks, retail stores, personal service shops) incompatible with the existing residential character of this side of Route 57.

Bruce Johnson felt that a C-1 or R-6 zone would be more compatible.

Chairman Kovac asked if there were any questions or comments and the following concerns were stated:

Residents in the area are concerned with having a parking lot in their backyards, not enough screening of the proposed lot, more traffic in an already congested area during peak times of the day and the potential of having no privacy.

The applicant stated that they could use a berm with landscaping for additional landscaping and that they could reduce the number of parking spaces proposed.

Hearing no more questions, Chairman Kovac closed the public hearing.

A recommendation will be made a future meeting.

00-8-2 Raymour Furniture Co. Inc., d/b/a Raymour & Flanigan Furniture Zone Change Recommendation A-1 and R-2 to C-5 Southwest Corner of Route 31 and Soule Road
Neil Goldberg, president of Raymour & Flanigan, was present to request a zone change recommendation from A-1 and R-2 to C-5 on the Southwest Corner of Route 31 and Soule Road. The parcel is approximately 30 acres. The applicant is proposing the zone change on 13 acres of the northerly portion of the property.

The applicant proposes to construct a Raymour & Flanigan Showroom that is similar to the store presently on Erie Boulevard. The building will house the showroom and possibly two additional tenants.

The applicant has hired a firm to conduct an environmental impact analysis to this area. Chairman Kovac asked the applicant if Clay First Associates would have access to their parcel if it were needed. Mr. Goldberg responded that he saw no problem as long as it did not interfere with his business.

Karen Guinup asked about access from the small parcel immediately to the east and Mr. Goldberg responded – not possible.

Mr. Goldberg was asked if he had any plans for the remaining property and he stated, that at this time, he did not.

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Hearing no more questions, Chairman Kovac closed the public hearing. A recommendation will be made at a future meeting.

00-8-3 John Davis- Zone Change Recommendation A-1 to S-1 Southwest corner of Route 31 and Stearns Road

Peter Chrissy, architect, was present to brief the board on the proposed zone change for John Davis for property located on the southwest corner of Route 31 and Stearns Road.

The zone change is being requested form A-1 to S-1 for use as an Animal Hospital for large and small animals.

Dr. Davis made a similar request for a parcel at another location and was granted his request. However, the parcel was not useable and an alternate location needed to be found. This location will be able to be used for the construction of the proposed animal hospital.

Access to the parcel will be from Route 31. The surrounding zoning is agricultural. Hearing no more questions, Chairman Kovac closed the public hearing. A recommendation will be made at the next meeting.

00-8-4 John L. Ungaro, Jr. Preliminary Plat South end of Wicker Street, East Side

John Ungaro Jr. was present to present preliminary plat plans for his property located on the south end of Wicker Street on the East side.

The plan is to subdivide his land and sell the parcels to the adjacent landowners. The adjacent landowners are in the Village of North Syracuse. This property is located in the Town of Clay. The preliminary plat could be approved in final form on the condition that the 4 lots not are useable lots in the Town of Clay and that they be conveyed to the adjacent owners in the Village of North Syracuse.

Hearing no more questions, Chairman Kovac closed the public hearing.

Motion was made by James Sharpe, seconded by Walt Lepkowski, to adopt a resolution using Standard Form # 10 that for SEQR purpose case # 00-8-4 preliminary plat for John Ungaro, Jr. be declared a negative declaration having no adverse effect on drainage, traffic or the environment. Motion Passed.

Motion was made by James Sharpe, seconded by Walt Lepkowski, to adopt a resolution using Standard Form # 40, granting final plat approval to Ungaro Subdivision, based on a map by Robert C. Goodeve, dated 8/11/2000, revised 9/13/2000 subject to legal and engineering requirements and subject to those portions of the lots in the Town of Clay are not buildable lots. Motion Passed.

Old Business: Adjourned Hearings

00-6-3 Mufale Builders, Inc. revised Preliminary Plat-Hunter Runne Hearing adjourned form 8/9/2000 meeting.

Alfred Ianuzi was present to present the revised preliminary plat for Hunter Runne. The applicant stated that the preliminary plat was approved and that the walking paths to the school property and the conceptual road shown in the plans were the revisions to the original plan.

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A lengthy discussion ensued regarding where the walking paths would be located. Mr. Ianuzi stated the applicant wants to give access from the proposed apartments and not from the single family home section.

The road from the single family home section to the end of the parcel is purely conceptual.

Hearing no more questions, Chairman Kovac closed the public hearing.

Motion was made by Bruce Johnson, seconded by Ferdinand Lepinske, to adopt a resolution using Standard Form # 30 granting preliminary plat approval to Section 1 Hunter Runne, based on a map by Alfred Ianuzi, dated 4/17/2000, revised 5/23/2000 subject to legal and engineering requirements and subject to Sutcliffe Drive, north of the County Easement is conceptual only and that the walkway easement will be provided from Underbush Trail to the Water District Easement.

Motion Passed. Walt Lepkowski voted no- He is opposed to the granting of the preliminary plat due to the fact that he feels that the approval is premature in light of the conceptualization involving the three properties being proposed at the intersection and the traffic report that is pending.

00-5-6 Barbara Barletta, Site Plan 7320 Oswego Road Hearing adjourned from 6/14, 6/28,7/12 and 8/9 meetings

John Manzano, attorney, was present to present the site plan for Barbara Barletta for property located at 7320 Oswego Road. The applicant proposes to move their hair salon "Concepts in Hair" from it's existing location to this property.

The applicant has included the USGA data and a licensed land surveyor has certified the map. The revised map has all the pertinent information showing and has a landscaping plan included.

The building will remain residential in nature and will have clapboard siding finished in earth tones. The proposed addition is shown on the map.

C & S engineers stated that any drainage issues could be mitigated. The lighting was shown on the plan and had been reduced from the original plan.

Hearing no more questions, Chairman Kovac closed the public hearing.

Motion was made by Karen Guinup, seconded by Walt Lepkowski, to adopt a resolution using Standard Form # 20, granting site plan approval to Barbara Barletta, based on a map by Napierala & Consulting, dated 9/1/2000, revised 9/13/2000 showing file # 20.0163 and subject to legal and engineering requirements. Motion Passed.

Old Business- Hearings Closed

00-6-2 Clay First Associates-Zone change recommendation A-1 to C-5 South Side of Route 31, 100 feet east of Carling Road, Hearings closed 7/12/2000 and recommendations adjourned form 8/9/2000 Meeting

Chairman Kovac stated that this zone change recommendation would be adjourned to October 11, 2000.

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00-6-4 Gary Hafner-Zone change recommendation R-1 and C-2 to C-5 7191 Buckley Road (Hafner's Red Barn) Hearing closed 7/12/2000 and recommendation adjourned from 8/9/2000 meeting.

Chairman Kovac stated that the applicant requested adjournment to September 27, 2000.

00-5-1 Mufale Builders, Inc. -Zone change recommendation from R-2 and R-5 to R-4 and C-5 South side of Route 31, opposite Carling Road. Hearing closed at 6/14/2000 and recommendation adjourned from 6/28,7/12 and 8/9 meetings

Chairman Kovac stated that this zone change recommendation would be adjourned to October 11, 2000.

00-5-15 Gerard H. Shanley Site Plan 8467 Oswego Road. Hearing Closed 8/9/2000 meeting

David Garber, representing the applicant, appeared before the board for site plan approval for property located at 8467 Oswego Road. Also present were Tom Waddle, Jim Allen, Bob Allison and Gerard Shanley.

Mr. Garber stated that the site plan shows a relocated proposed sanitary sewer and that the drywells have been removed.

Variances have been granted for the proposal. The ZBA granted an arterial setback from 165 feet to 115 feet, satisfying the arterial setback requirement.

A lengthy discussion ensued regarding the lighting and the intensity of the lights. The applicant explained that the poles would be 20-foot poles with shoebox type fixtures that will be directed in a downward direction. Walt Lepkowski felt that 1000 W bulbs were too intense and requested that the lighting be reduced. The applicant stated that the lighting could be adjusted if it causes a problem. They stated that the proposed lighting is the standard for this type of project.

C & S engineers stated that the sanitary sewer has not been turned over to the Town as of this date, but will be soon. Ron Detota stated that any engineering issues could be mitigated.

Hearing no more comments, Chairman Kovac asked for a motion.

Motion was made by Bruce Johnson, seconded by Ferdinand Lepinkse, to adopt a resolution using Standard Form # 10, that for SEQR purposes, case # 00-5-15 site plan for Gerard Shanley be declared a negative declaration having no adverse effect on drainage, traffic or the environment. Motion Passed.

Motion was made by James Sharpe, seconded by Karen Guinup, to adopt a resolution using Standard Form # 20, granting site plan approval to Gerard H. Shanley, case # 00-5-15 based on a map by Zangrilli Engineering, dated 1/20/2000, revised 9/11/2000 subject to legal and engineering requirements.

Motion Passed. Walt Lepkowski voted no. He stated that he voted against the project based on the lighting plan being too intense.

Sign: Cambridge Business Center – 7645 Henry Clay Boulevard

Commissioner Tessier stated that the Cambridge Business Center is located in industrial park. The sign will be 32 square feet and will not be internally illuminated.

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Motion was made by James Sharpe, seconded by Bruce Johnson, to approve the sign as shown in permit # 33093. Motion Passed.

Adjournment

Motion was made by Ferdinand Lepinske, seconded by James Sharpe, to adjourn the meeting. The meeting was adjourned at 1:17 AM.

Respectfully submitted,

Mary Ellen Sims /rc

Mary Ellen Sims
Planning Board Secretary

Town of Clay
Planning Board Regular Meeting
August 9, 2000

APPROVED

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 9th day of August 2000.

The meeting was called to order by Deputy Chairman Lepkowski at 7:30 PM and upon the roll being called, the following were:

PRESENT:	Walter Lepkowski	Deputy Chairman
	Karen Guinup	Member
	James Keefe	Member
	Ferdinand Lepinske	Member
	Bruce Johnson	Member
	James Sharpe	Member
	Ron Detota	C & S Engineering
	Scott Chatfield	Planning Board Attorney
	David Tessier	Commissioner of Planning & Development
	Mary Ellen Sims	Planing Board Secretary
EXCUSED:	Allen Kovac	Chairman

Approval of Minutes

Motion was made by Ferdinand Lepinske, seconded by James Sharpe, to approve the minutes of July 12, 2000 as presented. Motion Passed.

Public Hearings:

00-6-3 Mufale Builders, Inc. Revised Preliminary Plat Hunter Runne

Deputy Chairman Lepkowski stated that the revised preliminary plat included land north and south of the water line. The property to the north of the water line has an application pending regarding zoning.

Motion was made by Bruce Johnson, seconded by James Sharpe, to adjourn this public hearing to September 13, 2000. Motion Passed.

Old Business:

00-5-1 Mufale Builders, Inc. Zone Change Recommendation R-2 and R-5 to R-4 and C-5, south Side of Route 31, opposite Carling Road. Hearing was closed 6/14/2000 and recommendation adjourned from 6/28 and 7/12/2000 meetings.

The Town Board has asked the applicant for a traffic study for the impact on increased traffic in the area. Due to the fact that the Town Board has not had time to completely review the study and additional information may be requested of the applicant, it was suggested that the zone change recommendation be adjourned.

Motion was made by James Sharpe, seconded by Ferdinand Lepinske, to adjourn case # 00-5-1 Mufale Builders, Inc. Zone Change Recommendation to September 13, 2000. Motion Passed.

00-6-2 Clay First Associates- Zone Change Recommendation A-1 to C-5 Southside of Route 31, 100 feet East of Carling Road

Motion was made by James Keefe, seconded by Karen Guinup, to adjourn case # 00-6-2 Clay First Associates Zone Change Recommendation to September 13, 2000. Motion Passed.

Adjourned Public Hearings:

00-5-13 Upstate Credit Union Final Site Plan

Andrew Alesia., architect, was present, along with representatives from the Upstate Credit Union to discuss final site plan for the Upstate Federal Credit Union.

Storm Drainage has been reviewed with C & S engineers with the main flow going to Route 57. Ron Detota, C & S engineers stated that the drainage plan is a good plan and can meet County criteria. The drainage plan will reduce the volume of water to the surrounding area.

The applicant is placing a wood fence along the property line. The fence will be a cedar fence and will be the same on both sides. They will plant red maples/white spruce trees to replace any lost scrub trees in the back of the parcel. The applicant has added landscaping around the parcel to enhance the appearance of the property.

Traffic will enter and exit the site on Laurel Lane. The applicant was asked to gather traffic data and submit this information to the Board. The applicant stated that Blockbuster Video generates the most traffic on Friday and Saturday nights, which are times that the Credit Union will not be operating. Hours of operation for the Credit Union will be 9AM to 4PM Monday through Thursday and 9AM to 6PM on Fridays.

The applicant feels that the dumpster will be of adequate size and will be enclosed with the same materials used in the construction of the building, including the same style and color as the building.

Deputy Chairman Lepkowski asked if there were any questions.

Dominic Vito, resident, suggested sidewalks in the immediate area for walking families.

Tom Malinowski, resident, was concerned with the location of the fence along the rear of the property and was concerned with the lack of screening in the rear.

Deputy Chairman Lepkowski, stated that the applicant is being very sensitive to the neighbors regarding screening.

June Baycurra, Bayberry resident, asked why the County changed their mind regarding the curb cut to Route 57. She felt that the traffic on Laurel Lane would be reduced if the curb cut to Route 57 had been approved. The County approved one access from Laurel Lane for this parcel.

Hearing no more questions, Deputy Chairman Lepkowski closed the public hearing.

Motion was made by James Keefe, seconded by Karen Guinup, to adopt a resolution using Standard Form # 20 granting final site plan approval to Upstate Credit Union, based on a map by Klepper, Hahn & Hyatt, dated 5/2/2000, revised 8/9/2000 showing project # L-1 & L-4 subject to legal and engineering requirements and subject to the Commissioner of Planning and Development checking

the screening in the rear of the parcel in regards to the elimination of trees in the detention area.
Motion Passed.

00-5-15 Gerard H. Shanley Site Plan 8467 Oswego Road

Dennis Baldwin, attorney, was present to present the site plans for Gerard Shanley, 8467 Oswego Road. Also present was Tom O'Dell, Jim Allen, Bob Allison and Gerard Shanley.

The applicant stated that they have made revisions to the site plan based on the recommendations from the County that were stated at the last meeting. They have shown the one driveway onto Route 57. They have shown the design of the driveway onto Route 31. The applicant has reduced the variance that is pending. Three variances are pending before the ZBA for reducing the 15-foot buffer, front yard setback requirement and arterial setback requirement. The canopies have been re-orientated and the car wash building has been moved slightly closer to Route 31.

The applicant stated that they would like to tie onto the State drainage system. Ron Detota, C & S engineers, stated that the State will allow this site to connect to the State System if there is no increase in flows.

Deputy Chairman Lepkowski stated that the County Planning board has stated their approval of the convenience store and the gasoline facilities but are not in favor of the car wash. The applicant stated that the car wash is a vital part of this project.

County Planning Board recommended that the DOT review the driveway and a permit is issued before the site plan is approved. County Planning Board also recommended additional landscaping for the site.

The planning board requested a landscaping plan and inquired about snow removal along the Route 57 side of the site.

Moyers Corners Fire Department stated that they would like to see the most up to date fire extinguishing system installed at this facility.

Mr. Baldwin asked that the board consider granting SEQR and conditional site plan approval based on the variances being granted and subject to legal and engineering requirements.

James Keefe stated that he could not recall ever granting conditional site plan approval before variances are granted and the zoning has been granted.

Hearing no more comments or questions, Deputy Chairman Lepkowski closed the public hearing.

Motion was made by Ferdinand Lepinske, seconded by Bruce Johnson, to adjourn the decision to September 13, 2000. Motion Passed.

00-6-5 Irish Millar Construction, for Moyers Corners Ambulance, Inc site Plan – Northside of Buckley Road, between Morgan Road and John Glen Boulevard

Terry Horst of Maxian & Horst, was present to present the site plan for Moyers Corners Ambulance. Also present was Matt Irish, president of Irish Millar Construction. The parcel is located on the northside of Buckley Road between Morgan Road and John Glen Boulevard.

The applicant stated that they have added additional landscaping for the parcel. They presented a letter dated August 9, 2000 that outlined the impact of the Moyers Corners Ambulance location on traffic in the area. They felt that there would be no additional impact on traffic in the area.

The applicant stated that they have not heard from the County regarding the curb cut application they filed.

The following concerns were presented:

- ◆ The metal-sided building was of great concern. The preferred choice would be a wood sided or brick building.
- ◆ Alternate site was discussed.
- ◆ Boundary for property line was discussed. It appeared that it had shifted 26 feet to the north, according to the latest map.
- ◆ Easement for the lateral was discussed.

Deputy Chairman Lepkowski asked if there were any questions.

June Baycurra, resident, asked if the applicant had considered an alternate site. She inquired about obtaining funding from the state and if the Moyers Corners Ambulance Company had submitted any applications.

