

Regular Meeting  
Planning Board  
July 28, 2010

# APPROVED

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 28<sup>th</sup> day of July 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
	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 James Sharpe to approve the minutes of the previous meeting.

## **Motion Passed 6-0**

### Public Hearings:

#### **2010-6-7 5251 Witz, LLC (3) Site Plan – 5251 Witz Drive**

Chairman Lepkowski opened the Public Hearing. Hal Romans the applicant presented. This is a one acre vacant lot, the last lot on the north side of the parcel. Hal Romans plans on building a 5000 sq. ft. office building, with a 3 bay garage, 22 parking spaces. The slot signage is existing for all the tenants, the only added sign will be on the building. There will be no dumpster; trash cans will be housed in the garage.

The proposed building is 50 x 100 sq. ft. with residential slope roof; post and beam open floor plan, with half walls. The exterior will be hardy board, it will look like clapboard. Blue spruce on the north property line.

Chairman Lepkowski asked if there will be any additional lighting in the back. Hal Romans said no, only 2 air conditioning units. Chairman Lepkowski asked if this was the last buildable lot. Mr. Romans said lot 5a is the last buildable lot.

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Chairman Lepkowski asked if Mr. Romans had addressed the engineering, and Mr. Romans said he had just received the letter form C&S today. He hasn't had a chance to make the changes on the plan.

Chairman Lepkowski commented on the style of the building, he is pleased that it looks like a residential building.

A motion was made by Allen Kovac seconded by James Sharpe to adjourn this Public Hearing to August 11, 2010.

**Motion Passed 6-0**

**2010-6-10 Hiawatha Plaza Land Development Company LLC (3) Amended Site Plan –  
7359 Oswego Road (Red Cross)**

Chairman Lepkowski opened the public hearing. Jim Hagen, of JS Hagen Architects presented the plan.

The applicant would like to expand the parking; this site is busier then anticipated. They are holding classes; there is a need for additional parking, the owner of the plaza wants the applicant to add 58 parking spaces and they propose taking out the lawn area. There are three easements, water, sanitary sewer and National Grid gas line easement.

They will take out the lawn area, run pipe under the parking lot for sheet draining. They will construct an infiltration trench. The catch basin will be protected from silt; they will move the curb so it will not interfere with the sanitary sewer. They will use the existing pole lights and add two more; they will move one pole to the entrance. There will be no physical changes to the building.

Hal Henty stated there is a problem with the drainage. Doug Wickman said the proposed infiltration system should work fine. He would like to take a look at the changes that were made to make sure it will be acceptable.

Chairman Lepkowski said he wants more information on the lighting.

Hal Henty asked Mr. Hagen what will happen to the new drainage system when it snows. It will have to be looked at, and the dip in the parking lot needs to be repaired, to take care of the pooling.

Chairman Lepkowski asked if this was referred to the County, David Balcer said that it did not have to be referred.

David Hess said he would like to see the photo metric plan for the lighting as well as the plan for the relocated pole and the two new light poles.

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A motion was made by James Sharpe seconded by David Hess to adjourn this public hearing to August 11, 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 32 previous meetings)**

Chairman Lepkowski opened the public hearing. Jim Messinger presented the plan. Onondaga County approved the change of the road being moved closer to the Stevens property.

There was a lengthy discussion about the applicant putting in an access road. Scott Chatfield stated that the Board can only request the applicant provide an easement to the Stevens parcel. The applicant can make a provision on the plan, for future use of the Stevens property ingress and egress. In the future that area could be used as a ring road subject to a minimum 20 ft ingress and egress.

Chairman Lepkowski said the Board has approved this type of thing many times. The right of one property owner to another property by granting ingress and egress, 20 feet in width.

Mr. Russo said the County is only concerned about access.

Allen Kovac said if there is no access granted when the Stevens property is developed they will have to go the the County. The County will only approve a right in right out on to Henry Clay Blvd.

Hal Henty said the applicant should move the road back to the original plan.  
Russ Mitchell agreed with Mr. Russo.

Scott Chatfield said the concern they have is a stub street. Mr. Russo does not want to commit to an easement. If Mr. Russo agrees to provide a stub street, he would put an agreement on the plan. If the Stevens parcel is developed commercially, the owner would provide access to your ring road.

Chairman Lepkowski said his concern is that whoever develops the Stevens property may not have access to Henry Clay Blvd.

Scott Chatfield pointed out the stub road to the Scanlon property. Mr. Russo explained this parcel is 200 acres and the County required us to put the stub road in for future development.

Russ Mitchell said they could put on the plan possible future access.

Walter Lepkowski said that means nothing added to the plan. He wants to see the road adjacent to the Stevens property. Right in right out is very dangerous.

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Russ Mitchell asked if there were any updated elevations. Mr. Russo said that the drawings haven't changed.

Walter Lepkowski said the applicant needs right in right out signs east bound on Route 31, no left turn also one way and do not enter.

Scott Chatfield said we have County Planning recommendations, they imposed a modification be provided with access. Mr. Chatfield also stated the Board had to address the Environmental Assessment Form. Chairman Lepkowski said the Board will have to go over the EAF. He asked Mark Territo to make copies and distribute them to the Planning Board for review.

John Russo stated for the record that he will not grant an easement.

Chairman Lepkowski explained that the Planning Board modifications will need a majority vote. **Hal Henty**- is fine with the original plan.

