

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at Town Hall located at 4401 State Route 31, Clay, New York on the 14<sup>th</sup> day of April 2010. The meeting was called to order by Chairman Lepkowski at 7:30 PM and upon roll being called, the following were:

<b>PRESENT:</b>	Walter Lepkowski	Chairman
	Karen Guinup	Deputy Chairman
	Hal Henty	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	James Sharpe	Member
	David Hess	Member
	Mark Territo	Commissioner of Planning & Development
	Bill Perrine	C & S Engineers
	Robert Ventre	Acting Planning Board Attorney

### **Minutes of Previous Meeting,**

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

Motion Passed 7-0

### **Public Hearings:**

#### **2010-2-1, 2010-2-2 *Forth Tromblee Dental Associates, PLLC Site Plan/Special Permit Advisory Referral 5241 Witz Dr.***

Chairman Lepkowski opened both public hearings. Mr. Ray Scruton of Zausmer Design and Builders and Ed Keplinger of Keplinger Freeman Associates presented the case.

The applicant is proposing a single-story, wood-frame, 3850 sq. ft. dental office building with clapboard siding that would be a taupe color. The parking for the office will be located on the front and side of the building, with 3 light poles that are nearly identical to the existing lights on the property. The lighting plan shows that the height of the poles are 20 feet and the foot-candles are near zero at the property line, the applicant also stated that the lighting would be on a timer.

The hours of operation would be from 8AM to 5PM with approximately 4 employees employed at this site. The code states that this site would need 25 parking spaces, and they will provide 27. The applicant stated that approximately 8 patients at one time could be utilizing this facility with varying times from a half-hour to an hour and a half for the more extensive procedures.

A discussion took place next about how waste will be addressed, Hal Henty asked how waste will be handled and the applicant stated that medical waste will be stored within the building and removed by a commercial hauler. The remainder of the waste usually amounts to a few plastic bags that will be stored in the smaller garbage containers with wheels. Karen Guinup stated that she would like to see a dumpster enclosure large enough to hold a full-size dumpster, even if it will only contain the smaller garbage cans for now. Walter Lepkowski stated that he felt a full dumpster enclosure is not needed at this time. The applicant stated that this enclosure would be about 4 feet deep and 5 feet wide, standard rectangular dumpsters are about 8 feet wide. The discussion continued about the size of dumpster pad to be installed and it was also suggested that the applicant do some planting around the enclosure to help camouflage it.

The applicant went on to explain that they have softened the turning radius for emergency equipment access and they have addressed the other comments made by the fire marshal.

The discussion turned to the building materials, currently hardie board is being proposed, but should this become cost prohibitive they will use vinyl siding. The question was raised that if they do switch to vinyl siding, would they have to come back to the Board for approvals again and the Board felt that, in this case, the 2 building materials were similar and the applicant would not need an amended site plan approval.

Bill Perrine, Planning Board Engineer, gave his comments about the drainage basins. He stated that the basin to the north is functioning as designed, but the adjacent swale needs some improvements. He particularly wants to make sure that sediment does not make its way into this basin during the construction phase of this project.

Walt Lepkowski read the County Planning Board's comments and stated that they see no countywide implications. He next explained that the Board will not be granting Site Plan approval tonight but will make a recommendation for the Special Permit to the Town Board. He asked if there were any questions from the audience, hearing none he adjourned this matter.

A motion was made by Al Kovac seconded by Russ Mitchell to adjourn the public hearing for the Forth Tromblee Dental Associates Site Plan to April 28, 2010.

#### Motion Passed 7-0

A motion was made by Russ Mitchell seconded by David Hess for case number 2010-2-2, using standard form #60 to recommend approval of the Special Permit for a Medical Office, stating that it is an appropriate use and is in harmony with the neighborhood.

#### Motion Passed 7-0

### **2010-2-3 Donald Grimsley and Grimsley Properties, LLC(3) Amended Site Plan- 5320&5332 W. Taft Rd.**

Chairman Lepkowski opened the public hearing. Hal Romans of Ianuzzi and Romans was present for the applicant. Hal began by stating that the Board should remember this site from recent months when they

were before the Board for a Site Plan and Zone Change referral. Now the applicant wishes to expand his business by adding an addition on to the existing building. To accomplish this, the applicant needed a series of variances from the Zoning Board of Appeals, and these were granted on April 12, 2010. Hal presented a copy of 'Exhibit 2', which is the approved plan that the variances were based upon.

Hal Romans stated that they will be removing the westerly driveway and centering the parking within the property. The code states that they need 20 parking spaces, and 23 will be provided. They will also be adding a ramp for handicapped access.

Hal Romans also stated that the existing house and garage will remain on the same property.

The third sheet of the Site Plan package shows how grading and lighting will be addressed. One pole is proposed with no spill-over onto the property to the east. The existing row of cedar trees and fencing will remain. The County DOT is satisfied that one of the driveways will be eliminated.

Chairman Lepkowski asked if all of the driveway pavement would be removed and replaced with grass, the Chairman also thought that some additional trees and plantings would be a good idea once it is completed. Karen Guinup stated that some planting beds and shrubs would improve the appearance. Ms. Guinup asked about the height of the addition, Hal showed how the roof-line will be broken up, to soften the appearance of the addition. Hal also addressed the fire department comments.

Chairman Lepkowski asked the Engineer if there were concerns due to all of the new impervious surfaces, Bill stated that he wants to look at the site to make sure the excess water won't affect the residential areas to the south. The applicant will need to work out these issues with the Engineer, but it was noted that this is sandy soil that hasn't been a problem in the past.

Dorothy Heller asked about the orientation of the aerial photo and there were no further questions.

A motion was made by Karen Guinup seconded by James Sharpe to adjourn the public hearing to April 28, 2010.

Motion Passed 7-0

### **Old Business: Adjourned Hearings**

**2007-12-3 Group One Development, LLC (3) Site Plan– Corner of Route 31 & Henry Clay Blvd.**  
(Adjourned from 26 previous meetings)

The applicant asked for an adjournment to April 28, 2010.

A motion was made by Hal Henty seconded by James Sharpe to adjourn the public hearing to April 28, 2010.

Motion Passed 7-0

**Old Business: Hearings Closed**

**2009-12-2 Spell Bound Holdings Inc., Zone Change Recommendation– RA-100 to NC-1, 7331 Oswego Rd.**(Adjourned from 2 previous meetings)

No one was present on behalf of the applicant. The Chairman stated that the Board should discuss this for the recommendation to the Town Board. Karen Guinup feels that the current RA-100 zoning is inappropriate for this location and doesn't want to see an empty building when it's not necessary; Hal Henty, Russ Mitchell, and David Hess agree.

A motion was made by Russ Mitchell seconded by Karen Guinup for case number 2009-12-2, using standard form #50 to recommend approval of the Zone Change from RA-100 to NC-1, stating that it is an appropriate use and in harmony with the neighborhood.

**Roll Call:**

Russ Mitchell- *in favor*

Karen Guinup- *in favor*

David Hess- *in favor*

Al Kovac- *in favor*

Hal Henty- *in favor*

Jim Sharpe- *in favor*

Walt Lepkowski- *against*; stating that a change in use for this property is best controlled by a use variance rather than a zone change; which can allow more intense uses overall.

**Motion Passed 6-1**

**New Business:**

NONE

**SIGNS**

NONE

**ADJOURN MEETING**

A motion was made by Russ Mitchell seconded by Allen Kovac to adjourn the meeting at 8:45pm.

**Motion Passed 7-0**

Respectfully Submitted,

Mark Territo

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*APPROVED*

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