

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 14th 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:

PRESENT:	Walter Lepkowski	Chairman
	Karen Guinup	Deputy Chairperson
	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

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

Motion Passed 7-0

Public Hearings:

**2010-5-2 Joseph S. Janowski, Special Permit Advisory Referral-
7608 Oswego Road**

Chairman Lepkowski opened the public hearing. Joseph Janowski presented the plan.

Mr. Janowski would like to relocate the Kinney drug store as well as add a drive thru for the pharmacy, for prescription pick up. Mr. Janowski said that WIC has been relocated in the plaza, and Metro Mattress will relocate if the Site Plan is approved.

Chairman Lepkowski asked if the plan included the whole building renovation or just the drive thru. Joe said that it shows the whole Kinney drug store at 11630 sq feet. The existing Kinney store is 11592 sq feet.

There was some discussion about preventing people from driving behind the plaza.

Russ Mitchell suggested curbing to take care of that concern.

Karen Guinup asked if the 42 ft side yard set back included the columns for the drive thru. Mr. Janowski said it did not. There were some concerns with the Site Plan; David Balcer sent a letter to Mr. Chrissey, the Architect, pointing out 23 errors on the plan.

Chairman Lepkowski asked if he had received a copy of that letter, and he had. David Balcer said all but 9 of the issues had been addressed.

The Chairman said if you have the approved Site Plan for the Metro Mattress, then you should add the approved variances to it for the new Site Plan.

Hal Henty asked if the Board recommends the Special Permit to the Town Board do we need a Site Plan. Scott Chatfield said the Site Plan is more than the drive thru. The Board could make a recommendation to the Town Board for the Special Permit, and the Town Board could send this back to the Planning Board if they so choose.

Chairman Lepkowski asked if there were any comments or questions, Mr. Dagnault Of 105 Riverine Rd, asked how Mr Janowski came to the conclusion that there would only be 4 cars per hour at the drive thru. He then asked about the snow removal.

Mr. Dagnault is concerned about the errors on the site plan. David Balcer said they are type-o's or minor things that will be easily addressed.

Scott Chatfield said The Board can not approve anything tonight, they can only recommend to the Town Board.

Walter Lepkowski said if the Board makes a recommendation tonight, we want the the Site Plan to come back to the Planning Board.

A motion was made by Hal Henty seconded by David Hess to make a favorable Special Permit recommendation to the Town Board using form # 60 for case # 2010-5-2 Joseph S. Janowski, 7608 Oswego Rd. with the following conditions:

- 1) Devise some way to keep people from driving behind the plaza.
- 2) Correct the set back on the plan.

Motion Passed 7-0

2010-5-8 Joseph S. Janowski, (3) Site Plan – 7608 Oswego Road

Chairman Lepkowski opened the Public Hearing, Joseph Janowski presented the plan.

The applicant is proposing a free standing building next to the existing bank. Chairman Lepkowski asked Mr. Janowski if he had any architectural drawings to show the Board.

Mr. Janowski said he did not, the Chairman said he will need to bring the drawings to the next meeting.

Chairman Lepkowski said the snow removal will have to be addressed since the building will take some of the parking lot.

Will there be any change in lighting? Mr. Janowski said no.

Karen Guinup asked if the metro mattress moved out of this location, would the new tenant require a dumpster? Mr. Janowski stated he would never allow a dumpster to be put in the parking lot. The tenants would have to use the dumpster in the rear of the plaza.

Ms. Guinup also asked about the signage all over the plaza, Mr. Janowski said he would take care of that,

Russ Mitchell said he liked the size of the proposed building. Mr. Mitchell said the location of the Metro Mattress will help with all the cars cutting across the parking lot.

Chairman Lepkowski said he will leave the Public Hearing open.

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn the Public Hearing to July 28, 2010.

Motion Passed 7-0

2010-6-1 H & S Realty Co., LLC (3) Site Plan – 4529 Crown Road

Chairman Lepkowski opened the Public Hearing.

Michael Sarofeen presented the plan. Mr. Sarofeen said there are no physical changes to the site, he passed out samples of his clients products for the Board to examine as well as photos of there operation.

They have 80 employees working over three shifts. There will be no public traffic, and they are working under the approved use.

The Fire Marshall recommended taking out additional parking spaces, for emergency vehicles to have access for turn around. All the Fire Marshalls comments have been addressed.

David Hess asked if there will be any new lighting? The applicant said no, the existing lights will be repaired.

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 # 2010-6-1 H&S Realty Co. LLC located at 4529 Crown Road. 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.

Motion Passed 7-0

A motion was made by Russ Mitchell, seconded by James Sharpe to adopt a Resolution using standard form #20 granting Site Plan Approval for Case # 2010-6-1 H&S Realty Co. LLC located at 4529 Crown Road. Based on a map by Joseph Phillips having file #2808.001. Dated May 12, 2010 with final revision date of 7-09-2010.