**Karen Guinup**- absent

**Russ Mitchell**- is fine with the original plan.

**Walt Lepkowski** -wants to have the entry road be adjacent to the Stevens property.

**Allen Kovac**- is satisfied with a notation on the plan access road for future development.

**James Sharpe**- said either one of the exits are fine, as for access to the Stevens property he said they could negotiate in good faith.

**David Hess** -agrees with Russ Mitchell and Hal Henty, go back to the original plan.

Chairman Lepkowski left the public hearing open.

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn this Public Hearing to August 11, 2010.

**Motion Passed 6-0**

### **2010-5-8 Joseph S. Janowski, (3) Site Plan – 7608 Oswego Road (Adjourned from 1 previous meeting)**

Chairman Lepkowski opened the Public Hearing. The Special Permit went before the Town Board on July 24, 2010, the Public Hearing was closed. They will not vote on the Special Permit until the August 16, 2010 Town Board Meeting.

The Chairman Explained to Mr. Janowski that the Planning Board could not do anything on this Site Plan, until the Town Board votes on the Special Permit. Joseph Janowski explained the plan. The building is a one story free standing, with cement board exterior. It will be located next to the bank.

The Chairman asked if the 9 items on the plan were addressed. Mr. Janowski said yes.

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Allen Kovac pointed out the parking in the rear of the plaza. It says existing previously approved potential future parking. Mr. Kovac suggested he remove the word existing.

Walter Lepkowski asked Mr. Janowski if he would be putting a fence up behind the plaza? He said yes. Walter then asked if the Metro Mattress decided to move out of the building would there be enough parking for some other use, for example a restaurant.

Mr. Janowski asked the Chairman why they were talking about a hypothetical situation. The Chairman explained the Board has to look into the most intense use. Mr. Janowski said he has added 10 parking spaces.

Chairman Lepkowski asked if there were any questions. Scott Chatfield asked would the Board, at the applicants risk because there is a time constraint, consider a conditional approval.

Chairman Lepkowski said the Board can not do anything with this site plan until the Town Board votes on the Special Permit. Chairman Lepkowski asked the Board Members if anyone had a problem with the Site Plan as presented if the Town Board grants the Special Permit, none of the Board Members had any issues.

Russ Mitchell stated that this project should not be held up based on the Stevens property access location to the development. The road should be located as originally planned. He also stated that in the future the Town needs to coordinate the meeting schedules. We have to have a better sequence.

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn the Public Hearing to September 9, 2010.

### **Motion Passed 6-0**

Old Business: Hearings Closed

NONE

### Work Session

### **JoLu Development Company, Tocco Villagio, PDD Concept Plan Discussion**

Amy Franko of CHA , welcomed comments from the Board on the naritive she had presented at the last meeting.

Walter Lepkowski said that it went into too much detail; we are looking for more of a concept plan. This includes lot requirements, set backs and side yard set backs. Explain why you want a

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PDD. Explain what different in this Plan that you could not do according to the town code in specific zones. The differences between a town home and a condo, explain any variances needed and so on.

There is a letter from the State. They want left turn lanes at Barcledine and at Contratta Peretti.

The Chairman asked Mark Teritto to scan the traffic study to a pdf file and E-mail it to the Board Members.

Keep the Planning Board updated on the Town of Cicero's progress, get us a copy of the Town of Cicero's zoning for apartment, town homes and commercial.

The Chairman asked if they will be doing an HOA? Amy said she would look into it. Walt said they need to refine the concept plan, include the traffic and amended traffic study. Resolve the HOA issue.

We will need to ask the town board for an extension to recommend to the Town Board.

A motion was made by Hal Henty seconded by Russ Mitchell to make a Resolution to the Town Board for a modification to the time period for Tocco Villagio to October 13, 2010 for a SEQR determination.

#### **Motion Passed 6-0**

New Business: Signs

#### ***Pinecrest Manor Apts. – 7300 Cedarpost Road (behind Wegman's Taft Rd.)***

Zoned R-APT, permit #42,256

Freestanding sign – Allowed 1/lot, 24sf area max., 6' high max. and 25' setback  
Proposed sign is 16s.f, 6' ht and 35' setback.

A motion was made by David Hess seconded by James Sharpe to approve the sign as presented.

#### **Motion Passed 6-0**

#### ***Panera Bread – NYS Rte 31 (Site signs only)***

Zoned RC-1, permit #42,244

Site signs – Minor signs – Allowed 4 s.f. and may be adjusted by the reviewing board (P.B.) for

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enhancing sign purpose, site conditions and/or the activity of the internal user (driver, pedestrian, customer, visitor or employees).

Proposed – “Drive Thru”

sign quant. two, each 3.66s.f.

Do Not Enter/Thank You” sign quant. one, 3.66s.f.

Preview menu board quant. one, 24.5 s.f.

Menu Board quant. one, 34.83 s.f.

Clearance 9 ft. sign quant. one, 1.08 s.f.

A motion was made by David Hess seconded by James Sharpe to approve the sign as presented.

**Motion Passed 6-0**

A motion was made by David Hess seconded by Allen Kovac to adjourn the meeting at 11:55 P.M.

**Motion Passed 6-0**

Respectfully Submitted

A handwritten signature in cursive script, appearing to read "G. Wetmore".

Gloria Wetmore