Clarence Rycraft had the following concerns:

Location:

- Access to the site will create too much traffic
- Applicant should locate on Morgan Road
- Additional access to the site would be recommended

Building:

- The intersection is unattractive at present and a metal-sided building does not add to the aesthetic nature of the area.
- The architecture is not compatible with the residential nature of the area.

Zoning

- He feels that this is not a quasi business and that this is not a Community Center as defined by code.
- He asked why a zone change has not been requested for this parcel.
- He feels that with the number of acres of r-4 property, it would be appropriate to consider a full buildout for future access.

Hearing no more questions, Deputy Chairman Lepkowski, closed the public hearing.

Motion was made by Bruce Johnson, seconded by Karen Guinup, to adjourn the public hearing to September 13, 2000. Motion Passed.

00-5-6 Barbara Barletta Site Plan 7320 Oswego Road Hearing adjourned from 6/14/2000 and 6/28/2000 meeting

John Manzano, attorney, to present to brief the board on the plans for Barbara Barletta site plan for 7320 Oswego Road.

The applicant proposes to relocate "Concepts in Hair" salon from it's existing location across the street. The property will remain residential in style.

The major concern for this parcel was drainage. The applicant stated that they have formulated a drainage plan for the premise and have designed swales on the property for water. They stated that there will be no run off and that all water will be kept on the site.

Lighting has been reduced in the parking lot.

After a lengthy discussion, it was decided that the map needed to have USGA data shown, and that the map needed to be certified by a Licensed Land Surveyor.

Motion was made by James Sharpe, seconded by Ferdinand Lepinske, to adjourn the public hearing to September 13, 2000. Motion Passed.

Old Business:

00-6-1 MDM Development Corp. Zone Change Recommendation R-1 to R-7 4845 West Taft Road (Next to Buckley Landing)

The applicant is seeking a zone change from R-1 to R-7 for the construction of a nursing type facility on approximately 4.06 acres of land.

Motion was made by James Keefe, seconded by James Sharpe, to recommend to the Town Board approval of the zone change request from MDM Development Corp from R-1 to R-7 on property located at 4845 West Taft Road for the following reasons: it is compatible to the area and is the best use of the land. Motion Passed.

00-6-4 Gary Hafner- Zone Change recommendation R-1 and C-2 to C-5 7191 Buckley Road (Hafner's Red Barn)

Joe Geradi, attorney, was present for the zone change request for Gary Hafner for property located at 7191 Buckley Road.

Mr. Geradi stated that the applicant has submitted a drainage report and traffic information to the Town.

The Planning Board has not reviewed these reports to date.

Motion was made by James Sharpe, seconded by Bruce Johnson, to postpone the recommendation on case # 00-6-4 Gary Hafner, to the meeting on September 13, 2000. Motion Passed.

New Business: None

Planning Board Minutes
Town of Clay Regular Meeting
August 9, 2000

Adjournment

Motion was made by James Keefe, seconded by Bruce Johnson, to adjourn the meeting. The meeting was adjourned at 11:15 PM. Motion Passed.

Respectfully submitted,

A handwritten signature in blue ink that reads "Mary Ellen Sims" followed by a stylized flourish or initials.

Mary Ellen Sims
Planning Board Secretary

APPROVED

July 12,2000

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 12th day of July 2000.

The meeting was called to order by Chairman Kovac at 7:30 PM and upon the roll being called, the following were:

PRESENT:	Allen Kovac	Chairman
	Walter Lepkowski	Deputy Chairman
	James Keefe	Member
	Ferdinand Lepinske	Member
	Bruce Johnson	Member
	James Sharpe	Member
	Ron Detota	C & S Engineering
	Scott Chatfield	Planning Board Attorney
	David Tessier	Commissioner of Planning & Development
	Mary Ellen Sims	Planing Board Secretary
ABSENT:	Karen Guinup	Member

Approval of Minutes

Motion was made by James Sharpe, seconded by Ferdinand Lepinske, to approve the minutes of June 28, 2000 with the following corrections: page 5, Motion for SEQR should be "for SEQR purposes the preliminary plat and site plan for Paul A. Spero...." And on page 4, 3rd paragraph from the bottom, the word "that" should be deleted. Motion Passed.

Public Hearings:

00-5-15 Gerard H. Shanley Site Plan 8467 Oswego Road

Tom Waddle, Fastrac Markets President, was present to present the site plans for Gerard Shanley, 8467 Oswego Road. The applicant explained that they would need to be granted three variances for this parcel. They have applied to the ZBA for these variances.

The applicant is proposing a 3,600 square foot building, with 20 parking spaces and 12 gas service stations. They are proposing a touch free car wash for the parcel. Stacking for the car wash will be behind the building.

Onondaga County recommendation is that the applicant needs to show the correct highway geometry and pavement widths, they need to show the one driveway onto route 57 and that the applicant need to provide answers to the NYS DOT's questions concerning drainage, underground tanks and the design of the driveway onto Route 31.

Motion was made by Walter Lepkowski, seconded by James Keefe, to adjourn the public hearing to August 9, 2000. Motion Passed.

00-6-1 MDM Development Corp. Zone change Recommendation R-1 to R-7 4845 West Taft Road (Next to Buckley Landing)

Robert Ventre, attorney, representing the applicant, appeared before the board for a zone change recommendation for MDM Development Corp.

The applicant is seeking a zone change from R-1 to R-7 for the construction of a nursing type facility on approximately 4.06 acres of land. The facility will be immediately adjacent to the Birchwood facility and house approximately 80 persons. There will be maximum of 72 units. The applicant feels that this facility is ideally suited for this location.

Mr. Ventre, stated that they have received letters of support from the residents at 4851 West Taft Road and 4853 West Taft Road, along with a letter of support from the operators of Birchwood.

Onondaga County Planning recommendation is that this application can be acted solely upon by the referring board.

Chairman Kovac closed the public hearing after hearing no more questions or comments.

The planning board will be making their recommendation at a future meeting.

00-6-2 Clay First Associates- zone Change Recommendation A-1 to C-5 Southside of Route 31, 100 feet east of Carling Road

Robert Ventre, attorney, presented the zone change recommendation for Clay First Associates for property on the southside of Route 31, 100 feet east of Carling Road.

The parcel is part of the 1998 zone change request for six adjacent parcels. This parcel is approximately 4.683 acres. The applicant stated that there would be no access onto Route 31. The applicant feels that this zone change request follows the recommendations of the 1999 Route 31 & Route 57 study.

Onondaga County Planning recommendation is that there be no direct access from Route 31 and that it can be acted upon by the referring board.

Chairman Kovac asked if there were any questions.

Ed Roesch stated that he was not in favor of the zone change request. That a bigger parcel that is zoned C-5 may not be desirable. He feels that this zone change request will have a negative impact on that area.

Chairman Kovac closed the public hearing after hearing no more questions or comments. A recommendation will be made at a future meeting.

00-6-4 Gary Hafner- Zone Change recommendation R-1 and C-2 to C-5 7191 Buckley Road (Hafner's Red Barn)

Joe Geradi, attorney, Larry Roscini, LJR Engineering and Cindy McCormick, Sear-Brown, were present for the zone change request for Gary Hafner for property located at 7191 Buckley Road.

The applicant is proposing the zone change request to construct a 70,000 square foot building, which may house a grocery store and a 9,000 square foot building for the redesigned Red Barn Store. The existing Red Barn Store will be demolished. The applicant stated that they have submitted a drainage report and traffic information to the Town. The Planning Board has not reviewed these reports to date.

The applicant is proposing to eliminate curb cuts along Buckley Road. Access to the parcel will be opposite Dolshire Drive with the addition of a traffic light. The applicant feels that the aesthetics will be more pleasing and that they will be providing traffic improvements.

The parcel is owned entirely by Gary Hafner.

There was a lengthy discussion on traffic that is in the area at present. The residents in attendance felt that the traffic in the area was already very intense. They felt that a large box store on a two-lane highway was

not appropriate. They asked the board to consider the impact on traffic in that area. It is an area that is residential in nature and they felt that Buckley Road was not able to handle the increase in traffic.

Chairman Kovac stated that the planning board will be reviewing the reports and that a recommendation will be made at a future meeting.

Chairman Kovac closed the public hearing.

00-6-5 Irish Millar Construction, for Moyers Corners Ambulance, Inc site Plan – Northside of Buckley Road, between Morgan Road and John Glen Boulevard

Terry Horst, of Maxian & Horst, was present to present the site plan for Moyers Corners Ambulance. The parcel is located on the north side of Buckley Road between Morgan Road and John Glen Boulevard. The applicant has purchased one acre of land and proposed to build a 5,600 square foot building with 3 bays and 22 parking spaces. The applicant proposes to landscape the buffer area with low evergreens. A special permit will need to be granted to the applicant by the ZBA.

Onondaga County Planning recommendation is that there should be additional access onto Morgan Road and that a Morgan Road site would be more desirable.

A representative from Moyers Corners Ambulance stated that there cannot be an additional access from Morgan Road as the Ambulance will not be able to gain any access from the Fire Department to Morgan Road.

Mr. Michelson, Moyers Corners Fire Department, responded that it is extremely hazardous to have an ambulance responding from the back of the parcel, while Fire trucks may be also leaving the parcel. This was the reason that the fire department could not grant the additional access to Morgan Road.

The applicant explained that the building would be metal sided box type building with a metal roof. There will be no change in the traffic pattern on Buckley Road.

The applicant was asked about the number of calls per day and if this would create traffic problems in the area. The applicant responded that there are approximately 6 calls per day and that the staff does not respond to calls but, instead, are housed on site. The applicant feels that there will not be an increase in the traffic in the area.

Chairman Kovac asked if there were any questions or comments.

Bruce Johnson, stated that he was not in favor of a metal shed type building and stated that a brick building would be more pleasing.

Chairman Kovac stated that the Moyers Corners Ambulance is a non-profit organization, with limited funds but asked them to be sensitive to the residential area in the design of the building and site.

There were concerns regarding the curb cuts onto Buckley Road.

The applicant was asked if they had considered alternate sites. The applicant responded that this site is closest to the fire department and the site is in the center of the district.

The applicant was requested to submit traffic data and the Town engineer stated that the applicant would need to dedicate utility easements to the Town.

Motion was made by James Sharpe, seconded by Bruce Johnson, to adjourn this public hearing to August 9, 2000. Motion Passed.

Old Business:

Upstate Credit Union Site Plan

Motion was made by Walter Lepkowski, seconded by Ferdinand Lepinske, to adjourn to the August 9, 2000 meeting at the request of the applicant. Motion Passed.

00-5-1 Mufale Builders, Inc. Zone Change Recommendation R-2 and R-5 to R-4 and C-5, south side of Route 31, opposite Carling Road Hearing was closed 6/14/2000 and recommendation adjourned from 6/28/2000

Due to the fact that the traffic information requested is not available yet, the planning board will not be making a recommendation on this zone change tonight. A recommendation will be made when the traffic information is received and reviewed.

00-5-6 Barbara Barletta Site Plan 7320 Oswego Road Hearing adjourned from 6/14/2000 and 6/28/2000 meeting

Motion was made by James Keefe, seconded by Walter Lepkowski, to adjourn to the August 9, 2000 meeting. Motion Passed.

00-5-10 Charter One Bank Site Plan – 7519 Oswego Road – Hearing adjourned from 6/28/2000

K. Malinda Gaskamp, Sear-Brown Group and Philip Mucenski, Charter One Bank were present to brief the board on the updated changes that have been made for the parcel at 7519 Oswego Road.

The applicant stated that they have received the variance requested from the ZBA. They have added a curbed island in the parking area of Wegmans to help to alleviate cut through traffic. They have provided a larger stacking area in the driveway area for up to 16 cars. The applicant stated that the lighting would be shoebox type fixtures with two lights on each 28-foot pole.

Chairman Kovac asked if there were any questions.

A resident stated that he would like to see green areas left on Route 57.

June Baycurra, Bayberry Homeowners, stated that she would like to see an alternate site for the location of the bank.

All concerns in Ron Detota's letter will be addressed and mitigated.

Hearing no more questions, Chairman Kovac closed the public hearing.

Motion was made by James Keefe, seconded by Walter Lepkowski, to adopt a resolution using Standard Form # 10 that for SEQR purposes the site plan for Charter One Bank, 7519 Oswego Road be declared an unlisted action. This action does not involve any other agencies, including the Federal Government. This action will not have any adverse effects on drainage, traffic or the environment. Motion Passed.

Motion was made by Walter Lepkowski, seconded by James Sharpe, to adopt a resolution using Standard Form # 20 granting Site Plan approval to Charter One Bank, 7519 Oswego Road, based on a map by Sear Brown Group, dated 5/22/2000, revised 7/10/2000 showing project # 16622 subject to the following conditions: legal and engineering and subject to the condition that lighting wattage will be 400 W per shoe box fixture. Motion Passed.

00-5-11 Paul A. Spero Preliminary Plat- northeast corner of Henry Clay Boulevard and Buckley Road –adjourned from 6/28/2000 meeting.

Ron Detota, C & S engineers, stated that he has reviewed the preliminary plat with the applicant and feels that all concerns can be addressed with legal and engineering requirements. He stated that all items have been addressed with the exception of a few minor items.

The applicant will have to submit a preliminary plat in the correct file format, with the name of Ranallo Subdivision (Part of Lot # 77) Town of Clay shown on the map.

Chairman Kovac closed the public hearing for case # 00-5-11 Paul A. Spero Preliminary Plat and case # 00-5-14 Paul A. Spero Site Plan.

Motion was made by James Sharpe, seconded by Bruce Johnson, to adopt a resolution using Standard Form # 40, granting Final Plat approval to Ranallo Subdivision, case # 00-5-11 based on a map by R.J. Lighton, dated 7/12/2000 subject to legal and engineering and subject to the dedication of the road widening as shown on the plan. Motion Passed.

00-5-14 Paul A. Spero Site Plan – 4739 Buckley Road, adjourned from 6/28/2000 meeting.

Mr. Russell, representing the applicant, stated that Ron Detota's letter has been addressed with the exception of item # 1. Existing utilities were not shown on this map. He stated that the storm water all goes to Buckley Road.

It was noted that the 40 foot right of way was not a 40 foot setback.

Motion was made by Walter Lepkowski, seconded by James Sharpe, to adopt a resolution using Standard Form # 20, granting site plan approval to Paul A. Spero, 4739 Buckley Road, based on a map by Alestalo & Etzel, dated 5/23/2000, revised 7/10/2000 subject to legal and engineering requirements. Motion Passed.

New Business: None

Adjournment

Motion was made by James Keefe, seconded by Bruce Johnson, to adjourn the meeting. The meeting was adjourned at 11:15 PM. Motion Passed.

Respectfully submitted,



Mary Ellen Sims
Planning Board Secretary

APPROVED

Town of Clay
Planning Board Regular Meeting
June 28, 2000

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 28th day of June 2000.

The meeting was called to order by Chairman Kovac at 7:30 p.m. and upon the roll being called, the following were:

PRESENT:	Allen Kovac	Chairman
	Walter Lepkowski	Deputy Chairman
	James Keefe	Member
	Karen Guinup	Member
	Ferdinand Lepinske	Member
	James Sharpe	Member
	David Tessier	Commissioner of Planning & Development
	Ron Detota	C & S Engineer
	Scott Chatfield	Planning Board Attorney
	Mary Ellen Sims	Planning Board Secretary
ABSENT:	Bruce Johnson	Member

Approval of Minutes

Motion was made by Karen Guinup, seconded by Walter Lepkowski, to approve the minutes of June 14, 2000, as amended by changing 'public hearing' to 'item' in item 00-5-4 on page 5. Motion Passed.

Old Business:

00-2-3 Amerada Hess Corporation Site Plan – Route 57 Hearing Adjourned from 3/8, 3/22, 4/12 and 5/10/2000 meetings

Motion was made by James Keefe, seconded by James Sharpe, to adjourn this public hearing indefinitely with the stipulation that the applicant pay the cost of re-advertising the public hearing and subject to the Commissioner of Planning and Development sending a letter to the applicant stating this condition. Motion Passed.

00-5-1 Mufale Builders, Inc. – Zone Changes R-2 and R-5 to R-4 and C-5 south side of Route 31, opposite Carling Road

Chairman Kovac explained that the Town Board had requested a traffic study from the applicant and that the Planning Board has agreed that they would like to review this study.

The Planning Board will not be making the recommendation tonight for this case # 00-5-1 Mufale Builders Inc. Zone Change.

00-5-6 Barbara Barletta Site Plan 7320 Oswego Road (Concepts in Hair)

Motion was made by James Sharpe, seconded by Ferdinand Lepinske, to adjourn this public hearing to July 12, 2000. Motion Passed.

Public Hearings:

00-5-9 Upstate Credit Union Preliminary Plat 7474 Oswego Road

Andrew Alesia, of Alesia & Crewell Architects, appeared before the board to present the preliminary plat for Upstate Credit Union. Also present was David Clark, officer of the Upstate Credit Union.

The applicant is combining two lots into one.

Chairman Kovac stated that the County Planning Agency recommendation was that both the site plan and the subdivision be approved with the CONDITION that there be no direct access from Route 57.

