

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 11th day of August 2010. The meeting was called to order by Chairman Lepkowski at 7:30 PM and upon roll being called, the following were:

PRESENT:	Walter Lepkowski	Chairman
	Allen Kovac	Member
	Hal Henty	Member
	James Sharpe	Member
	Russ Mitchell	Member
	David Hess	Member
	Mark Territo	Commissioner of Planning & Development
	David Balcer	Town Planner
	Doug Wickman	C & S Engineers
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary

ABSENT: Karen Guinup Deputy Chairperson

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

Motion Passed 6-0

Public Hearings:

7:30 P.M. 2010-6-11 Gary M. Graham (Liverpool Pool & Spa) (3) Site Plan – 3424 Route 31

Chairman Lepkowski opened the public hearing. Hal Romans of Ianuzi and Romans presented. The applicant will remove the 4400 square foot building and replace it with a 7700 square foot building. Administrative Subdivision and variances were granted.

They will reconfigure the parking lot; they will not move any curb cuts. The gravel parking area will be black topped. No change in exterior lighting, the pool display area will stay where it is.

Mr. Romans explained the building will be residential style, with hardy board siding, and architectural shingle roof.

Photometrics will be added to the plan. The Fire Marshal said no fire hydrants needed. The County referral –OK.

Chairman Lepkowski asked if there will be any new signage, Mr. Romans said only a new building sign, and they will come back to the Planning Board for approval.

Chairman Lepkowski asked about the landscape, Mr. Romans will add a conceptual landscape plan.

Hal Henty is concerned about drainage, with the additional asphalt. The runoff from the roof, and the swale doesn't work at all. C&S Engineers will have to take a look at that.

Mr. Turley a resident stated that he is happy with the improvements.

Russ Mitchell said the improvements to the property are good for the Town.

Linda Olivia a resident is concerned about drainage, since Mr. Graham has been leveling off his property; it has caused drainage issues for the adjacent properties.

Ms. Olivia also commented on the fence on the west side of the property.

Chairman Lepkowski asked Doug Wickman to look at the area behind the building and check the drainage issues.

David Hess asked if the dumpsters will be moved away from the residential. Mr. Romans said that will be on the revised plan.

Chairman Lepkowski said the following changes need to be added to the plan:

- Add granted variance data
- Eliminate lot line
- Relocate dumpsters
- Photo metric plan
- Address the drainage issue
- Pavement
- Landscaping
- Fence
- Drainage south of the storage building

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn the Public Hearing to Sept 8, 2010.

Motion Passed 6-0

Old Business: Adjourned Hearings

**2007-12-3 Group One Development, LLC (3) Site Plan– Corner of Route 31 & Henry Clay Blvd.
(Adjourned from 33 previous meetings)**

Chairman Lepkowski opened the Public Hearing; John Russo, applicant presented a revised plan to the Board Members. Jim Messenger, Attorney for the applicant presented.

One change on the plan, new easement verbiage, no actual line on the plan but they will take suggestions.

Chairman Lepkowski said the may be negotiable towards the rear of the Stevens property line onto the ring road. There was a lengthy discussion on the easement.

Scott Chatfield recommended that the Board go over through the EAF checklist to be sure the applicant doesn't need to bring anything else to the next meeting. The Chairman and the Board Members went over the EAF.

Chairman Lepkowski asked Mr. Russo to send him a copy of the letter from the State DOT. The Chairman said the things needed for the next meeting are as follows:

Address the issues of the April 16, 2009 State DOT letter.

Submit revised traffic study

Relocate dumpsters

Add to the plan verbiage on the east stub road.

Add to the plan verbiage for easement to the Stevens property.

A motion was made by Hal Henty Seconded by Russ Mitchell to adjourn this Public Hearing to September 8, 2010.

Motion Passed 6-0

2010-6-7 5251 Witz, LLC (3) Site Plan – 5251 Witz Drive (Adjourned from 1 previous meeting)

Chairman Lepkowski opened the Public Hearing; Hal Romans applicant presented the plan. All legal and engineering have been addressed. Storm water pretreatment plan is in place. Received OK from the Fire Marshall and County Planning.

Chairman Lepkowski closed the Public Hearing.

A motion was made by Russ Mitchell, seconded by Allen Kovac to adopt a negative SEQR determination using standard form # 10, for Case # 2010-6-7, 5251 Witz, LLC located at 5251 Witz Drive. This project appears to have no environmental impact which can not be mitigated and does not involve any other permit granting agencies, including the Federal Government.

A motion was made by Russ Mitchell seconded by Hal Henty to adopt a resolution using standard form #20 granting Site Plan approval for case # 2010-6-7, 5251 Witz, LLC located at 5251 Witz Drive. Drawings are by Iannuzi & Romans File # 3324.001 dated June 8, 2010 numbered 1 thru 5 and elevation drawing by J.S. Hagan sheet # A-3 dated June 9, 2010 Final revision date June 14, 2010.

Motion Passed 6-0

2010-6-10 Hiawatha Plaza Land Development Company LLC (3) Amended Site Plan – 7359 Oswego Road (Red Cross) (Adjourned from 1 previous meeting)

Chairman Lepkowski opened the Public Hearing. Jim Hagan, of J.S. Hagan presented the lighting plan. Two new light poles 30 ft high and 1000 watts were reduced to 20 ft high and 400 watts. The drainage issue was addressed, the new plan is to cut out the trench and add a swale. County Planning referral letter, all the issues have been addressed.

Chairman Lepkowski closed the Public Hearing.

A motion was made by Russ Mitchell seconded by James Sharpe to adopt a negative SEQR determination using standard form # 10, for case # 2010-6-10 Hiawatha Plaza Land Development Company LLC) Amended Site Plan – 7359 Oswego Road (Red Cross) This project appears to have no environmental impact which can not be mitigated and does not involve any other permit granting agencies, including the Federal Government.

A motion was made by Russ Mitchell seconded by Hal Henty to adopt a resolution using standard form #20 granting Site Plan approval for case # 2010-6-10 Hiawatha Plaza Land Development Company LLC) Amended Site Plan – 7359 Oswego Road (Red Cross).

Drawings by J.S. Hagan dated September 10, 2009, Revised July 28, 2010 #A-1 & #A-2, LJR Engineering Storm water control plan dated June 22, 2010, sheet #1. LSI Industries File #LO-102791 and Site Plan Doc. Sheet #A-1 dated 9-10-09, revised 9-17-09.

Motion Passed 6-0

Old Business: Hearings Closed

NONE

Work Session

JoLu Development Company, Tocco Villagio, PDD Concept Plan Discussion

Chairman Lepkowski said the Board Members had just received the updated narrative. The Board Members will need some time to go over it. Amy Franko gave a brief overview of the project. Chairman Lepkowski asked if they would be going for any variances if the project was being done in conventional zoning, that won't be necessary the minimum lot size is on page 4. There was some discussion on setbacks. Chairman Lepkowski thanked Amy for her presentation and said the Board would see her back on September 8, 2010.

New Business: Signs

NONE

A Motion was made by Allen Kovac seconded by James Sharpe to adjourn the Meeting at 9:55 P.M.

Motion Passed 6-0

Respectfully submitted,

Gloria Wetmore

Regular Meeting
Planning Board
August 11, 2010

APPROVED

PAGE

PAGE 5

Regular Meeting
Planning Board
August 11, 2010

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