Motion Passed 7-0

2010-6-8 Bernard J. Mahoney (3) Site Plan – (Cintas) 7635 Edgecomb Drive

Chairman Lepkowski opened the Public Hearing.
Bernard J. Mahoney and Bernie Coyle were present. Hal Romans presented the plan.

The applicant will use an existing building, and they will install a slide gate, and fencing for a 32 truck parking spaces on the west and add 58 parking spaces on the east.

Mr. Mahoney said there is a slight change in use. The word manufacturing comes into play because when we receive uniforms that are torn and we repair them and carpet cleaning is done with no harmful chemicals. We are mainly warehousing uniforms. The Chairman asked what type of equipment is used to clean the rugs. Mr. Mahoney said they will have 2- 400lb industrial washers, as well as dryers.

Karen Guinup inquired about venting for the dryers. Hal Romans said the dryer vents are similar to the ones we have at home just much larger.

Hal Henty asked if there is a fire suppression system needed. Mr. Mahoney said previously the building was used as a tire warehouse; there is a fire suppression system in place. Chairman Lepkowski said there are different systems needed for different goods.

David Balcer said the building permit is in the Planning Department for review.

A motion was made by Russ Mitchell seconded by Hal Henty to adopt a resolution using standard form # 10 that the Site Plan application for Bernard J. Mahoney (CINTAS) located at 7635 Edgecomb Drive, SEQR determination is declared an unlisted action and

a negative declaration as there appears to be no environmental impact which can not be mitigated and does not involve any other agencies including the Federal Government.

Motion Passed 7-0

A motion was made by Russ Mitchell, seconded by David Hess to adopt a resolution using standard form #20 granting Site Plan Approval to Bernard J. Mahoney (CINTAS) located at 7635 Edgecomb Drive based on a map by Iannuzi and Romans, Dated 11-9-2009 revised 5-17-2010 being File # 919.019

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 31 previous meetings)

No one was present for this Public Hearing, Chairman Lepkowski adjourned the Hearing. A motion was made by Karen Guinup seconded by Allen Kovac to adjourn the Public Hearing to July 28 2010.

Motion Passed 7-0

2010-5-5 Niagara Mohawk Power Corp. d/b/a National Grid (3), Site Plan – VerPlank Road (a/k/a 8811 Caughdenoy Road)

David Hess excused himself from the board.

Chairman Lepkowski opened the Public Hearing.

Rob Seeley with E.D.R. said that all the Boards concerns had been addressed and C & S Engineers had sent a letter to that effect.

The Chairman asked if there were any questions and there were none. Chairman Lepkowski closed the Public Hearing.

A motion was made by Russ Mitchell, seconded by Hal Henty to adopt a SEQR resolution using standard form #10. That the Site Plan application for Niagra Mohawk Power d/b/a National Grid on Verplank Road (a/k/a 8811 Caughdenoy Road) case # 2010-5-5 is declared an unlisted action with a negative declaration, as there appears to be no environmental impact which could not be mitigated and does not involve any other agencies, including the Federal government.

Motion Passed 6-0

A motion was made by Russ Mitchell, seconded by Allen Kovac to adopt a Resolution using standard form #20 granting Site Plan Approval to Niagra Mohawk Power d/b/a National Grid on Verplank Road (a/k/a 8811 Caughdenoy Road) case # 2010-5-5 based on a map by Harvey Caywood III dated 10-12-1959 revised 4-9-2010 file # C-11349-c.

Station Expansion dated 4-9-2010 file # D-58537-c

Motion Passed 6-0

David Hess took his place on the Board.

Old Business: Hearings Closed

NONE

Work Session

JoLu Development Company, Tocco Villagio, PDD Concept Plan Discussion

Amy Franko of Clough Harbor Associates, explained the narrative presented to the Planning Board Members. They did a break down of all of the requirements for the PDD according to our zoning code.

Chairman Lepkowski asked for an update concerning the Cicero Town Board and Planning Board. Ms. Franko said they will need to do a Zone Change and a Subdivision.

Chairman Lepkowski said the Board will review the packet.

Russ Mitchell asked if they had looked at any environmental issues and Ms. Franko said all of the issues will be addressed in the SEQR process. She added those items are included in the packet.

New Business: SIGNS

Cintas – 7635 Edgecomb Drive

Zoned I-1, Permit #42,208

Wall sign – Allowed 1/building, 8% of the wall area it is on.

Wall area is 1,550.69 s.f. - 8% = 124.05 s.f.
Proposed one sign at 43.43 s.f.

A motion was made by Allen Kovac, seconded by David Hess to approve the sign as presented.

Motion Passed 7-0

A motion was made by Allen Kovac, seconded by James Sharpe to adjourn the meeting at 9:40 PM.

Motion Passed 7-0

Respectfully Submitted,

Gloria Wetmore

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