C & S engineers letter of June 28, 2000 had two comments for the applicant:

- They are not located in a drainage district
- C & S is recommending that the petition process be followed

Hearing no questions from the Board, Chairman Kovac asked if there were questions from the public.

June Baycura, Bayberry resident, asked if the drainage in Bayberry would be affected by this new project.

Bill Wilson, resident, asked the Planning Board if they had performance standards that are defined and that they may want to look into defining standards such as buffers.

Hearing no more questions, Chairman Kovac closed the public hearing.

Motion was made by Karen Guinup, seconded by James Keefe, to adopt a resolution using Standard Form # 10 that for SEQR purposes the preliminary plat for Upstate Credit Union be declared an unlisted action based on the fact that there will be no impact on traffic, drainage or the environment that cannot be mitigated. Motion Passed.

Motion was made by Walter Lepkowski, seconded by James Sharpe, that based on the fact that the preliminary plat and final plat are the same, the Planning Board would move to final plat approval. Based on this, the motion is made to adopt a resolution using Standard Form # 40 granting conditional final plat approval to Upstate Credit Union, case # 00-5-09 based on a map by C.T. Male Associates, dated 6/27/2000, showing file# 99-490, subject to legal and engineering requirements. Motion Passed.

00-5-13 UpState Credit Union Site Plan 7474-7478 Oswego Road

Andrew Alesia, architect, presented the site plan to the Planning Board for Upstate Credit Union. The proposed building will have access from Laurel Lane, with drive through traffic going to the back of the site and exiting onto Route 57. The site plan that was reviewed showed access from Laurel Lane and traffic exiting onto Route 57. County Planning recommendation was that there be no access onto Route 57. County DOT originally recommended that there be a right turn only from

the site onto Route 57, but have changed their position and are now suggesting no access onto Route 57.

The applicant is proposing a building that looks residential in nature. After presenting the plans for a tan brick with a green roof, the applicant received some opposition from the residents in attendance. The applicant then presented a red colored brick with grey roofing that was acceptable to those residents. The Planning Board had no comment on the color scheme of the building.

The applicant is proposing tall evergreens to shield the adjacent home and a solid fence around the property for buffering and shielding the neighbors that abut the parcel.

The applicant discussed the lighting that would be used in the parking area, around the handicap parking area and what lighting would be used in the ATM area.

The dumpster would be enclosed and would be located closest to the C-2 that abuts this parcel. The applicant stated that the dumpster would be screened according to the Planning Boards recommendation.

Ron Detota, C & S engineers, stated that the applicant has not prepared all the engineering and that the engineering needs to be reviewed.

The representatives of the Credit Union explained that this site plan was a conceptual plan.

After a lengthy discussion, the Planning Board requested that the applicant present the following:

- Landscaping Plan
- Contouring for Drainage
- Lighting Plan
- Type of fencing
- Dumpster enclosure
- There should be a provision for the alternate access road to the north
- Vehicular and pedestrian access
- Information on traffic impact during peak hours and non-peak hours, including the traffic generated from Blockbuster Video.
- The applicant should work a landscaping plan around the proposed alternate access road

The applicant stated that with the deletion of the access road onto Route 57, they may flip the parking from closest to the road to close to the building.

Hearing no more questions from the Board, Chairman Kovac asked the public for comments or questions:

June Baycura, Bayberry resident, asked if the dumpster would be enclosed and the applicant answered yes. She stated that the red brick and grey roof were more pleasing to the residents in the area.

Clarence Rycraft, resident, asked that the applicant consider the dumpster be of the same material of the building and that the applicant consider the size of the dumpster that will be needed in the future and plan for that.

Tom Malinowski, resident, had the following comments:

- Enclosure of the dumpster is great
- Leaving the vegetation would be desirable
- Putting the fence on the other side of the vegetation would provide more of a buffer
- Wants to see the proposed lighting for the ATM area
- Requested bollard lighting in the employee area be considered
- Asked what the traffic count is from Blockbuster

Mr. Michelson, Fire Department representative, inquired about the width of the access road on the east side.

Motion was made by Ferdinand Lepinske, seconded by James Sharpe, to adjourn the public hearing to July 12, 2000. Motion Passed.

00-5-10 Charter One Bank Site Plan 7519 Oswego Road

Present tonight to present the plans for Charter One Bank were Malinda Gaskamp,,Sear Brown Group, James Kenyan and Art Pires, Wegmans Real Estate.

The site plan shows the proposed 3,500 square foot building for Charter One Bank. The bank will lease the space from Wegmans. They will utilize the existing curb cut and are proposing to lengthen the middle median. There will be 48 parking spaces for the bank. The applicant is proposing flowering trees and low plantings and will utilize shoebox lighting.

The applicant stated that County DOT stated that no traffic study would be needed. The applicant will be requesting a variance for front yard setback.

Art Pires explained why the building needs to be located where it is proposed. Wegmans may decide to expand in the future and will need the space that is not being utilized.

Lighting was discussed at length. The applicant will use the new lighting design standards that Wegmans will incorporate into this location in the future. Art Peers stated that this location is not slated for new lighting in the next year.

There was a lengthy discussion on the entrance to the site and the potential for accidents in this area, due to the fact that the parking lot does not have a safe parking design. Walter Lepkowski would like to see more definition at the intersection, with possible use of more concrete curbing and a plan for a safer traffic pattern.

Chairman Kovac stated that he thought that the biggest problem would be coming into this site and that this will be a very congested area. He asked what the anticipated traffic in the area would be. He thought that if the bank were further from the main intersection, that the traffic congestion would not be a problem.

Chairman Kovac asked that the applicant provide a traffic analysis where the bank drive will meet Wegmans drive and explain how congested or free flowing the applicant expects traffic to be. A lighting plan needs to be submitted.

Motion was made by James Keefe, seconded by Walter Lepkowski, to adjourn the public hearing for Charter One Bank to July 12, 2000. Motion Passed.

00-5-11 Paul A. Spero Preliminary Plat Northeast corner of Henry Clay Boulevard and Buckley Road

00-5-14 Paul A. Spero Site Plan 4739 Buckley Road

Mr. Russell, representing the applicant appeared before the board to present the plans for Paul Spero. The applicant is proposing to subdivide the existing 13 acre parcel into two lots, one will be 6.38 acres and the other 7.18 acres. United Financial Services will be located on the eastern parcel.

C & S engineers letter of 6/28/2000 needs to be addressed by the applicant and incorporated into the plan. The applicant stated that item # 1,4 and 5 have been addressed, leaving item # 2 and 3 still to be mitigated. These items involve the applicant agreeing to join a drainage district.

Mr. Russell addressed the site plan for Paul A. Spero, 4739 Buckley Road. The applicant is proposing to construct a 4,500 square foot wood frame building for use as an accounting office. There will be 19 parking spaces. There will be one curb cut onto Buckley Road

Utilities are all shown on the plan, there will be some flattening of the terrain, and the landscaping plan is shown on plan 1. Front yard and sideyard setbacks need to have a precise measurement shown on the plan. The building will be of concrete and brick masonry.

County Planning recommendation is no position and driveway access has been approved by the County DOT.

Motion was made by Walter Lepkowski, seconded by James Sharpe, to adopt a resolution using Standard Form # 10 that for SEQR purposes the Preliminary Plat and Site Plan for Paul A. Spero be declared an unlisted action based on the fact that there will be no impact on traffic, drainage or the environment that cannot be mitigated. Motion Passed.

Motion was made by Walter Lepkowski, seconded by James Keefe, to adjourn the public hearings for case # 00-5-11 and 00-5-14 to July 12 pending resolution of the only issues that the applicant is aware of, at this time, specifically item # 2 and 3 of the C& S letter of June 28, 2000. Motion Passed.

00-5-12 Craig S. Marlow and Patricia C. Marlow Preliminary Plat 8702 Henry Clay Boulevard

Craig Marlow appeared before the board to present preliminary plat plans for property at 8702 Henry Clay Boulevard.

The parcel is approximately 23 acres. He is proposing to make lot # 1 smaller and lot # 2 larger.

County Planning Agency recommendation is that a complete buildout plan be provided. Driveway access was approved by County DOT.

C & S engineers had no issues that could not be mitigated.

Hearing no more questions, Chairman Kovac closed the public hearing.

Motion was made by James Sharpe, seconded by Walter Lepkowski, to adopt a resolution using Standard Form # 10 that for SEQR purposes the preliminary plat for Craig S. Marlow and Patricia C. Marlow be declared an unlisted action based on the fact that there will be no impact on traffic, drainage or the environment that cannot be mitigated. Motion Passed.

Town of Clay
Planning Board Meeting
June 28, 2000
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Motion was made by James Sharpe, seconded by Ferdinand Lepinske, to adopt a resolution using Standard Form # 20 that final plat approval be granted to Craig S. Marlow and Patricia C. Marlow, 8702 Henry Clay Boulevard, case # 00-5-12 based on a map by Goodeve, dated 8/19/88, revised 5/9/2000 subject to moving the south line of lot # 1, 10 feet to the south for the relocation of the driveway on lot # 1 and subject to legal and engineering requirements. Motion Passed.

Sign

Aaron's Retail Store- Airport Plaza

Commissioner Tessier presented the sign application for Aaron's Retail Store. The parcel is located in a C-5 district. The wall sign that is being proposed is approximately 95 square feet and is within the zoning requirements.

Motion was made by Ferdinand Lepinske, seconded by James Sharpe, to approve the sign application # 32929 for Aaron's Retail Store as presented. Motion Passed.

Adjournment

Motion was made by Ferdinand Lepinske, seconded by James Sharpe, to adjourn the meeting. The meeting was adjourned at. 11:45 PM. Motion Passed.

Respectfully submitted,



Mary Ellen Sims
Planning Board Secretary

APPROVED
Town of Clay
Planning Board Regular Meeting
June 14, 2000

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 14th day of June 2000.

The meeting was called to order by Chairman Kovac at 7:30 p.m. and upon the roll being called, the following were:

PRESENT:	Allen Kovac	Chairman
	Walter Lepkowski	Deputy Chairman
	James Keefe	Member
	Karen Guinup	Member
	Ferdinand Lepinske	Member
	Bruce Johnson	Member
	James Sharpe	Member
	David Tessier	Commissioner of Planning & Development
	Ron Detota	C & S Engineer
	Scott Chatfield	Planning Board Attorney
	Mary Ellen Sims	Planning Board Secretary

Approval of Minutes

Motion was made by James Sharpe, seconded by Bruce Johnson, to approve the minutes of May 24, 2000 as revised. Motion Passed.

Public Hearings

00-5-1 Mufale Builders, Inc. – Zone Changes R-2 and R-5 to R-4 and C-5 south side of Route 31, opposite Carling Road

Alfred Ianuzi briefed the board on the zone change request for Mufale Builders, Inc from R-2 and R-5 to R-4 and C-5 on the south side of Route 31 opposite Carling Road.

The applicant will be submitting a re-subdivision plan for the land north of the water line that is on this property. The water line cuts the parcel into 2 parts, 2/3 on the north side and 1/3 on the south side. The applicant is seeking a zone change for the construction of 160-168 apartments and for a small commercial development on the C-5 parcel.

Mr. Ianuzi explained that the plan is in concurrence with the Route 31 study that was done last year. The applicant did show a road through the proposed development connecting the Pinegate subdivision to this new planned development. The applicant stated that the apartments seem to be the best land use at this time.

Chairman Kovac asked if there were any questions from the board.

Walter Lepkowski asked if there was going to be any provision for the relocation of Soule Road with this plan. Mr. Ianuzi stated that the Town would not want a commercial road going through a residential development.

Chairman Kovac asked if there were any questions from the public and the following comments and questions were raised:

Thomas Malinowski, 60 Bayberry Circle, inquired as to the parcel meeting the arterial front road setback requirement.

Ed Roesch , 8364 Golden Larch Lane, was concerned about the proposed road, what would be constructed in the C-5 zone and why a C-5 zone change request?

Brad Shannon, Pinegate South, was also concerned about the road and the safety of the Pinegate residents if this road were built.

Bob Bloom, Pine Gate North, was concerned about the fact that the children in this area may have to walk to school and was concerned about their safety.

Maria Kent, Pinegate North, stated that she did not want to have apartments built behind her house.

The residents stated that they did not desire the connecting road to Route 31 and that they were concerned with increased traffic in their area.

Ed Roesch presented a petition to the Planning Board signed by 14 persons that stated that they are against the construction (present and future) of any roadway connecting Pinegate Parkway South and/or Pinegate Parkway North to Route 31. It also stated that they are against any roadway accessing the future connection of Pinegate Parkway South and North to residential and/or commercial development that would have access to Route 31.

Hearing no more questions or comments, Chairman Kovac closed the public hearing. The Planning Board will be making a recommendation for this zone change request at a future meeting.

00-5-2 Mufale Builders, Inc. Preliminary Plat Cherry Estates, Section 9

Alfred Ianuzi briefed the board on the proposed plans for Cherry Estates, Section 9. He explained that 10 years ago the applicant proposed the construction of two office buildings in this section and that he would like to begin construction of these buildings. This would leave 6-7 lots still to be developed.

Ron Detota' letter of 6/14/2000 was discussed. He stated, in that letter, that the wetland boundaries need to be shown and that the NYSDEC had suggested the applicant provide two lots backing up to Section 7. It was suggested that lots # 624, 625 and 626 be reconfigured into two lots.

There was a lengthy discussion regarding drainage problems in this area. There have been numerous complaints from residents concerning drainage problems. The residents were concerned that additional development will increase these problems

Michael and Patricia Gilberti, 5557 Piazza Lane and Shannon and Nancy Mulholland, 5561 Piazza Lane both expressed their concerns over drainage problems. They presented the board with pictures of standing water in their yards

After much discussion, it was determined that the drainage problems need to be addressed and that the process cannot begin until the preliminary plat is approved. The process begins between preliminary approval and final approval.

Commissioner Tessier also stated that he is in favor of only 6 lots being developed.

Hearing no more questions, Chairman Kovac closed the public hearing.

Motion was made by Walter Lepkowski, seconded by Ferdinand Lepinske, to adopt a resolution using Standard Form # 10 for SEQR, and Standard Form # 30 granting Preliminary Plat approval for case # 00-5-2 Mufale Builders, Inc. SEQR approval is an unlisted action and based on the fact that there will be no impact on traffic, drainage or the environment that cannot be mitigated. Preliminary Plat approval is based on a map by Alfred Ianuzi, dated 12/21/78, revised 4/7/2000 showing file # 275.003-114 subject to the following conditions: legal and engineering requirements and lots # 624, 625 and 626 be reduced to two lots for a total of six lots. Motion Passed.

00-5-3 Alberici General Contractors, Inc. Preliminary Plat Mapleridge Section 2

Alfred Ianuzi, appeared before the board, to present the preliminary plans for Mapleridge, Section 2.

The applicant is proposing to build two more houses and two office buildings on the lots as shown on the preliminary plat. The proposed plan could be approved under Section 278, due to the fact that the 200 foot front arterial setback requirement cannot be met with the proposed plan.

The applicant needs to add 20 foot drainage easements to the east and west sides of the residential parcels, and add 15 foot sewer easements to the north side of the parcels.

Hearing no more questions, Chairman Kovac closed the public hearing.

Motion was made by Karen Guinup, seconded by James Keefe, to move the adoption of a resolution using Standard Form # 10, that for SEQR purposes the preliminary plat for Alberici General Contractors, case # 0-5-3 be declared an unlisted action based on the fact that there will be no impact on traffic, drainage or the environment that cannot be mitigated. Motion Passed.

Motion was made by Karen Guinup, seconded by James Sharpe, to adopt a resolution using Standard Form # 30 that the preliminary plat for case # 00-5-3 Alberici General contractors be approved based on a map by Alfred Ianuzi, dated 4/7/2000, revised 6/14/200 showing file # 1932.003 subject to the Planning Board's authority under Section 278 of Town Law. Motion Passed.

00-5-5 Gerard H. Shanley- Zone Change C-2 to C-4 8467 Oswego Road

Tom Waddle, President of Fastrac Markets, appeared before the board to brief them on the requested zone change from C-2 to C-4 on the property at 8467 Oswego Road. Also present were Gary Shanley, property owner, and Jim Allen, representative for Fastrac Markets.

The zone change request is for a portion of the property in the back. The front part of the parcel is currently zoned C-4. The proposed plan will be the construction of a convenience store selling gasoline.

Hearing no questions, Chairman Kovac closed the public hearing.

Chairman Kovac stated that the County left the decision up to the Planning Board and the Town Board will be making SEQR determination.

Motion was made by James Keefe, seconded by Karen Guinup, to recommend to the Town Board the approval of the requested change of zone from C-2 to C-4 for Gerard Shanley for the property at 8467 Oswego Road for the following reasons:

- The revised zoning regulations now allow for the development of a convenience store selling gasoline. Previously, this was not permitted.
- The applicant had previously requested a much more dense development of this parcel but has now proposed a plan that will fit into the area.

Motion Passed.

