

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 26th day of May 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
	David Balcer	Town Planner
	Kara Milliken	C & S Engineers
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary

A Motion was made by Allen Kovac seconded by James Sharpe to approve the minutes of previous meeting.

Motion Passed 7-0

Public Hearings:

2010-4-1 Harley Snow (3) Bonstead Road, just west of 481 – Preliminary Plat

Chairman Lepkowski opened the public hearing, Hal Romans of Ianuzi and Romans presented the plan. The applicant would like to make 4 residential lots, 5 acres each. The land is currently vacant There is a strip of land across the road to be labled 1B, 2B and so on. This strip of land is to be used for water access only. Mr. Romans said there will be no impact on drainage or traffic.

Karen Guinup asked Scott Chatfield if the statement on the plan “not a building lot” would be acceptable as a covenant. Scott said there should be a covenant on the deed.

Chairman Lepkowski asked if the Mr. Romans if there were any archeological concerns. Hal Romans said this property has been farmed for years; the soil has been turned over many times. The Chairman also stated that he has not received anything from the County yet.

Chairman Lepkowski said the applicant should contact the archeological society, if and when this goes to the Site Plan process.

A motion was made by Hal Henty seconded by Russ Mitchell to approve the Preliminary Plat.

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 29 previous meetings)

The applicant requested an adjournment. A motion was made by Karen Guinup seconded by Hal Henty to adjourn this Public Hearing to June 9, 2010.

Motion Passed 7-0

2010-2-1 Forth Tromblee Dental Assoc., PLLC (3) Site Plan – 5241 Witz Drive (Adjourned from 3 previous meetings)

Chairman Lepkowski opened the Public Hearing. Mr. Ray Scruton of Zausmer, Frisch, Scruton & Aggarwal Designers/Builders said the applicant has received a Special Permit from the Town Board at the May 17th Meeting.

The Chairman asked if anyone had 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 resolution using standard form #10 that the Site Plan application for Forth Tromblee Dental Associates PLLC., located at 5241 Witz Drive, SEQR determination be declared an unlisted action and 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. Development is compatible with the growth and community character.

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 Forth Tromblee Dental Associates, PLLC, Case # 2010-2-1, located at 5241 Witz Drive, based on the following maps by R2 Engineering PLLC., Dated 4/14/2010 Sheets L-1, L-2, L-3, revised 5/11/2010. Lighting Diagram by Juno Lighting Group, Dated 4/5/2010 Project # 10-95-VBC-1 AGI. Building Design Diagram by Zauser, Frisch, Scruton and Aggarwal, Dated 12-28-2009 with final revision date 2-10-2010 numbered A1.0.

Motion Passed 7-0

**2010-2-4 Leslie Rice (for Panera Bread) Special Permit Advisory Referral – 3815 State Route 31
(Adjourned from 2 previous meetings)**

Chairman Lepkowski opened the public hearing. Mr. DiSanza explained they widened the drive thru lane, and moved the entrance toward the west. Chairman Lepkowski asked if the delivery trucks were able to enter and exit the new drive thru lane. Mr. DiSanza said the delivery trucks come at night, and go through the front doors.

Hal Henty asked if a fire truck could maneuver the new entrance, Dave Balcer said he would have the Fire Marshall take a look at it, but if there was a need they would fight the fire from the adjacent property. Chairman Lepkowski said this new plan looks more workable, there are a few more things that need to be tweaked.

Russ Mitchell commented that tractor trailers don't deliver there, they use 12 footers.

There was some discussion on recommending to the town board with revisions, as follows.

Eliminate the 90° angle where # 19 is on the plan, also shrink # 19 sign down.

Widen the narrowest part of the drive from 12ft to 14ft.

Relocate the preview board or eliminate it altogether.

Get an OK from the Fire Department

Mark the dimensions of the bump out on the plan.

Add a stop sign at the drive thru end # 20 on the plan.

Eliminate the sign # 19 on the loop road.

A motion was made by Hal Henty seconded by Russ Mitchell to approve the plan with the revisions listed on the plan.

Motion Passed 7-0

**2010-3-1 Red Barn Country, LLC, Zone Change Recommendation R-10, One Family Residential, to O-2, Office District – Buckley Road (south of Waxwood Circle on the west side of Buckley Road)
(Adjourned from 2 previous meetings)**

The Chairman opened the public hearing. Bill Campalino developer, commended the neighbors for attending the meetings, and for pointing out the existing traffic concerns. Mr. Campalino said that based on the County DOT this project would have little impact on traffic, therefore

they do not require a traffic study. Mr. Campalino talked about the drainage concern; he said that if this project goes forward the existing drainage problems will be addressed. Mr. Campalino presented two photos of the National Grid facility next to the property, he said it is very noisy, and not something you would want your house built next to.

The Chairman said the main concern is the traffic and car accidents as well as the difficulty of getting out of driveways and side streets on to Buckley Road.

Mr. Campalino said that in the past two years there were only two reported accidents. The County DOT said at peak times there would be approximately 100 more cars.

He said that if the Planning Board would rather the applicant build town houses, which would be fine.

Karen Guinup asked if the office buildings would be one or two story, and what size each building would be. Mr. Campalino said each building would be 5000 to 6000 sq ft. they want them to be 1 story because putting in elevators would be too costly.

David Hess referenced the photos, he said that this is a sub station on wheels, it is not permanent. He also said if town houses are built it will add to the traffic.

Ted Eby a resident, lives across from the sub station, he wants a traffic study done.

Denise Murray showed photos of vacant buildings in the area, and said these should be used before any more are built. Ms. Murray also presented the Board with a petition, 177 signatures against the zone change.

Chairman Lepkowski suggested Ms. Murray present the petition to the Town Board members.

Amy Schaffer of Waxwood Circle asked if a traffic study is done and comes back unfavorable what happens. The Chairman explained that most all concerns would be addressed at the Site Plan phase. The Chairman closed the public hearing; recommendation will be made at a later date.

Old Business: Hearings Closed

NONE

New Business:

Public Meeting to review the 2009 Annual Report for the Town of Clay Storm Water Management Program (SWMP) as part of the Phase II Storm water Regulations as promulgated by the New

York State Department of Environmental Conservation

Kara Milliken of C&S Engineers presented the Annual Report for the Town of Clay Storm Water Management Program. The Report is on file at the Department of Planning and Development.

Work Session:

JoLu Development Company, Tocco Villagio, PDD Concept Plan Discussion

Signs

Clay Eye Center – 8340 Oswego Rd.

Zoned PDD, Permit #41,935

Wall sign – Two proposed. Clay Eye Center, 51.3 s.f. & Eye logo, 28.8 s.f. for a total of 80.12 s.f.

Front wall area is 1098 s.f. or 8% is 87.84 s.f.

Both signs are internally lit w/reverse LED
& aluminum face painted silver.

Russ Mitchell excused himself from the Board.

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

Motion Passed 6-0

Respectfully Submitted

Gloria Wetmore

Regular Meeting
Planning Board
May 26, 2010

APPROVED

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