00-5-6 Barbara Barletta Site Plan 7320 Oswego Road (Concepts in Hair)

Pam Pozzi, attorney, appeared before the board to brief them on the proposed plans for Barbara Barletta, 7320 Oswego Road.

The parcel is zoned commercial at this time but is currently being used as a residential property. The applicant intends to move their current salon business from across the street to this new location. The applicant will be adding a driveway to the current structure.

Ron Detota's letter to the applicant advised that the applicant should present a revised site plan to the board. The plan presented was lacking information and was not to scale. The use of the septic system was discussed and the possible connection to the existing sanitary sewer system, that is within 350 feet of this parcel were discussed.

The applicant will be submitting a revised site plan and asked to be placed on the next agenda.

Motion was made by Walter Lepkowski, seconded by James Sharpe, to adjourn this public hearing to June 28, 2000. Motion Passed.

Motion was made by James Sharpe, seconded by Bruce Johnson, to move the adoption of a resolution using Standard Form # 10, that for SEQR purposes this site plan be declared an unlisted action based on the fact that there will be no impact on traffic, drainage or the environment that cannot be mitigated. Motion Passed.

00-5-7 Upstate Credit Union – Zone Change A-1 to C-1 7474- 7478 Oswego Road

00-5-8 Upstate Credit Union – Special Permit 7474-7478 Oswego Road

John Nasto, attorney for the Upstate Credit Union, appeared before the board to update the planning board on the recent developments concerning the Credit Union.

Upstate Federal Credit is proposing to construct a new building at 7474-7478 Oswego Road. They are seeking a change of zone from A-1 to C-1 for that parcel. The Town Board recently changed the uses for a

C-1 to include credit unions. Based on this, the Credit Union is seeking a recommendation from the Planning Board for change of zone from A-1 to C-1.

Mr. Nastro stated that the Credit Union would comply with any regulations set forth concerning interconnecting adjacent lots to the North of this parcel.

Chairman Kovac asked if there were any questions, and Mr. Malinwski inquired about the arterial road setback requirements being met with this parcel. Chairman Kovac explained that the creation of this lot preceded setback requirements.

Attorney Chatfield stated that the lot is pre-existing. The frontage on Route 57 is being decreased by combining the two lots, therefore decreasing the non-conformity.

Chairman Kovac asked if there were any other comments and there were none. He asked for those opposed or in favor of this zone change. There was one opposed. Hearing no more comments or questions, Chairman Kovac closed the public hearing.

There was a discussion among the planning board members as to reason that the planning board was requested to give a recommendation to the Town Board regarding the issuance of the special permit. They stated that it was not the usual procedure to recommend the approval of a special permit .

Motion was made by Walter Lepkowski, seconded by Bruce Johnson, to recommend to the Town Board the granting of the zone change request from A-1 to C-1 to Upstate Credit Union for the parcel at 7474-7478 Oswego Road and to recommend approval of the special permit for Upstate Credit Union based on the following reason:

- It fits into the area
- The change will be an improvement
- That this board previously approved a zone change to C-2 but that the C-1 zone is more suitable for this parcel.

Chairman Kovac asked for a roll call vote:

Vote: 6 ayes and 1 abstained

James Keefe abstained from this vote for the following reasons:

- He stated he was in favor of the zone change
- Not in favor of giving any advice to the Town board regarding Special Permit

Motion Passed.

Old Business:

00-2-7 Bergman Associates Wal-Mart Expansion -Site Plan 3949 Route 31- Hearing adjourned from 4/12/2000 and 5/10/2000

Chairman Kovac stated that the applicant has withdrawn this application.

00-3-2 Wal-Mart Stores, Inc Preliminary Plat 3949 Route 31-Hearing adjourned from 4/12/2000 and 5/10/2000

Chairman Kovac stated that the applicant has withdrawn this application.

00-3-3 Wal-Mart Stores, Inc. - Final Plat 3949 Route 31

Chairman Kovac stated that the applicant has withdrawn this application.

New Business:

00-5-4 Alberici General Contractors, Inc. - Final Plat-Mapleridge, Section 2

Motion was made by James Sharpe, seconded by Bruce Johnson, to adjourn this item to a future meeting. Motion Passed.

Adjournment

Motion was made by Ferdinand Lepinske, seconded by James Sharpe, to adjourn the meeting. The meeting was adjourned at. 11:00 PM. Motion Passed.

Respectfully submitted,



Mary Ellen Sims
Planning Board Secretary

Approved

Town of Clay
Planning Board Regular Meeting
May 10, 2000

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 10th day of May 2000.

The meeting was called to order by Chairman Kovac at 7:30 p.m. and upon the roll being called, the following were:

PRESENT:	Allen Kovac	Chairman
	Walter Lepkowski	Deputy Chairman
	James Keefe	Member
	Karen Guinup	Member
	Ferdinand Lepinske	Member
	Bruce Johnson	Member
	James Sharpe	Member
	Ron DeTota	C & S Engineering
	David Tessier	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Mary Ellen Sims	Planning Board Secretary

Approval of Minutes

Motion was made by James Sharpe, seconded by Ferdinand Lepinske, to approve the minutes of April 12, 2000 as presented. Motion Passed.

Public Hearings:

00-4-1 Amerada Hess Corporation-Zone Change R-4 to C-4 and C-5 Southeast corner of Bear and Buckley Road

Paul Curtin, Attorney, Dennis Kennelly, Engineer and William Wolfrom, Amerada Hess, were present to represent the applicant in a request for a zone change on a parcel that is currently vacant at the corner of Bear and Buckley Road. The applicant is requesting the change of zone to permit the construction of a Hess gas station and convenience store, with the C-5 request for the purpose of the construction of a shopping or retail area.

Paul Curtin explained that with the current zoning of R-4, 60 apartment units could be constructed. He stated that he does not believe that R-4 zoning is appropriate for the area. He stated that under the current R-4 zoning this land has not been developed. The parcels surrounding the area have been rezoned and the applicant is very sensitive to the residential in the area and will propose a large setback to shield them from the proposed commercial development.

Dennis Kennelly, Engineer, stated that the site has been surveyed, there are no engineering issues that cannot be mitigated and that the existing systems can service this site. The applicant is proposing a 3,500 square foot building with 17 parking spaces in the front. There will be 8 islands for gas service. There will be one access from Bear Road and one from Buckley Road. He stated that there would be no increase in traffic in the area due to the proposed Hess facility. The applicant will not need any variances.

Chairman Kovac asked if there were any questions.

Karen Guinup asked how this parcel compared in size to the shopping area across the street. The applicant responded that this parcel is slightly larger.

Commissioner Tessier stated the following:

- That the residential parcel to the south is R-1
- That the Onondaga County Planning Agency recommends that the C-5 portion of the zone change request be DISAPPROVED for the following reason:
 - Rezoning the 7.1-acre site is not necessary for the development of the gas station and if this property is to be rezoned to another zoning district, the Town should consider a district more compatible with surrounding residential land use. No matter what zoning district is eventually selected for this property, proper buffering and protection of residential areas and protection of the functioning of the two county highways should be prime consideration.
 - The R-4 to C-4 zone change proposed for the 1.8 acre corner site will have no significant adverse inter-community impact or county-wide implications and may consequently be acted upon solely by the referring board.
- That the Town Board has established the status of lead agency
- That a DEIS will be required for the zone change

Chairman Kovac asked for those in favor of the project and for those against the project. The following residents asked to comment.

Ed Roesch asked what effect this station would have on the Hess Station that is currently located on Route 57. He listed the surrounding Hess Stations and their proximity to the proposed station.

Louis Colangelo, requested the applicant submit a set of drawings, a copy of the minutes from the Town Board meeting and a copy of the OCPB recommendation. He asked if the C-5 portion of the zone change is not approved what would happen.

Dave Kelly stated that his concerns are traffic, that there is a strip mall across from this proposed development that is half empty, that there is a Hess station within 2 miles of this proposed station and that the applicant should request something that has less of an impact.

John Sopchak asked about the buffer zone. The applicant responded that they are proposing to construct a large setback with a no- build, no-change area proposed for that area.

Ed Roesch asked what the proposed development is for the C-5 section of the plan. The applicant stated that they are considering a neighborhood convenience center , such as insurance, banking, child day care center, etc.

The planning board stated that they have to consider all the permitted uses for this zone change.

Hearing no more questions, Chairman Kovac closed the public hearing. They will be making a recommendation to the Town Board at a future meeting.

Old Business:

**00-2-3 Amerada Hess Corporation- Site Plan Route 57
(Hearing adjourned from 3/8,3/22 and 4/12/2000 meeting**

Dennis Kennelly, engineer, stated that due to the fact that the applicant was denied their request for a variance on this parcel, they are asking for a continuation of the public hearing. The Zoning Board of Appeals has asked the applicant to look into acquiring more land from the owners of the plaza.

Motion was made by Karen Guinup, seconded by Walter Lepkowski, to adjourn the public hearing to June 28, 2000. Motion Passed.

Public Hearing:

00-4-2 Michael P. & Sharon Bell- Preliminary Plat East side of Caughdenoy Road between Manhattan Drive and the Oneida River to the north.

Michael Bell appeared before the board to present his proposed plan for the subdivision of his property on the east side of Caughdenoy Road between Manhattan Drive and the Oneida River to the north. He proposes to subdivide this parcel into three (3) lots that will be for sale, lot # 1 and lot # 6 will be combined with the adjacent parcels and lot # 5 will be for the use of Michael and Sharon Bell..

Onondaga County Planning Agency recommended that the application be approved with the following conditions:

- Lot 5 should have one driveway and or side road to provide all future access to this property regardless of any future subdivision of this parcel.
- The final subdivision map must show lots 1 and lots 6 combined with the lots that they are being attached to.
- If the owner of lot 5 ever requests any further subdivision of this lot, the Town Planning Board should require a full build-out plan showing the layout of all future lots and roads.

The applicant stated that the preliminary plan is the same as final.

Motion was made by James Sharpe, seconded by Bruce Johnson, to adopt a resolution using Standard Form # 10 in regards to case # 00-4-2 Michael P. & Sharon Bell Preliminary Plat be declared an unlisted action for SEQR purposes. This action will have no impact on the area, minor environmental impact and no impact on traffic. If any historical artifacts are found, prior to any excavation in this area, the applicant will alert the proper authorities. Motion Passed.

Motion was made by Walter Lepkowski, seconded by James Keefe, to waive the public hearing for the final plat for 00-4-3 Michael P. & Sharon Bell. Motion Passed.

Motion was made by Walter Lepkowski, seconded by James Keefe, to adopt a resolution using Standard Form # 40, granting final site plan approval for case # 00-4-3 Michael P. & Sharon I. Bell based on a map by Hal R. Romans, dated 4/12/2000, revised 5/9/2000 subject to legal and engineering requirements and subject to lot # 5 having one driveway and/or side road and subject to the final subdivision map must show lots 1 and 6 combined with the lots that they are being attached to. Motion Passed.

Old Business:

00-2-7 Bergman Associates- (Wal-Mart Expansion) Site Plan 3949 Route 31

Motion was made by Ferdinand Lepinske, seconded by Bruce Johnson, to adjourn this public hearing to June 14, 2000. Motion Passed.

00-3-2 Wal-Mart Stores, Inc. Preliminary Plat - 3949 Route 31

Motion was made by Ferdinand Lepinske, seconded by Bruce Johnson, to adjourn this public hearing to June 14, 2000. Motion Passed.

Informal Discussion

Alfred Ianuzi appeared before the board to discuss informally the plan for Hunter Run Development. The proposal is for the development of a parcel of land on Route 31. He asked if a private road were constructed, would it need to be connected? He also inquired about a public road and the need to waive the 200 foot frontage as required by code.

It was decided that if a public road were constructed, the applicant could separate the subdivision by the road and apply under Article 278 of the zoning code.

Motion to Town Board

Motion was made by James Keefe, seconded by Bruce Johnson, that a collective notice would be referred to the Town Board regarding publicly made comments at the most recent Town Board meeting about the lack of trust in the Planning Board. The following statement was read:

- "The Planning Board wishes to express their collective disappointment that some members of the Town Board appear to lack faith in the Planning Boards ability to act in the best interest of the Town. The Planning Board takes its responsibility to implement the policies of the Town Board very seriously. Within the framework of the approvable regulations, the Planning Board always strives to see that the plans it approves accomplish the objectives of the ordinance. To read in the newspaper, that it's efforts are distrusted by some members of the Town Board is very disheartening".

Motion Passed.

Adjournment

Motion was made by Walter Lepkowski, seconded by Bruce Johnson, to adjourn the meeting. The meeting was adjourned at 9:59 PM. Motion Passed.

Respectfully submitted,



Mary Ellen Sims
Planning Board Secretary

Town of Clay
Planning Board Regular Meeting
May 24, 2000
APPROVED

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 24th day of May 2000.

The meeting was called to order by Chairman Kovac at 7:30 p.m. and upon the roll being called, the following were:

PRESENT:	Allen Kovac	Chairman
	Walter Lepkowski	Deputy Chairman
	James Keefe	Member
	Ferdinand Lepinske	Member
	Bruce Johnson	Member
	James Sharpe	Member
	David Tessier	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Mary Ellen Sims	Planning Board Secretary
ABSENT :	Karen Guinup	Member
	Ron Detota	C & S Engineer

Approval of Minutes

Motion was made by James Sharpe, seconded by Walter Lepkowski, to approve the minutes of May 10, 2000 with the following corrections: under old business 00-3-3 page 4 delete that section; page 2, second bullet fir should be for the; under the 4th bullet, change the underscore to a hyphen. Motion Passed.

Public Hearings: None

Old Business:

00-4-1 Amerada Hess Corporation-Zone Change R-4 to C-4 and C-5 Southeast Corner of Bear and Buckley Road

Chairman Kovac stated the Town Board is the lead agency for this case and they have required the applicant to provide a DEIS to the Town Board. He stated that it is advisable for this board to have that document before making any recommendation, either for or against, the granting of this zone change.

James Keefe stated that we are lacking information and therefore, the Planning Board should not act on it until all information is received.

Chairman Kovac stated that this recommendation will be tabled until the receipt of the DEIS.

New Business:

Summer Meeting Schedule

Due to the Town Board schedule, the Planning Board will cancel their last scheduled meetings the month of July and August.

Motion was made by James Keefe, seconded by Ferdinand Lepinske, to cancel the meeting of July 26 and August 23, 2000. Meetings will be held on July 12 and August 9, 2000. Motion Passed.

Discussion

If the workload of planning board cases necessitates an additional meeting in those months, it can be scheduled and proper notification will be made.

Informal Discussion

In the pre meeting, Commissioner Tessier distributed a document entitled the "Route 57 at Bayberry Corridor Study 2000". The study included the following:

1. Purpose of the study
2. Description of the study area
3. Historical Review of Previous Studies
4. Existing zoning and land use
5. Proposed zoning and land use
6. References

It covered the properties from Laurel Lane to the Bayberry area and addressed any properties along that stretch that are/will be subject to zone changes from A-1 to another classification. The OCPB made a recommendation that this area be reviewed during a recent rezoning classification request. That request was for the property at the corner of Laurel Lane and Route 57. The OCPB had recommended that the Planning Board take into consideration the entire stretch, that there would be an inner connection of lots and where possible, a combing of lots.

Based on this study and the recommendation from OCPB, Chairman Kovac made the following general recommendations for rezoning of the currently A-1 zoned parcels.

- That the use of C-1 and R-6 would allow favorable land uses in this area and would be logical.
- That there would be provision to interconnect lots.
- That no single parcels should be rezoned independently or independently developed to reduce the number of driveways onto Route 57.

James Keefe gave the following recommendation for parcels that are currently zoned A-1 in this area

Starting with the parcel closest to John Glenn Boulevard	Should be zoned R-6, or if combined with the adjacent R-6 parcel, they could both be changed to C-1 and utilize a right of way to Laurel Lane across the rear of the C-2 parcel to the North.
Landlocked parcel Behind the C-1 , proposed credit union	Should be zoned R-2, which would be in conformance with the lot closest to it.
The property Between the proposed credit union and the R-6	Should be rezoned C-1 or R-6, and combined with the adjacent parcel.
The five parcels that are together	Should be developed with a minimum of two parcels ,and should be rezoned R-6 or C-1.
Parcel on Route 57 in the Bayberry Parking area	Should be rezoned C-5 and combined with the current C-5, which is the existing Bayberry Plaza

James Keefe stressed that the most critical aspect of this recommendation is the PROHIBITION OF SINGLE LOT REZONING OF PARCELS.

Motion to Recommend to the Town Board

Motion was made by James Keefe, seconded by Chairman Kovac, to make the preceding recommendations to the Town Board regarding parcels that are currently zoned A-1 on the Route 57 corridor from Laurel Lane to Bayberry.

James Keefe stressed that the most critical aspect of this recommendation is the PROHIBITION OF SINGLE LOT REZONING OF PARCELS.

Motion Passed.

Adjournment

Motion was made by James Sharpe, seconded by Bruce Johnson, to adjourn the meeting. The meeting was adjourned at 8:28 PM. Motion Passed.

Respectfully submitted,

Mary Ellen Sims /TG

Mary Ellen Sims
Planning Board Secretary

April 12, 2000

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 12th day of April 2000.

The meeting was called to order by Chairman Kovac at 7:30 p.m. and upon the roll being called, the following were:

PRESENT:	Allen Kovac	Chairman
	Walter Lepkowski	Deputy Chairman
	James Keefe	Member
	Karen Guinup	Member
	Ferdinand Lepinske	Member
	Bruce Johnson	Member
	James Sharpe	Member
	Ron DeTota	C & S Engineering
	David Tessier	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Mary Ellen Sims	Planning Board Secretary

Approval of Minutes

Motion was made by Ferdinand Lepinske, seconded by James Sharpe, to approve the minutes of March 22, 2000 as presented. Motion Passed.

Public Hearings:

00-3-4 J & S Leasing Co (Rotondo Warehouse) Site Plan- Crossroads Park Drive

Roger Whelan, representing Rotondo Warehouse, was present to brief the board on the proposed plans for J & S Leasing Co. The parcel is located in Industrial Park on Crossroads Park Drive.

The applicant has two existing warehouses east of the property and they have just acquired the property to the west. The applicant proposes to construct a 44,940 square foot warehouse on the parcel. At present, the parcel is vacant land and is approximately 2 ¼ acres.

The proposed building will be identical to the existing warehouses, however it will be smaller in size. The building will have a 100 % sprinkler system.

C & S letter of 4/12/2000 was discussed and all items can be mitigated according to the applicant.

Chairman Kovac asked if there were any questions.

Walter Lepkowski asked if the new building would be the same height as the existing building. The applicant responded that it would be the same height and the same design.

Mr. Michelson, Moyers Corners Fire Department representative, commented on the fact that the fire department would like to see a fire access road around three sides of the building.

The proposed building is within the lot coverage and setback requirements and conforms to New York State Uniform Fire Prevention and Building Codes.

Hearing no more questions, Chairman Kovac closed the public hearing.

A comment was made that the roof storm drain that is being proposed for this building is a good positive design and retards runoff.

Motion was made by James Keefe, seconded by Karen Guinup, to adopt a resolution using Standard Form # 10 in regards to case # 00-3-4 J & S Leasing Co.(Rotondo Warehouse) for SEQR purposes to declare this a negative declaration. Motion Passed.

Motion was made by James Keefe, seconded by Karen Guinup, to adopt a resolution using Standard Form # 20, granting final site plan approval for case # 00-3-4 J & S Leasing Co (Rotondo Warehouse) Crossroads Park Drive based on a map by Whelan & Curry Construction, dated 3/21/2000, no revisions, subject to legal and engineering requirements and based on the fact that this building conforms with New York State Uniform Fire Prevention and Building Codes. Motion Passed.

00-2-7 Bergman Associates- (Wal-Mart Expansion) Site Plan 3949 Route 31

Motion was made by Karen Guinup, seconded by James Sharpe, to adjourn this public hearing to May 10, 2000. Motion Passed.

00-3-2 Wal-Mart Stores, Inc. Preliminary Plat – 3949 Route 31

Motion was made by Karen Guinup, seconded by James Sharpe, to adjourn this public hearing to May 10, 2000. Motion Passed.

Old Business:

00-2-3 Amerada Hess Corporation Route 57 Site Plan

Hearing adjourned from 3/18/2000 and 3/22/2000

Due to the fact that this applicant applied for variances and they were denied, the applicant desires to analyze and possibly change their plan. The applicant requested an adjournment.

Motion was made by Ferdinand Lepinske, seconded by James Keefe, to adjourn this public hearing to April 26, 2000. Motion Passed.

99-12-5 Christopher Community, Inc. (Pine Hollow Apartments) Site Plan

Hearing adjourned from 1/26/00, 2/23/00 and 3/22/00

The applicant has requested a six-month adjournment for this public hearing. Commissioner Tessier has advised the applicant that this public hearing will need to be re-advertised and that the applicant will have to pay for the re-advertisement.

Motion was made by Karen Guinup, seconded by James Sharpe, to adjourn this public hearing to October 11, 2000. Motion Passed

New Business:

00-3-3 Wal-Mart Stores, Inc. Final Plat

Motion was made by Karen Guinup, seconded by James Sharpe, to adjourn this public hearing to May 10, 2000. Motion Passed.

Signs:

Buckley Park Apartments, (Morgan Gardens)

Commissioner Tessier advised the board that the applicant is requesting 3 signs. One free standing sign at the entrance to the apartments that will be 4 x 8 feet. The other two signs are wall signs, which are 4 x 8 feet.

The planning board discussed the fact that the applicant may need a variance from the Zoning Board of Appeals, as this parcel is located in a residential district and that the wall signs may be offensive to the area. The zoning code allows for only one sign in a residential district as stated on page 30.106 of the zoning regulations for the Town of Clay.

Motion was made by Bruce Johnson, seconded by James Sharpe, to approve the **one free standing sign for Buckley Road Apartments**. Approval of the 4 x 8 foot flat wall signs could be visibly offensive to the area. If the wall signs are approved by the ZBA for the building, they should be individual letters, which would be more aesthetically pleasing. There was no permit number for this sign application. Motion Passed.

Old Navy(Great Northern Mall)

The applicant is requesting two wall signs, one for the front of the mall and one for the back of the mall for their store. The signs will not be placed over an entrance.

The planning board discussed the fact that due to the size of this store approaching the size of an anchor store, they would approve the signs.

Motion was made by Karen Guinup, seconded by James Sharpe, to approve the signs as submitted in permit # 32639 Old Navy (Great Northern Mall) based on the fact that the size of the store is approaching anchor size and that individual stores not having a separate entrance would not be appropriate for the same type of signs. Motion Passed.

Central NY Karate (Bayberry Plaza)

The applicant is requesting a wall mounted sign that is 3 x 12 feet in size. It is within the zoning regulations.

Motion was made by Bruce Johnson, seconded by Ferdinand Lepinske, to approve the sign as submitted on permit # 32660. Motion Passed.

“What’s Your Sign” Sign Shop (Ver Plank Road)

The applicant is requesting a freestanding sign that will be 2 sided and approximately 50 square feet. The planning board will request the applicant to reduce the size of their sign to 32 square feet.

Motion was made by Ferdinand Lepinske, seconded by James Sharpe, to approve the sign as submitted in permit # 32673 *with the condition that the applicant reduces the size of the sign to 32 square feet.* **Motion Passed.**

Discussion:

The planning board discussed at the beginning of the meeting a sign that was approved on March 22, 2000 for AutoZone on Taft Road. It was the general understanding of the board that the existing Guinard Sign would be removed when the new sign was approved for the parcel. A discussion ensued whether this parcel is actually three separate parcels, with separate owners. The entranceway will be a shared access for two parcels, that are under separate ownership. The sign approval for AutoZone was that the free standing sign as presented in permit # 32592 would be the sole sign for that entranceway and that any existing sign would have to be removed.

Walt Lepkowski would like to make a motion to have the information regarding this parcel researched.

Motion was made by Walter Lepkowski, seconded by Bruce Johnson, to have Commissioner Tessier research this and return to the board with his findings. Motion Passed.

Adjournment

Motion was made by Walter Lepkowski, seconded by Bruce Johnson, to adjourn the meeting. The meeting was adjourned at 9:45 PM. Motion Passed.

Respectfully submitted,

A handwritten signature in blue ink that reads "Mary Ellen Sims" followed by a small mark that appears to be "TS".

Mary Ellen Sims
Planning Board Secretary

March 22, 2000

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 22nd day of March 2000.

The meeting was called to order by Chairman Kovac at 7:30 p.m. and upon the roll being called, the following were:

PRESENT:	Allen Kovac	Chairman
	Walter Lepkowski	Deputy Chairman
	James Keefe	Member
	Karen Guinup	Member
	Ferdinand Lepinske	Member
	Bruce Johnson	Member
	James Sharpe	Member
	Ron DeTota	C & S Engineering
	David Tessier	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Mary Ellen Sims	Planning Board Secretary

Approval of Minutes:

Motion was made by *James Sharpe*, seconded by *Bruce Johnson*, to accept the minutes of March 8, 2000 as presented. Motion Passed.

Public Hearings: None

Old Business:

00-1-6 Upstate Federal Credit Union Route 57 and Laurel Lane Zone Change A-1 to C-2
Chairman Kovac stated that this public hearing was closed at the meeting of March 8, 2000. The applicant is requesting a zone change on a parcel of land on the corner of Route 57 and Laurel Lane. The parcel is approximately 2.3 acres. The proposed plan is to change the zoning on this parcel to permit the construction of a building that is approximately 5,400 square feet to accommodate the Upstate Federal Credit Union.

Chairman Kovac read a letter from Joyce Cerrito that stated the concerns of residents in that area regarding this parcel. The letter stated the following concerns: that there should be a transitional zone, changing the zoning will set a precedent, there is strip zoning in that area, the zone change will alter the surrounding residents property values, that there was no comprehensive plan for that area and that there was not sufficient notice for the rezoning.

James Keefe responded that there was comprehensive plan for that area. Part of that plan called for a connection of parking lots in that area for commercial development.

Chairman Kovac mentioned that there was a question in regards to the frontage on Laurel Lane that would be required for this corner lot. This lot is pre-existing non-conforming and the front setback issue would not apply.

Walter Lepkowski stated that he felt that the C-2 was an appropriate use of the land. He stated that a C-2 zone permits small retail or personal service shops and he felt that the C-2 fits into this area.

Chairman Kovac stated that there was a zoning study done in this area and, at that time, a parallel road was discussed for this area. County Planning stated that when considering the site plan, they would suggest that the subject property and future site plans for parcels to the north should include a provision for a parallel access road along the east side of the parcels. There should also be a pedestrian connection between this site and future development to the north.

James Keefe referred to the zoning regulations under section 30 24.4, in which it states that a bank would be prohibited in a C-1 zone, because a bank is listed as a permitted use in a C-2 zone.

Hearing no more questions, Chairman Kovac asked for a motion for recommendation to the Town Board,

Motion was made by *Walter Lepkowski*, seconded by *James Keefe*, to adopt a resolution using Standard Form # 50 recommending to the Town Board that the zone change request from Upstate Federal Credit Union route 57 and Laurel Lane from A-1 to C-2 be approved in consideration of the following;

- It fits into the area
- The planning board endorses the concept that if the lot should be developed adequate plans be pursued to create a common drive or access as suggested by the Onondaga County Planning Board
- Banks are a specific use and if this use is terminated any changes would have to be subject to site plan approval

Motion Passed. 6-0. Chairman Kovac abstained because he was not present at the public hearing.

00-2-3 Amerada Hess Corporation Route 57 Site Plan

The parcel is located on Route 57 and is an existing Hess station. The proposed plan is to upgrade the facility and add a small convenience store. The applicant needed area variances for the front, side and rear setbacks. The requested variances were denied by the Zoning Board of Appeals on March 13, 2000.

Due to this fact, the applicant has requested that the Planning board hearing be postponed until the applicant has completed their review of the options for the site.

Chairman Kovac suggested that the public hearing remain open.

Motion was made by *Karen Guinup*, seconded by *James Sharpe*, to adjourn this public hearing until April 12, 2000. Motion Passed.

99-12-5 Christopher Community Inc Site Plan

Commissioner Tessier stated that the applicant had requested two variances and that the Zoning Board of Appeals approved the variance for parking but denied the variance for density of units. There was no one present at the meeting tonight representing Christopher Community.

Motion was made by Ferdinand Lepinske, seconded by James Sharpe, to adjourn the public hearing for case # 99-12-5 Christopher Community Inc to April 12, 2000. Motion Passed.

*Note: Attorney Chatfield suggested that the Board authorize Commissioner Tessier to send a letter to Christopher Community asking what their plans are on the proposed site plan.

00-1-2 Onondaga County Community Development & Christopher Community Inc. Preliminary Plat

Chairman Kovac stated that the applicant withdrew their zone change application and therefore, the preliminary plat for subdivision could not be approved due to the fact that the parcel is not properly zoned.

Chairman Kovac closed the public hearing.

Motion was made by Karen Guinup, seconded by James Keefe, to *deny* the application of case # 00-1-2 Onondaga County Community Development & 57 Pine Hollow Corp. Preliminary Plat, Subdivision based on the fact that the parcel is not properly zoned. Motion Passed

New Business:

00-3-1 Willowstream Wood Section 8 Final Plat

Alfred Ianuzi, representing the applicant, stated that the preliminary and final plans are the same.

Motion was made by *James Sharpe*, seconded by *Bruce Johnson*, to adopt a resolution using Standard Form # 40, granting Final Plat approval to Willowstream Wood Section 8 based on a map by Alfred Ianuzi, dated 6/1/99, no revisions, showing file # 488.007 subject to legal and engineering requirements. Motion Passed.

Signs:

Edgecomb Metals - Edgecomb Drive

David Razzante was present to present the proposed sign for Edgecomb Metals. The applicant will be adding a small sign under the existing sign. The small sign will have the logo "Macsteel Service Centers USA. The proposed sign is well within the ordinance.

Motion was made by *Bruce Johnson*, seconded by *Walter Lepkowski*, to approve the sign as presented in permit # 32601. Motion Passed.

Goodyear- Route 31

The applicant proposes to add the sign "Gemini Automotive Care" to their existing building. The proposed sign is within the ordinance.

Motion was made by *Karen Guinup*, seconded by *James Sharpe*, to approve the sign as presented in permit # 32594. Motion Passed.

Goodyear- Route 57

The applicant proposes to add the sign "Gemini Automotive Care" to their existing building. The proposed sign is within the ordinance.

Motion was made by *Ferdinand Lepinske*, seconded by *James Sharpe*, to approve the sign as presented in permit # 32595. Motion Passed.

Autozone- Taft Road

The applicant is proposing a wall mounted sign and a free standing directory sign. The freestanding sign will have room for four tenants. The wall sign is within the zoning requirements. The parcel is located in a C-5 zone.

Motion was made by James Keefe, seconded by Walter Lepkowski, to approve the signs as presented in permit # 32592 with the condition that the free standing sign is the sole sign for that entranceway and that any existing sign would have to be removed.

Adjournment

Motion was made by *Karen Guinup*, seconded by *James Sharpe*, to adjourn the meeting. The meeting was adjourned at 9:05 PM Motion Passed.

Respectfully submitted,

Mary Ellen Sims /TC

Mary Ellen Sims
Planning Board Secretary

March 8, 2000

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 8th day of March 2000.

The meeting was called to order by Deputy Chairman Lepkowski at 7:30 p.m. and upon the roll being called, the following were:

PRESENT:	Walter Lepkowski	Deputy Chairman
	James Keefe	Member
	Karen Guinup	Member
	Ferdinand Lepinske	Member
	Bruce Johnson	Member
	James Sharpe	Member
	Ron DeTota	C & S Engineering
	David Tessier	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Mary Ellen Sims	Planning Board Secretary
ABSENT:	Allen Kovac	Chairman

Approval of Minutes:

Motion was made by *Karen Guinup*, seconded by *Ferdinand Lepinske*, to accept the minutes of February 23, 2000 with the following correction: Under public hearings, 1st paragraph, 3rd line, the address should be 7567 Oswego Road. Motion Passed.

Public Hearings

00-1-6 Upstate Federal Credit Union Route 57 and Laurel Lane Zone Change A-1 to C-2

Andrew Alesia, architect, representatives from the Credit Union and their attorney, John Nasto were present to brief the board on the proposed plan for requesting this zone change from A-1 to C-2 on a parcel of land on the corner of Route 57 and Laurel Lane. The parcel is approximately 2.3 acres. The proposed plan is to change the zoning on this parcel to permit the construction of a building that is approximately 5,400 square feet to accommodate the Upstate Federal Credit Union. There will be 4 drive in lanes. Ingress and egress will be on Laurel Lane with an exit only drive off Oswego Road. There will be more parking than required by code.

Acting Chairman Lepkowski stated that this case was referred to Onondaga County Planning Agency and they had no position, stating that this zone change would have no significant adverse inter-community or county-wide implications. However, they did state that when considering the site plan, they would suggest that the subject property and future site plans for parcels to the north should include a provision for a parallel access road along the east side of the parcels. There should also be a pedestrian connection between this site and future development to the north.

Acting Chairman Lepkowski asked if there were any questions from the board.

Jim Keefe noted that the proposed building did not meet arterial setback requirements. The applicant responded that they would need a variance for the building setback.

Adjacent zoning was discussed. There is a C-2 zone adjacent to the parcel, A-1 to the north and R-1 or R-2 in the back of the parcel.

Traffic was discussed and the applicant stated that on a daily basis, there would be approximately 20-25 cars per hour and on peak days, there would be approximately 30-35 cars per hour.

Acting Chairman Lepkowski asked if there were any questions from the persons in the audience. There were approximately 15 persons from the Bayberry area and from the Laurel Lane area.

Joyce Cirrito, Bayberry resident, stated that her property is to the north of this parcel. Her concern was with the C-2 zoning. She stated that she was pleased with the credit union proposal but was concerned about the future of the site, if the credit union were to sell the parcel. She would like to see a C-1 zone instead of C-2 for this parcel.

John Nasto, attorney for the credit union, stated that the proper zone for the proposed credit union building is C-2.

James Proper, resident, read and submitted a copy of his concerns to the planning board. He was concerned about "spot zone changing." He felt that C-2 was not the proper zone and stated that traffic needs to be moved away from the Laurel Lane area.

June Baycura, Bayberry resident, stated that there are six (6) other homes on that stretch of land with no comprehensive plan. She felt that the credit union should be considered an office and not a bank. C-1 does allow for an office under the current regulations.

Attorney Chatfield stated that this business belongs in a C-2 zone and not a C-1 zone.

Other residents in that area stated the following concerns:

- Concerned with a C-2 zone
- Setting a precedent
- Possible covenants being placed on the applicant
- If C-2 is granted, there will be no stop to commercial development in the area
- Traffic
- Outcome of property values
- Bayberry residents concerned about quality of life

Attorney Chatfield did clarify that this proposed zone change would not be considered spot zoning as it is adjacent to an existing C-2.

Norma Guinta, stated that there have been many changes in this area in the last 45 years and that there were no complaints when Bayberry was built or the surrounding apartments were constructed.

Hearing no more questions, Acting Chairman Lepkowski closed the public hearing. The planning board will make a recommendation at the next meeting.

00-2-3 Amerada Hess Corporation Route 57 Site Plan

Dennis Kennelly, P.E. project engineer, was present to brief the board on the proposed plan for Amerada Hess Corporation. The parcel is located on Route 57 and is an existing Hess station. The proposed plan is to upgrade the facility and add a small convenience store. The applicant proposes to demolish the existing store and construct an 1,800 square foot store. The existing building is 700 square feet. The balance of the site will remain the same with no changes. The applicant will need area variances for the front, side and rear setbacks.

The applicant stated that the buffer would remain the same, with the possibility of additional plantings on the north and south side of the site. There will be no change in the lighting intensity.

The applicant will not be changing any grades and will reuse the existing lateral sewer connection. There will be no increase to flow.

Onondaga County Planning Agency's recommendation was that the site plan be approved with the condition that the access road be re-designed to Route 57.

Acting Chairman Lepkowski suggested leaving the public hearing open until the next meeting to receive information on the access road.

Motion was made by *James Sharpe*, seconded by *James Keefe*, to adjourn the public hearing for case # 00-2-3 until the next meeting, March 22, 2000. Motion Passed.

00-2-4 Joseph A. Corona & Michele Small Jewell Manor Preliminary Plat

Alfred Ianuzi, L.L.S., was present to brief the board on the proposed preliminary plat for Joseph Corona and Michele Small. The property is located on Opal Drive and Diamond Road. The balance of the property behind lot # 168, #185 and #186 will be combined to create a sub division that will be conveyed to a family member to construct a home on. The property is owned by Joseph Corona, property owner of lot # 168.

Attorney Chatfield explained that this is the best way to legalize the property that is behind those three lots.

Hearing no questions, Acting Chairman Lepkowski, closed the public hearing.

Motion was made by *Karen Guinup*, seconded by *Ferdinand Lepinske*, to adopt a resolution using Standard Form # 10 that for SEQR purposes case # 00-2-4 Joseph Corona & Michele Small Jewell Manor Preliminary Plat be declared a negative declaration This action does not involve any other

agencies, including the Federal Government. This decision is based on the fact that there appears to be no adverse effects on drainage, traffic or the environment. Motion Passed

00-2-5 Joseph Corona & Michele Small- Final Plat
Preliminary Plat is the same as Final Plat.

Motion was made by *James Keefe*, seconded by *Karen Guinup*, to adopt a resolution using Standard Form # 40, granting Final Plat approval to Joseph Corona & Michele Small, case # 00-2-5, based on a map by Alfred Ianuzi, dated 2/7/2000, no revisions, showing file # 2709.001 subject to legal and engineering requirements.

00-2-6 Alberici General Contractors Inc. 4300 and 4301 Lazybrook Circle
Zone Change R-6 to R-1

Alfred Ianuzi, representing the applicant, presented the proposed plan for the change of zone from R-6 to R-1 for the property located at 4300 and 4301 Lazybrook Circle. Approximately two years ago, Alberici presented the proposed plans to construct a 6,000 square foot building on one parcel. That plan never came to fruition.

At this time, the applicant would like to construct two more homes on these parcels. Utilities are existing. The lots would be approximately 90 x 135 foot lots, slightly larger than the present lots.

The applicant is requesting a zone change from R-6 to R-1 to permit the development of these two lots for single family homes.

Hearing no questions, Acting Chairman Lepkowski closed the public hearing.

Motion was made by *Karen Guinup*, seconded by *James Keefe*, to recommend to the Town board the approval of the zone change request of Alberici General Contractors, Inc. 4300 & 4301 Lazybrook Circle from R-6 to R-1 based on the fact that it fits into the area and is a less intense use of the parcels. *Motion Passed.* (Voting 5 ayes, Bruce Johnson abstained from voting)

002-1 Penske Truck Leasing Co. L.P. Steelway Blvd North Preliminary Plat
00-2-2 Penske Truck Leasing Co. L.P. Steelway Blvd North Site Plan

Thomas Palumbo, P.E., of The (Sear, Brown Group, presented the plans for Penske Truck Leasing Co. The property is located on Steelway Blvd North. The proposed plan allows for expansion of the existing parking facility. The applicant is proposing to subdivide a 19 -acre parcel to extend parking for the existing facility.

The applicant is proposing to expand their parking to accommodate 92 more vehicles. The applicant will relocate the fencing and add a new gate. The applicant will place curbing on the north side and the south side of the proposed expanded parking area.

Hearing no more questions, Acting Chairman Lepkowski closed the public hearing on the preliminary plat, case # 00-2-1

Ron Detota, engineer, stated that he has not had time to give this site plan his complete review. At a cursory look, he is confident that any issues could be mitigated. Paving 5 acres, he stated, will generate more drainage. This issue could be addressed under legal and engineering requirements.

Acting Chairman Lepkowski closed the public hearing on case # 00-2-2.

Motion was made by *Bruce Johnson*, seconded by *James Sharpe*, to adopt a resolution using Standard Form # 10 that for SEQR purposes preliminary plat and site plan for Penske Truck Leasing Co. L.P. be declared a negative declaration This action does not involve any other agencies, including the Federal Government. This decision is based on the fact that there appears to be no adverse effects on drainage, traffic or the environment. Motion Passed

Motion was made by *James Keefe*, seconded by *Ferdinand Lepinske*, to adopt a resolution using Standard Form # 40, granting Final Plat approval to Penske Truck Leasing Co. L.P. Case # 00-2-1 based on a map by Sear Brown Group, dated 2/3/2000, revised 2/3/2000, subject to legal and engineering requirements and based on final approval of drainage. Motion Passed.

Motion was made by *James Sharpe*, seconded by *Karen Guinup*, to adopt a resolution using Standard Form # 20, granting Site Plan approval to Penske Truck Leasing Co. L.P. Case # 00-2-2 based on a map by Sear Brown Group, dated 2/3/2000, no revisions, drawings # SU-1, CS-1,SE-1 and SE 3-5 subject to legal and engineering requirements. Motion Passed.

Old Business:

99-12-4 Children's Discovery Centers of America, Inc. Site Plan

Dennis Kennelly, project engineer, briefed the board on the recent developments of this site plan proposal. The property is located on the corner of Canvasback Drive and Route 57. The day care center will house a maximum of 158 pre-school children.

The applicant stated that the plan seems to be favorably received by the public. The applicant has incorporated all comments from all the boards into their plan.

At this time, there are two issues remaining. The encroachment of the residential home and the possibility of adding screening on the residential side of this parcel. The applicant suggested that there would be the possibility of adding a natural hedge on the other side of the chain link fencing that is being proposed for the rear of the parcel. The applicant would be planting on the residential side of the fence if so required by the board.

Lighting plan has been toned down from the original plan, however, the planning board suggested that the applicant change the 400 Watt lights to 250 Watt lights in the parking area. The Planning board asked the applicant the hours of operation for the day care. It was suggested that the lights in the parking area could be turned off at a certain time of the night as a condition of the approval.

Hearing no more questions, Acting Chairman Lepkowski, asked for a motion.

Motion was made by *Karen Guinup*, seconded by *Bruce Johnson*, to adopt a resolution using Standard Form # 20, that site plan approval be granted to Children's Discovery Centers of America, Inc. case # 99-12-4 based on a map by Flint, Allen, White & Radley, dated 3/2/2000, revised 3/3/2000 showing project # 1682 based on the condition that the maximum wattage for lighting in the parking area be 250 Watts and that lighting in the parking area remain on from the hours of 5:30 AM to 6:30 PM only, and subject to legal and engineering requirements. Motion Passed.

Motion was made by *James Sharpe*, seconded by *Bruce Johnson*, to add the WalMart Expansion to the agenda. Motion Passed.

WalMart Expansion

Peter Giovenco, P.E., of Bergmann Associates, representing WalMart Stores, briefed the board on the proposed WalMart expansion for the existing store on Route 31. The applicant is proposing to expand the store into a Super Center. The proposal will add approximately 80,000 square feet to the existing store, bringing the total size of the Super Center to 201,000 square feet. They will be adding two vestibules to the front of the store. WalMart will expand their garden center and their tire, and lube express center.

The applicant will need two variances for this proposal. Variances will be needed for a reduction in the parking requirement and for an increase in the lot coverage from 20% to approximately 26%.

Traffic flow was discussed at length.

Lead agency status was discussed. Due to the fact that the planning board feels that they are the most involved agency, they desire to become the lead agency for this project. It was also determined that the project is a Type I, and that it will therefore require a coordinated review.

Motion was made by *James Sharpe*, seconded by *Bruce Johnson*, to direct the Commissioner of Planning & Development, David Tessier, to send a letter to all other involved agencies informing them that the Clay Planning Board desires to become the lead agency for the WalMart Expansion Project. Motion Passed.

Adjournment

Motion was made by *Bruce Johnson*, seconded by *Karen Guinup*, to adjourn the meeting. The meeting was adjourned at 10:45 PM Motion Passed.

Respectfully submitted,

Mary Ellen Sims /TC

Mary Ellen Sims
Planning Board Secretary

February 23, 2000

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 23rd day of February 2000.

The meeting was called to order by Deputy Chairman Lepkowski at 7:30 p.m. and upon the roll being called, the following were:

PRESENT:	Walter Lepkowski	Deputy Chairman
	Karen Guinup	Member
	Ferdinand Lepinske	Member
	Bruce Johnson	Member
	James Sharpe	Member
	Ron DeTota	C & S Engineering
	David Tessier	Commissioner of Planning & Development
	James Stokes	Acting Attorney
	Mary Ellen Sims	Planning Board Secretary
ABSENT:	Allen Kovac	Chairman
	James Keefe	Member
	Scott Chatfield	Planning Board Attorney

Approval of Minutes:

Motion was made by *Karen Guinup*, seconded by *Ferdinand Lepinske*, to accept the minutes of February 9th, 2000 as presented. Motion Passed.

Public Hearings

00-1-3 JGB Enterprises, Inc. Site Plan for DFB Plaza

George Papageorge, representing the applicant, appeared before the board to discuss the proposed plans for DFB Plaza. Also present was Jake McKenna, representing the firm Parsons & McKenna, and Jerry Ferro, architect. The property is located at 7581 Oswego Road, on the West Side, adjacent to Burger King. The property is located in a C-5 zoning and all utilities are accessible.

The applicant proposes to build a 14,352 square foot strip mall, with the possibility of three tenants. At this time, one tenant will be a bank. The ingress and egress was discussed at length. The parcel can be accessed by either Route 57 or Elmcrest Road, utilizing the access road in the rear of the property. Persons visiting the site could access the road to the rear of the property, bringing them to Elmcrest Road and ultimately to Route 57. There is a light at the intersection of Route 57 and Elmcrest Road.

The Zoning Board of Appeals granted the applicant a variance for the canopy for the rear of the building. The canopy will serve as a demarcation for the bank. Curbing will be placed to direct patrons of the bank to the drive through lanes. There will be two lanes with a stack of two cars in each.

Mr. Papageorge stated that the applicant has gone to great lengths to present an aesthetically pleasing building. The exterior will be hardy plank cement siding in a soft brown earth tone. The first 2 feet 8 inches will be decorative block. The roof will be a gabled roof. All three tenants will have a canopy with their identification placed on that. The exterior siding will extend to all sides of the building.

Landscaping will be a three-phase plan. Phase one landscaping is indicated on the plan. The parcel is green bound on three sides presently, with green space behind the service road in the back of the parcel. The front of the parcel will have grass, with no bushes or trees, as the applicant feels that this area is not conducive to plantings.

Engineering requirements have been satisfied.

Onondaga County Planning Agency resolution was that the application be approved with conditions regarding internal traffic signage and landscaping. It appears that the applicant has satisfied all conditions.

Acting Chairman Lepkowski asked if there were any questions from the Board.

Karen Guinup asked if the building would be sided all the way around with the same material. The applicant responded that it would be.

The applicant stated that the dumpster would be enclosed with the same material as the building, with gates for access. He also explained that the landscaping was being done in three phases, with more trees and additional foliage being planted during each phase.

Curbing and a stop sign will be added in the location of the drive in area of the bank. Lighting was discussed and there will be pole lighting with shoebox heads. Each head will have a 250Watt soft light. Fire Hydrant was located on the map. The applicant stated that the seeding of the back section would be done after the repair of the slope and when the weather breaks.

Deputy Chairman Lepkowski asked if there were any questions from the public:

Jim Palumbo, representing the Bayberry Community, stated that they appreciate the sensitivity that the applicant has shown towards the area. They are very pleased with the building design. He asked if there could be more green and landscaping in the parking area. He also asked the applicant if granite curbing could be used. He asked if the applicant felt that one dumpster would be sufficient and inquired as to how the trucks will access the dumpster.

The applicant responded that the parking area was designed to hold up to the winters in this area. Granite curbing is too costly and the applicant desires to budget more money for the design of a building that will be a credit to the area in place of more expensive curbing. He feels that one

dumpster will be sufficient. If needed, the pad for the dumpster could be extended to accommodate another dumpster.

June Baycurra, BCA, also was very pleased with the design of the building. She asked the applicant when they would be planting trees.

Clarence Rycraft, Bayberry resident, also asked if one dumpster would be sufficient and asked if the dumpster enclosure would be the same as the finish on the building. The applicant responded that the dumpster enclosure would be the same as the building. Mr. Rycraft commented that some of the newer businesses along Route 57 are using monument signs and asked the applicant to keep that in mind for the future.

Ed Roesch asked about the square footage of each space. The building will be 14,352 square feet, with the bank occupying 3,500 square feet. The applicant stated that they would prefer two additional tenants for the remaining space.

Joyce Cirritto, Bayberry resident, stated that she hoped that this proposed building would set a standard for the Route 57 area.

Hearing no more questions, Deputy Chairman Lepkowski closed the public hearing.

The applicant was asked to draw the curbing, stop sign, light pole locations and any explanations of each on the plan and initial same.

Motion was made by *Karen Guinup*, seconded by *James Sharpe*, to adopt a resolution using Standard Form # 10 that for SEQR purposes case # 00-1-3 JGB Enterprises, Inc. Site Plan for DFB Plaza be declared a negative declaration This action does not involve any other agencies, including the Federal Government. This decision is based on the fact that there appears to be no adverse effects on drainage, traffic or the environment. Motion Passed

Motion was made by *James Sharpe*, seconded by *Bruce Johnson*, to adopt a resolution using Standard Form # 20 granting Site Plan approval to Case # 00-1-3 JGB Enterprises, Inc. Site Plan for DFB Plaza, based on a map by Alfred Ianuzi, dated 1/3/2000, revised 2/16/2000, subject to legal and engineering requirements and subject to the notation on the map regarding proposed curbing on the west side of the canopy separating the access road from the drive-through lane, with the curbing being 4' in length on the south side and 14' on the north side and placing a stop sign at the edge of the 4' curbing to stop for oncoming traffic when existing site. Also subject to a submittal of a photo metric drawing from their engineer showing foot-candles. Lighting will be two (2) security lights in the area of the drive-through bay, one (1) on the south side of the structure, five (5) 20' poles with 250 Watt her head shoebox style lights as noted on the site plan revised 2/16/2000. Motion Passed.

Old Business:

**99-12-5 Christopher Community, Inc. & 57 Pine Hollow Corporation-Site Plan- Hearing
*continued from January 26, 2000.***

Peter White, representing Christopher Community, presented the board with comments on questions that have come up at meetings and may provide useful information to the board. The following is a recap of that information:

- The applicant will incorporate a fire road around the buildings. It may mean moving the buildings slightly towards the center of the parcel.
- The applicant attached a profile of parking at other localities. They stated that they could accommodate added spaces, if needed.
- An age profile was given for other projects in the area.
- The applicant explained the reason that they chose this site. They noted that Town of Clay has no senior housing at this time. They selected this site for the following reasons:
 - Multi family zoning exists.
 - The location (near a main route, near commercial services, and near other multi-family units) is a plus for senior occupants or for persons who might serve them with program assistance.
 - The land sale price is reasonable

They also stated that they are willing to move the smaller building somewhat to the center and reconfigure parking to satisfy the resident whose property is very close to this proposed building.

Deputy Chairman Lepkowski asked if there were any questions and the residents were concerned about the following:

- The empty corner to the rear of the parcel that was not being developed at this time. They asked what the plans were for that area. The applicant responded there were no plans at this time.
- They asked if that corner was swampland and if an environmental study had been done. No environmental study has been done.
- They asked if a traffic study had been done. There has been no traffic study done at this time.
- A resident asked if this was an asset or liability to the area. The resident feels it is a liability.
- They asked what the building would look like. It will be a two-story building with vinyl siding, L-shaped with a canopy in the front for loading or unloading of residents or guests.
- They were concerned about handicap parking and allowing for handicap and persons with disabilities.
- They asked why the applicant chose this site.

Hearing no more questions, a motion was made to adjourn the public hearing.

Motion was made by *Bruce Johnson*, seconded by *Ferdinand Lepinske*, to adjourn the public hearing for case # 99-12-5 to March 22, 2000. Motion Passed.

00-01-02 Onondaga Community Development & 57 Pine Hollow Corporation- Preliminary Plat- Hearing Continued from January 26, 2000.

Linda DeFichy, representing Community Development, presented the board with responses to issues raised at the last meeting. The responses are as follows:

Property values

Sales in the area were researched over a three-year period. There were 99 sales reported. Of these, 63% of the homes sold for less than \$80,000; 77% of the homes sold for less than \$85,000.

Setbacks

The applicant met with the owners of the existing apartments on parcel A. They are very interested in buying any or all of the unused land to settle the setback issue to the Town's satisfaction.

Affect of zone change on the neighborhood

There is an existing court order issued in 1976 permitting 120 apartments on parcels A, B, & C. Under the current zoning, 23 one-bedroom apartments, 20 two-bedroom apartments, or 18 three-bedroom units could be built on parcel B.

Curb Cuts

T shaped driveways, which include an area for turning around, will be placed on each site to alleviate the neighbor's concerns regarding cars backing out into traffic.

Linda DeFichy gave the following summary:

- Under existing court order 80 apartments with 140 bedrooms can be built on Parcel B and Parcel C.
- Under the current zoning apartments could be built on both sides of the road.
- The proposed lots are larger than required under R-1 and are significantly larger than most of the lots in the surrounding subdivisions.
- The current proposal for six single family homes selling in the low to mid 80's will protect the values on the rest of the neighborhood and will provide for a suitable entrance to the neighborhood.
- The sale price of the Community Development houses will be used for future appraisals in the area further protecting the values of surrounding houses.

Deputy Chairman Lepkowski asked if there were any questions from the Board.

Bruce Johnson asked what the average monthly payment would be for the proposed homes. With \$500 down payment, the average monthly payment would be \$800.00

Residents were concerned about the following issues:

- What the taxes are based on for these homes
- Traffic in the area
- The proposed single family homes will not enhance the area.
- Possible foreclosure of the homes

Linda DeFichy responded that the taxes would be assessed on the value of the home. Those six single-family homes would not generate too much traffic. The homes will enhance that area and that very few of their homes are foreclosed.

Community Development is looking for direction in regards to the triangular strip of land to the rear of their parcel and what the Town would like to see in regards to that piece.

The planning board suggested that it be given back to the owners of the apartment complex.

Motion was made by *James Sharpe*, seconded by *Bruce Johnson*, to adjourn the public hearing to March 22, 2000. Motion Passed.

00-01-01 Onondaga Community Development & 57 Pine Hollow Corp- Zone Change R-4 to R-1- Hearing Closed January 26, 2000.

Motion was made by Bruce Johnson, seconded by James Sharpe, to adopt a resolution using Standard Form # 50 to recommend to the Town Board approval of the zone change request from R-4 to R-1 for case # **00-01-01 Onondaga Community Development & 57 Pine Hollow Corp** for the following reasons:

- R-1 is a less dense use of the property
- R-1 is more in keeping with the neighborhood
- R-1 will create less traffic than R-4 zoning classification.

Motion Passed.

Adjournment

Motion was made by *James Sharpe*, seconded by *Ferdinand Lepinske*, to adjourn the meeting. The meeting was adjourned at 10:30 PM Motion Passed.

Respectfully submitted,

Mary Ellen Sims /TC

Mary Ellen Sims
Planning Board Secretary

February 9, 2000

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 9th day of February 2000.

The meeting was called to order by Chairman Kovac at 7:30 p.m. and upon the roll being called, the following were:

PRESENT:	Allen Kovac	Chairman
	Walter Lepkowski	Member
	James Keefe	Member
	Karen Guinup	Member
	Ferdinand Lepinske	Member
	Bruce Johnson	Member
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C & S Engineering
	David Tessier	Commissioner of Planning & Development
	Mary Ellen Sims	Planning Board Secretary
Absent:	James Sharpe	Member

Approval of Minutes:

Motion was made by *James Keefe*, seconded by *Ferdinand Lepinske*, to accept the minutes of January 26, 2000 with the following correction: page 3 third line from the bottom, change the word *applicant* to prospective home buyer. Motion Passed.

Public Hearings

00-1-4 Liverpool Recycling – Site Plan

Tom Medaj, president of Liverpool Recycling Center, briefed the board on his proposed plans for his parcel that is located in Industrial Park, at 4550 Steelway Boulevard, North.

He plans on expanding his recycling business and proposes to construct a fenced in area behind the existing building. A concrete pad and fencing needs to be erected. The existing drive will be extended for access to this addition. The fenced in area will be used to recycle construction materials and will contain a slow speed grinder that will be used in the process. All work will be done in the fenced in area. The grinder creates very little noise and very little dust. Hours of operation will be from 6 AM to 5 PM weekdays.

Mr. Medaj explained that after they obtain planning board approval, the DEC must approve the application.

C & S engineers letter of 2/8/2000 suggested that the proposed contours and grading be shown on the plan. Mr. Medaj explained the concrete pad would be approximately 6” above grade.

Motion was made by *Karen Guinup*, seconded by *James Keefe*, to adopt a resolution using Standard Form # 10 that for SEQR purposes case # 00-1-4 Liverpool Recycling Site Plan be declared a negative declaration with the following condition: that the 360 permit be obtained from DEC and

that the approved map by DEC be included in this file. This decision is based on the fact that there appears to be no adverse effects on drainage, traffic or the environment. Motion Passed

Chairman Kovac closed the public hearing.

Motion was made by *Bruce Johnson*, seconded by *Ferdinand Lepinske*, to adopt a resolution using Standard Form # 20 granting Site Plan approval to Case # 00-1-4 Liverpool Recycling, based on a map by Alfred Ianuzi, dated 1/17/2000, no revisions, subject to legal and engineering requirements and subject to the 360 permit being obtained from DEC and that the approved map by DEC be included in the file for case # 00-1-4. Motion Passed.

00-1-5 Flint, Allen, White & Radley – Special Permit for a Day Care Center for Children’s Discovery Centers of America, Inc.

Randy Wilson appeared before the board to represent the applicant, for a special permit to operate a day care center for Children’s Discovery Centers of America, Inc. The applicant wishes to construct a day care center on the corner of Canvasback Drive and Route 57. The day care center will house a maximum of 158 pre-school children. The center will be open Mondays to Fridays during normal working hours. There will be no evening or weekend activities. There could be an occasional open house type evening for parents. There will be a staff of 24 persons.

Children’s Discovery Centers of America are based in California. This will be the third or fourth project in this area.

Chairman Kovac asked if there were any questions.

Bruce Johnson, member, asked how many vehicles would be entering the site daily. The applicant responded that there would be approximately 60 at peak hour.

James Keefe commented that this site also has an alternative exit at Redwing Drive that is easily accessible with a traffic light.

Hearing no more questions, Chairman Kovac closed the public hearing.

Motion was made by *James Keefe*, seconded by *Bruce Johnson*, to recommend to the Town Board approval of the Special Permit for a Day Care Center for Children’s Discovery Centers of America, Inc. for the following reasons:

- The use is appropriate for the parcel
- R-8 encourages accessory non-residential uses that serves the residential area
- This is one of the better uses that could be placed there

Motion Passed.

Old Business:

99-10-1 Gary Hafner – Zone Change- R-1 to C-2 – Withdrawn

Chairman Kovac explained that this public hearing was closed on November 10, 1999. At that time, the applicant was asked to provide additional information to the board on the proposed use of the parcel that he wished to obtain a zone change on. The applicant will not be providing that information.

Commissioner Tessier stated that the applicant's attorney, Joseph Gerardi, called his office and verbally indicated the applicant will be withdrawing his application for zone change on this parcel.

Motion was made by *James Keefe*, seconded by *Karen Guinup*, to recommend to the Town Board that no action be taken on the zone change request of Gary Hafner from R-1 to C-2 for the following reason:

- The information requested by the planning board was never forthcoming.

Motion Passed.

99-12-4 Children's Discovery Centers of America, Inc. Site Plan

Randy Wilson, representing the applicant, appeared before the board with proposed plans for Children's Discovery Centers of America, Inc. The site is located on Old Route 57 and is bordered by Canvasback Drive and Shoveler Lane. The parcel is zoned R-8.

The building will be approximately 10,500 Square feet with the front facing diagonally Old Route 57. The applicant is proposing 47 parking spaces. There will be 24 employees. The rear of the parcel will be fenced with 6-foot black vinyl coated chain link fencing. The dumpster will be enclosed. The applicant stated that, after the last meeting, the material of the enclosure of the dumpster has not yet been resolved but will probably be a brick enclosure to match the building. The building will be a masonry structure with traditional brick accents. It will have cement clapboard siding. Onondaga County Planning Board resolution was no position. Decision could be left to the Town Planning Board.

At the last meeting, there was a discussion as to whether the project fits into a C-1 classification or C-5 zoning classification. The Planning Board decided that the proposed project fits into C-1 zoning classification. Based on that fact, the applicant can meet all setback requirements by moving the building slightly to allow for side perimeter strip requirements. The dumpster could be moved closer to the building to meet the requirements.

The building will occupy 11.5 % of the parcel, which is within the code requirements.

The applicant's proposal for site plan satisfies the screening requirement of the code.

Chairman Kovac asked if there were any questions.

Walter Lepkowski, member, asked about the lighting being used on site. He asked the applicant to be sensitive to the residential neighbors surrounding the parcel. It appeared that the applicant would be using two (2) 400 Watt fixtures and five (5) 250-Watt fixture. Mr. Wilson responded that the lighting plan had changed slightly from the original. The lighting will be 2 ½ foot-candles and will

not shine on adjacent property owners. The planning board asked if the parking lot lights would be on all night. Mr. Wilson will bring that information to the board.

Hearing no more questions, Chairman Kovac closed the public hearing and asked that a motion be made to adjourn the public hearing to the meeting of March 8, 2000.

Motion was made by Ferdinand Lepinske, seconded by Walter Lepkowski, to adjourn the meeting to March 8, 2000. Motion Passed.

99-12-3 Paul A. Spero, Timothy Ranallo & Ronald A. Ranallo- Zone Change A-1 to C-1

Chairman Kovac explained that the zone change request of Paul Spero, Timothy Ranallo and Ronald Ranallo from A-1 to C-1 is on a parcel of land that is located on the corner of Buckley Road and Henry Clay Boulevard. The requested zone change is part of a larger parcel. The applicant is requesting a section of the parcel, approximately 300 feet wide and 900 feet deep be rezoned. The applicant will have to subdivide the property if the zone change is granted. His intent is to construct a new office building for his business. Currently, his business is located next door.

Motion was made by *Walter Lepkowski*, seconded by *James Keefe*, using Standard Form # 50 to recommend approval of the zone change request for case # **99-12-3 Paul A. Spero, Timothy Ranallo & Ronald A. Ranallo for zone change from A-1 to C-1** for the following reasons:

- The requested zone change request fits into the existing area
- The adjacent parcel is zoned C-1
- This is a good use for the parcel
- There will be minimal impact on traffic due to this zone change

Motion Passed.

Adjournment

Motion was made by *Bruce Johnson*, seconded by *Ferdinand Lepinske*, to adjourn the meeting. The meeting was adjourned at 9:00 PM Motion Passed.

Respectfully submitted,



Mary Ellen Sims
Planning Board Secretary

January 26, 2000

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 26th day of January 2000.

The meeting was called to order by Chairman Kovac at 7:30 p.m. and upon the roll being called, the following were:

PRESENT:	Allen Kovac	Chairman
	Walter Lepkowski	Member
	James Keefe	Member
	Karen Guinup	Member
	Ferdinand Lepinske	Member
	James Sharpe	Member
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C & S Engineering
	David Tessier	Commissioner of Planning & Development
	Mary Ellen Sims	Planning Board Secretary

Absent:	Bruce Johnson	Member
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Approval of Minutes:

Motion was made by *James Keefe*, seconded by *Ferdinand Lepinske*, to accept the minutes of January 12, 2000 as presented. Motion Passed.

Public Hearings

99-12-4 Children's Discovery Centers of America, Inc. Site Plan

Randy Wilson and Jim Taylor, representing the applicant, appeared before the board with proposed plans for Children's Discovery Centers of America, Inc. The site is located on Old Route 57 and is bordered by Canvasback Drive and Shovelier Lane. The parcel is zoned R-8.

The building will be approximately 10,500 Square feet with the front facing diagonally Old Route 57. The applicant is proposing 47 parking spaces. There will be 24 employees. The rear of the parcel will be fenced with 6-foot black vinyl coated chain link fencing. The dumpster will be enclosed. The applicant is proposing to conduct a day care center with approximately 158 children ranging in age from infants to pre-school. There will be warm and serve cooking on site.

The building will be a masonry structure with traditional brick accents. It will have cement clapboard siding. There will be an enclosed play area in the rear of the parcel for the children to play.

Onondaga County Planning Board resolution was no position. Decision could be left to the lead agency.

C & S engineers letter was addressed. The applicant has no problem mitigating any of the concerns.

James Keefe, questioned whether the day care fits into the C-5 zoning regulations or the C-1 zoning regulations. He quoted C-5 zoning regulations from §3048-C. He stated that C-5 has very stringent setback requirements that the applicant may not be able to meet. The question arose as to whether the day care was more comparable to C-1 zoning. Another alternative would be applying for a zone change from Willowstream PUD to Children's Discovery Zone PUD. It was also suggested that perhaps the applicant could apply to the zoning board of appeals for an interpretation.

The Planning Board reviewed the landscaping plans with the applicant. The fire department was pleased with the construction of the building and that there will be an alarm system and sprinkler system for the building.

The applicant needs to review their request and decide if the proposed use is a day care center or a nursery school. Zoning needs to be considered, along with setback requirements. A special permit will need to be obtained from the Town Board.

James Keefe stated that according to §3035 of the zoning book, the structure cannot cover more than 20% of the site. The applicant needs to review this section of the code.

Motion was made by *Walter Lepkowski*, seconded by *James Sharpe*, to adopt a resolution using Standard Form # 10 that for SEQR purposes case # **99-12-4 Children's Discovery Centers of America, Inc. Site Plan** be declared an unlisted action. This action does not involve any other agencies including the Federal Government. This decision is based on the fact that there appears to be no adverse effects on drainage, traffic or the environment. Motion Passed

Motion was made by *Ferdinand Lepinske*, seconded by *James Keefe*, to adjourn case # 99-12-4 Children's Discovery Centers of America to the meeting of February 9, 2000. Motion Passed.

99-12-3 Paul A. Spero, Timothy Ranallo & Ronald A. Ranallo- Zone Change A-1 to C-1

Paul Spero appeared before the board to request a zone change from A-1 to C-1 on a parcel of land that is located on the corner of Buckley road and Henry Clay Boulevard. The requested zone change is part of a larger parcel. The applicant is requesting a section of the parcel, approximately 300 feet wide and 900 feet deep be rezoned. The applicant will have to subdivide the property if the zone change is granted. His intent is to construct a new office building for his business. Currently, his business is located next door.

Onondaga County Planning Board resolution was a no position.

Chairman Kovac closed the public hearing. A recommendation will be made at the next meeting.

99-12-5 Christopher Community, Inc. & 57 Pine Hollow Corporation Site Plan

**00-01-01 Onondaga County Community Development & 57 Pine Hollow Corporation -Zone
Change R-4 to R-1**

**00-01-02 Onondaga County Community Development & 57 Pine Hollow Corporation -
Preliminary Plat**

The three public hearings were held at the same time. The parcels are in the Pine Hollow project, located on Route 57 and Pine Hollow Drive. The project involves two parcels, parcel B and parcel C that are zoned R-4. At this zoning classification, 58 apartments could be constructed on these two parcels. The proposed plan is to build apartments on parcel C and subdivide parcel B for six single-family homes. Parcel B will require a change of zone from R-4 to R-1.

Fred Zolna, Development Consultant for Christopher Community, appeared before the board to describe the proposed plans. Onondaga County Community Development will purchase both parcels B and C, and will sell parcel C to Christopher Community.

Peter White, Senior Housing, representing Christopher Community, briefed the board on the proposed plan for Parcel C. Christopher Community is a non-profit organization that intends to build 54 apartments on parcel C. Parcel C is approximately 4.81 acres. The first phase of the plan is to build one apartment building with 30 units for low to moderate income seniors. Income limitations would be between \$10,000 and \$16,000 and the applicants would need to be 55 years of age or older. The apartments would be one-bedroom apartments. Christopher Community would like to see the second building that will be constructed on the site for low-income seniors. That building would have 24 one-bedroom apartments. The construction of the second building will need a variance. The second building is not in the immediate plans for construction.

Parking spaces for the 30 units would be one per apartment. The applicant feels that this is sufficient for the type of tenants this building will accommodate. This will require a variance to the Town requirement of two parking spaces per apartment.

Matthew Broderick, Architect, described the apartment building as a 30 unit, two story building. The first floor will have common spaces, the second floor will house the apartments. The building will have a wood frame with wood trusses. A pitched roof will be used on the building. There will be a full alarm system and a full sprinkler system. There will be extensive green space around the building.

Linda DeFichy, representing Onondaga County Community Development, proposed the plans for parcel B. She explained that Christopher Community did not desire to build on both parcels due to the cost involved. The owner of the parcels desires to sell both lots to the same buyer. Onondaga County Community Development wishes to build six single-family homes on parcel B. The homes would be for low to moderate-income persons. Homes will sell in the mid \$80,000 price range. The style of the homes will be consistent with the neighborhood, with approximately 1,400 square feet of living space. The applicant needs to obtain a mortgage for all but \$20,000. Onondaga County Community Development funds the applicant the additional monies with the stipulation that they remain in the home for 20 years.

James Keefe mentioned that at one time the Town Board changed the density requirements on the two parcels involved. He also stated that the property was never legally subdivided.

Onondaga County Planning Board resolution was no position.

C & S Engineer, Ron Detota, stated that there is no sanitary sewer service for parcel B and C. They would recommend that the petition process be followed. There were no other concerns that could not be mitigated for parcel B and parcel C.

Chairman Kovac stated that in regards to the 30 parking spaces, he would like to see one and ½ spaces per unit.

Chairman Kovac asked if there were any questions in regards to the project.

John Testone, resident of Pine Hollow, stated his real concern was with the single-family homes detracting from the value of his own property.

Arthur Fennhahn, asked Christopher Community what they did if all the apartments were not rented out? Mr. White responded that they usually have a waiting list and did not see that as a problem.

Mr. Michaelson, Moyers Corners Fire Department, stated that he had some very serious concerns about the apartment complex proposed for parcel C. He stated that access is not nominal. He stated that access to the rear of the structure is non-existent. The fire department would prefer access to the back of the building. They would, also, prefer two entrances to the site and a roadway around the building.

Close Public hearing Case # 001-01-01

Hearing no more questions, Chairman Kovac closed the public hearing on case # 001-01-01, Onondaga County Community Development & 57 Pine Hollow Corporation Zone Change from R-4 to R-1. A recommendation will be made at the next meeting for the proposed zone change.

SEQR Case # 99-12-5

Motion was made by *James Sharpe*, seconded by *Ferdinand Lepinske*, to adopt a resolution using Standard Form # 10 that for SEQR purposes case # **99-12-5 Christopher Community Inc. & 57 Pine Hollow Corporation Site Plan** be declared an unlisted action. This action does not involve any other agencies including the Federal Government. This decision is based on the fact that there appears to be no adverse effects on drainage, traffic or the environment, in accordance with the engineer's report. Motion Passed

SEQR Case # 00-01-02

Motion was made by *Karen Guinup*, seconded by *James Keefe*, to adopt a resolution using Standard Form # 10 that for SEQR purposes case # **00-01-02 Onondaga County Community Development & 57 Pine Hollow Corporation, Section # 5 Preliminary Plat** be declared an unlisted action. This action does not involve any other agencies including the Federal Government.

This decision is based on the fact that there appears to be no adverse effects on drainage, traffic or the environment, in accordance with the engineer's report. Motion Passed

Adjourn the public hearings Case # 99-12-5 and Case # 00-01-02

Motion was made by *Walter Lepkowski*, seconded by *James Sharpe*, to adjourn the public hearing on Case # 99-12-5 to February 23, 2000. Motion Passed.

Motion was made by *Ferdinand Lepinske*, seconded by *Karen Guinup*, to adjourn the public hearing on case # 00-01-02 to February 23, 2000. Motion Passed.

Old Business:

99-11-2 Noal White, Preliminary Plat

Noal White was present to update the board on revisions he made on his proposed plan since the last meeting. The property is located on Horseshoe Island Road.

Mr. White stated that he eliminated lot # 5. He turned lot # 3 and # 4 so that the main entrance to the property is on Horseshoe Island road.

Lots #1,2,3, and 4 are legal lots on this plan. Lots # 5,6,7 & 8 need to be eliminated and the road could be eliminated that is shown on the plan.

Ron Detota, stated that there are some engineering issues that need to be addressed. Wetland boundaries need to be delineated and should be shown on the plat. Road right of ways need to be shown.

Chairman Kovac closed the public hearing.

Motion was made by *Walter Lepkowski*, seconded by *James Sharpe*, to adopt a resolution using Standard Form # 10 that for SEQR purposes **Case # 99-11-2 Noal White, Preliminary Plat** be declared an unlisted action. This action does not involve any other agencies including the Federal Government. This decision is based on the fact that there appears to be no adverse effects on drainage, traffic or the environment, in accordance with the engineer's report. Motion Passed

Motion was made by *Walter Lepkowski*, seconded by *Ferdinand Lepinske*, to adopt a resolution using Standard Form # 30 granting Preliminary plat approval to Noal White case # 99-11-2, based on a map by Stockwin Surveying, dated 1/26/2000 showing file # 99154-SUB subject to legal and engineering requirements and pursuant to the letter dated 1/26/2000 from C & S Engineers. Motion Passed.

99-12-1 John Davis Zone Change A-1 to S-1 Recommendation to Town Board

Peter Crissey, Architect, representing John Davis, stated that the existing home on the lot was excluded from the zone change request. The zone change request from A-1 to S-1 is for lot # 1A.

Motion was made by *Ferdinand Lepinske*, seconded by *Karen Guinup*, to recommend to the Town Board approval for zone change from A-1 to S-1 for John Davis, for the following reason: The

zone change is in compliance with the industrial zone across the street from this parcel. The planning board is also recommending approval of the special permit for John Davis to perform all the necessary duties associated with the proposed animal hospital for the boarding, care, kenneling and pasturing of large and small animals with facilities for around the clock care of the animals.

Motion Passed.

Adjournment

Motion was made by *Karen Guinup* seconded by *James Keefe*, to adjourn the meeting. The meeting was adjourned at 11:15 PM Motion Passed.

Respectfully submitted,

A handwritten signature in blue ink that reads "Mary Ellen Sims" followed by a stylized flourish or initials.

Mary Ellen Sims
Planning Board Secretary

January 12, 2000

The organizational and regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall, located at 4483 Route 31, Clay, New York on the 12th day of January 2000.

The meeting was called to order by Chairman Kovac at 7:30 p.m. and upon the roll being called, the following were:

PRESENT:	Allen Kovac	Chairman
	Ferdinand Lepinske	Member
	James Keefe	Member
	Karen Guinup	Member
	Bruce Johnson	Member
	James Sharpe	Member
	Walter Lepkowski	Member
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C & S Engineering
	David Tessier	Commissioner of Planning & Development
	Mary Ellen Sims	Planning Board Secretary

The first order of business was the organizational structure of the Planning Board for the year 2000.

Chairman Kovac thanked Ferdinand Lepinske for being the deputy chairman of the planning board for many years. Mr. Lepinske thought that it was time for someone else to take that position.

Motion was made by Allen Kovac, seconded by Ferdinand Lepinske, to appoint Walter Lepkowski Deputy Chairman of the Planning Board for the year 2000.

Motion Passed.

Motion was made by Karen Guinup, seconded by Bruce Johnson, to appoint the following for the year 2000.

Planning Board Attorney	Scott Chatfield
Planning Board Engineers	C & S Engineers
Planning Board Secretary	Mary Ellen Sims

To set the following meeting times for the Planning Board for 2000:

Second and Fourth Wednesday of each month at 7:30 PM, with a pre-meeting commencing at 7:00 PM. Motion Passed.

Motion was made by James Sharpe, seconded by James Keefe, to adopt the Town of Clay Planning Board 2000 Calendar (attached) Motion Passed.

Approval of Minutes:

Motion was made by *Bruce Johnson*, seconded by *James Sharpe*, to accept the minutes of December 8, 1999 as presented. Motion Passed.

Public Hearings

99-11-1 Christopher Arnone, Reverse Preliminary Plat

Christopher Arnone was present to brief the board on his proposed plans. The property is located on Orangeport Road. It was originally part of the D'Huy subdivision. Mr. Arnone purchased two lots and wishes to combine them into one lot. Total acreage is approximately 6.31 acres. Zoning is agricultural.

C & S Engineers found no problems with the plan as submitted.

The preliminary is the same as the final plan.

Chairman Kovac closed the public hearing.

Motion was made by *James Sharpe*, seconded by *Walt Lepkowski*, to adopt a resolution using Standard Form # 10 that for SEQR purposes, case # 99-11-1, Christopher Arnone Preliminary Plat/Final Plat be declared an unlisted action. This action does not involve any other agencies including the Federal Government. This decision is based on the fact that there appears to be no adverse effects on drainage, traffic or the environment. Motion Passed

Motion was made by *Karen Guinup*, seconded by *James Keefe*, to adopt a resolution using Standard Form # 40, granting final plat approval to Christopher Arnone, case # 99-11-1, for a Reverse subdivision, based on a map by A. Scott Whittaker, P.C., dated 11-10-99, revised 12-28-99 showing file # 9911-254-CL subject to legal and engineering. Preliminary plat approval is not necessary as the final supplants. Motion Passed.

99-11-2 Noal White, Preliminary Plat

Noal White, was present to present his plans to the board. The property is located on Horseshoe Island Road. His is proposing to subdivide his lot into 5 buildable lots and 8 non-buildable lots. He plans on keeping lot # 1 to build a home for himself. Lots 2,3,4 and 5 would be for sale. The applicant also plans on selling some of the smaller lots to the adjacent property owners for the purpose of parking their cars. Lots # 1-5 all meet A-1 requirements.

Scott Chatfield, attorney, discussed the technical aspects of this proposed project. There were questions regarding the existing private entry road and the possibility of it being relocated. All lots must have frontage on a highway, according to Town Law Section 288, Mr. Chatfield stated. If the owners of lots # 11, 12 and 13 are acquiring the adjacent properties, then the property owners of lots # 11, 12 and 13 should join into this application and the lot lines in between should be eliminated. There were many legal and engineering issues with this proposed project.

Ron DeTota, C & S engineers, discussed his letter to the applicant. He stated that the wetlands should be delineated on the map, utilities should be shown, culvert sizes should be shown and building setbacks should be shown. Some of the lots are in the floodway and some of them are within the 100 year flood plain. Any structures that are placed within the flood plain should have no opening below, and a minimum finished floor elevation of 370 feet, USGS datum. It appears that Lot # 5 is totally in the floodway and is not a developable lot. Part of Lot # 4 appears to be in the flood way.

Lot # 1, # 2 and # 3 appear to be developable at this time.

Chairman Kovac suggested that the applicant select the lots that are able to be developed at this time and resubmit the application. The applicant needs to show elevations on the map to delineate the flood plains. He needs to truly define the lines of the floodway and the flood plain.

Chairman Kovac did not close the public hearing on this case.

Motion was made by James Keefe, seconded by Karen Guinup, to adjourn the public hearing to the next meeting, January 26, 2000. Motion Passed.

99-12-1 John Davis, Zone Change A-1 to S-1

Peter Crissey, Architect, Representing John Davis, presented the proposed zone change request to the board. Mr. Davis is requesting a change of zone for property located approximately 1000 feet east of Caughdenoy Road on the south side of Route 31. Mr. Davis is proposing to have a veterinary hospital on the site. Adjacent zoning is A-1. Zoning across the road is I-2.

A special permit will have to be approved for the veterinary hospital. There is an existing home on the lot, which will have to be excluded from the S-1 zone change. The applicant will change the zoning description to exclude the home. The zone change request will be for 22.4 acres, which will be lot # 1. The house will be subdivided off, which is approximately 2.4 acres.

Chairman Kovac closed the public hearing. A recommendation will be made at the next meeting, January 26, 2000.

Alliance Bank, NA, Site Plan

Chairman Kovac briefed the board that this case was previously discussed at another meeting and the public hearing was closed. Alliance Bank reactivated the site plan.

Richard Lamb, Jr., Manager- facilities & purchasing for Alliance Bank, was present to update the board on recent developments for this proposed bank. The bank was proposed to be located on Route 57, next to Friendly's and Byrne Dairy.

Mr. Lamb distributed a letter dated January 10, 2000, written by Kevin McAuliffe, in which he referred to the following statements contained in this letter:

Mr. McAuliffe discussed the traffic problems with traffic consultant, Cindy McCormick of the Sear-Brown Group. Her concern was the difficulty that any customer would face in attempting to exit this location and attempt a left turn onto Route 57. Her feeling was that, if pressed in a public forum, she would have to acknowledge that a left turn out of this location would be difficult at best. He also stated in his letter that in his discussion with the representatives of the County Highway Department, they indicated that because of the change of use, and that is from a real estate office to a bank, they would require the bank to file an application for a new curb cut permit even if the bank made no modification to the existing driveway. They stated that even if the Town of Clay overrode the negative vote of the OCPB, the County Highway Department would not issue the permit for the curb cut.

Onondaga County Planning's recommendation, dated October 5, 1999, was for disapproval. The ingress and egress for that site for a bank would not be approved by County DOT. The applicant stated that the Bank was working on a shared access with Friendly's. Mr. Lamb stated that they would like to come back with a new proposal. The bank's goal would be to maintain the setting.

Motion was made by *Walter Lepkowski*, seconded by *James Keefe*, to disapprove the application *with out prejudice* for the reason that County DOT would not approve the curb cut at this site and due to the fact that the questions raised by the planning board at the previous meetings, were not answered. Motion Passed.

Old Business:

**99-10-1 Gary Hafner- Zone Change R-1 to C-2
Behind Hafner's Red Barn on Buckley Road**

The applicant's attorney asked that the decision on this zone change be adjourned until the meeting of February 9, 2000. This is the second adjournment of this decision.

Motion was made by *Karen Guinup*, seconded by *Ferdinand Lepinske*, to adjourn the decision on case # 99-10-1 Gary Hafner Zone Change R-1 to C-2. Motion Passed.

New Business:

99-12-2 Lawton Valley Hunt, Sec. No. 9B Final Plat

Dave Tessier, Commissioner of Planning and Development, explained that due to other commitments, Mr. Ianuzi could not be present tonight for the final plat for Lawton Valley Hunt, Section No 9B.

Final Plat is the same as the preliminary plat that was approved. The temporary access road has been paved and is open. Utilities are in and acceptable.

Chairman Kovac asked if there were any questions and there were none.

Motion was made by *James Keefe*, seconded by *James Sharpe*, to adopt a resolution using Standard Form # 40 that final plat approval be granted to Lawton Valley Hunt Section No. 9B, case

99-12-2 based on a map by Alfred Ianuzi, dated 10/8/1999, no revisions subject to legal and engineering. Motion Passed.

Sign- Sweetheart Market- Western Union - Route 11

Dave Tessier stated that this sign request was approved at the December 8, 1999 meeting. At that meeting the sign was approved as follows:

To approve the sign as presented in application # 32515 with the understanding that the request is for a free standing sign on the existing pylon sign between the existing poles. The sign will replace the temporary "Thanksgiving Sign"

The applicant stated that they wished the seasonal temporary sign be allowed to remain with the Western Union sign over the temporary sign. The planning board suggested that the applicant lower the temporary sign to permit the placement of the Western Union sign.

Billboard Sign

Richard Ruch, Lamar Advertising, was present to request that the two billboard signs that were located on Old Route 57 be permitted to be erected at that site again.

Mr. Ruch explained that when the construction began on Route 57, the signs were taken down and it was his opinion that the signs were to be replaced after construction.

According to the present ordinance, billboard signs are not legal. The planning board explained that they have no ordinance to approve the sign and have no authority in this matter. The request to have the billboard signs replaced was **denied.**

O.C.I.D.A.

Motion was made by James Keefe, seconded by James Sharpe, to authorize O.C.I.D.A. to be the lead agency for the CHIP Fab project Motion Passed.

Adjournment

Motion was made by *Bruce Johnson*, seconded by *James Keefe*, to adjourn the meeting. The meeting was adjourned at 10:15 PM Motion Passed.

Respectfully submitted,



Mary Ellen Sims
Planning Board Secretary